

TOWN • OF Lewisporte

MUNICIPAL PLAN 2005 - 2015

DEVELOPMENT REGULATIONS AMENDMENT No. 13, 2012

“Rural” to “Residential Rural”

Route 340, Road to the Isles

OCTOBER 2012

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 13, 2012**

Under the authority of section 16, section 11 and section 18 of the *Urban and Rural Planning Act*, the Town Council of Lewisporte.

- a) Adopted the Lewisporte Development Regulations Amendment No. 13, 2012 on the 8th day of January, 2013.
- b) Gave notice of the adoption of the Town of Lewisporte Development Regulations Amendment No. 13, 2012, by advertisement inserted on the 30th day of January and the 8th day of February, 2013, in *The Pilot* newspaper.
- c) Set the 20th day of February, 2013, at 7:30 p.m. at the Town Hall, Lewisporte for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act*, the Town Council of Lewisporte approves the Town of Lewisporte Development Regulations Amendment No. 13, 2012 as adopted (or as amended).

SIGNED AND SEALED this 6th day of March, 2013

Mayor:

Brian Scussini (Council Seal)

Clerk:

Dave Busby

Development Regulations/Amendment	
REGISTERED	
Number	<u>2775-2013-017</u>
Date	<u>July December 30, 2013</u>
Signature	<u>[Signature]</u>

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 13, 2012**

Under the authority of Section 16 of the *Urban and Rural Planning Act*, the Town Council of Lewisporte adopts the Town of Lewisporte Development Regulations Amendment No. 13, 2012.

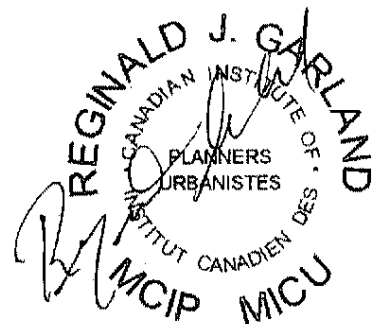
Adopted by the Town Council of Lewisporte on the 8th day of January, 2013.

Signed and sealed this 6th day of March, 2013.

Mayor: *Brian Amsin* (Council Seal)
Clerk: *Diane Brusay*

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 13, 2012 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 13, 2012

BACKGROUND

The Town of Lewisporte proposes to amend its Development Regulations. The Town has received a proposal for fifteen (15) new residential unserviced residential lots along the west side of Route 340, Road to the Isles. The land, which slopes gently to the west away from Route 340, is proposed to be developed as a cul-de sac with a temporary turn around to allow for future expansion to the south with a presently approved subdivision design. The lots will be unserviced and will require onsite water and septic systems.

The Land Use Zone Map has the land zoned as Rural. The proposed amendment will re-zone an area of land west of Route 340, Road to the Isles from Rural to Residential Rural.

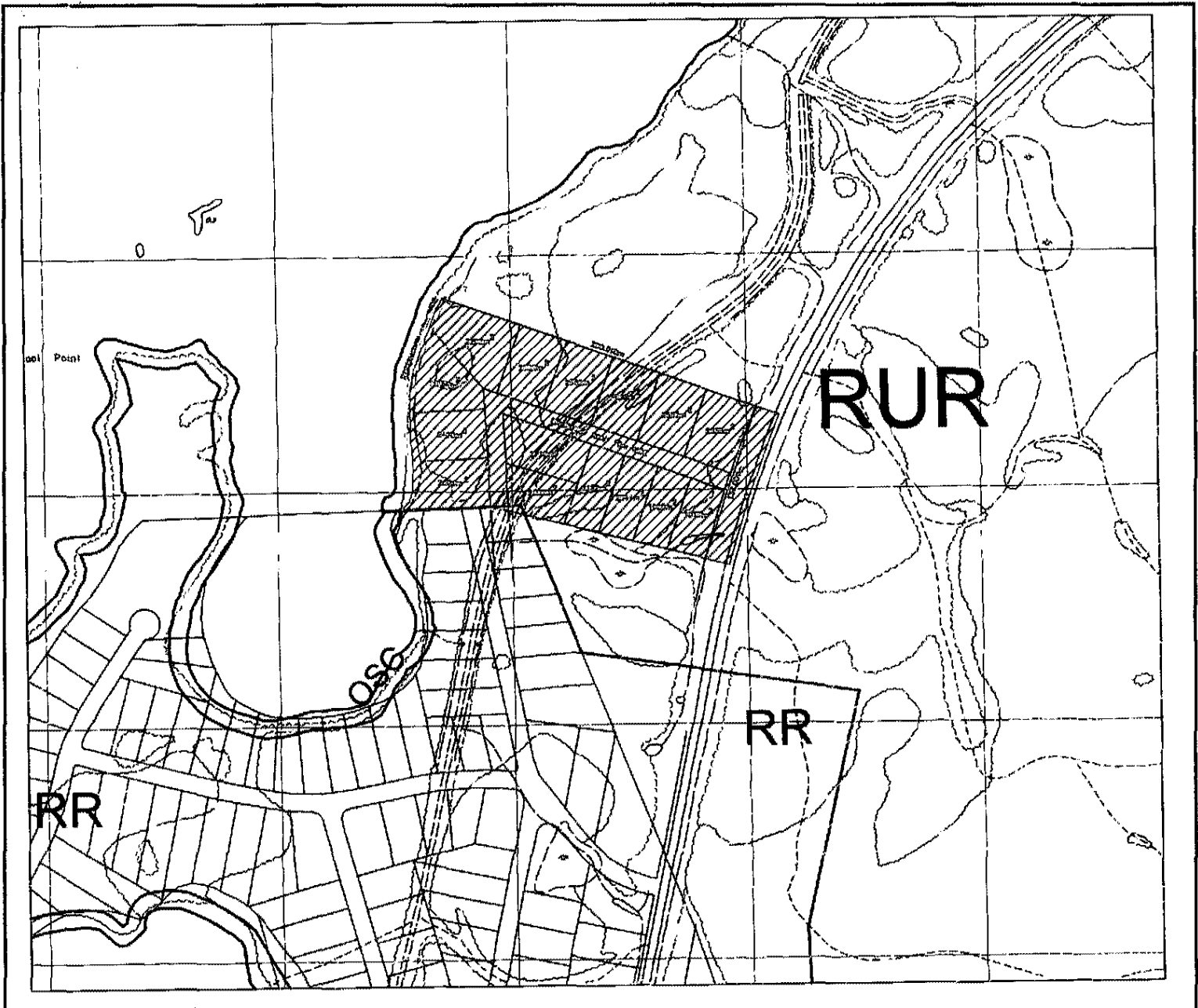
PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Lewisporte published a notice in *The Pilot* newspaper on October 31, 2012, advertising the proposed amendment to consider comments, objections and representations from the public. The Town Council also placed the proposed amendment on display at the Town Council Office from October 31 to November 7, 2012, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No verbal or written comments were received.

DEVELOPMENT REGULATIONS AMENDMENT No. 13, 2012

The Town of Lewisporte Development Regulations is amended by:

- A) ***Changing*** an area of land from “**Rural**” to “**Residential Rural**” as shown on the attached copy of the Town of Lewisporte Land Use Zone Map.



**TOWN OF LEWISPORTE
MUNICIPAL PLAN 2005-2015**

Development Regulations/Amendment

Dated at Lewisporte

LAND USE ZONE MAP 2

REGISTERED

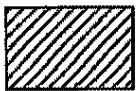
This 6th Day of March 2013

**DEVELOPMENT REGULATIONS
AMENDMENT No. 13, 2012**

Date: 2775-2013-017
November 30, 2013
Signature: [Signature]

[Signature] Mayor

[Signature] Clerk



Area to be changed from: "Rural" to
"Residential Rural"

PLAN-TECH



ENVIRONMENT

Scale: 1:5000



I certify that the attached Town of Lewisporte Development Regulations Amendment No. 13, 2012, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.