



**LAND USE ZONING, SUBDIVISION AND
ADVERTISEMENT REGULATIONS**

DEVELOPMENT REGULATIONS AMENDMENT No. 21, 2015

**“Add Condition for Subsidiary Apartment
To
Residential Rural Land Use Zone Table”**

JUNE, 2015

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 21, 2015**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Lewisporte adopts the Town of Lewisporte Development Regulations Amendment No. 21, 2015.

Adopted by the Town Council of Lewisporte on the 21st day of July, 2015.

Signed and sealed this 29th day of July, 2015.

Mayor: Brian Scorsone (Council Seal)

Clerk: Elaine Bursy

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 21, 2015 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
REGISTERED	
Number	<u>2775-2015-020</u>
Date	<u>August 28 2015</u>
Signature	<u>[Signature]</u>



TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 21, 2015

BACKGROUND

The Town of Lewisporte wishes to amend its Development Regulations. The Town has received an application to develop a subsidiary apartment in a single family dwelling in the Residential Rural Land Use Zone. Presently, the Residential Rural Land Use Zone Table does not contain conditions or standards for subsidiary apartments.

The purpose of this Amendment is to add a condition for a subsidiary apartment to the Residential Rural Land Use Zone Table that will provide Council with discretionary to conditionally approve this type of use.

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 June 24, 2015, 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 24 to July 2, 2015, 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.

AMENDMENT No. 21, 2015

The Town of Lewisporte Development Regulations is amended by:

- A) Adding** the following condition for subsidiary apartment in a single dwelling to the list of conditions in the Residential Rural Land Use Zone Table as shown below:

Subsidiary Apartments

Subsidiary apartments may be permitted in single dwellings only, and for the purposes of calculating lot area and yard requirements, shall be considered part of the self-contained dwelling.