



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

**DEVELOPMENT REGULATIONS AMENDMENT No. 27, 2018**

**“Residential Medium Density (RMD)”**

**To**

**“Residential Senior Citizens (RSC)”**

**AUGUST, 2018**

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF LEWISPORTE  
DEVELOPMENT REGULATIONS AMENDMENT No. 27, 2018**

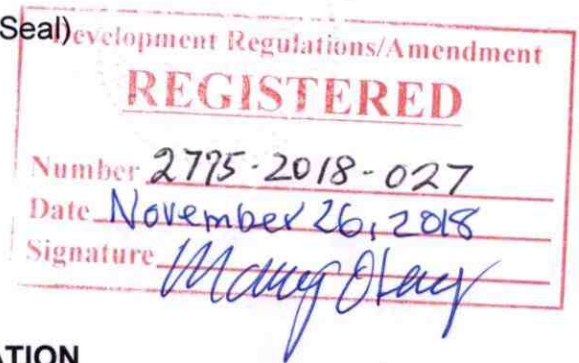
Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Lewisporte adopts the Town of Lewisporte Development Regulations Amendment No. 27, 2018.

Adopted by the Town Council of Lewisporte on the 11<sup>th</sup> day of September, 2018.

Signed and sealed this 13<sup>th</sup> day of September, 2018.

Mayor: Betty Clark (Council Seal)

Clerk: Elaine Buisy



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 27, 2018 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



# TOWN OF LEWISPORTE

## DEVELOPMENT REGULATIONS AMENDMENT No. 27, 2018

### BACKGROUND

The Town of Lewisporte proposes to amend its Development Regulations. The Town has received a proposal to expand the Lewisporte Guest Home located at the end of Pleasant Street. Land for the proposed expansion is presently zoned as Residential Medium Density.

The recent Development Regulations Amendment No. 26, 2017, added special care institutional uses as a discretionary use to Residential Medium Density Land Use Zone Table. However, a condition with that Amendment limited special care institutional uses as homes for the aged and limited their location to Masonic Terrace.

The purpose of this Amendment is to re-zone land for the expansion the Lewisporte Guest Home from Residential Medium Density (RMD) to Residential Senior Citizens (RSC).

### PUBLIC CONSULTATION

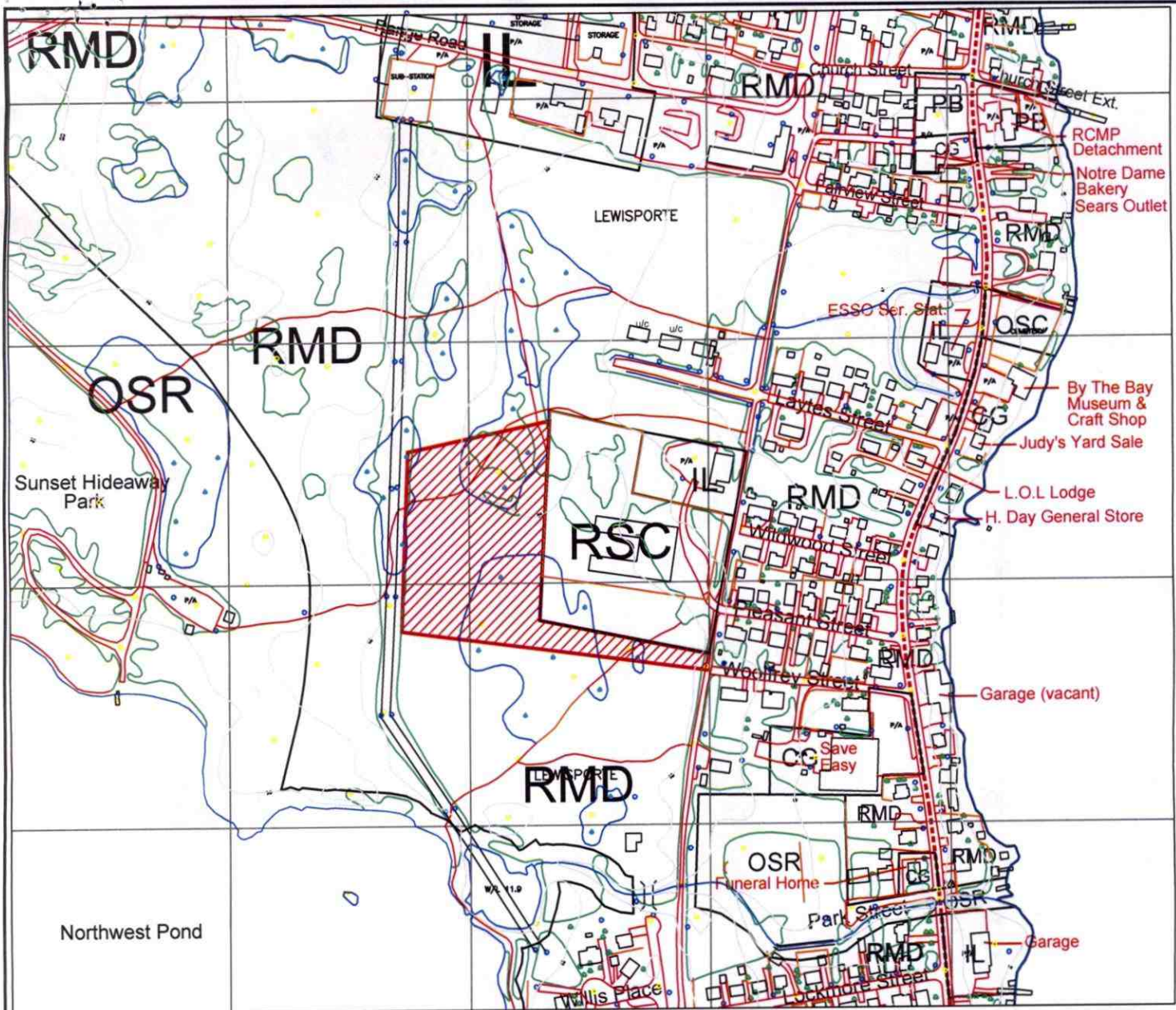
During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Lewisporte published a notice in *The Central Voice* newspaper on August 29, 2018, advertising 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 August 29 to September 5, 2018, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. Five letters of opposition were received and considered by Council at its regular meeting of September 11, 2018.

### AMENDMENT No. 27, 2018

The Town of Lewisporte Development Regulations is amended by:

- A) **Changing** an area of land from **Residential Medium Density (RMD)** to **Residential Senior Citizens (RSC)** as shown on the attached copy of the Town of Lewisporte Land Use Zone Map.





**TOWN OF LEWISPORTE  
MUNICIPAL PLAN 2005-2015**

**LAND USE ZONE MAP 2**

**DEVELOPMENT REGULATIONS  
AMENDMENT No. 27, 2018**

Development Regulations/Amendment

**REGISTERED**

Dated at Lewisporte

Number 2775-2018-027

This 13 Day of Sep 2018

Date November 20, 2018

Signature Mayor Olney

Bill Olney Mayor

Ebusey Clerk

Seal



Area to be changed from: **“Residential Medium Density”** to **“Residential Senior Citizens”**



PLAN-TECH



ENVIRONMENT

Scale: 1:5000

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 27, 2018, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.