

TOWN • OF Lewisp^oOrte

MUNICIPAL PLAN 2005 - 2015

DEVELOPMENT REGULATIONS AMENDMENT No. 16, 2013

**“Industrial General” to “Residential Medium Density”
“Commercial General” to “Residential Medium Density”, and
“Changes to the Residential Medium Density Land Use Zone Table”**

Main Street

AUGUST 2013

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 16, 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. 16, 2013 on the 1st day of October, 2013.
- b) Gave notice of the adoption of the Town of Lewisporte Development Regulations Amendment No. 16, 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 7:00 p.m. at the Town Hall, Lewisporte 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. 16, 2013 as adopted (or as amended).

Development Regulations Amendment REGISTERED	
Number	2775 - 2013 - 014
Date	November 23, 2013
Signature	<i>[Signature]</i>

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. 16, 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. 16, 2013.

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

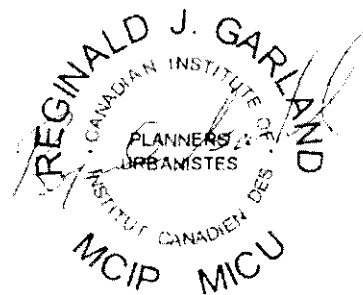
Signed and sealed this 22 day of Nov, 2013.

Mayor: *Brian Ferguson* (Council Seal)

Clerk: *E. Bursay*

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 16, 2013 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 16, 2013

BACKGROUND

The Town of Lewisporte proposes to amend its Development Regulations. The Town has received a proposal to develop an apartment building(s) along Main Street. The developer has acquired land containing vacant buildings on the east side of Main Street opposite Woolfrey Street. These buildings were used for industrial and commercial used but have not been in operation for some time.

Apartment buildings and row dwellings are listed as a discretionary use in the Residential Medium Density Land Use Zone Table. This amendment proposed to remove these uses as discretionary uses and add them as permitted uses to the Residential Medium Density Land Use Zone Table.

Over time, the rear of these properties has been infilled and the Land Use Zone Map does not accurately reflect the depth of these lots. The Town has determined that there is sufficient land to accommodate an apartment building(s) on this site which will conform to the conditions of the Residential Medium Density Land Use Zone Table.

The Lewisporte Land Use Zone Map has these areas zoned as Industrial General and Commercial General. This Amendment proposed to re-zone these two (2) areas to Residential Medium Density.

PUBLIC CONSULATION

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. 16, 2013

The Town of Lewisporte Development Regulations is amended by:

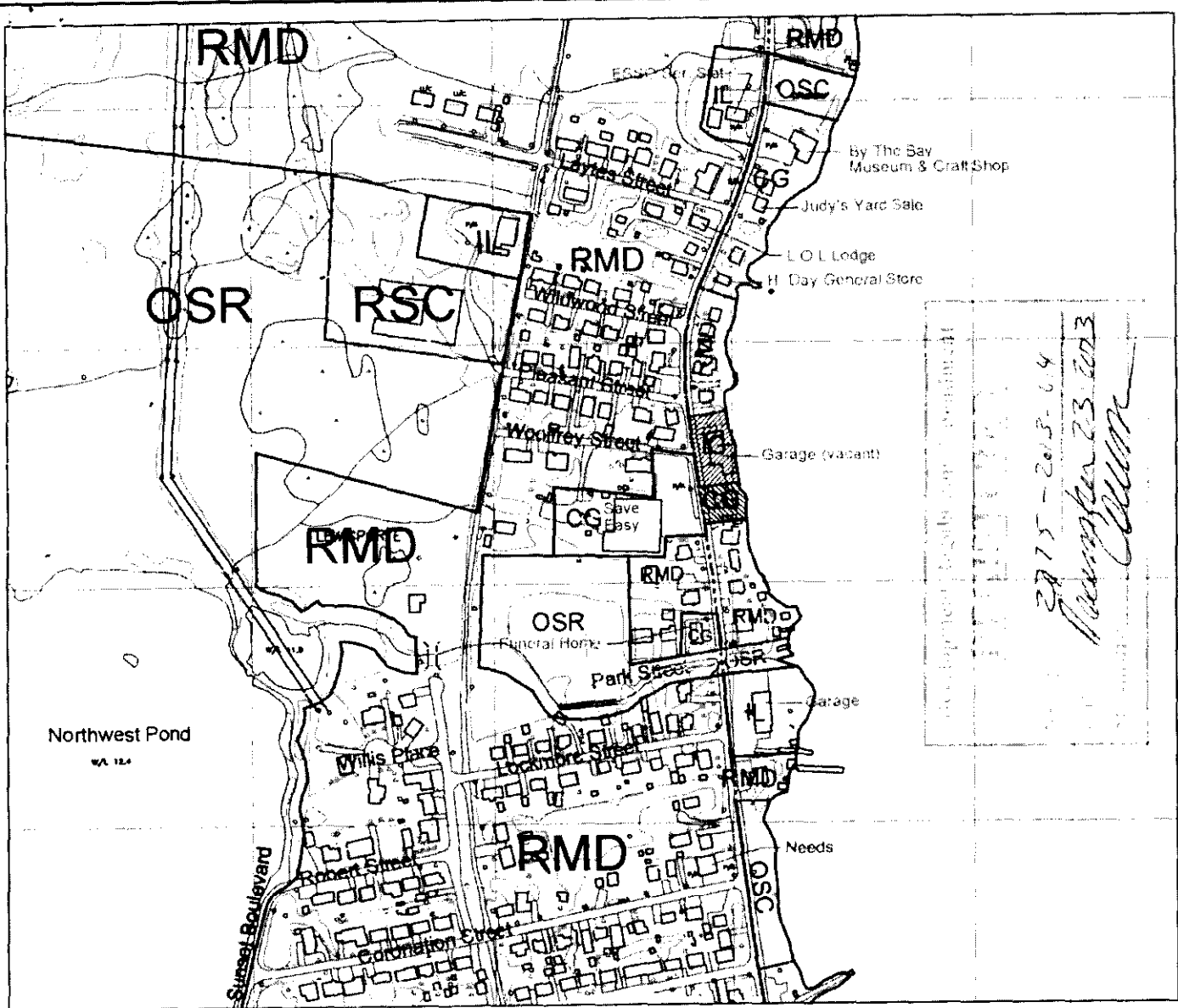
- A) *Changing* an area of land from “**Industrial General**” to “**Residential Medium Density**”, and

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

- C) *Deleting* “*Row Dwelling*” and “*Apartment Building*” as a discretionary use and adding as a permitted use to the Residential Medium Density Land Use Zone Table as shown below:

USE ZONE TABLE

ZONE TITLE	RESIDENTIAL MEDIUM DENSITY	(RMD)
PERMITTED USE CLASSES - (see Regulation 89) Single dwelling, double dwelling, <i>row dwelling</i> , <i>apartment building</i> and conservation uses.		
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90) Row-dwelling, apartment building , place of worship, educational, convenience store, boarding house residential (see condition 5), personal service, medical and professional uses, antenna, recreational open space, veterinary clinic, daycare centre.		



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

Dated at Lewisporte

LAND USE ZONE MAP

This 22 Day of Nov 2013

**DEVELOPMENT REGULATIONS
AMENDMENT No. 16, 2013**

Brian Ferguson Mayor
E. Busby Clerk

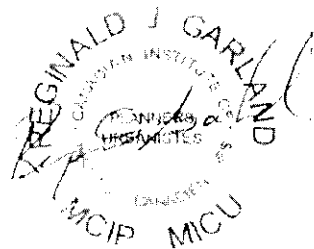


Area to be changed from: "Industrial General" to "Residential Medium Density"

Seal



Area to be changed from: "Commercial General" to "Residential Medium Density"



PLAN-TECH



Scale: 1:5000

ENVIRONMENT

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 16, 2013, has been prepared in accordance with the requirements of the Urban and Rural Planning Act