





**TOWN OF LEWISPORTE
MUNICIPAL PLAN
FUTURE LAND USE**

Amendment No. 5, 2011

Dated at Lewisporte
This 21st Day of Nov 2011
Brian Scaramore
Elaine Bursay Clerk



Seal

-  Area to be changed from:
Industrial to
Commercial General
-  Area to be changed from:
Industrial General to
Commercial General
-  Area to be changed from:
Rural
Commercial General
-  Area to be changed from:
Rural to
Industrial General

**Municipal Plan/Amendment
REGISTERED**
Number 2775-2012-004
Date November 13, 2012
Signature *Clum*



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION
I certify that the attached Town of Lewisporte, Municipal Plan Amendment No. 5, 2011 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

TOWN • OF Lewisporte

MUNICIPAL PLAN 2005 - 2015

MUNICIPAL PLAN AMENDMENT No. 5, 2011

“Industrial” to “Commercial General”

“Industrial General” to “Commercial General”

“Rural” to “Commercial General”

“Rural” to “Industrial General”

Lewisporte Industrial Park

MAY 2011

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF LEWISPORTE
MUNICIPAL PLAN AMENDMENT No. 5, 2011**

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 Municipal Plan Amendment No. 5, 2011 on the 19th day of July, 2011.
- b) Gave notice of the adoption of the Town of Lewisporte Municipal Plan Amendment No. 5, 2011 by advertisement inserted on the 19th day and the 26th day of October, 2011 in *The Pilot* newspaper.
- c) Set the 9th day of November at 7:30 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 Municipal Plan Amendment No. 5, 2011 as adopted (or as amended).

SIGNED AND SEALED this 21 day of Nov, 2011

Mayor:

Brian Acciano (Council Seal)

Clerk:

Elaine Buisy

Municipal Plan/Amendment REGISTERED	
Number	<u>2175-2012-004</u>
Date	<u>November 13, 2012</u>
Signature	<u>[Signature]</u>

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LEWISPORTE
MUNICIPAL PLAN AMENDMENT No. 5, 2011**

Under the authority of Section 16 of the *Urban and Rural Planning Act*, the Town Council of Lewisporte adopts the Town of Lewisporte Municipal Plan Amendment No. 5, 2011.

Adopted by the Town Council of Lewisporte on the 19th day of July, 2011.

Signed and sealed this 21 day of Nov, 2011.

Mayor: Brian Secor (Council Seal)

Clerk:

Elaine Bussery

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Lewisporte Municipal Plan Amendment No. 5, 2011 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Municipal Plan/Amendment REGISTERED	
Number	2775-2012-004
Date	_____
Signature	_____



TOWN OF LEWISPORTE

MUNICIPAL PLAN AMENDMENT No. 5, 2011

BACKGROUND

The Town of Lewisporte proposes to amend its Municipal Plan. The Lewisporte Industrial Park is located on the west side of the Main Street, Route 341. After just entering the Town, the Industrial Park is located in a strategic area for road and sea transportation. While being in existence for some years, this area never experienced its full potential.

Municipal Plan Policy 3.2.5.4, has designated an area north of the present Industrial Park, as an Industrial - Comprehensive Development Area. The Town has received a comprehensive proposal to expand the existing industrial park and develop 34 individual lots primarily for business, commercial and industrial uses. The proposal provides for a five (5) metre buffer to be maintained between the access road to the north and the mixed development area on the north side of the access road. The drainage plan for the entire area is currently being finalized with the insurance that any wetlands and bog areas are appropriately addressed. All new roadways shall have a 20 m right of way with 9 m of asphalt to ensure adequate traffic flow. In addition to the north access road, and the existing road to the south, an alternate access road will be developed between Pritchett's Timbermart and Lawton's Drugs/Family Medical Clinic. These access locations are located to offer good visual site distances, particularly for slow moving and large container traffic and transport trucks. Access points are being developed in accordance with Department of Transportation and Works requirements who is responsible for Route 341 (Main Street).

The Commercial Land Use Designations are designed to ensure more acceptable commercial operations where they exist near the residential areas, while the Industrial Land Use Designations shall be located a distance away. The proposed amendment will re-designate an area of land west of the Main Street, Route 341, from Industrial to Commercial General; Industrial General to Commercial General; Rural to Commercial General and Rural to Industrial General.

PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Municipal Plan Amendment. The Town Council of Lewisporte published a notice in *The Pilot* newspaper on June 2, 2011, 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 June 2, to June 9, 2011, 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. 5, 2011

The Town of Lewisporte Municipal Plan is amended by:

- A) Changing an area of land from "Industrial" to "Commercial General"; "Industrial General" to "Commercial General"; "Rural" to "Commercial General" and "Rural" to "Industrial General" as shown on the attached copy of the Town of Lewisporte Municipal Plan Future Land Use Map.**