



**MUNICIPAL PLAN 2005 - 2015**

**DEVELOPMENT REGULATIONS AMENDMENT No. 19, 2013**

**“Public Buildings” to “Commercial General”**

**Civic No. 46 Bowater Avenue**

**Change to Condition 5(i) Residential Medium Density Land Use Zone**

**Table, Schedule C**

**SEPTEMBER 2013**

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
TOWN OF LEWISPORTE  
DEVELOPMENT REGULATIONS AMENDMENT No. 19, 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. 19, 2013 on the 15<sup>th</sup> day of October, 2013.
- b) Gave notice of the adoption of the Town of Lewisporte Development Regulations Amendment No. 19, 2013 by advertisement inserted on the 23<sup>rd</sup> day and the 30<sup>th</sup> day of October, 2013 in *The Pilot* newspaper.
- c) Set the 13<sup>th</sup> 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. 19, 2013 as adopted (or as amended).

<b>REGISTERED</b>	
Number	<u>2775-2013-016</u>
Date	<u>December 23, 2013</u>
Signature	<u>[Signature]</u>

SIGNED AND SEALED this 22<sup>nd</sup> day of Nov, 2013

Mayor:

[Signature] (Council Seal)

Clerk:

[Signature]

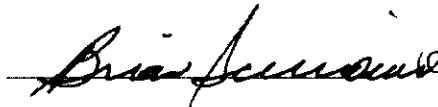
**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF LEWISPORTE  
DEVELOPMENT REGULATIONS AMENDMENT No. 19, 2013**

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. 19, 2013.

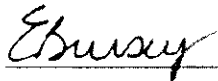
Adopted by the Town Council of Lewisporte on the 15<sup>th</sup> day of October, 2013.

Signed and sealed this 22 day of NOV, 2013.

Mayor:

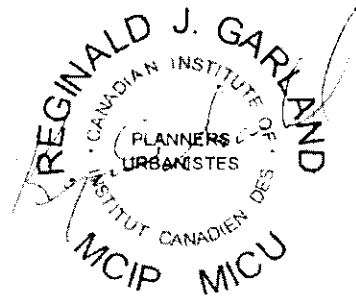
 (Council Seal)

Clerk:



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 19, 2013 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



**TOWN OF LEWISPORTE**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 19, 2013**

**BACKGROUND**

The Town of Lewisporte proposes to amend its Development Regulations. Civic No 46, located on the west side of Bowater Avenue, is a former military building. Over time, the building has been used for various uses including general storage. The building is in disrepair and the present owner would like to demolish the building and construct a steel clad building. While no specific use is identified, the present owner wants to utilize the building for general commercial storage.

The Lewisporte Land Use Map has this area zoned as Public Buildings. The purpose of this Amendment is to re-zone civic No. 46, Bowater Avenue from Public Buildings to Commercial General.

Condition 5 of the Residential Medium Density Land Use Zone Table lists Hospitality Homes as the only Boarding House Residential use. Other uses such as Boarding House and Lodging House may be included in this use class. As Condition 5(i) does not define other use classes, this amendment will change Condition 5(i) to include Boarding House and Lodging House as discretionary use class in the Residential Medium Density Land Use Zone Table.

## **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 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. 19, 2013**

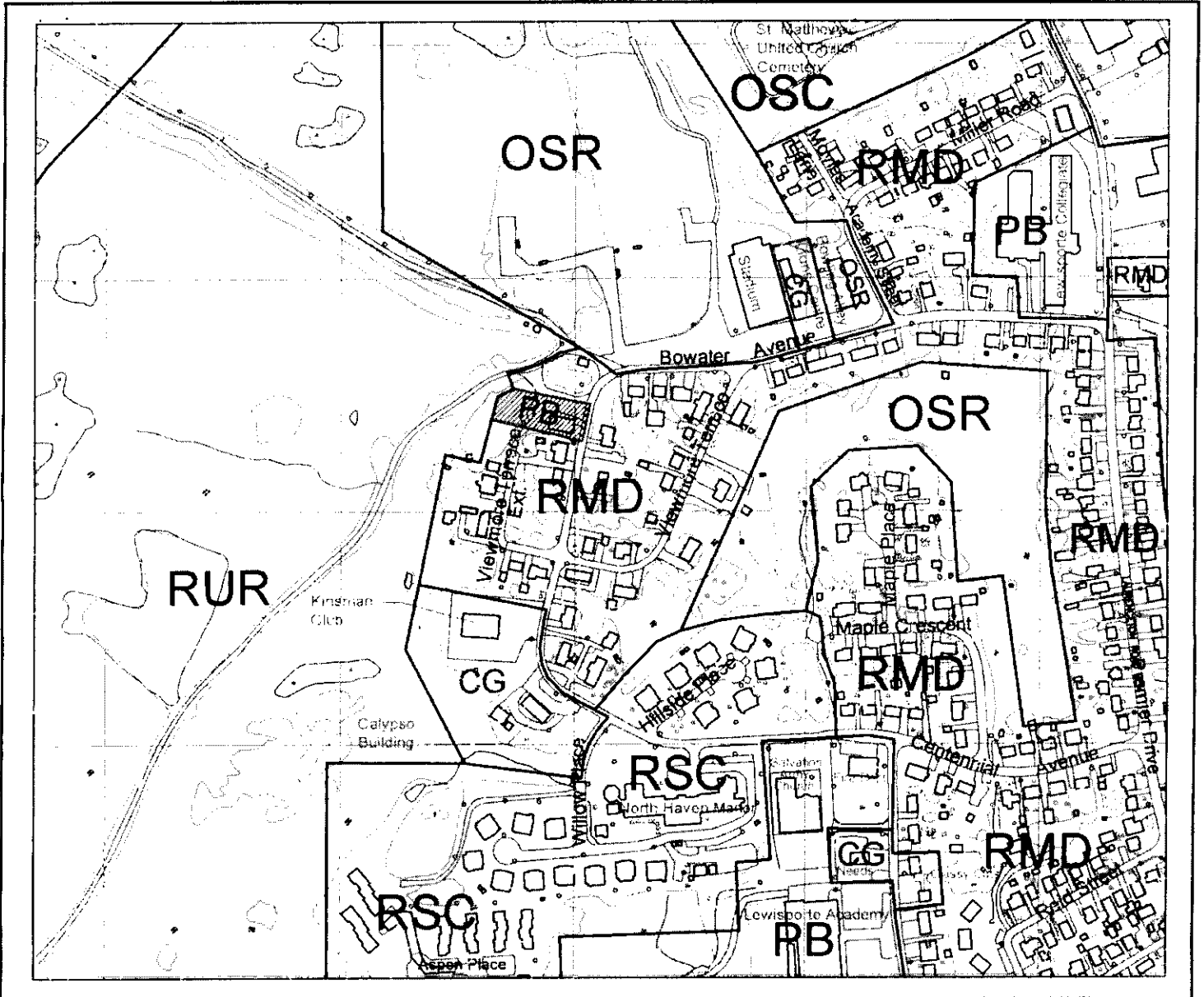
The Town of Lewisporte Development Regulations is amended by:

**A) Amending** condition 5(i) of the Residential Medium Land Use Zone Table by *adding* text as shown below:

### **5. Boarding House**

- (i) The Boarding House Residential use class shall be a *Board House, Lodging House or* Hospitality Home/B & B.

**B) 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**

Development Regulations Amendment No. 19, 2013 Dated at Lewisporte

**LAND USE ZONE MAP 2**

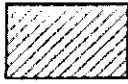
REGISTERED

**DEVELOPMENT REGULATIONS  
AMENDMENT No. 19, 2013**

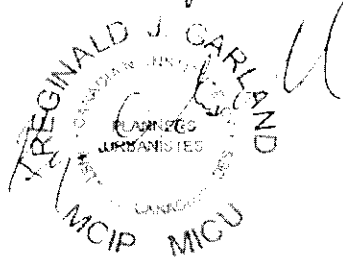
Number: 2775-2013-016  
 Date: December 23, 2013  
 Signature: *[Handwritten Signature]*

This 22 Day of Nov 2013

*[Handwritten Signature]* Mayor  
*[Handwritten Signature]* Clerk

 Area to be changed from: "Public Buildings" to "Commercial General"

Seal



PLAN-TECH



Scale: 1:5000

ENVIRONMENT

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 19, 2013, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.