

# TOWN • OF Lewisporte

**MUNICIPAL PLAN 2005 - 2015**

**DEVELOPMENT REGULATIONS AMENDMENT No. 14, 2013**

**“Rural” to “Mixed Development”**

**Premier Drive and Hillgrade Street**

**MAY 2013**

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
TOWN OF LEWISPORTE  
DEVELOPMENT REGULATIONS AMENDMENT No. 14, 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. 14, 2013 on the 2<sup>nd</sup> day of July, 2013.
- b) Gave notice of the adoption of the Town of Lewisporte Development Regulations Amendment No. 14, 2013 by advertisement inserted on the 10<sup>th</sup> day and the 17<sup>th</sup> day of July, 2013, in *The Pilot* newspaper.
- c) Set the 31<sup>st</sup> day of July at 7:00 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. 14, 2013 as adopted (or as amended).

SIGNED AND SEALED this 8<sup>th</sup> day of August 2013

Mayor:

Brian Accomin

(Council Seal)

Clerk:

Elaine Bursay

Development Regulations Amendment	
<b>REGISTERED</b>	
Number	<u>2775-2013-010</u>
Date	<u>Sept. 11, 2013</u>
Signature	<u>[Signature]</u>

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF LEWISPORTE  
DEVELOPMENT REGULATIONS AMENDMENT No. 14, 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. 14, 2013.

Adopted by the Town Council of Lewisporte on the 2<sup>nd</sup> day of July, 2013.

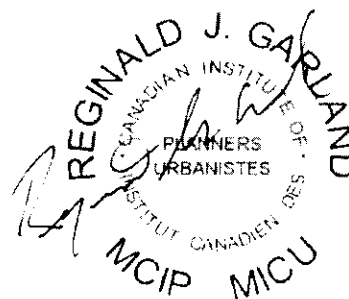
Signed and sealed this 8<sup>th</sup> day of August, 2013.

Mayor: Brian Fennan (Council Seal)

Clerk: Elaine Busby

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 14, 2013 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



**TOWN OF LEWISPORTE**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 14, 2013**

**BACKGROUND**

The Town of Lewisporte proposes to amend its Development Regulations. Lewisporte is slowly running out of available land for residential, commercial and light industry. The Town has taken an aggressive approach to identify lands for future development to encourage a planned and comprehensive development, rather than the application driven approach. A site has been identified to the west of Premier Drive and north of Hillgrade Street which has suitable conditions for a mix of residential, commercial and light industry development. Services will be extended as development phases require and the area will eventually be fully serviced.

To allow for a broader range of uses in the Mixed Development Land Use Zone, the Amendment will add "*General Assembly*" as a discretionary use to the Mixed Development Land Use Zone Table.

A portion of the proposed amendment area contains a man made pond which was used for a back up reservoir for firefighting support to protect the fuel tank storage during World War II. The reservoir has no natural drainage with run in or run out and has since been drained. The area of the former reservoir will be re-zoned to Mixed Development.

The proposed amendment will re-zone an area of land east of Premier Drive and north of Hillgrade Street from **Rural** 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 June 11, 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 June 11 to June 18, 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.

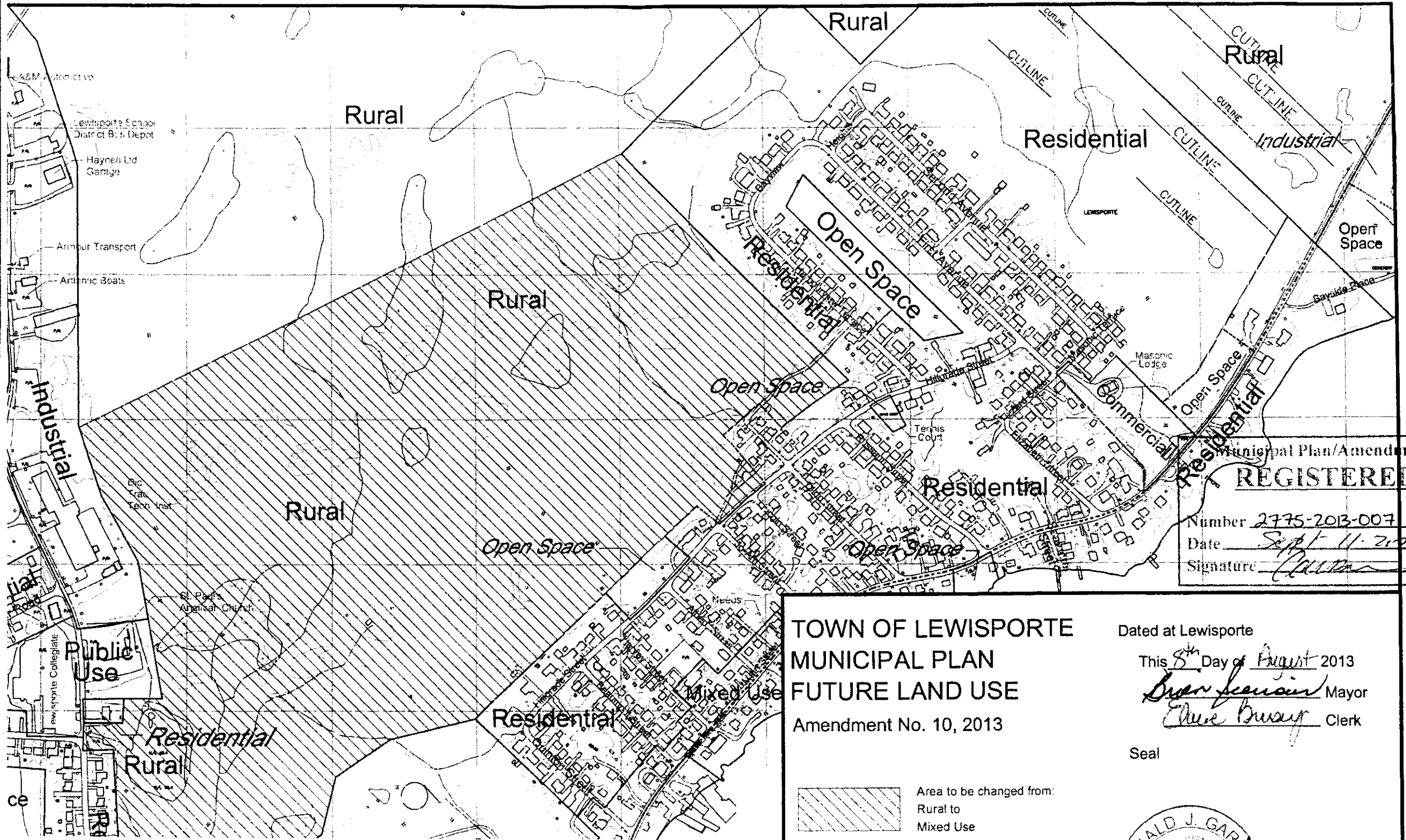
**DEVELOPMENT REGULATIONS AMENDMENT No. 14, 2013**

The Town of Lewisporte Development Regulations is amended by:

- A) *Changing* an area of land from “Rural” to “Mixed Development” as shown on the attached copy of the Town of Lewisporte Land Use Zone Map, and
  
- B) *Adding* “General Assembly” as a discretionary use to the Mixed Development Land Use Zone Table as shown below:

**USE ZONE TABLE**

<b>ZONE TITLE</b>	<b>MIXED DEVELOPMENT</b>	<b>(MD)</b>
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 (Amendment No. 7, 2013 pending), General Assembly</i>		

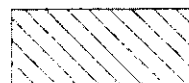


Municipal Plan/Amendment  
**REGISTERED**  
 Number 2775-2013-007  
 Date Sept 11, 2013  
 Signature [Signature]

**TOWN OF LEWISPORTE  
 MUNICIPAL PLAN  
 FUTURE LAND USE**  
 Amendment No. 10, 2013

Dated at Lewisporte  
 This 5<sup>th</sup> Day of August 2013  
[Signature] Mayor  
[Signature] Clerk

Seal

 Area to be changed from:  
 Rural to  
 Mixed Use

