



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

DEVELOPMENT REGULATIONS AMENDMENT No. 26, 2017

**Amendment
To
Residential Medium Density Land Use Zone Table**

DECEMBER, 2017

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 26, 2017**

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. 26, 2017.

Adopted by the Town Council of Lewisporte on the 6th day of February, 2018.

Signed and sealed this 20th day of Feb, 2018.

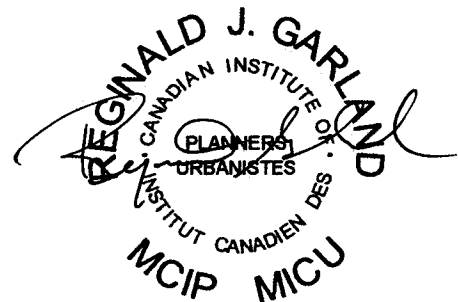
Mayor: Betty Clarke (Council Seal)

Clerk: E Bursay

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 26, 2017 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
REGISTERED	
Number	<u>2775-2018-024</u>
Date	<u>May 22, 2018</u>
Signature	<u>Mary O'Leary</u>



TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 26, 2017

BACKGROUND

The Town of Lewisporte proposes to amend its Development Regulations. The Town has received an inquiry to develop a senior's home in the area of Masonic Terrace. This area is presently zoned as Residential Medium Density. Seniors homes are classed as special care institutional uses which is neither a permitted or discretionary use in the Residential Medium Density Land Use Zone Table.

The purpose of this Amendment is to add special care institutional uses as a discretionary use to the Residential Medium Density Land Use Zone Table, Schedule C. The amendment will also add a condition limiting special care institutional uses as homes for the aged and limiting their location to Masonic Terrace.

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 10, 2018, 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 10 to January 17, 2018, 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. 26, 2017

The Town of Lewisporte Development Regulations is amended by:

- A) Adding** special care institutional uses as a discretionary use to the Residential Medium Density Land Use Zone Table, Schedule C, and as shown below:

ZONE TITLE	RESIDENTIAL MEDIUM DENSITY (RMD)
PERMITTED USE CLASSES - (see Regulation 89) Single dwelling, double dwelling, row dwelling, apartment building, and conservation uses.	
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90) Place of worship, educational, convenience store, boarding house residential (see condition 5), personal service, medical and professional uses, antenna, recreational open space, veterinary clinic, daycare centre, <i>special care institutional uses</i> .	

- B) Adding** the following Condition 11 to the Residential Medium Density Land Use Zone Table, Schedule C, as shown below:

11. Special Care Institutional Uses

- a) Special Care Institutional Uses shall only be permitted at the discretion of Council and shall be limited to homes for the aged.
- b) Special Care Institutional Uses in this land use designation shall only be permitted in the area of Masonic Terrace.