



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

**DEVELOPMENT REGULATIONS AMENDMENT No. 20, 2015**

**“Amendment to Schedule B”**

**Amendment to Residential Seniors Land Use Zone Table,  
Schedule C”**

**February 2015**

**PLAN-TECH**



**ENVIRONMENT**

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
TOWN OF LEWISPORTE  
DEVELOPMENT REGULATIONS AMENDMENT No. 20, 2015**

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. 20, 2015 on the 30<sup>th</sup> day of March, 2015.
- b) Gave notice of the adoption of the Town of Lewisporte Development Regulations Amendment No. 20, 2015, by advertisement inserted on the 8<sup>th</sup> day and the 15<sup>th</sup> day of April, 2015 in *The Pilot* newspaper.
- c) Set the 23<sup>rd</sup> day of April 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. 20, 2015 as adopted (or as amended).

SIGNED AND SEALED this 13<sup>th</sup> day of May

Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>2275-2015-019</u>
Date	<u>June 3, 2015</u>
Signature	<u>[Signature]</u>

Mayor:

[Signature] (Council Seal)

Clerk:

[Signature]

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF LEWISPORTE  
DEVELOPMENT REGULATIONS AMENDMENT No. 20, 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. 20, 2015.

Adopted by the Town Council of Lewisporte on the 30<sup>th</sup> day of March, 2015.

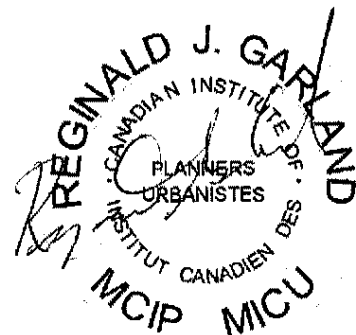
Signed and sealed this 13<sup>th</sup> day of May, 2015.

Mayor: *Brian Accursiani* (Council Seal)

Clerk: *Elaine Brusay*

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 20, 2015, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



**TOWN OF LEWISPORTE**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 20, 2015**

**BACKGROUND**

The Town of Lewisporte wishes to amend its Development Regulations to accommodate a medical clinic with an attached pharmacy/drugstore. The Residential Seniors Land Use Zone Table does not contain standards for medical and professional and pharmacy/drugstore. Further, Schedule B does not provide and examples for a pharmacy/drugstore.

To accommodate the proposed medical clinic with an attached pharmacy/drugstore, this Amendment proposes to add pharmacy/drugstore to the list of examples for Mercantile Uses, as found in Schedule B, the Classification of Uses of Land and Buildings and add medical and professional and shop as permitted uses to the Residential Seniors Land Use Zone Table. The amendment also proposes to add a condition to the Residential Seniors Land Use Zone Table for a shop and will only allow a pharmacy/drugstore provided it forms part of a medical clinic.

**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 March 4, 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 March 4 to March 11, 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. 20, 2015**

The Town of Lewisporte Development Regulations is amended by:

- A) Adding "Pharmacies and Drugstores"** to the list of examples found in Section E for Mercantile Uses, Schedule B, the Classification of Uses of Land and Buildings and as shown below:

E. MERCANTILE USES	1. Retail Sale and Display Uses	(b) Shop	Retail Shops, Stores and Showrooms Department Stores <b>Pharmacies and Drugstores</b>
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- B) Adding "medical and professional" and "shop"** to the Residential Seniors Land Use Zone Table as shown below:

**USE ZONE TABLE**

ZONE TITLE	RESIDENTIAL SENIORS (RS)
PERMITTED USE CLASSES - (see Regulation 89)	Collective Residential, double dwelling and apartment building, <b>medical and professional, shop.</b>
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90)	Special Care Institutional Uses.

- C) Adding** the following condition for shop to the Residential Seniors Land Use Zone Table.

**3. Shop**

Shop uses shall be in the form of pharmacies or drugstores only, and shall only be permitted as part of a medical clinic. Stand-alone pharmacies or drugstores shall be prohibited.