



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

DEVELOPMENT REGULATIONS AMENDMENT No. 23, 2016

Amend Condition for "Residential and Commercial Uses"

To

Mixed Development Land Use Zone Table

MARCH, 2016

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 23, 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. 23, 2016.

Adopted by the Town Council of Lewisporte on the 19th day of December, 2017.

Signed and sealed this 19 day of December, 2017.

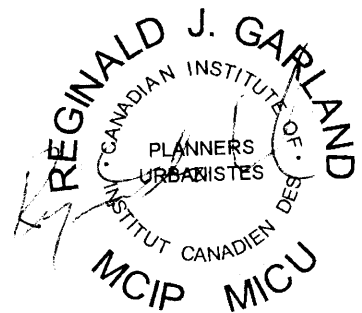
Mayor: Greg Clarke (Council Seal)

Clerk: Elaine Boushey

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 23, 2016 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

2775-2018-023
April 24, 2018
Marilyn Kelly



TOWN OF LEWISPORTE

DEVELOPMENT REGULATIONS AMENDMENT No. 23, 2016

BACKGROUND

The Town of Lewisporte wishes to amend its Development Regulations. The Town has received an application to develop an apartment building on the east side of Main Street in the Mixed Development Land Use Zone. Condition 13 of the Mixed Development Land Use Zone Table prohibits residential development on the east side of Main Street.

The purpose of this Amendment is to amend condition 13 of the Mixed Development Land Use Zone Table to allow residential development on the both sides of Main Street in the Mixed Development Land Use Zone.

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 March 23, 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 March 23 to March 30, 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. 23, 2016

The Town of Lewisporte Development Regulations is amended by:

- A) *Deleting* condition 13, Residential and Commercial Uses in the list of conditions in the Mixed Development as shown below:

13. Residential and Commercial Uses

Residential and commercial uses permitted within Mixed Development Zone shall be located on the west side of Main Street, except for commercial uses which of necessity would be located within or attached to industrial buildings on the east side of Main Street.

And Replacing with:

13. Residential and Commercial Uses

Residential and commercial uses shall be permitted within the Mixed Development Zone on both sides of Main Street.