



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

**DEVELOPMENT REGULATIONS AMENDMENT No. 22, 2016**

**“Residential-Comprehensive Development Area” to  
“Residential Medium Density”  
“Open Space Conservation” to “Residential Medium Density”  
“Residential-Comprehensive Development Area” to “Open  
Space Conservation”**

**January 2016**

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
TOWN OF LEWISPORTE  
DEVELOPMENT REGULATIONS AMENDMENT No. 22, 2016**

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. 22, 2016 on the 5<sup>th</sup> day of April, 2016.
- b) Gave notice of the adoption of the Town of Lewisporte Development Regulations Amendment No. 22, 2016, by advertisement inserted on the 13<sup>th</sup> day and the 20<sup>th</sup> day of April, 2016 in *The Pilot* newspaper.
- c) Set the 28<sup>th</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. 22, 2016 as adopted (or as amended).

SIGNED AND SEALED this 14<sup>th</sup> day of June, 2016

2715-2016-021  
July 12, 2016  
*[Signature]*

Mayor: *Brian Ferguson* (Council Seal)

Clerk: *Elaine Bursy*

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF LEWISPORTE  
DEVELOPMENT REGULATIONS AMENDMENT No. 22, 2016**

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. 22, 2016.

Adopted by the Town Council of Lewisporte on the 5<sup>th</sup> day of April, 2016.

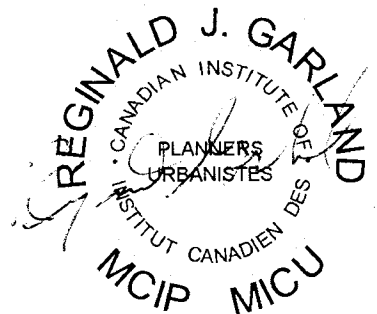
Signed and sealed this 14 day of June, 2016.

Mayor: *Denis Secours* (Council Seal)

Clerk: *Claire Bussay*

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 22, 2016, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



**TOWN OF LEWISPORTE**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 22, 2016**

**BACKGROUND**

The Town of Lewisporte wishes to amend its Development Regulations. The Town has received a comprehensive proposal to develop a residential subdivision on land north of north of Main Street, Route 342, and east of Second Avenue. The subdivision will be fully serviced and developed over multiple phases.

The majority of the subdivision area is presently designated as Residential-Comprehensive Development Area with smaller land parcel zoned as Open Space Conservation. The purpose of this Amendment is to re-zone a land required for the comprehensive subdivision from Residential-Comprehensive Development Area (R-CDA) to Residential Medium Density (RMD). A small area of land required for access which fronts on Main Street will be re-zoned from Open Space Conservation (OSC) to Residential Medium Density (RMD). A small area east of the Masonic Lodge will be re-zoned from Residential-Comprehensive Development Area (R-CDA) to Open Space Conservation (OSC) to be maintained as a buffer area.

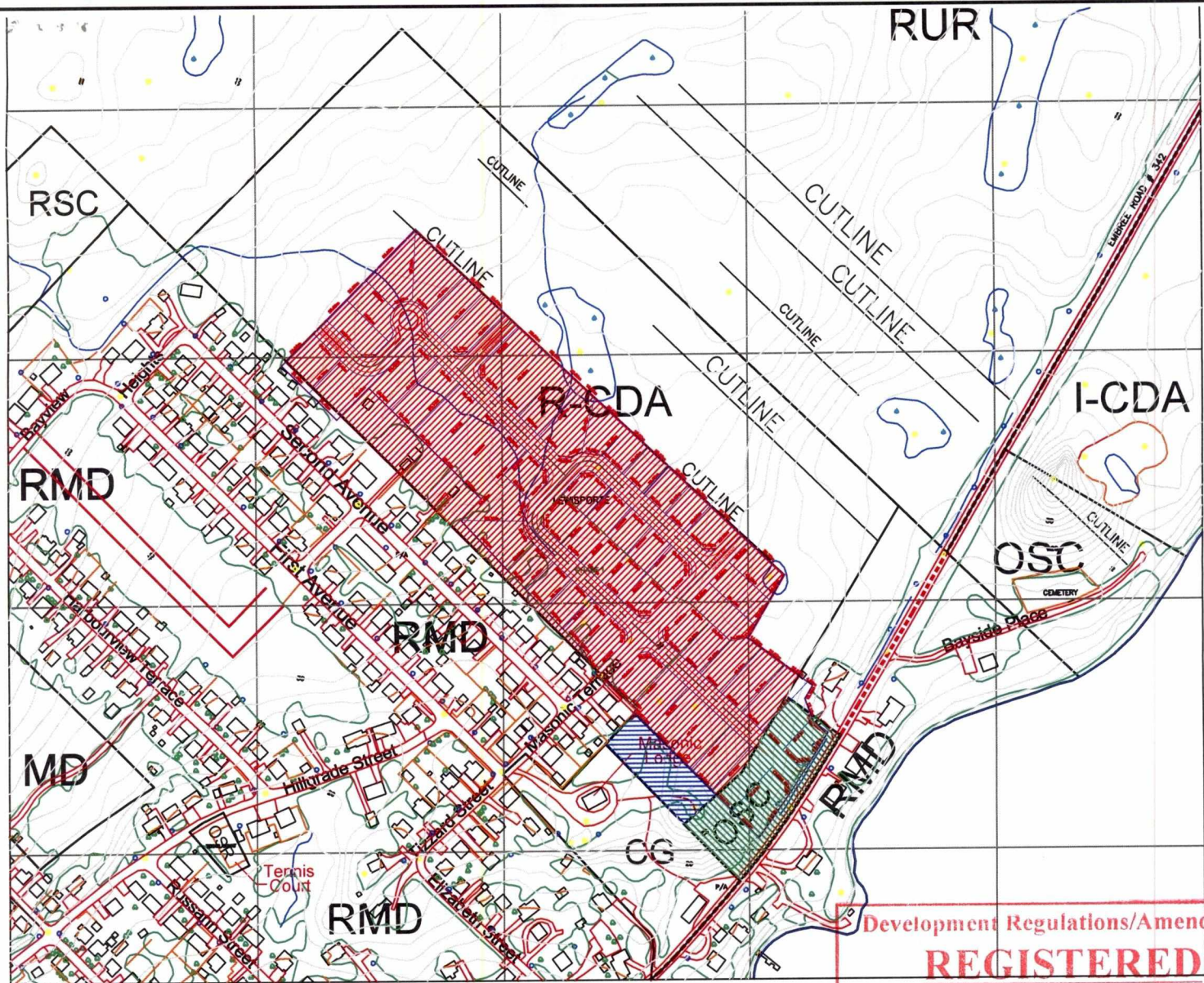
**PUBLIC CONSULTATION**

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 January 20, 2016, 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 January 20 to January 27, 2016, 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. 22, 2016**

The Town of Lewisporte Development Regulations is amended by:

- A) *Changing* an area of land from “Residential-Comprehensive Development Area (R-CDA)” to “Residential Medium Density”,**
- B) *Changing* an area of land from “Open Space Conservation (OSC)” to “Residential Medium Density”, and**
- C) *Changing* an area of land from “Residential-Comprehensive Development Area (R-CDA)” to “Open Space Conservation (OSC)”, as shown on the attached copy of the Town of Lewisporte Land Use Zone Map**



Development Regulations/Amendment  
**REGISTERED**

Number 2775-2016-021  
Date July 12 2016  
Signature [Signature]

**TOWN OF LEWISPORTE  
MUNICIPAL PLAN 2005-2015  
LAND USE ZONE MAP  
DEVELOPMENT REGULATIONS  
AMENDMENT No. 22, 2016**

-  Area to be changed from: "Residential-Comprehensive Development Area" to "Residential Medium Density"
-  Area to be changed from: "Open Space Conservation" to "Residential Medium Density"
-  Area to be changed from: "Residential-Comprehensive Development Area" to "Open Space Conservation"

**Dated at Lewisporte**

This 14 Day of June 2016

[Signature] Mayor  
[Signature] Clerk

Seal



PLAN-TECH



Scale: 1:5000

ENVIRONMENT

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 22, 2016, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.