

TOWN • OF Lewisp^oOrte

MUNICIPAL PLAN 2005 - 2015

DEVELOPMENT REGULATIONS AMENDMENT No. 7, 2013

“Rural” to “Mixed Development”

“Residential Medium Density” to “Mixed Development”

Residential Senior Citizens to “Mixed Development”

“Commercial General” to “Mixed Development”

Oake Street and White Pine Avenue

APRIL 2013

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 7, 2013**

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. 7, 2013 on the 4th day of June, 2013.
- b) Gave notice of the adoption of the Town of Lewisporte Development Regulations Amendment No. 7, 2013 by advertisement inserted on the 11th day and the 18th day of June, 2013 in *The Pilot* newspaper.
- c) Set the 27th day of June 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. 7, 2013 as adopted (or as amended).

SIGNED AND SEALED this 18th day of July, 2013

Mayor:

Brian Scrimshaw

(Council Seal)

Clerk:

Elaine Bursary

Development Regulations/Amendment	
REGISTERED	
Number	<u>2775-2013-011</u>
Date	<u>Sept 10 2013</u>
Signature	<u>[Signature]</u>

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 7, 2013**

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. 7, 2013.

Adopted by the Town Council of Lewisporte on the 4th day of June, 2013.

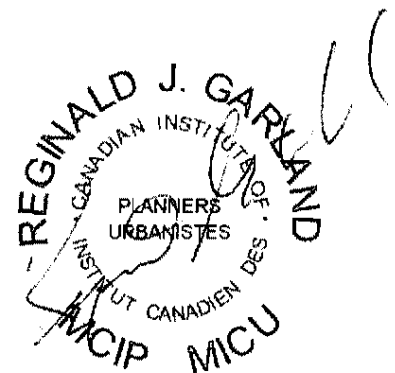
Signed and sealed this 18th day of July, 2013.

Mayor: Brian Scudamore (Council Seal)

Clerk: Elaine Bursney

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 7, 2013 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 7, 2013

BACKGROUND

The Town of Lewisporte proposes to amend its Development Regulations. The Town has permitted a new residential expansion and allowed an entire new residential development along Oake Street which extends perpendicular to Pine Avenue. White Pine Drive runs north south and is parallel to the presently developed area of Pine Avenue. This street has existing connection to Pine Avenue at two access points, by Aspen Place to the north and Oake Street to the south. The proposed development area will be fully serviced.

The developer is proposing to further expand this residential area to the west. In reviewing all development options, Council has determined that the Mixed Development Land Use Zone fits best with the proposed development. The Amendment will add "Special Care Institutional" as a discretionary use to the Mixed Development Land Use Zone Table.

The proposed amendment will re-zone an area of land west of White Pine Drive from **Rural to Mixed Development, Residential Medium Density to Mixed Development**, a small area presently zoned as **Residential Senior Citizens** and **Commercial General** will be re-zoned to **Mixed Development**.

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 April 24, 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 April 24 to May 1, 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.

DEVELOPMENT REGULATIONS AMENDMENT No. 7, 2013

The Town of Lewisporte Development Regulations is amended by:

- A) **Changing** an area of land from “Rural” to “Mixed Development”,
- B) **Changing** an area of land from “Residential Medium Density” to “Mixed Development”,
- C) **Changing** an area of land from “Residential Senior Citizens” to “Mixed Development”, and
- D) **Changing** an area of land from “Commercial General” to “Mixed Development”, as shown on the attached copy of the Town of Lewisporte Land Use Zone Map
- E) **Adding** “Special Care Institutional” as a discretionary use to the Mixed Development Land Use Zone Table as shown below:

USE ZONE TABLE

ZONE TITLE	MIXED DEVELOPMENT	(MD)
PERMITTED USE CLASSES - (see Regulation 89) Single dwelling, row dwelling, double dwelling, apartment building, boarding house residential (includes tourist homes and B & B), personal service, general service, catering, convenience store, child care, office, medical and professional, personal service, take-out food service, convenience store, shop, cultural and civic, and place of worship.		
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90) General Industry, and Light Industry, and all classes in the industrial use group, <i>Special Care Institutional</i> .		

