



MUNICIPAL PLAN 2005 - 2015

DEVELOPMENT REGULATIONS AMENDMENT No. 18, 2013

**“Industrial Light” to “Residential Medium Density”
“Open Space Recreation” to “Residential Medium Density”, and
“Open Space Recreation” to “Residential Senior Citizens”**

South of Range Road and West of Pleasant Street

SEPTEMBER 2013

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 18, 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. 18, 2013 on the 15th day of October, 2013.
- b) Gave notice of the adoption of the Town of Lewisporte Development Regulations Amendment No. 18, 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 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. 18, 2013 as adopted (or as amended).

REGISTERED
Number <u>2775-2013-015</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. 18, 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. 18, 2013.

Adopted by the Town Council of Lewisporte on the 15th day of October, 2013.

Signed and sealed this 22 day of NOV, 2013.

Mayor:



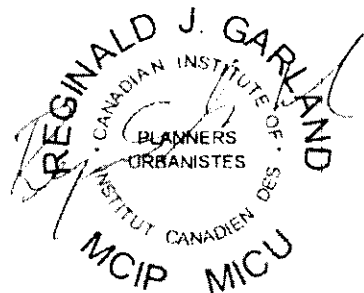
(Council Seal)

Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 18, 2013 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 18, 2013

BACKGROUND

The Town of Lewisporte proposes to amend its Development Regulations. Lewisporte is slowly running out of available land for future residential development. 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 Pleasant Street and south of Range Road which has suitable conditions for residential development. Services will be extended as development phases require and the area will eventually be fully serviced.

The Lewisporte Land Use Map has these areas zoned as Industrial Light and Open Space Recreation. The purpose of this Amendment is to re-zone these lands from Industrial Light to Residential Medium Density and Open Space Recreation to Residential Medium Density.

The Pleasantview Seniors Home, located at the end of Pleasant Street, is proposing an expansion to the south. A small area of land will be re-zoned from Open Space Recreation to Residential Senior Citizens.

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 18, 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 18 to September 25, 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.

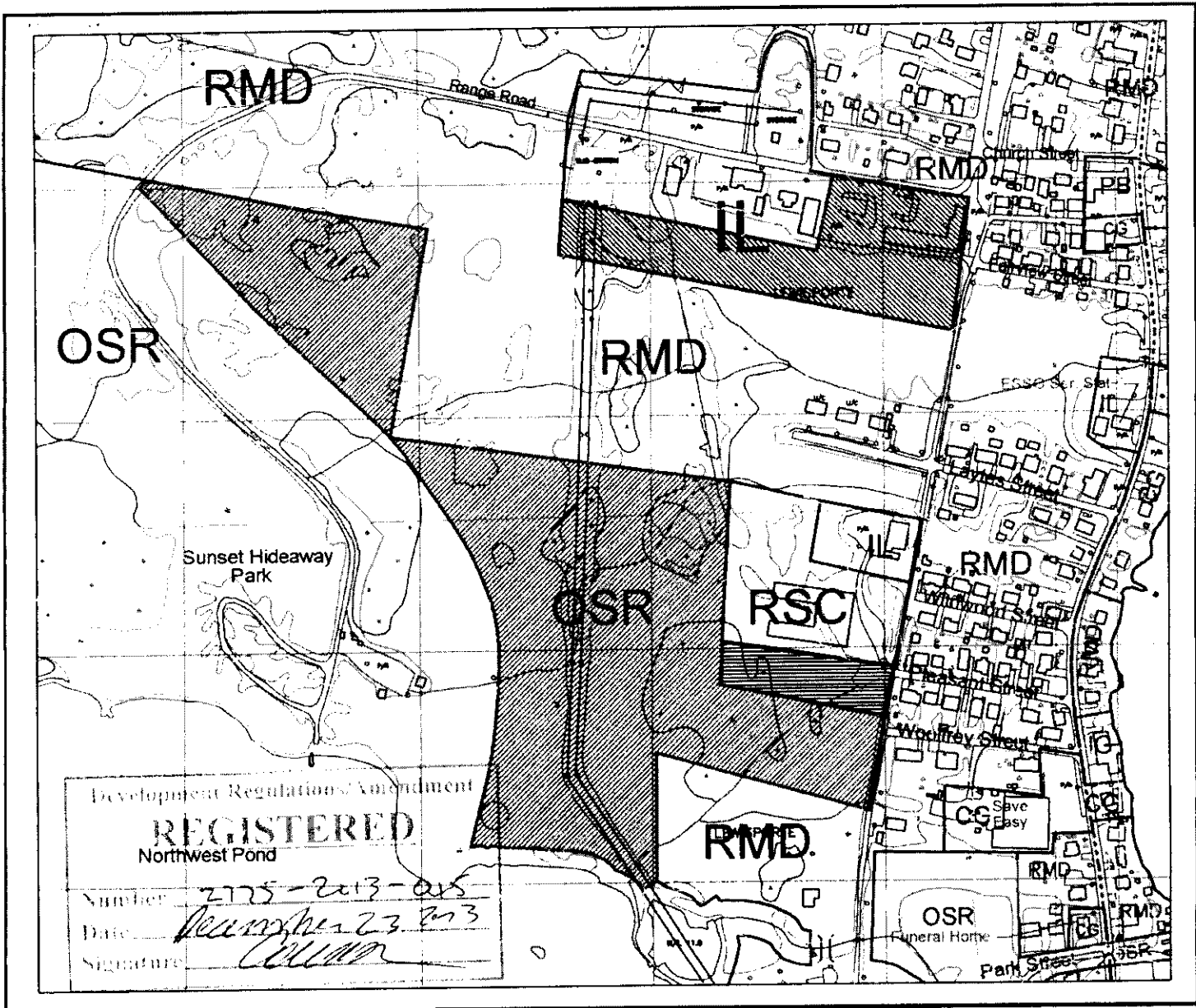
DEVELOPMENT REGULATIONS AMENDMENT No. 18, 2013

The Town of Lewisporte Development Regulations is amended by:

- A) *Changing* an area of land from “**Industrial Light**” to “**Residential Medium Density**”.

- B) *Changing* an area of land from “**Open Space Recreation**” to “**Residential Medium Density**”, and

- C) *Changing* an area of land from “**Open Space Recreation**” to “**Residential Senior Citizens**”, 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**

Dated at Lewisporte

**DEVELOPMENT REGULATIONS
 AMENDMENT No. 18, 2013**

This 22 Day of NOV 2013



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

[Handwritten Signature] Mayor



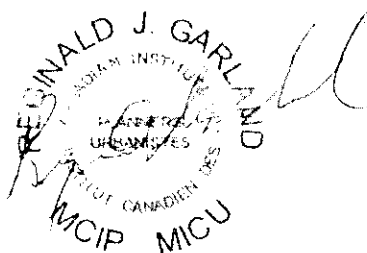
Area to be changed from: "Open Space Recreation" to "Residential Medium Density"

[Handwritten Signature] Clerk



Area to be changed from: "Open Space Recreation" to "Residential Senior Citizens"

Seal



PLAN-TECH



Scale: 1:5000

ENVIRONMENT

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 18, 2013, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.