

MUNICIPAL PLAN 2005 - 2015

MUNICIPAL PLAN AMENDMENT No. 15, 2015

“Amendment to Municipal Plan Policy 3.2.2.2, Residential-Seniors”

FEBRUARY 2015

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF LEWISPORTE
MUNICIPAL PLAN AMENDMENT No. 15, 2015**

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. 15, 2015, on the 30th day of March, 2015.
- b) Gave notice of the adoption of the Town of Lewisporte Municipal Plan Amendment No. 15, 2015, by advertisement inserted on the 8th day and the 15th day of April, 2015 in *The Pilot* newspaper.
- c) Set the 23rd day of April at 7:00 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. 15, 2015, as adopted (or as amended).

SIGNED AND SEALED this 13th day of May, 2015

Mayor: Brian Sarsian (Council Seal)

Clerk: Elaine Bussey

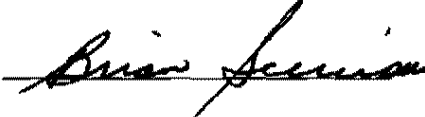
Municipal Plan/Amendment	
REGISTERED	
Number	<u>2015-2015-015</u>
Date	<u>June 3, 2015</u>
Signature	<u>[Signature]</u>

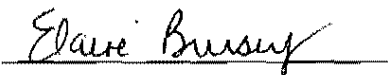
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LEWISPORTE
MUNICIPAL PLAN AMENDMENT No. 15, 2015**

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. 15, 2015.

Adopted by the Town Council of Lewisporte on the 30th day of March, 2015.

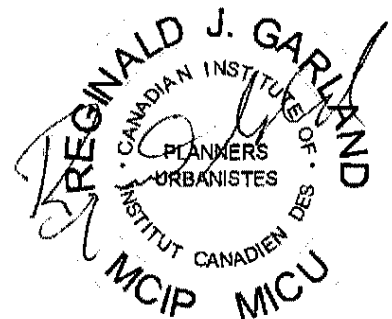
Signed and sealed this 13th day of May, 2015.

Mayor:  (Council Seal)

Clerk: 

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Lewisporte Municipal Plan Amendment No. 15, 2015, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF LEWISPORTE
MUNICIPAL PLAN AMENDMENT No. 15, 2015

BACKGROUND

The Town of Lewisporte proposes to amend its Municipal Plan to accommodate a medical clinic with an attached pharmacy/drugstore. The Residential Seniors Municipal Plan policy does not contain any policies for medical and professional uses of for a pharmacy/drugstore.

To accommodate the proposed development of a medical clinic with an attached pharmacy/drugstore, this Amendment proposes to amend Municipal Plan Policy 3.2.2.2, to add new policies that will add Medical and Professional uses along with mercantile uses such as pharmacies and drugstores provided they form part of a medical use.

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 March 4, 2015, 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 4 to March 11, 2015, 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. 15, 2015

The Town of Lewisporte Municipal Plan is amended by:

A) *Adding* the following *highlighted* policy to Municipal Plan Policy 3.2.2.2, as shown below:

3.2.2.2 Residential - Seniors

This designation is applied to areas for semi-detached seniors housing and townhouse residential uses. Apartment type complexes for seniors shall also be a permitted use. The North Haven Manor, south of Centennial Avenue, and the newly constructed Pleasantview Manor, located at the end of Pleasant Street is zoned Residential Seniors on the Lewisporte Land Use Zoning Map 2.

Medical and Professional uses along with mercantile uses such as pharmacies and drugstores shall be permitted provided they form part of a medical use.

Policies:

- Semi-detached seniors housing and apartment type complexes shall be a permitted use.
- Residential development shall comply with the general land use policies of this Plan (Section 3.1) and as set out in the conditions of the Lewisporte Development Regulations.
- *Medical and Professional uses such as medical clinic shall be permitted.*
- *Shop use, pharmacies and drugstores only, shall be permitted provided they form part of a medical use such as a medical clinic.*