



MUNICIPAL PLAN 2005 - 2015

DEVELOPMENT REGULATIONS AMENDMENT No. 15, 2013

“Open Space Conservation” to “Commercial General”

Route 340, Road to the Isles

AUGUST 2013

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 15, 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. 15, 2013 on the 1st day of October, 2013.
- b) Gave notice of the adoption of the Town of Lewisporte Development Regulations Amendment No. 15, 2013 by advertisement inserted on the 23rd day and the 30th day of October, 2013 in *The Pilot* newspaper.
- c) Set the 13th day of November 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. 15, 2013 as adopted (or as amended).

Development Regulations Amendment	
REGISTERED	
Number	<u>2775-2013-013</u>
Date	<u>December 23, 2013</u>
Signature	<u>[Signature]</u>

SIGNED AND SEALED this 22nd day of Nov, 2013

Mayor:

[Signature] (Council Seal)

Clerk:

[Signature]

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 15, 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. 15, 2013.

Adopted by the Town Council of Lewisporte on the 1st day of October, 2013.

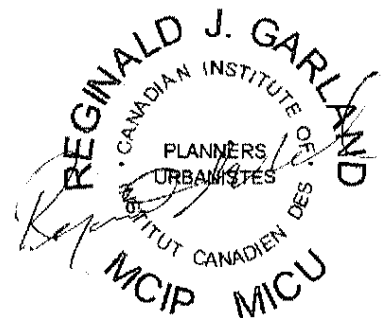
Signed and sealed this 20 day of Nov, 2013.

Mayor: Brian Scussone (Council Seal)

Clerk: Elaine Proulx

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 15, 2013 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 15, 2013

BACKGROUND

The Town of Lewisporte proposes to amend its Development Regulations. Route 340, Road to the Isles, has seen recent commercial expansion in the past number of years. This expansion is mostly contained on both sides of Route 340 from the intersection with Main Street running east to Southwest Brook Bridge.

Recently, it was discovered that the last commercial building on the north side of Route 340 is in the Open Space designation. To correct this error, this amendment proposed to re-zone a small area of land with an existing commercial building to Commercial General.

The Lewisporte Land Use Zone Map has this area zoned as Open Space Conservation. A land survey indicates that there is sufficient land to expand the Commercial General Land Use Zone to the east to accommodate the existing building, while still maintaining a 15 metre shoreline reservation from the waters of Lewisporte Harbour.

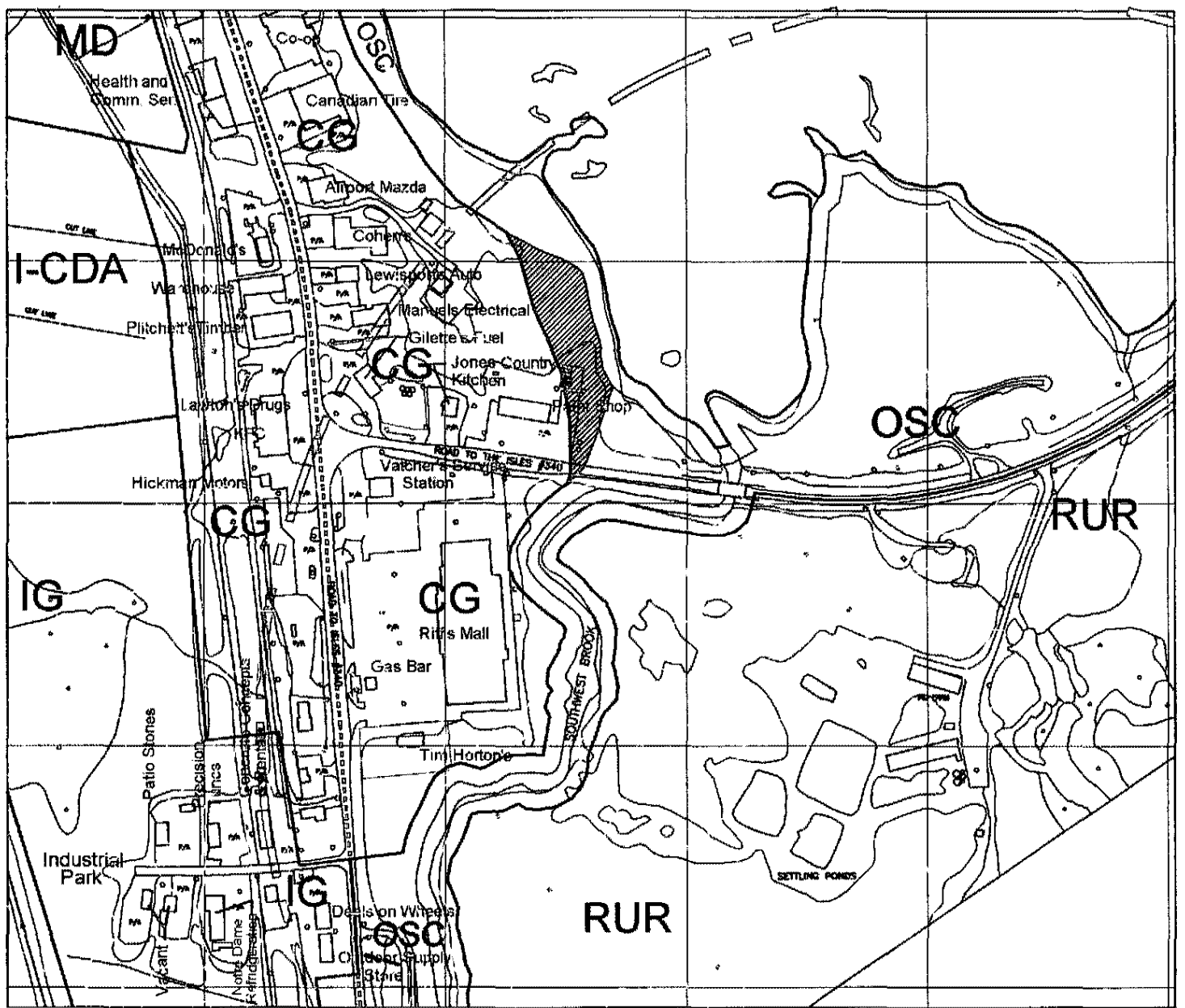
PUBLIC CONSULTATION

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 5, 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 5 to September 12, 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. 15, 2013

The Town of Lewisporte Development Regulations is amended by:

- A) *Changing* an area of land from “**Open Space Conservation**” to “**Commercial General**” 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. 15, 2013**

Development Regulations/Amendment
Dated at Lewisporte

REGISTERED

Number 2775-2013-013

Date December 23, 2013

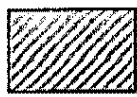
By [Signature]

This 20 Day of NOV 2013

[Signature] Mayor

[Signature] Clerk

Seal



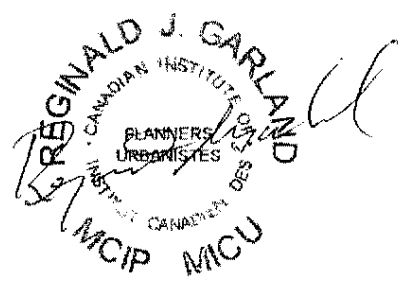
Area to be changed from: "Open Space Conservation" to "Commercial General"

PLAN-TECH



ENVIRONMENT

Scale: 1:5000



I certify that the attached Town of Lewisporte Development Regulations Amendment No. 15, 2013, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.