

November 5, 2013

Elaine Bursey  
Town Clerk  
Town of Lewisporte  
P.O. Box 219,  
Lewisporte, NL A0G 3A0

Dear Ms. Bursey

**LEWISPORTE  
Development Regulations Amendment No. 17, 2013**

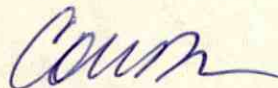
I am pleased to inform you that the **Town of Lewisporte Development Regulations Amendment No. 17, 2013**, as adopted by Council on the **1st day of October, 2013**, has now been registered.

Council must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. The Amendment comes into effect on the date that this notice appears in the Gazette. The notice must also appear in a local newspaper. I have enclosed a notice template to assist Council in the preparation of this notice.

The Newfoundland and Labrador Gazette is published every Friday. **Notices must be submitted a week in advance.** Council can submit the notice by email ([queensprinter@gov.nl.ca](mailto:queensprinter@gov.nl.ca)), by fax (729-1900) or by mail (Queen's Printer, P.O. Box 8700, St. John's, NL, A1B 4J6).

Council's registered copy of the Amendment is enclosed. As it is a legal document, it should be reserved in a safe place.

Yours truly,



Corrie Davis, MCIP  
Manager, Land Use Planning Division

cc: Reginald Garland, MCIP  
Encls.

/ch

**URBAN AND RURAL PLANNING ACT**  
**NOTICE OF REGISTRATION**  
**CITY OF ----- MUNICIPAL PLAN AMENDMENT NO. X, 20--**  
**AND DEVELOPMENT REGULATIONS AMENDMENT NO. X, 20--**

Take notice that the City of ----- Municipal Plan Amendment No. X, 20-- and Development Regulations Amendment No. X, 20--, adopted on the ----- day of -----, 20-, (as amended) and approved on the ----- day of -----, 20-, has been registered by the Minister of Municipal Affairs.

In general terms, the purpose of Municipal Plan Amendment No. X, 20-- is to ...

In general terms, the purpose of Development Regulations Amendment No. X, 20-- is to ...

These amendments come into effect on the day that this notice is published in the Newfoundland and Labrador Gazette. Anyone who wishes to inspect a copy of them may do so at the City Office, ----- during normal working hours.



**LAND USE ZONING, SUBDIVISION AND  
ADVERTISEMENT REGULATIONS**

**DEVELOPMENT REGULATIONS AMENDMENT No. 17, 2013**

**“Amendment to Residential Seniors Land Use Zone Table” and  
“Residential Medium Density” to “Residential Seniors”  
Bayview Heights**

**AUGUST, 2013**

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF LEWISPORTE  
DEVELOPMENT REGULATIONS AMENDMENT No. 17, 2013**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Lewisporte adopts the Town of Lewisporte Development Regulations Amendment No. 17, 2013.

Adopted by the Town Council of Lewisporte on the 1<sup>st</sup> day of October, 2013.

Signed and sealed this 18<sup>th</sup> day of October, 2013.

Mayor: Brian Scorsone (Council Seal)

Clerk: Elaine Bussey

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 17, 2013 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>2775-2013-012</u>
Date	<u>November 8, 2013</u>
Signature	<u>Couman</u>



**TOWN OF LEWISPORTE**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 17, 2013**

**BACKGROUND**

The Town of Lewisporte wishes to amend its Development Regulations. The Town has received a proposal for seniors' complex on land to the rear of Bayview Heights. The development will consist of double dwelling, two bedroom single storey apartments. The design is based on smaller building with smaller setbacks thereby reducing driveway length. A new street will be constructed off Bayview Heights and will terminate into a cul-de-sac. The cul-de-sac length will meet the requirements of General Regulation 80(c)(i) of a maximum of 200 metres for serviced streets.

The Residential Seniors Land Use Zone Table does not contain standards for double dwellings. This Amendment proposes to add standards for seniors double dwellings to the Land Use Zone Table.

The Lewisporte Land Use Zone Map has the area behind Bayview Heights zoned as Residential Medium Density. This amendment will re-zone land required for the seniors complex from Residential Medium Density to Residential Seniors.

**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 September 4, 2013, 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 September 4 to September 11, 2013, 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.

## AMENDMENT No. 17, 2013

The Town of Lewisporte Development Regulations is amended by:

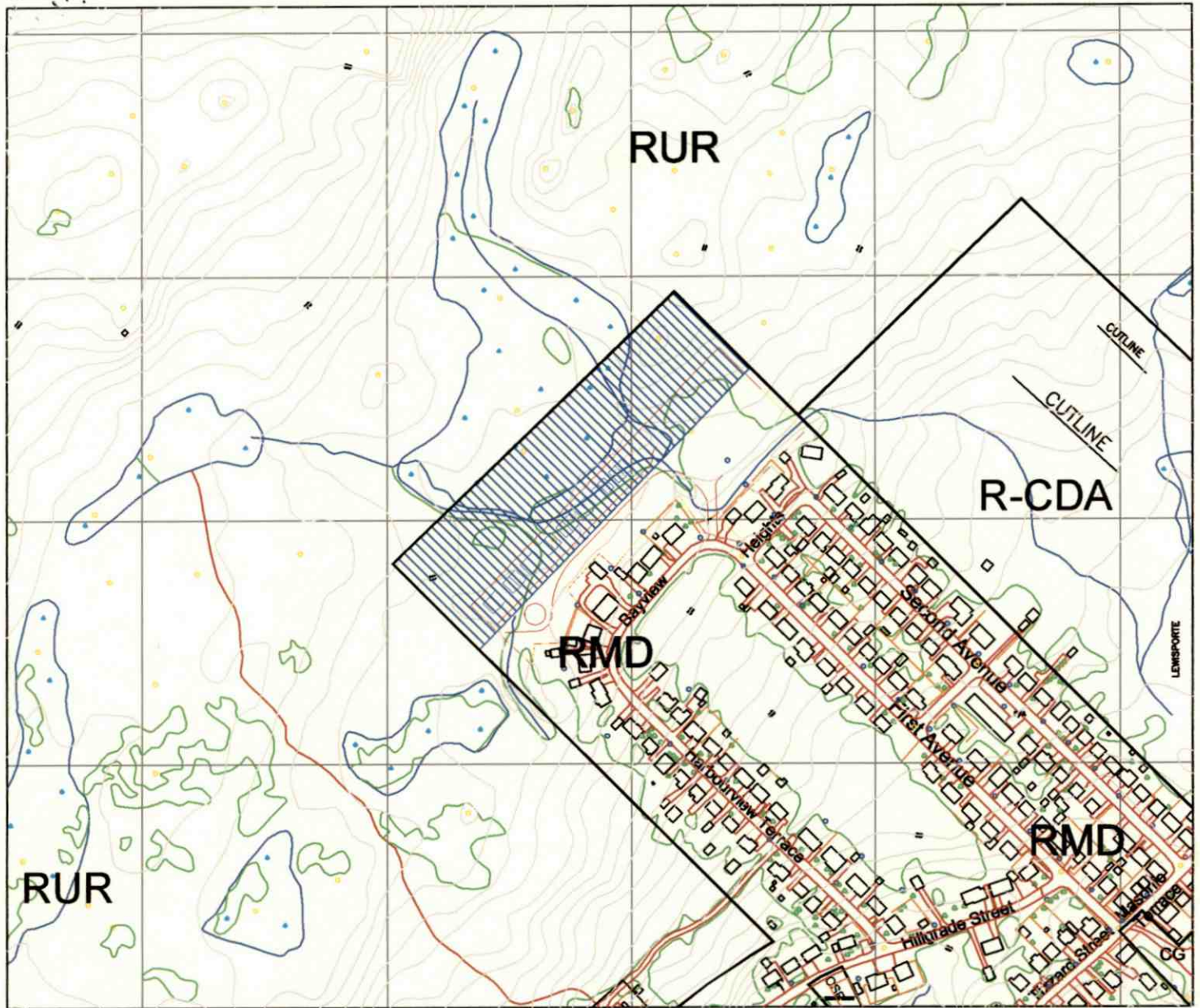
- A) **Adding** conditions for double dwellings to the Residential Seniors Land Use Zone Table as shown below:

### USE ZONE TABLE

ZONE TITLE	RESIDENTIAL SENIORS (RS)
PERMITTED USE CLASSES - (see Regulation 89) Collective Residential, double dwelling and apartment building.	
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90) Special Care Institutional Uses.	

STANDARD				
	Single Dwelling	Double Dwelling	Apartment Building	
Lot area (m <sup>2</sup> ) (min.)	*	250m <sup>2</sup>	*	
Floor area (m <sup>2</sup> ) (min.)	*	75m <sup>2</sup>	*	
Frontage (m) (min.)	12	10**	30	
Building Line Setback (m) (min.)	6	6	8	
Sidyard Width (m) (min.)	1	1	5	
Rearyard Depth (m) (min.) (North Haven Manor only)	14 6 14 6	14 6 14 6	14 6 5	
Lot Coverage (%) (max.)	33	38	38	
Height (m) (max.)	8	8	10	
* As determined by Council ** Per dwelling unit				

- B) **Changing** an area of land from “Residential Medium Density” to “Residential Seniors”, as shown on the attached copy of the Town of Lewisporte Land Use Zone Map.



TOWN OF LEWISPORTE  
MUNICIPAL PLAN 2005-2015

LAND USE ZONE MAP 2

DEVELOPMENT REGULATIONS  
AMENDMENT No. 17, 2013

**Development Regulations/Amendment**  
Dated at Lewisporte

**REGISTERED**

Number 2775-2013-012

Date November 8, 2013

Signature [Handwritten Signature]

This 18<sup>th</sup> Day of October, 2013

Brian Scumacher Mayor

Elaine Busby Clerk

Seal



Area to be changed from: **“Residential Medium Density”** to **“Residential Seniors”**

PLAN-TECH



ENVIRONMENT

Scale: 1:5000



I certify that the attached Town of Lewisporte Development Regulations Amendment No. 17, 2013, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.