

TOWN • OF Lewisp^oorte

MUNICIPAL PLAN 2005 - 2015

MUNICIPAL PLAN AMENDMENT No. 4, 2013

“Rural” to “Mixed Use”

“Residential” to “Mixed Use”

“Commercial” to “Mixed Use”

Oake Street and White Pine Avenue

APRIL 2013

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF LEWISPORTE
MUNICIPAL PLAN AMENDMENT No. 4, 2013**

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. 4, 2013 on the 4th day of June, 2013.
- b) Gave notice of the adoption of the Town of Lewisporte Municipal Plan Amendment No. 4, 2013 by advertisement inserted on the 11th day and the 18th day of June, 2013 in *The Pilot* newspaper.
- c) Set the 27th day of June 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. 4, 2013 as adopted (or as amended).

SIGNED AND SEALED this 18th day of July, 2013

Mayor:

Duan Scurie

(Council Seal)

Clerk:

Elaine Bussey

Municipal Plan/Amendment	
REGISTERED	
Number	<u>2775-2013-008</u>
Date	<u>Sept 10 2013</u>
Signature	<u><i>[Signature]</i></u>

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LEWISPORTE
MUNICIPAL PLAN AMENDMENT No. 4, 2013**

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. 4, 2013.

Adopted by the Town Council of Lewisporte on the 4th day of June, 2013.

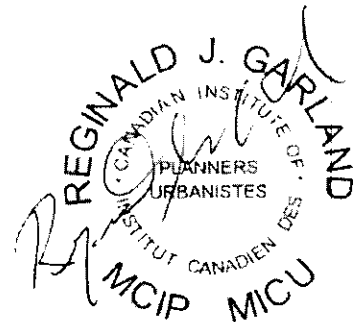
Signed and sealed this 18th day of July, 2013.

Mayor: *Brian Scrimshaw* (Council Seal)

Clerk: *Elaine Bursley*

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Lewisporte Municipal Plan Amendment No. 4, 2013, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF LEWISPORTE
MUNICIPAL PLAN AMENDMENT No. 4, 2013

BACKGROUND

The Town of Lewisporte proposes to amend its Municipal Plan. The Town has permitted a new residential expansion and allowed an entire new residential development along Oake Street which extends perpendicular to Pine Avenue. White Pine Drive runs north south and is parallel to the presently developed area of Pine Avenue. This street has existing connection to Pine Avenue at two access points, by Aspen Place to the north and Oake Street to the south. The proposed development area will be fully serviced.

The developer is proposing to further expand this residential area to the west. In reviewing all development options, Council has determined that the Mixed Use Land Use Designation fits best with the proposed development.

The proposed amendment will re-designate an area of land west of White Pine Drive from Rural to Mixed Use, Residential to Mixed Use and Commercial to Mixed Use.

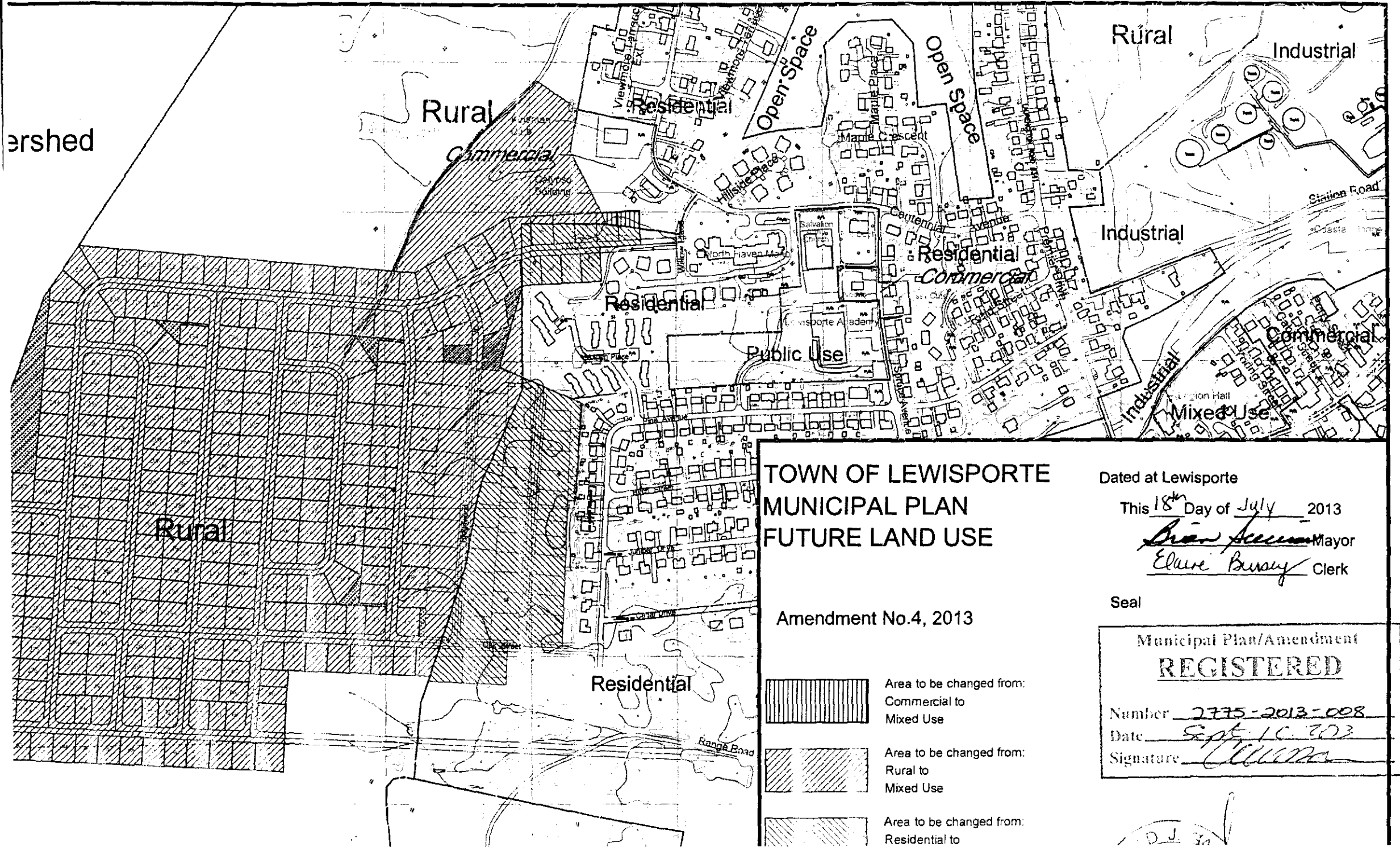
PUBLIC CONSULATION

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 April 24, 2013, 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 April 24 to May 1, 2013, 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. 4, 2013

The Town of Lewisporte Municipal Plan is amended by:

- A) *Changing* an area of land from “**Rural**” to “**Mixed Use**”,
- B) *Changing* an area of land from “**Residential**” to “**Mixed Use**”, and
- C) *Changing* an area of land from “**Commercial**” to “**Mixed Use**”, as shown on the attached copy of the Town of Lewisporte Future Land Use Map.



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

Dated at Lewisporte


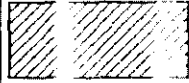

This 18th Day of July 2013

Dian Acciano Mayor
Elaine Bussey Clerk

Seal

Municipal Plan/Amendment
REGISTERED
Number 2775-2013-008
Date Sept 10 2013
Signature *[Signature]*

Amendment No.4, 2013

-  Area to be changed from:
Commercial to
Mixed Use
-  Area to be changed from:
Rural to
Mixed Use
-  Area to be changed from:
Residential to

[Signature]
D.J. 31