

TOWN OF LEWISPORTE

MUNICIPAL PLAN 2025-2035

PLAN-TECH



ENVIRONMENT
December 2024

Urban and Rural Planning Act, 2000
Resolution to Approve
Lewisporte Municipal Plan, 2025-2035

Under the authority of sections 16, 17 and 18 of the **Urban and Rural Planning Act, 2000**, the Town Council of Lewisporte:

- (a) Adopted the Lewisporte Municipal Plan, 2025-2035, on the day of _____, 2025.
- (b) Gave notice of the adoption of the Lewisporte Municipal Plan, 2025-2035, by advertisement inserted on the _____ day of _____, 2025 in the newspaper.
- (c) Set the _____ day of _____, 2025 for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the **Urban and Rural Planning Act, 2000**, the Town Council of Lewisporte approves the Lewisporte Municipal Plan, 2025-2035, as adopted (or amended).

Signed and Sealed this _____ day of _____, 2025.

Mayor: _____ (Council Seal)

Clerk: _____

Municipal Plan/Amendment REGISTERED
Number _____
Date _____
Signature _____

Urban and Rural Planning Act, 2000
Resolution to Adopt
Lewisporte Municipal Plan, 2025-2035

Under the authority of section 16 of the **Urban and Rural Planning Act, 2000**, the Town Council of Lewisporte adopts the Lewisporte Municipal Plan, 2025-2035.

Adopted by the Town Council of Lewisporte on the _____ day of _____, 2025.

Signed and Sealed this _____ day of _____, 2025.

Mayor: _____ (Council Seal)

Clerk: _____

Canadian Institute of Planners Certification

I certify that the attached Lewisporte Municipal Plan, 2025-2035, have been prepared in accordance with the requirements of the **Urban and Rural Planning Act, 2000**.



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1. Introduction

Located at the head of Burnt Bay in Notre Dame Bay, Lewisporte serves as a centre for the region with medical, banking and retail services. Incorporated in 1946, Lewisporte has a long history as a shipping and distribution centre. Port facilities and a marina serve as the current focus for economic development along with a growing tourism sector.

The Lewisporte Municipal Plan 2025-2035 is Council's strategy for the management of land within the Lewisporte municipal planning area. The Lewisporte Municipal Plan, along with the accompanying future land use maps, will be used by Council to guide physical improvements, development, and initiatives to improve the social, economic, and environmental health of Lewisporte for a 10-year period. The Development Regulations implement the Municipal Plan through land use zones, development standards, and Council's processes for approving applications.

A municipal plan and development regulations are binding upon Council and on all persons, corporations and organizations undertaking development within the Lewisporte municipal planning area.

The current Lewisporte Municipal Plan and Development Regulations were registered in September 2005. The **Urban and Rural Planning Act, 2000** requires that a Municipal Plan and Development Regulations be reviewed every five years to accommodate development that can be foreseen in the next 10-year period. Since the Lewisporte Municipal Plan and Development Regulations came into effect in 2005, Council has amended the municipal plan and development regulations to accommodate new development proposals or change development standards.

In 2023, Council hired Plan-Tech Environment Ltd. to complete a review of the Lewisporte Municipal Plan and Development Regulations.

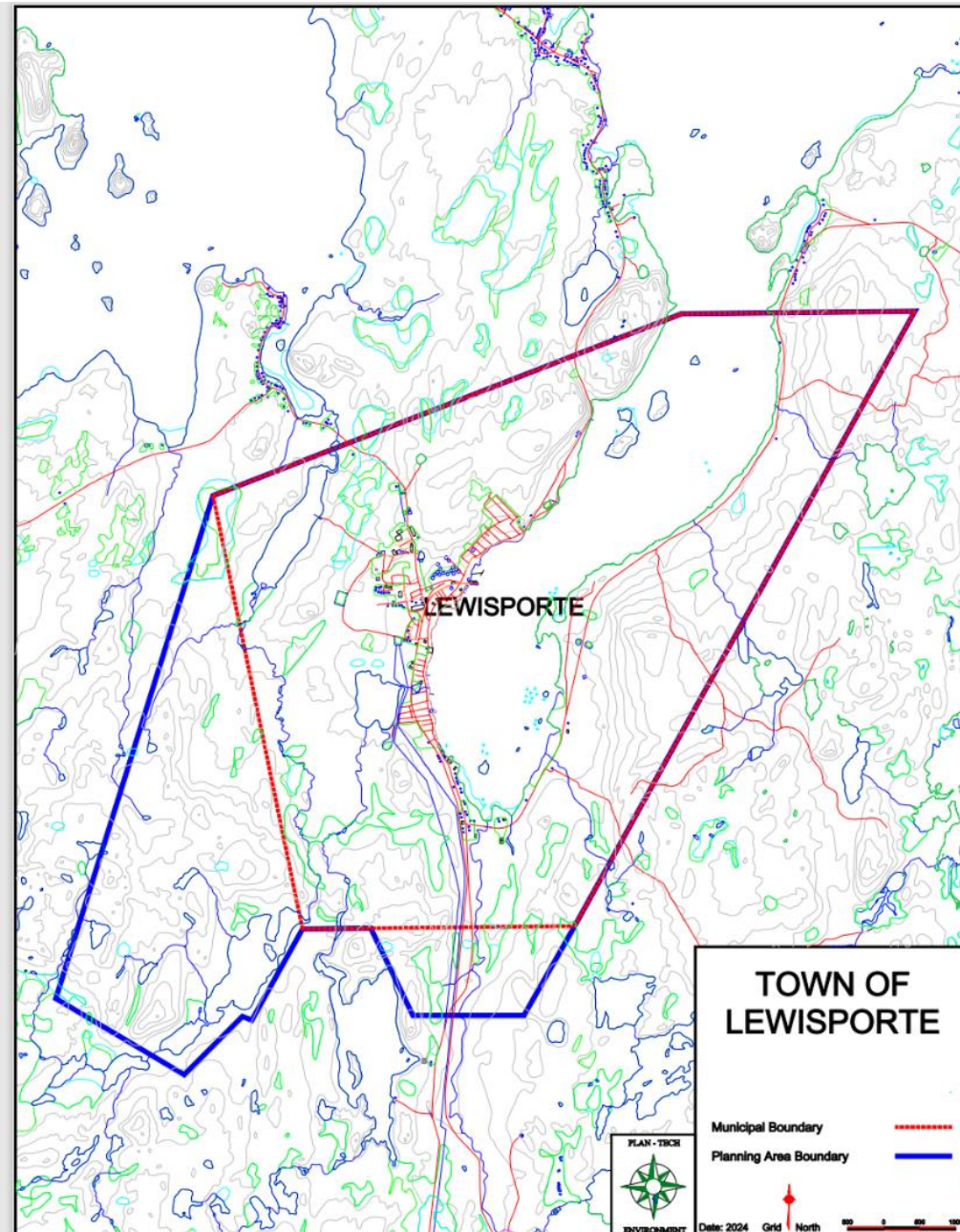
1.1 Municipal Boundary and Municipal Planning Area

Lewisporte was incorporated in 1946. The municipal boundary was established in 1978 and is described in the "Town of Lewisporte Order" made under the **Municipalities Act**. Within the municipal boundary, Council has the authority to make regulations, impose taxes, and provide services.

The Lewisporte Municipal Plan and Development Regulations apply to the Lewisporte municipal planning area. The Lewisporte municipal planning area was established by the Minister of Municipal and Provincial Affairs in April 1996.

Figure 1.1 shows the Lewisporte municipal boundary and the Lewisporte municipal planning area.

Figure 1.1: Lewisporte Municipal Boundary and Municipal Planning Area



The Lewisporte municipal planning area extends beyond the municipal boundary to capture the full extent of the Stanhope Pond Protected Public Water Supply and land adjacent to Route 340.

1.2 The Planning Process

The **Urban and Rural Planning Act, 2000** establishes the process for bringing a municipal plan and development regulations into legal effect. This multi-step process includes opportunities for residents, landowners, developers, and community organizations to provide input and feedback.

Council has an integral role to play in the preparation of a Municipal Plan and Development Regulations. The Lewisporte Council shared insights into opportunities and challenges as well as goals and community needs. A Municipal Plan represents Council's vision for the 10-year planning period and outlines Council's goals for community growth, initiatives, and sustainability. Council also shared its Asset Management Plan and policy, its 2022-2025 Capital Program, the Habitat Stewardship Agreement signed in 2017, the Marina Business Development Plan prepared in 2021, a list of businesses as well as building permit statistics for 2020 to 2024 (up to July 31).

Figure 1.2 outlines the planning process.

The first step includes assessing the current planning context which includes identifying demographic changes, reviewing any studies that Council has undertaken and gathering mapping and associated data.

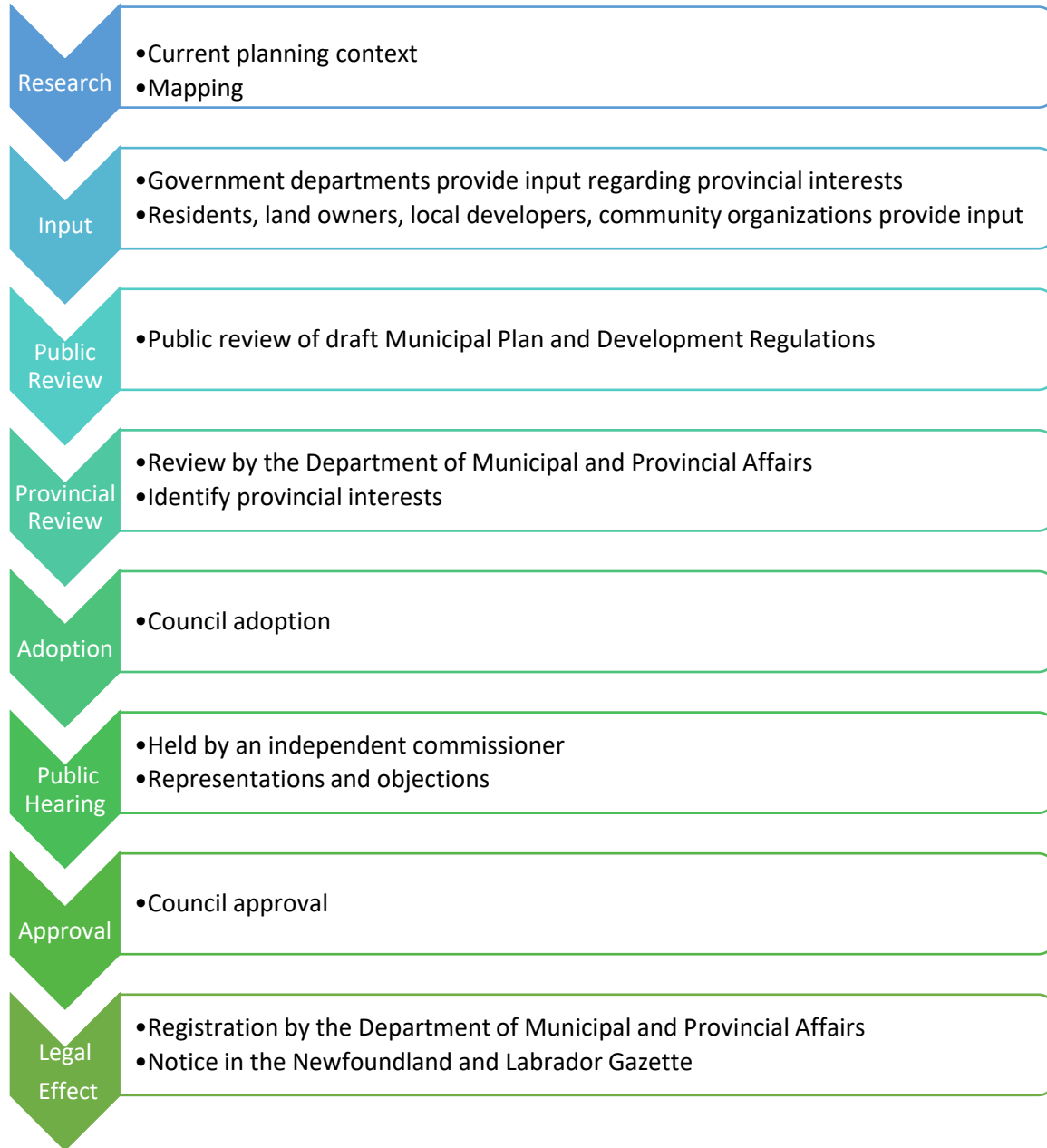
The second step involves public consultation and seeking input from residents, government departments, and other stakeholders. Once the draft municipal plan and development regulations, the public is offered an opportunity to review the documents and maps and provide comments. Council then proceeds to submit the final draft documents and maps to the Department of Municipal and Provincial Affairs for review to ensure that provincial interests are incorporated.

After the documents are released from provincial review, Council may adopt them and proceed to schedule and advertise the statutory public hearing. The statutory public hearing is held by an independent commissioner and intended to give interested parties a final opportunity to submit representations and raised objections. After the public hearing, the commissioner submits a written report to Council with recommendations. If no submissions are received, the public hearing may be cancelled.

After the commissioner's report has been submitted, Council must consider the recommendations and may proceed to approve the municipal plan and development regulations, approve the municipal plan and development regulations with changes or refuse to proceed. If approved, Council submits the documents and maps to the Department of Municipal and

Provincial Affairs for registration. The municipal plan and development regulations come into legal effect once a notice of registration is published in the Newfoundland and Labrador Gazette.

Figure 1.2: Planning Process



In 2023, Council informed the Department of Municipal and Provincial Affairs that it had retained Plan-Tech Environment Ltd. to undertake a review of the Lewisporte Municipal Plan and Development Regulations and request that the Department seek input from provincial

departments and agencies. The Interdepartmental Land Use Committee solicited input from government departments and agencies with interests in the Lewisporte municipal planning area. This input is outlined in detail in section 2.2.

Various meetings were held with Council, town staff, residents and stakeholders to receive input on the challenges and opportunities facing the Town. A public meeting and open house were held on Tuesday July 23, 2023, at 7:00 pm at the Town Hall. This public open house and meeting was advertised through the Town's Facebook page and website and by posters placed in prominent locations throughout the community. At the public meeting and open house, a planner with Plan-Tech Environment Ltd. outlined the planning process, identified provincial interests and asked for input. During the open house, individuals viewed the 2005 zoning map which had been updated with all amendments and provided comments relating to development interests. Those in attendance were given the opportunity to provide written comments via email or on a comment sheet provided at the meeting.

The Qalipu First Nation was also contacted and asked to provide input into the Lewisporte Municipal Plan and Development Regulations.

In January 2025, the draft Lewisporte Municipal Plan, Development Regulations and associated maps were shared on the Town's website. The public was invited, through the Town's social media channels, were invited to review the documents and provide written comments. Plan-Tech Environment Ltd. followed up on the written comments on an individual basis.

As part of its background research, a planner with Plan-Tech Environment Ltd. conducted a site visit of the community.

2. Planning Context

2.1 Community Context

Lewisporte is service centre located in Notre Dame Bay. Lewisporte has a long history associated with shipping.

With the first permanent settler arriving in 1876, fishing, farmer and boatbuilding lead to the initial growth. After the railway line crossing the Island of Newfoundland was completed, the Reid Newfoundland Company established a boat terminal and a branch line extending from Notre Dame Junction. Services such as mail distribution, passenger and cargo extended to surrounding communities in Notre Dame Bay. The boat terminal and branch line also served to carry coal to Bishop's Falls for the railway locomotives and facilities.

Timber Estates Limited in central Newfoundland used the harbour and branch railway line to ship lumber from its sawmill operation. The community was named after the company owner Lewis Miller. The harbour attracted other shipping industries including the landing of jet fuel for the Gander Airport which was subsequently shipped via the railway. After the construction of the Trans-Canada Highway, the importance of the Lewisporte branch railway line declined and was eventually abandoned.

Lewisporte served as the base for a freight service to coastal Labrador until 2019. The town now focuses its economic development opportunities on the year-round deep-water port, marina and industrial park.

Lewisporte is the location for a range of community services which serve the local residents as well as surrounding communities including the Lewisporte Community Health Centre, Lewisporte Collegiate, Dietract Technical Institute, Mike Austin Arena, Pleasant View Manor and other personal care homes. Lewisporte is also the centre for government offices including Newfoundland and Labrador Motor Registration, Government Service Centre and Employment Centre as well as the district office for Transport Canada Marine Safety.

These functions support Lewisporte's role as a regional centre providing services to local residents and surrounding communities.

2.2 Population, Demographic and Household Trends

Selected demographic indicators have been extracted from the 2021 Census as well as the Newfoundland and Labrador Community Accounts prepared by the Newfoundland and Labrador Statistics Agency, Department of Finance.

Table 2.1: Population Change, Lewisporte, 1991-2021

Year	Population	Change	Percent Change
1991	3,850		
1996	3,710	-45	-3.6
2001	3,310	-400	-10.8%
2006	3,310	0	0.0%
2011	3,485	175	5.2%
2016	3,410	-75	-2.1%
2021	3,288	-121	-3.5%

Source: Statistics Canada and NL Community Accounts

In 2021, the population of Lewisporte was 3,288. In 2016, the population was 3,409. This represents a population change between 2016 and 2021 of -3.5 percent. Table 2.1 shows that the population of Lewisporte has decreased by 562 since 1991.

Births and deaths account for natural population change. Table 2.2 shows that between 2105 and 2020, deaths have outnumbered births resulting in negative natural change. Outward migration accounts for the remaining decrease in population. More people have moved out of the Town than have moved in.

Table 2.2: Components of Population Change, Lewisporte, 2015 to 2020

	2015	2016	2017	2018	2019	2020
Births	25	25	Not available	25	25	20
Deaths	75	60	Not available	70	80	70
Natural Change	-45	-35	Not available	-45	-55	-50

Source: NL Community Accounts

Table 2.3 shows the age characteristics of Lewisporte from the 2021 Census. Approximately 52 percent of the population is aged between 15 and 64. Thirty six percent of the population is over 65 and 5 percent of the population is 85 years and over. Only 11 percent of the population is less than 14 years old.

Table 2.3: Age Characteristics, Lewisporte, 2021

Total Age Groups	Total	Percent
0 to 14 years	385	11.7%
15 to 64 years	1,705	51.8%
65 years and over	1,200	36.5%
85 years and over	165	5.0%
100 years and over	5	0.2%

Source: 2021 Census, Statistics Canada

In Lewisporte, there are several personal care facilities which are not captured in the following tables about structural type of dwelling, period of construction or household size. Census Canada classifies hospitals, nursing homes and similar institutional settings as institutional collective dwellings. Data regarding institutional residents is limited at the census subdivision level.

According to the 2021 Census, there are a total of 1,430 occupied dwellings in Lewisporte. Table 2.4 shows the characteristics of these occupied dwellings. Seventy eight percent of occupied

dwellings are single-detached houses. This table does not capture institutional collective dwellings.

Table 2.4: Occupied Dwellings by Structural Type, Lewisporte, 2021

Structural Type	Total	Percent
Single-detached house	1,120	78.3%
Semi-detached house	125	8.7%
Row house	105	7.3%
Apartment or flat in duplex	50	3.5%
Apartment in building that has fewer than five storeys	30	2.1%
Apartment in building that has five or more storeys	0	0.0%
Other single-attached house	5	0.3%
Movable dwelling	0	0.0%
Total Occupied Dwellings	1,430	100%

Source: 2021 Census, Statistics Canada

Of the occupied private dwellings, almost 19 percent were constructed before 1960. Forty-two percent of occupied private dwelling were constructed between 1960 and 1980. These dwellings are now more than 45 years old and may require improvements to meet current standards and to maintain a good state of repair.

Table 2.5 shows occupied private dwellings by period of construction.

Table 2.5: Occupied Private Dwellings by Period of Construction, Lewisporte, 2021

Period of Construction	Total	Percent
1960 or before	270	18.9%
1961 to 1980	600	42.0%
1981 to 1990	205	14.3%
1991 to 2000	100	7.0%
2001 to 2005	45	3.1%
2006 to 2010	85	5.9%
2011 to 2015	105	7.3%
2016 to 2021	30	2.1%
Total Occupied Dwellings	1,430	100.0%

Source: 2021 Census, Statistics Canada

The Town of Lewisporte reports that 19 new housing permits have been issued since 2020 and 711 residential permits which shows new development is occurring as well as improvements to existing houses and residential properties. Table 2.6 illustrates the number of new housing and residential permits issued by year.

Table 2.6: Residential Permits by Year, 2020 to 2024

Year	New Residential Permits	Other Residential Permits
2020	1	150
2021	7	125
2022	5	131
2023	4	125
2024 (to July 31)	2	180
Total	19	711
Source: Town of Lewisporte		

Table 2.7 identifies private households by household size. According to the 2021 Census, the average household size is 2.2 persons. Over 72 percent of households consists of 1 or two people.

Table 2.7: Private Households by Household Size, Lewisporte, 2021

Household Size	Total	Percent
1 person	375	26.2%
2 persons	665	46.5%
3 persons	205	14.3%
4 persons	135	9.4%
5 or more persons	50	3.5%
Total	1,430	100.0%
Source: 2021 Census, Statistics Canada		

Lewisporte, like other Newfoundland and Labrador municipalities, has a declining population. The population is aging as is the housing stock. While most houses are single detached, they are occupied by small households consisting of one or two persons. There are several assisted living, seniors and personal care facilities in Lewisporte. The number of individuals who reside in these facilities is hard to determine as Census Canada provides little data at the census subdivision level of collective institutional residents.

2.3 Land Use

The south end of Main Street is a concentrated commercial centre with a range of uses including restaurants, hotel, mall, and a broad-spectrum of stores including Canadian Tire and Home Hardware. This area has become the commercial focus of the community replacing the traditional town centre, located toward the northern end of Main Street. The town centre is characterized by vacant buildings and parking lots. The recent closure of Scotiabank has resulted in another vacant building and the loss of a heavily used service. The Town Hall and Library along with the post office are anchors to this area and Town has made efforts to beautify this portion of Main Street with signage, sidewalks, clearly marked on-street parking, and flowers on lampposts. A previous place of worship has been purchased by the Town with the intention of converting it into a theatre.

The marina is the home of the Lewisporte Yacht Club. Owned by the Town of Lewisporte, the marina offers 250 berths off four floating docks and can accommodate vessels up to 80 feet in length. Municipal water, ice, electricity and wireless internet are available along with gasoline and diesel fuel. The Town of Lewisporte completed a report in 2021 identifying business opportunities for the marine intending to extend its role as an economic driver by adding services and attractions including pub and restaurant and short-term accommodation in the form of cabins.

Residential areas are attractive with larger houses being built in the Residential-Rural zone at the north end of the Main Street and on the Southside. Single dwellings are the predominant form of housing. Seniors' complexes, other multiple unit dwellings along with personal care homes existing in the traditional residential areas with new subdivision development underway.

Throughout the community, there are facilities such as churches, community service organizations and recreational facilities including the Mike Austin Arena, Lewisporte Recreation Complex and Winter Game Lands Bowling on Bowater Avenue. Four neighbourhood playgrounds exist at Pond Road, Centennial Drive, 1st Avenue and the recreational complex. Walking trails extend around Woolfrey's Pond. These are connected to the Woolfrey's Pond Campground which is a town owned facility with a total of 88 camp sites.

Industrial lands on the Stanhope Road (Route 341) include aggregate storage, construction yards, school bus storage and maintenance, and heavy equipment maintenance. Several large cemeteries are located along this road. The industrial park, located at the southern end of Main Street, also contains a range of general industrial uses including a garage, auto parts store, sign businesses and a construction yard.

Wharves along with large warehouse facilities, remain from the town's historical role as Labrador freight base. The bulk oil terminal and tank farm is active.

A chicken hatchery exists at the intersection of Main Street and Route 340. The 2005 Lewisporte Municipal Plan and Development Regulations contains a 620-metre buffer intended to discourage incompatible development. Council wishes to maintain this buffer and restrict residential development within it.

A multi-use route extends as far as Woolfrey's Pond which is used by ATVs and snowmobiles. Council is seeking funding to upgrade the southern portion to create a ATV/snowmobile

connection from Notre Dame Junction. The former Newfoundland railway extends throughout the community from its terminus at Station Road to the southern limits of the municipal planning area. It too is used by ATVs and snowmobiles.

Stanhope Pond is the provincial protected public water supply serving Lewisporte. It is located within the municipal planning area on western boundary. Troke's Pond, the designated water supply for Embree, extends into the norther portion of the Lewisporte municipal planning area.

2.4 Infrastructure

The Town's water treatment and distribution system consists of 35 kilometres of water mains, 131 fire hydrants, gaseous chorine sanitation at source, a water tower as well as a chlorine booster station. Drinking water must comply with the *Drinking Water Treatment Standards for Newfoundland and Labrador*, *Guidelines for Drinking Water Quality in Newfoundland and Labrador* and *Guidelines for Monitoring Public Drinking Water Supplies*. The Town's water source complies with all regulatory requirements and is subject to daily, monthly and quarterly checks.

The wastewater system consists of 28 kilometres of sewer pipe. The water system extends beyond the wastewater system. There is 21.9 kilometres of storm sewer as well as 9.2 kilometres of ditches.

2.5 Environment

In 2017, the Town of Lewisporte entered into a Municipal Stewardship Agreement with the Department of Fisheries and Land Resources to protect and enhance certain wetlands and wildlife habitats. According to this agreement, the Town shall only permit activities within the identified management units that have no negative impact on the wetland habitat or waterfowl or other wildlife that use those habitats. In the agreement, the Town agrees that the management units shall be designated protected areas in its Municipal Plan. Any activities that may affect the management units must be referred to the relevant provincial department. The identified management unit is located at Bottom Brook and extends northward from Route 340 into the estuary.

Figure 2.1 illustrates the location of the Bottom Brook Management Unit.

Figure 2.1: Bottom Brook Management Unit



2.6 Governance

The Town of Lewisporte Council consists of seven councillors including the Mayor and Deputy Mayor. Councillors serve on various committees including Recreation, Protective Services, Economic Development, Lands, Public Works and Finance and Human Resources.

Council meets monthly and minutes are posted on the Town's website.

The 2024 Operating Budget contained total operating funds of \$6,601,847 which represents an increase of \$864,868 from 2023. Table 2.8 shows a breakdown of revenue and expenditures by category.

Table 2.8: Town of Lewisporte Operating Budget, 2024

Revenue	
Taxes	\$4,172,667
Sale of Goods and Services	\$477,068
Other Revenue from Own Sources	\$223,250
Federal and Provincial Grants and Subsidies	\$558,340
Reserve Surplus from Prior Year	\$1,170,513
Total Revenue	\$6,601,847
Expenditures	
General Government	\$1,592,185
Protective Services	\$221,850
Transportation Services	\$778,128
Environmental Health	\$682,382
Planning and Development	\$44,000
Recreation and Cultural Services	\$866,080
Fiscal Services	\$2,417,222
Total Expenditure	\$6,601,847
Source: Town of Lewisporte	

As part of its 2024 operating budget, Council decreased the mill rate by 0.5 mils in order to foster a favourable financial environment for residents and businesses.

To manage the Town's assets including the water distribution and wastewater collection systems, buildings, facilities, and fleet, Council adopted an Asset Management Policy in 2002. This policy supports the asset management plan which provides a framework for strategic long term asset management decision making.

The Town has also developed a capital program for the period of 2022 to 2026 which focuses on capital projects that target the Town's highest risk assets first as well as future infrastructure demands over the long-term. This capital program identified updates to the water treatment and distribution and wastewater collection and treatment systems and road upgrades to be funding through Provincial Capital Works Program and the Gas Tax Program.

2.7 Provincial Interests

In 2023, the Town forwarded a resolution to the Department of Municipal and Provincial Affairs retaining Plan-Tech Environment Ltd. to prepare an updated Lewisporte Municipal Plan and

Development Regulations. The Department of Municipal and Provincial Affairs requested that the Interdepartmental Land Use Committee solicit input from government department and agencies with an interest within the Lewisporte municipal planning area.

Input from government departments and agencies identified the following interests:

- Approvals and permits are required from the Government Service Centre, Department of Digital Government and Service NL before the start of construction.
- Preparation and submission of documents must meet the requirements of the **Urban and Rural Planning Act, 2000** including public consultation.
- The **Highway Sign Regulations, 1999** apply to all provincial highways within the municipal planning area. The control line extends 100 metres from the centreline of a provincial highway within the municipal boundary and 400 metres from the highway centreline in the municipal planning area.
- Route 340 is a protected road. The **Protected Road Zoning Regulations** apply within 100 metres of the centreline of Route 340 within the municipal boundary and 150 metres of the centreline of Route 340 in the municipal planning area. All development within the protected road building control lines requires a permit from the Government Service Centre, Department of Digital Government and Service NL as well as a permit from the Town. However, a review of Schedule B of the **Protected Road Zoning Regulations** identifies a gap between the southern municipal planning boundary of the Town of Lewisporte and the northern municipal planning boundary. As such, no part of the protected road building control lines extends through the Lewisporte municipal planning area.
- The Office of Indigenous Affairs and Reconciliation recommends that the Qalipu First Nation to advised of any public consultation process. The Qalipu First Nation was contacted and requested to provide input into the Lewisporte Municipal Plan and Development Regulations. No response was received.
- The Climate Change Branch, Department of Environment and Climate Change advises that climate change is expected to result in more precipitation and more extreme weather events that may result in increased flooding, sea surge and coastal erosion. The Climate Change Branch recommends that these impacts be considered when allocating land for development close to rivers, floodplains or the coastline.
- The Climate Change Branch, Department of Environment and Climate Change notes that the National Building Code of Canada includes energy efficiency requirements for new buildings and that the Town should ensure that new buildings comply with these requirements.

- Any significant undertaking may be subject to the requirements of the **Environmental Protection Act, 2002** and must be submitted to the Environmental Assessment Division, Department of Environment and Climate Change for review.
- The Pollution Prevention Division, Department of Environment and Climate Change advises that certain activities as subject to the **Environmental Protection Act, 2002, Air Pollution Control Regulations, 2022, Pesticides Control Regulations, 2012, Storage and Handling of Gasoline and Associated Products Regulations, 2003, Use Oil and Use Glycol Control Regulations** and **Halocarbon Regulations**.
- All waters discharged during construction and operation are subject to compliance with the **Environmental Control Water and Sewage Regulations, 2003**. In addition, any effluent or run-off must conform to the requirements of these regulations.
- Any work in or within 15 metres of a body of water must receive a permit under the **Water Resources Act, 2002**.
- Any working within the shore water zones must receive a permit under the **Water Resources Act, 2002**.
- According to the Water Resources Management Division, a portion of the Troke’s Cove Pond Protected Public Water Supply Area for the Town’s of Embree and Little Burnt Bay extend into the Lewisporte municipal planning area. In addition, the Stanhope Pond Protected Public Water Supply Area for the Town of Lewisporte extends outside of the Lewisporte municipal planning area.
- Any work within the two Protected Public Water Supply areas requires a permit issued by the Water Resources Management Division, Department to Environment and Climate Change under the **Water Resources Act, 2002**.
- Construction of a non-domestic well requires a permit issued by the Water Resources Management Division, under the **Water Resources Act, 2002**.
- Unserved subdivisions greater than 4 lots require a groundwater assessment in accordance with ‘Groundwater Supply Assessment and Reporting Guidelines for Subdivisions Served by Individual Private Wells’. The assessment must be submitted to and approved by the Groundwater Section, Water Resources Management Division, Department of Environment and Climate Change. In addition, a level II groundwater assessment is required in areas with known water quality issues.
- The Crown Lands Division, Department of Fisheries, Forestry and Agriculture asks that zoning recognize Crown Lands applications that have been approved or are being processed.
- The GIS and Mapping Division, Department of Fisheries, Forestry and Agriculture asks that 35 geodetic control monuments should be protected. If any potential disturbances occur, the GIS and Mapping Division be informed.

- The Land Management Division – Agriculture, Department of Fisheries, Forestry and Agriculture’s role is to protect existing and future agricultural activity. Agriculture must be a permitted activity in the Rural zone, must not be negatively impacted by other provincial interests and must be allowed to expand.
- The Town has entered into a stewardship agreement with the Wildlife Division, Department of Fisheries, Forestry and Agriculture. The management units identified in this agreement may be recognized in the Municipal Plan and Development Regulations.
- Prior to permitting any large-scale vegetation clearing, the Town is encouraged to check with the Atlantic Canada Conservation Data Centre for an up-to-date list of species listed under the **Endangered Species Act**.
- The Wildlife Division, Department of Fisheries, Forestry and Agriculture recommends maintaining riparian buffers along wetlands and waterbodies as well as vegetative green belts especially bordering land uses such as agriculture or special landscape features. In addition, green belts should connect forested areas or habitat to create travel corridors for various wildlife species. Vegetation clearing should be done outside May 1 to July 31 as disturbance can be detrimental during breeding/rearing periods.
- The Mineral Lands Division, Department of Industry, Energy and Technology notes that quarry resources provide the ingredients to support and maintain development. Land should be allocated for mineral working that reflects known aggregate resources and existing quarry sites. As it is a provincial interest that land is available for quarry resources, and these locations be near the where these resources will be used, the Mineral Lands Division wishes to review the Lewisporte Municipal Plan and Development Regulations before they are accepted by the Department of Municipal and Provincial Affairs. Links to the Geoscience Atlas have been provided to identify quarry permits and areas with aggregate resource potential.
- The Mineral Lands Division, Department of Industry, Energy and Technology identifies recognized occurrences of gold and copper within the municipal planning area. Mineral exploration has occurred, and the Town should anticipate future mineral exploration activity.
- The Mineral Lands Division, Department of Industry, Energy and Technology provided standard definitions and requirements to be included in the Lewisporte Development Regulations.
- The Geological Survey of Newfoundland and Labrador recommends that the Town take the potential for geological hazards into account when making decisions especially the potential of coastal hazards such as flooding, erosion, storm surge and the effects of sea level rise. Within the municipal planning area, the shoreline consists of narrow, steep beaches and rock cliffs. The coastal erosion index is low for the northern and southern portions of the

Lewisporte coastline around Burnt Bay and moderate for the central coastline in the vicinity of the town centre. The coastal sensitivity index is moderate for all of the coastline.

- There are no documented rockfalls, landslides or other historical mass movements within the municipal planning area.
- The Geological Survey of Newfoundland and Labrador recommends that the Town consider the effects of relative sea level rise and climate change. Current models suggest a relative seal level rise of 120-140 cm in the vicinity of Lewisporte by 2100. The Geological Survey of Newfoundland and Labrador recommends the implementation of shoreline protection buffers as well as ensuring development and activities along the coastline do not destabilize coastal cliffs or natural flood protection features such as gravel beach barriers and berms. The Geological Survey of Newfoundland also recommends minimum setbacks from the top of coastal cliffs with materials susceptible to erosion and instability as well as restricting development in areas below the 4 metre contour which may be a risk of coastal flooding. This combined approach is recommended to mitigate potential risks associated with coast erosion and coastal flooding.
- The Geological Survey of Newfoundland and Labrador recommends that development on, above or below slopes with a grade greater than 15 degrees and excavation into the toe of steep slopes should be evaluated by qualified professionals to assess the risk of slope movement.
- The Energy Branch, Department of Industry, Energy and Technology notes that there is no wind energy land reserve within the municipal planning area.
- The Provincial Archaeological Office, Department of Tourism, Culture, Arts and Recreation identified a known historic aircraft wreck within the municipal planning area. The Provincial Archaeological Office recommends that the Municipal Plan include policies requiring referral for any major development involving ground disturbance. If any historical resources are accidentally discovered, the Provincial Archaeology Office must be contacted immediately. Any activity must cease until the accidental discovery is investigated by the Provincial Archaeology Office.
- The Town should contact the Planning, Accommodation and Reality Division, Department of Transportation and Infrastructure about proposed land developments to ensure no conflict with properties reserved for provincial purposes.
- The Department of Transportation and Infrastructure indicates that any change in use or zoning which requires direct or indirect access to a provincial highway must adhere to the Department's policy of highway access management and proponents must apply to the Department of Digital Government and Service NL for assessment or re-assessment of access.

- Newfoundland Power notes that a permit is required for any work within 5.5 metres of an energized line. Buildings, temporary and permanent structures shall not be placed within any transmission or distribution right of way or easement. Land grading shall not take place on any utility right of way or easement and material shall not be store or stacked. Before trails, access roads or driveways are constructed across or on any powerline right of way, Newfoundland Power must investigate safety clearances for construction equipment and access for emergency and maintenance vehicles. Minimum clearances for swimming pools and hot tubs must be maintained and pools are not to be approved on any utility easement or right of way and standard widths of powerline infrastructure are to be applied.

The Land Use Atlas also shows two dump buffers extending into the north portion of the municipal planning area. These buffers appear to be related to former dump sites. Any development within these buffers must be referred to Government Service Centre, Department of Digital Government and Service NL.

The Lewisporte Port is federally regulated, and any development must be referred to Transport Canada.

There is no federally recognized salmon river in the Lewisporte municipal planning area.

3. Goals and Objectives

3.1 Strategy

The Lewisporte Municipal Plan 2025-2035 will:

- Build upon community strengths recognizing the importance of the port, marina, industrial development and tourism as economic drivers.
- Maintain and strengthen current land use patterns taking into consideration available infrastructure.
- Promote new opportunities especially with respect to regional services such as seniors' complexes and assisted living facilities.
- Recognize the strategic function of the Town as a regional centre and provide opportunities for new commercial and community service uses.
- Facilitate the development of a range of housing types and densities.
- Provide Council with the ability to approve development efficiently while maintaining local values.

The Lewisporte Municipal Plan and Development Regulations 2024 align with Council’s vision for a community that is safe, liveable and economically sustainable supported by well managed and maintained assets.

3.2 Goals and Objectives

A goal is a desired state. An objective is a short-range step toward the goal. An objective is concrete, realistic, action oriented and attainable.

Council identified its goals for the 10-year planning period.

Goal A: Physical Structure

A1. To create an attractive and healthy community with services and amenities meeting the needs of residents, businesses, and visitors.

Objectives:

- 1. To accommodate new houses, businesses, and community facilities, that are compatible with the surrounding area, use municipal infrastructure and utilities, and contribute to the community.**
- 2. To promote attractive, high-quality development through site design and a high standard of municipal services.**

Goal B: Economic Development

B1: To strengthen Lewisporte as a regional centre.

Objectives:

- 1. To encourage employment and business opportunities.**
- 2. To provide development opportunities for businesses along Main Street.**
- 3. To support the marina as an economic driver.**
- 4. To provide accommodation and amenities for tourists.**

Goal C: Environment

C1. To value and protect the natural environment.

Objectives:

- 1. To protect the Bottom Brook management unit for habitat.**
- 2. To protect environmentally sensitive areas from development.**

Goal D: Housing

D1. To provide for a mix of housing types to meet the needs of the population of Lewisporte.

Objectives:

- 1. To allow a range of housing types, and densities, to accommodate local needs.**
- 2. To encourage the development of infill lots for residential use in areas within existing municipal services.**

Goal E: Sustainability

- E1. To act on climate change and its impacts.**
- E2. To support strategic long-term asset management in a fiscally responsible manner.**
- E3. To acknowledge the ancestral homeland of the Beothuk and those First Nation who live here now.**

Objectives:

- 1. To ensure that development occurs safely recognizing the potential risks resulting from climate change.**
- 2. To maintain and manage municipal assets at an acceptable level to support public safety and community well-being.**
- 3. To respect the culture, traditions, and ceremonies of the Qalipu First Nation and to work in the spirit of truth and reconciliation.**

4. Land Use Policies

The following policies, along with the accompanying Future Land Use Maps, form the Lewisporte Municipal Plan, 2025-2035. These policies implement the goals and objectives outlined in section 3 and are intended to direct the physical development of Lewisporte during the 10-year life of this Municipal Plan.

4.1 General Land Use Policies

The following policies are general in scope and are applied to more than one future land use designation, zone or land use.

Policies:

GLU-1 Planning Period

It is the policy of Council that this Municipal Plan shall provide a framework for development in the Lewisporte municipal planning area for a 10-year planning period extending from 2025 to 2035. Council may amend the Municipal Plan and Development Regulation to accommodate new development or to recognize changes in local conditions or values. The Lewisporte Municipal Plan and Development Regulations 2025-2035, and any registered amendments, shall remain in effect until a new Municipal Plan and Development Regulations comes into legal effect.

GLU-2 Interpretation

The boundaries between land use designations set out on the Future Land Use maps are general and are not intended to define exact limits except in the case of streets or other prominent physical features. Council may use its discretion to interpret the boundaries of future land use designations or zones.

GLU-3 Non-conforming Uses

In accordance with Section 108 of the **Urban and Rural Planning Act, 2000**, any development or land use that legally exists on the day that this Municipal Plan is registered may continue. Provisions with respect to legal non-conforming uses are outlined in the Development Regulations.

GLU-4 Discretionary Authority

Council may exercise its discretion to:

1. Evaluate applications to assess impact on the surrounding area, availability of infrastructure and utilities as well as street capacity, public safety, amenity, convenience, and other considerations that Council considers important.
2. Interpret use classifications in the Development Regulations.
3. Impose conditions on a permit or approval in principle.

4. Refuse a development application when, in Council's opinion, the development may have an undesirable impact on adjacent properties, the surrounding area, or where municipal services or infrastructure are inadequate or uneconomical to provide and maintain.
5. Determine that a development is premature because of lack of access to a public street, provision of water and sewerage disposal or power, drainage, or is beyond the extend of development and requiring the developer to construct the required services at their cost.

GLU-5 Climate Change

1. Council recognizes that Lewisporte is vulnerable to the impacts of climate change such as sea level rise, storm surges, and extreme precipitation events. These climate change impacts may cause flooding and geological hazards such as erosion, landslides, and rock falls. These impacts may worsen over time.
2. Council shall establish a climate change buffer on the Development Regulations maps. This buffer shall reflect the greater of the 4 metres contour or 30 metres from the highwater mark along the shoreline or from the top of unconsolidated coastal cliffs. This combined approach results in a variable total setback distance in coastal areas and is intended to mitigate potential risks associated with coastal erosion and coastal flooding.
3. Within the climate change buffer, no development may occur within 15 metres of the highwater mark, or the top of coastal cliffs. Existing vegetation shall be maintained within this buffer.
4. Within the climate change buffer, Council may allow new development, and the repair, redevelopment and extension of existing development, subject to the applicable use zone table.
5. Council may impose condition to mitigate the impacts of climate change. These measures may include coastal protection, enhanced construction and/or engineering standards, floodproofing, or accommodations such as protecting existing vegetation or imposing an increased setback from the highwater mark or cliff edge.
6. Council may require completion of a climate change mitigation study for a development to identify the most appropriate measures to reduce the risk from climate change impacts.
7. Council may impose conditions on an approval in principle or a permit to minimize risks from climate change on development.
8. Council is committed to working with the Department of Climate Change and Environment and the Newfoundland and Labrador Geological Survey, Department of Industry, Energy and Technology to further identify the impacts of climate change in the Lewisporte municipal planning area.
9. Council shall monitor lands above the 4 metre contour and within 30-metres of the highwater mark or cliff edge that may be at risk from coastal erosion, flooding, and sea surges and seek input from the Climate Change Branch, Department of Environment and Climate Change.
10. Council shall mitigate the impacts of climate change on municipal services and infrastructure where appropriate and possible.
11. Council shall prohibit activities that may de-stabilize coastal cliffs or natural flood protection

features such as gravel beach barriers and berms.

GLU-6 Habitat Protection

1. The Bottom Brook management unit, identified in the municipal habitat stewardship agreement, shall be protected. Within the Bottom Brook management unit shown on the Development Regulations maps, Council shall refer any activities or development to the Wildlife Division, Department of Fisheries, Forestry and Agriculture.
2. The Town shall endeavor to minimize impact of development on species listed under the **Endangered Species Act** by consulting with the Atlantic Canada Conservation Data Centre before any large-scale vegetation clearing occurs.
3. Council shall minimize large-scale vegetation clearing during habitat breeding season to minimize disturbance where possible.

GLU-7 Environmental Protection

1. Council recognizes the provisions of the **Environmental Protection Act** and associated Regulations with respect to air quality management, waste disposal and litter, air quality, storage and handling of gasoline and associated products, use and storage of pesticides, use or regulated substances, and storage of used oil and lubricating oil.
2. Council shall endeavor to protect riparian buffers along water courses and water bodies to provide a green belt and to provide wildlife habitats.
3. Council shall maintain landscape connectivity by providing green belts where possible.

GLU-8 Growth Management

1. It is the policy of Council to direct development in accordance with the Future Land Use Map and in accordance with the policies of this Municipal Plan. Council will encourage the consolidation of development in areas that can be economically connected to existing streets and serviced with water and sewer.
2. To ensure that development occurs in an orderly manner and that development opportunities are maximized, subdivisions, and other major developments, shall coordinate with other existing and proposed developments, the street network, municipal infrastructure such as water and sewer, and other utilities. Council may require access to adjacent undeveloped lands to be identified and conveyed to the Town. No property shall be retained by a developer or owner to prevent future development of adjoining lands.
3. Development of vacant lots between existing buildings along existing streets shall be encouraged.
4. Council shall review all applications for subdivision developments or other major developments to ensure efficient use of land and that the development is located and designed so not to interfere with optimal future use of adjacent lands.
5. Council may require a developer to enter into a development agreement.

GLU-9 Storm Water Management

1. Managing stormwater runoff is increasingly challenging because of the incidence of more intense storms. Council shall encourage development to manage storm water on-site through installation of measures to decrease water run-off.
2. Development must be designed so that run-off does not negatively impact adjacent properties.
3. Alternations to the natural drainage pattern shall be minimized.
4. Any waters, effluent or runoff leaving a site during construction and operation must comply with the **Environmental Control Water and Sewage Regulations, 2003**.

GLU-10 Building Line Setback

Buildings shall be set back from the street reservation in accordance with the Development Regulations recognizing the character of the surrounding area. The building line setback shall be sufficient to allow front yard landscaping, on-site parking, and safe access and movement of vehicles.

GLU-11 Residential Infill

Council shall encourage infill development along existing streets and in areas serviced with municipal water and sewer. Council may use its discretion to ensure that infill development fits with the character and placement of existing buildings. Council may alter the building line to ensure a consistent development pattern on existing streets.

GLU-12 Livestock Buffer

An intensive livestock operation exists on Route 340. Council wishes to maintain a buffer around this livestock operation to minimize potential conflicts. This buffer shall be shown as Livestock Buffer on the Development Regulations map. Notwithstanding the underlying designations and zones, development within the Livestock Buffer shall be limited to compatible commercial, industrial, and rural land uses. Dwellings may only be permitted within the Livestock Buffer as an accessory to a permitted rural use.

GLU-13 Slope Hazards

Proposed development on, above, or below steep slopes, and excavation into the toe of a steep slope shall be evaluated by a qualified professional. Council recognizes that the risk of slope movement may increase during or after rainfall events, storms and snowmelt.

GLU-14 Parks and Trails

Council is committed to providing recreational open space in the form of parks and walking and ATV trails throughout the community. Council shall work with community partners to extend an

ATV trail from Notre Dame Junction and to provide the ATV riders with appropriate amenities and services.

GLU-15 Wharves, Boathouses, Slipways and Breakwaters

Lewisporte Harbour provides an extensive shoreline which has been used for industrial, commercial, and recreational wharves, boathouses, slipways and breakwaters. Such water related structures are permitted in all zones. Any work extending into a body of water or includes infilling requires a permit from the Water Resources Management Division, Department of Environment and Climate Change and a copy of this permit will be required by the Town.

GLU-16 Uses permitted in all zones

The following uses shall be permitted in all future land use designations and zones as enabled by the Development Regulations:

- Public works and services,
- Telecommunications and utilities including cell towers and antenna subject to Policy PI-10,
- Open space uses including all forms of parks, walking trails, ATV trails, conservation uses, and open space recreation facilities,
- Cemeteries, and
- Buildings or structures that are normally incidental to a permitted use.

GLU-17 Indigenous Peoples

Council shall recognize and respect the culture, traditions and ceremonies of the Qalipu Nation and other indigenous peoples and work in the spirit of truth and reconciliation.

4.2 Provincial Interests

According to the **Urban and Rural Planning Act, 2000**, government departments must be provided with an opportunity to provide input with respect to the Lewisporte Municipal Plan, 2025-2035. The Department of Municipal and Provincial Affairs requested input from government departments by a referral to the Interdepartmental Land Use Committee. A summary of input received is outlined in section 2.7. In addition, a review of the land use atlas was conducted to ensure that other government interests are identified.

The Department of Municipal and Provincial Affairs shall review the draft Municipal Plan and Development Regulations to determine provincial interests. The Department may make recommendations for changes. Before registration, the adopted and approved Municipal Plan and

Development Regulations are reviewed by the Department of Municipal and Provincial Affairs to determine whether they are contrary to law or a policy of the province.

This section contains policy statements which capture provincial interests.

Policies:

PI-1 Water Resources

1. A permit, issued under the **Water Resources Act, 2002**, is required for any work, including fording, infilling or construction of a wharf, boathouse, slipway or breakwater, in a water body, or within 15 metres of the highwater mark, before work commences.
2. Any work, including infilling, in a wetland or within 15 metres of a wetland requires a permit issued under the **Water Resources Act, 2002**.
3. Any storm drainage discharging into a body of water required a permit under the **Water Resources Act, 2002**.
4. Any effluent and runoff leaving the site must conform to the requirements of the **Environmental Control Water and Sewage Regulations, 2003**.
5. A copy of a permit issued under the **Water Resources Act, 2002** shall be provided to the Town.

PI-2 Non-Domestic Water Use

It is the policy of Council that a water use license be obtained under the **Water Resources Act, 2002** for any non-domestic water use from any water source for any purpose. This applies to all non-domestic water uses.

PI-3 Shore Water Zones

It is the policy of Council that no development shall be permitted in a Shore Water Zone, which land that is intermittently occupied by water because of fluctuating surface water in either a fresh or saltwater body, without a permit issued by the Water Resources Management Division, Department of Environment and Climate Change, in accordance with the **Water Resources Act, 2002**. Any proposed work shall comply with the Department of Environment and Climate Change “Policy for Development in Shore Water Zones”.

PI-4 Environmental Assessment

Council recognizes that it cannot issue an approval or permit unless a development has been exempted or released under the **Environmental Assessment Act, 2002**.

PI-5 Geodetic Control Markers

1. It is the policy of Council to report development that has the potential of disturbing a Geodetic Control Marker to the GIS and Mapping Division, Department of Fisheries, Forestry and Agriculture.
2. Council will endeavour to limit disturbances with 5 metres of a Geodetic Control Marker.

PI-6 Archaeological Sites

1. It is the policy of Council to protect archaeological resources by initiating consultation with the Provincial Archaeology Office, Department of Tourism, Culture, Arts and Recreation regarding any major development that involves use of land or ground disturbance before issuing a development permit.
2. Where an archeological site is accidentally discovered, the Town shall contact the Provincial Archaeology Office. Work must immediately cease.
3. The known historic aircraft wreck is protected under the **Historic Resources Act** and is not to be interfered with. The Provincial Archaeology Office, Department of Tourism, Culture, Arts and Recreation shall be consulted if any development is proposed in proximity to this site.

PI-7 Highway Signs

It is the policy of Council to refer all applications for signs within control lines of all provincial highways to the Government Service Centre, Department of Digital Government and Service NL for approval, if applicable, under the **Highway Sign Regulations, 1999**. The control lines extend 100 metres from provincial highway centrelines.

PI-8 National Building Code of Canada

In accordance with the **Municipalities Act, 1999**, Council shall adopt the National Building Code of Canada. It is the policy of Council that all construction shall comply with the National Building Code of Canada including section 9.36 which outlines energy efficiency requirements for new buildings.

PI-9 Tourism Accommodation

All development providing tourism accommodation shall be registered in accordance with the **Tourism Accommodation Act**.

PI-10 Antenna

Council recognizes that Innovation, Science and Economic Development Canada is the authority for approving cell towers, antennas and other telecommunication towers. As such, Council shall permit these structures in all zones provided that the applicant consults with Council with respect to site selection and compatibility with adjacent uses. The applicant must complete a public consultation program required by Innovation, Science and Economic Development Canada and provide Council with details of its actions to mitigate community concerns.

PI-11 Mineral Exploration

Mineral exploration involving little land disturbance shall be permitted throughout the municipal planning area without approval by the Town. Any exploration activities involving land disturbance such as drilling, construction of access roads or base camps, or installation of rigs shall require the approval of the Town. Council may impose conditions on any approval or permit to ensure that these activities shall have minimal impact on nearby residential development. Approval from Quarry Materials Section, Mineral Lands Division, Department of Industry, Energy and Technology is required for all mineral exploration activities.

PI-12 Forestry

Wood harvesting is permitted in areas identified by Forestry Branch, Department of Fisheries, Forestry and Agriculture Geo-Hub <https://geohub-gnl.hub.arcgis.com/search?tags=forestry> subject to restrictions established in the Development Regulations.

4.3 Services and Utilities

Policies:

SU-1 Digital Government and Service NL Permits

It is the policy of Council that permits and certificates of approval issued by the Government Service Centre, Department of Digital Government and Service NL, be provided to the Town.

SU-2 Municipal Services

1. Council will ensure that new development makes the best use of existing streets and municipal infrastructure. Within and near serviced areas, new development shall only be permitted in areas which can be provided with full municipal water and sewage services. Development adjacent to municipal water and sewer services must be connected if there is sufficient capacity in the existing system and if it is feasible to do so. Council shall require the developer to be responsible for the provision or extension of infrastructure for new development.
2. Land located beyond municipal servicing limits shall be serviced by on-site sewer and wells approved by the Government Service Centre, Department of Digital Government and Service NL.
3. For an existing unserviced infill lot, the Government Service Centre, Department of Digital Government and Service NL, shall determine lot area and frontage necessary to accommodate an on-site well and septic system.

SU-3 Fronting on a Public Road

All development shall front onto a publicly maintained road, unless otherwise specified in the Development Regulations.

SU-4 Utility Easements

1. No building or structure including septic systems, accessory buildings or decks shall be placed within any transmission or distribution right of way or easement. Council recognizes that such obstructions may interfere with a utility company's ability to restore power. In addition, swimming pools and hot tubs shall maintain a minimum separation from a utility right of way or easement.
2. No grading or storage of materials shall occur within a utility right of way or easement.

SU-5 Wells

Any on-site well shall be installed by a licensed drill company.

SU-6 Groundwater Assessment

In accordance with "Groundwater Supply Assessment and Reporting Guidelines for Subdivisions Served by Individual Private Wells" (<https://www.gov.nl.ca/ecc/files/waterres-regulations-appforms-unserved-subdivision-gw-assessment-guidelines-dwh-revisions.pdf>), any subdivision or development consisting of five or more unserved lots, or the addition of unserved lots to an existing unserved subdivision, shall be submitted to the Water Resources Management Division, Department of Environment and Climate Change. Groundwater assessment shall determine whether there is an acceptable quality and quantity of potable water to service the dwellings. Council shall not issue a permit until the groundwater assessment has been approved by the Water Resources Management Division, Department of Environment and Climate Change.

SU-7 Access to Provincial Highways

Any development requiring access to a provincial highway must seek approval from the Department of Transportation and Infrastructure and are subject to the department's policy for highway access management.

SU-8 Sewer and Water Main Installation

Council will ensure that installation of any water or sewer main only occurs with the approval of the Department of Environment and Climate Change in accordance with the **Water Resources Act, 2002** and that these services be designed according to the "Newfoundland and Labrador Guidelines for the Design, Construction and Operation of Water and Sewerage Systems".

4.4 Land Use Designations

The Lewisporte Municipal Planning Area shall be managed in accordance with the proposed land uses shown on the Future Land Use Maps 1 and 2 and the land use policies contained within this Municipal Plan.

Policies:

LUD-1 Future Land Use Maps

The Future Land Use Maps establish the pattern of development by dividing the municipal planning area into the following land use designations and zones:

Future Land Use Designation	Zones
Residential	Residential Medium Density
	Residential Senior
	Residential Rural
Commercial	Commercial General
	Commercial Town Centre
	Marina
Mixed Development	Mixed Development
Public	Public Buildings
Industrial	Industrial General
	Industrial Port Related
Open Space	Open Space Conservation
	Open Space Recreation
Watershed	Watershed
Rural	Rural

LUD-2 Buffers

The following overlays shall be shown on the Development Regulations maps. Each overlay+ shall be associated with policies within the Lewisporte Municipal Plan and conditions within the Development Regulations.

Overlays	Purpose	Policy Reference
Climate Change Buffer	Greatest of 4 m contour or 30 m from highwater mark or cliff edge. Council may impose conditions to mitigate climate change hazards.	Policy GLU-5
Waste Disposal Buffer	Buffers around former dumps. Applications to be referred to Government Service Centre, Department of Digital Government and Service NL.	Policy RUR-7
Livestock Buffer	600 metres from the existing livestock building.	Policy GLU-11
Bottom Brook Management Unit	Identifying the Bottom Brook Management Unit. Applications to be referred to Wildlife Division, Department of Fisheries, Forestry and Agriculture	Policy GLU-6

LUD-3 Development Regulations

Permitted and discretionary uses shall be included in the Development Regulations for each zone along with standards, conditions and requirements. The Development Regulations may also identify prohibited uses. Those uses which are not specifically identified as permitted or discretionary shall be considered prohibited.

4.4.1 Residential Designation

The Residential Designation captures areas that are suitable for residential development and where it is expected that the predominant land use will be residential. This designation allows for various types of dwellings together with non-residential uses that are compatible with a residential environment.

In the Lewisporte municipal planning area, the Residential future land use designation is divided into three zones:

- Residential Medium Density (RMD) which captures residential subdivisions which are predominantly fully serviced, as well as areas occupied by low-rise single detached, semi-detached and multi-unit dwellings along with land for future subdivision development,
- Residential Senior (RS) which accommodates seniors' complexes and assisted living facilities, and
- Residential Rural (RR) which recognizes large lot, unserviced residential development.

Policies:

- RES-1 Within the area designated **Residential** on the Future Land Use Map, areas shall be further categorized on the Development Regulations map as **Residential Medium Density (RMD)**, **Residential Senior (RS)** and **Residential Rural (RR)**. The detailed requirements for each residential zone are outlined in the Development Regulations.
- RES-2 Council supports a variety of dwelling forms that provide a range of housing options including apartment buildings, row dwellings, and assisted living facilities.
- RES-3 Council shall promote infill development as well as the re-use of existing buildings and redevelopment that utilize existing infrastructure and services.
- RES-4 In the Residential Medium Density (RMD) and Residential Senior (RS) zones, the development of cluster housing, in the form of a group of buildings containing dwellings units, where the buildings are on one lot may be permitted as a discretionary use.
- RES-5 Council supports the development of assisted living facilities, personal care homes and similar facilities in the Residential Medium Density (RMD) and Residential Senior (RS) zones.

- RES-6 The Residential Medium Density (RMD) zone is applied to traditional residential areas which are serviced with water and sewer and to areas capable of being developed as new residential subdivisions. It is the policy of Council that single dwellings, double dwellings, row dwellings, apartment buildings, home based businesses, short term tourism accommodation and child-care services shall be permitted in the Residential Medium Density (RMD) zone. Short-term tourism accommodation is permitted provided that the building has an exterior design and landscaping that is sensitive to the residential character of the surrounding area in terms of appearance, scale and density and sufficient parking is provided. Through the Development Regulations, Council shall specify conditions. Tiny homes and cluster housing may be permitted at Council's discretion. Council may also permit a range of uses which support residents including place of worship, schools, convenience stores, and vet clinics.
- RES-7 The Residential Senior (RS) zone is applied to areas where seniors housing exists and where seniors housing in the form of double dwellings, row dwellings, assisted living facilities, and apartment buildings shall be permitted. Accessory uses such as medical and professional uses along with mercantile uses such as pharmacies, and personal services, shall be permitted in the Residential Senior (RS) zone. Tiny homes and cluster housing may be permitted at Council's discretion.
- RES-8 The Residential Rural (RR) zone applies to areas with large-lot residential development on the Southside and on Route 341 near the northern municipal planning area boundary. The Residential Rural (RR) designation accommodates residential development which is partially serviced or is serviced with on-site water and sewer. Development of buildings up to 4 dwelling units shall be permitted in the Residential Rural (RR) zone. Home-based businesses, including childcare services, shall be permitted. Short-term tourism accommodation is also permitted. Rural uses such as agriculture, forestry, cemetery, urban agriculture and animal kennels may be permitted. Industrial uses related to natural resource uses, requiring a rural location to avoid creating a nuisance in the built-up area of the community, or requiring a larger operational area may be permitted.
- RES-9 Council supports the construction of tiny homes in the Residential Medium Density (RMD) and Residential Seniors (RS) zones. Each tiny home shall be self-contained with living and sleeping areas as well as kitchen and bathroom facilities and can be built on-site or is a manufactured home. Council shall require all tiny homes to be on a fixed foundation and does not consider mobile homes, campers and recreation vehicles to be tiny homes. Council supports the placement of a tiny home on a residential lot subject to connection with municipal water and sewer services. Development of a tiny home subdivision is also permitted subject to standards and conditions established in the Development Regulations.

RES-10 Council may allow urban agriculture including the raising of poultry or livestock on a residential lot in the Rural Residential (RR) zone only. Council may prohibit or impose conditions on a case-by-case basis.

4.4.2 Commercial Designation

The Commercial designation applies to areas commercial in character including the south end of Main Street, the downtown and the marina. This designation will allow for a range of commercial and public uses.

Policies:

- COM-1 Within the area designated **Commercial** on the Future Land Use Map, areas shall be further categorized on the Development Regulations map as **Commercial General (CG)**, **Commercial Town Centre (CTC)** and **Marina (M)**. The detailed requirements for each commercial zone are outlined in the Development Regulations.
- COM-2 Council shall require marked accesses and paved parking to strengthen the appearance of business premises and traffic safety.
- COM-3 Council require screening or buffering between commercial uses and nearby residential uses to minimize nuisances and disruptions.
- COM-4 The Commercial General (CG) zone shall apply to the area at the intersection of Route 340 and 341 where there is a concentration of shops, government services, industrial and assembly uses, and a hotel. A full range of retail businesses, catering, government offices, professional and personal services, assembly uses, amusement, tourism accommodation, light and general industry including recreation vehicle repair and sales, and service stations shall be permitted in the Commercial General zone.
- COM-5 The Commercial Town Centre (CTC) zone shall apply to the traditional commercial core and capture existing dwellings on the side streets. Council shall support the traditional commercial town centre core by maintaining infrastructure and public amenities. Council shall promote the reuse and redevelopment of vacant buildings and shall ensure that those buildings remaining vacant are maintained in good condition.
- COM-6 A full range of retail businesses especially those related to tourism, catering, personal and professional services, transportation and assembly uses shall be permitted in the Commercial Town Centre (CTC) zone. Dwellings up to 4 units shall be permitted along the side streets. Council may permit apartment buildings, housing complexes and row dwellings over 4 units at its discretion on Main Street in the Commercial Town Centre (CTC) zone. Home based businesses shall be allowed in dwelling units.
- COM-7 The marina serves an important economic role in Lewisporte as an attraction and economic development anchor. Uses serving the yachting community are permitted in the Marina (M) zone including boat repair and storage. In addition, uses such as catering

and tourism accommodation shall be permitted as well as accessory uses such as boat tours. Parks and open spaces uses are permitted.

4.4.3 Mixed Development

The Mixed Development designation extends the length of Main Street connecting the Commercial General (CG) zone to the commercial town centre. The area contains a mix of commercial uses, public buildings, open space and housing. Council envisions a consolidation of the existing development patterns in the Mixed Development zone while allowing new, low intensity commercial uses, assembly uses and a range of residential development.

Policies:

- MD-1 Within the area designated **Mixed Development** on the Future Land Use Map, areas shall be further categorized on the Development Regulations map as **Mixed Development (MD)**. The detailed requirements for the Mixed Development zone are outlined in the Development Regulations.
- MD-2 The Mixed Development (MD) zone applies to existing development along Main Street as well as vacant land west of the Lewisporte Medical Centre which has the capacity to be developed for residential development including higher density buildings.
- MD-3 Council envisions the Mixed Development (MD) zone as accommodating a range of low intensity commercial uses, catering, short-term accommodation, personal and professional services, assembly uses, and residential development including higher density uses such as apartment buildings, row houses and cluster housing. Medical treatment and special care uses may be permitted at the discretion of Council.
- MD-4 As the Mixed Development (MD) zone extends along Main Street to the shoreline of Lewisporte Harbour, Council will endeavour to ensure that new development contributes to the ambiance of the area in terms of scale, height and streetscape.
- MD-5 Council shall endeavour to retain views across Lewisporte Harbour and public access to the shoreline for new development on the east side of Main Street.
- MD-6 Infilling between existing uses is encouraged.

4.4.4 Public Designation

Lewisporte is blessed with a strong representation of public buildings including schools, places of worship, the Lewisporte Community Health Centre and after-hours clinic, and buildings operated by community service groups. Designating these buildings Public and zoning them Public Buildings recognizes their importance to the local community as well as Lewisporte's role as a regional service centre.

Policies:

- P-1 Within the area designated **Public** on the Future Land Use Map, areas shall be further categorized on the Development Regulations map as **Public Buildings (PB)**. The detailed requirements for the Public Buildings zone are outlined in Schedule C of the Development Regulations.
- P-2 Council recognize that public buildings contribute to community vibrancy and support Lewisporte’s role as a regional service centre. In the Public designation, schools, places of worship, medical facilities, cultural and civic uses, childcare and other assembly uses shall be permitted.
- P-3 Accessory uses supporting the public use, such as catering and take-out food services shall also be permitted.

4.4.5 Industrial Designation

The port has contributed to Lewisporte’s industrial character with the tank farm and fuel terminal located near the shoreline. Other industrial development has occurred in the Lewisporte Industrial Park, located at the southern end of Main Street and along Stanhope Road.

Policies:

- I-1 Within the areas designated **Industrial** on the Future Land Use Map, areas shall be further categorized on the Development Regulations map as **Industrial General (IG)** and **Industrial Port Related (IPR)**. The detailed requirements for the Industrial General and Industrial Port Related zones are outlined in Schedule C of the Development Regulations.
- I-2 Industrial development is an important economic driver and supports Lewisporte’s role as a regional service centre. Council supports additional industrial development, especially those uses which serve local and regional needs.
- I-3 Land zoned Industrial Port Related shall be used for port related activities including general industry such as material storage, light industry such as warehouses, hazardous industry including tank farms, transportation including the oil terminal, and related offices and services.
- I-4 Development affecting Lewisporte Port shall be referred to Transport Canada.
- I-5 Uses such as general industry such as construction yards, school bus parking, garages, and heavy equipment repair, light industrial such as warehouses as well as service stations shall be permitted in the Industrial General zone. Educational facilities providing industrial training and post-secondary courses shall also be permitted. Hazardous industry and mineral workings including aggregate storage may be permitted to the discretion of Council.

4.4.6 Open Space Designation

Lewisporte contains a wealth of high-quality recreational facilities including the Mike Austin Arena, Lewisporte Recreation Complex and Woolfrey Pond Campground. Water courses, the Lewisporte Train Park, Bottom Brook management unit, and the shoreline of the South Side serve an important conservation role in the community.

Policies:

- OS-1 Within the areas designated Open Space on the Future Land Use Map, areas shall be further categorized on the Development Regulations map as **Open Space Recreation (OSR)** and **Open Space Conservation (OSC)**. The detailed requirements for the Open Space Recreation (OSR) and Open Space Conservation (OSC) zones are outlined in Schedule C of the Development Regulations.
- OS-2 The Open Space Recreation (OSR) zone shall capture active recreation facilities throughout the municipal planning area including the Mike Austin Arena, the recreation complex and Woolfrey Pond Campground. Open space recreation, assembly and childcare uses shall be permitted. Council shall also permit facilities to be used for accessory purposes such as catering and take-out food services.
- OS-3 Council recognizes land within the Open Space Conservation (OSC) zone to be environmentally important, a means to mitigate coastal hazards, or having a cultural significance within the community. The Open Space Conservation (OSC) zone shall include the shoreline along the Southside which shall extend the greater of 30 metres from the highwater mark or cliff edge or the 4 metre contour. In addition, the Open Space Conservation (OSC) zone shall be applied along major watercourses, the Lewisporte Train Park, Hann's Lookout, the Bottom Brook management unit and cemeteries along Stanhope Road. Council shall permit conservation uses, walking trails, and cemeteries in the Open Space Conservation (OSC) zone.
- OS-4 Approval of new cemeteries shall be contingent on access to an existing public road and a layout which facilitates adequate parking and pedestrian paths.

4.4.7 Protected Watershed Designation

The Lewisporte municipal planning area contains two water supplies protected under the **Water Resources Act, 2002**. A portion of the Troke's Cove Pond Protected Public Water Supply Area for the Town's of Embree and Little Burnt Bay extend into the Lewisporte municipal planning area. The boundary of the Troke's Cove Pond Protected Water Supply Area is under review by Water Resources Management Division, Department of Environment and Climate Change. This proposed boundary has been used in the Future Land Use and Development Regulations maps as it is intended that the revisions to the boundary better reflect the drainage within the watershed.

The Stanhope Pond Protected Public Water Supply Area for the Town of Lewisporte extends beyond the southern boundary of the Lewisporte municipal planning area.

Any work within the two Protected Public Water Supply areas requires a permit issued by the Water Resources Management Division, Department to Environment and Climate Change under the **Water Resources Act, 2002**.

Policies:

- PW-1 The Protected Watershed designation applies to the portion of the Troke’s Cove Pond Protected Public Water Supply Area and the Stanhope Pond Protected Public Water Supply Area located within the Lewisporte municipal planning area.
- PW-2 Land classified as Protected Watershed shall be zoned **Watershed (W)**. The detailed requirements for the Watershed (W) zone are outlined in the Development Regulations.
- PW-3 All applications and activities in the Protected Watershed designation and zone shall be referred to the Water Resources Management Division, Department of Environment and Climate Change for approval under the **Water Resources Act, 2002**.
- PW-4 Permitted uses and activities shall be in accordance with the Water Resources Management Division, Department of Environment and Climate Change policy “Land and Water Developments in Protected Public Water Supply Areas” <https://www.gov.nl.ca/ecc/waterres/regulations/policies/water-related/>. Prohibited activities shall include those which may impair water quality such as discharging waste materials and effluent, using and storing manure and pesticides, applying herbicides, encouraging litter, or using ATVs in the protected water shed. Buffers between activities and the water body in the watershed shall be required.

4.4.8 Rural Designation

The Rural designation captures areas used primarily for rural resource activities. Land within the Rural designation shall retain the current rural character. Uses associated with agriculture, forestry, mineral workings, and open space recreation shall be allowed.

Policies:

- RU-1: Land shall be designated Rural on the Future Land Use Map to retain Lewisporte’s rural character and to allow for resource activities. Land designated as Rural shall be zoned **Rural (RUR)**. The detailed requirements for the Rural (RUR) zone are outlined in the Development Regulations.
- RU-2: Resources uses such as agriculture and forestry shall be permitted.
- RU-3: Mineral working and mining may be permitted at the discretion of Council. These uses may include the extraction, processing or storage of gravel, sand, rock, or any other mined material, concrete and asphalt making, rock crushing, quarrying, sand and gravel pits, and

other types of mining in general. The adverse effects of mining, quarrying, and mineral exploration, such as dust, noise, and visual impact shall be minimized through adequate separation from adjacent land uses. Council may adjust these minimum separation distances where it is satisfied that there will be no adverse impact on surrounding land uses or where Council imposes conditions to mitigate, reduce, limit, or eliminate any negative effects. Sites shall be rehabilitated by the operator prior to abandonment.

- RU-4 Mineral workings shall be subject to conditions outlined in the Development Regulations and shall only be permitted with the approval of a quarry permit from the Mineral Lands Division, Department of Industry, Energy and Technology.
- RU-5: Council may permit outdoor assembly, veterinary, animal, outdoor market, indoor market, general industry, and light industry as discretionary uses subject to terms and conditions outlined in the Development Regulations. General industry and light industry shall be restricted to uses related to forestry, agriculture and other natural resource uses and shall have a minimal impact on the surrounding area. Single dwellings which are necessary for the operation of an agricultural use may be permitted.
- RU-6: In the Rural designation and zone, agriculture, forestry, light industry, general industry, and mineral workings need not front onto a public street. Access may be provided by a driveway or service road built to a standard acceptable to Council. The driveway or service road must be capable of being barred after hours or during shut down.
- RU-7 Council shall establish a waste disposal buffer around the two former waste disposal sites. Within the waste disposal buffer, Council shall refer all applications to the Government Service Centre, Department of Digital Government and Service NL.

5.0 Implementation

The Municipal Plan will be implemented over the next ten years through decisions of Council. Implementation of the Lewisporte Municipal Plan involves:

- a) Effective administration of the Plan,
- b) The adoption of Development Regulations,
- c) Amendments to the Municipal Plan to accommodate new development or change in policy direction,
- d) Amendments to the Development Regulations,
- e) Building partnerships with residents and organizations to achieve collective goals, and
- f) Capital Works Plan.

5.1 Administration of the Plan

No proposed development can occur within the Lewisporte municipal planning area unless it conforms to the policies of this Municipal Plan and the zoning, standards and conditions contained in the Development Regulations. In general terms, development is defined in the **Urban and Rural Planning Act, 2000** and includes building, engineering, mining as well as other operations in, on, over or under land. Development also includes making the material change in a use, such as changing from one use to another use, or making a change in the intensity of land, building or premises, such as constructing an extension or expanding a business. Applications for development must be approved by Council. Council should ensure that development proposals are comprehensively reviewed.

Anyone wishing to develop land must apply to Council for permission. Council may refuse or approve applications, with or without conditions. Council must refuse an application if it does not conform with the Municipal Plan and/or Development Regulations. Council may also decide to refuse an application if, in its opinion, the development may have an undesirable impact on adjacent properties, the surrounding area, or where municipal services or infrastructure are inadequate or uneconomical to provide and maintain. Council must provide reasons for its decision to refuse an application in writing.

Council decisions regarding an application or order may be appealed to an adjudicator as outlined in the **Urban and Rural Planning Act, 2000**. The adjudicator's role is to determine whether a decision of Council was in accordance with legislation and the Municipal Plan and Development Regulations. By making decisions in accordance with the Lewisporte Municipal Plan and Development Regulations, Council will be able to defend itself before the adjudicator.

Government agencies such as the Departments of Environment and Climate Change, Municipal and Provincial Affairs, Transportation and Infrastructure, Digital Government and Service NL and

Fisheries, Forestry and Agriculture have responsibility for various aspects of development that affect the Town. The Town may require approvals from these departments before a development proceeds or the Town may refer an application to government departments to obtain input or direction.

Council may seek professional advice to assist in evaluating development applications.

For the purposes of administering the Plan, the Future Land Use map applies broad land use designations to the Lewisporte municipal planning area. The Development Regulations map may further divide these broad designations into specific zones. The Future Land Use map must be used in conjunction with the goals, objectives and policies outlined in the Lewisporte Municipal Plan. The boundaries of land use designations shown on the Future Land Use Map are general, except where they coincide with roads or other prominent physical features, where they are intended to define the exact limits. Council may interpret the boundary of a land use designation.

The Municipal Plan is Council's policy blueprint and provides direction to assist in Council's decision making. Council's decisions should reflect the best long-term interests of its citizens. Where Council considers it necessary, or where required by the **Urban and Rural Planning Act, 2000**, Council shall seek input from residents.

Nothing in this Plan shall affect the continuance of land uses that are lawfully established on the date that the Plan comes into effect.

5.2 Development Regulations

Along with the Lewisporte Municipal Plan, Council shall adopt Development Regulations. The Development Regulations implement the Municipal Plan and contain regulatory provisions for:

- a) Submission of applications and supporting documents,
- b) Process for issuing approval in principle and permits,
- c) Process for advertising and considering application for variances, change of non-conforming uses and discretionary uses,
- d) Council's discretionary authority,
- e) Conditions that apply throughout the municipal planning area,
- f) Subdivision standards,
- g) Zone tables that specify uses, standards and conditions, and
- h) Development Regulations Map.

The Development Regulations implement the goals, objectives and policies in the Municipal Plan.

5.3 Municipal Plan Amendments

A Municipal Plan and Development Regulations are living documents. During the 10-year planning period, conditions in the Town may change or an application for a development is submitted that Council considers to be desirable. Council may amend the Municipal Plan and Development Regulations when:

- a) A change in policy direction is required to meet changing circumstances,
- b) A development application is received that merits a change to the Municipal Plan and/or Development Regulations, or
- c) A study makes recommendations which should be included in the Municipal Plan.

Council shall ensure that sufficient information is provided to support the request to amend the Municipal Plan. Such amendments must be prepared by a professional planner who is a member of the Canadian Institute of Planners (MCIP).

In accordance with Section 27 of the Act, Council can charge a proportion of the cost of carrying out an amendment to the person who requests the change. The proportion to be charged must be set by Council as part of its annual budget process. The costs may include, but are not limited to, research, and preparation of amendments, public notice and consultation, administrative processing costs, and the costs associated with a Public Hearing. Any such amendment will be read with and form part of this Plan.

Council shall review the Municipal Plan every five years and revise it if necessary. Any revision should take account of development that can be foreseen during the following ten years. Amendment and review of the Municipal Plan shall be carried out in accordance with the process in the **Urban and Rural Planning Act, 2000**.

5.4 Development Regulations Amendments

Development Regulations can be amended to reflect changing standards. In some cases, an amendment to the Development Regulations is required to implement a change to the Municipal Plan. Such an amendment to the Development Regulations will be included in the process used to amend the Municipal Plan.

In other cases, a stand-alone amendment to the Development Regulations may be required. For example, a text amendment can add or change conditions or change a definition or a map amendment can change the zoning applied to a property or area. The process for making a change of the Development Regulations only requires public notice of the proposed change.

When considering proposals for developments that necessitate an amendment to the Development Regulations, Council shall give regard to the goals, objectives, and land use policies

outlined in this Municipal Plan. Council shall ensure that a proposal aligns with the intent of the Municipal Plan, Development Regulations and other Town policies and regulations.

5.5 Municipal Capital Works Plan

The adoption of a municipal capital works plan is one means of implementing the goals and objectives of the Municipal Plan. The proposed capital works plan for 2024 is intended to maintain existing municipal infrastructure in the community.

Council’s ability to undertake major public works during the 10-year planning period will depend largely on its financial management program. Overall, the objective will be to minimize the increase in municipal debt load and to economize on project costs where possible.

The Lewisporte Council has identified the following projects in its 5-year capital program 2022-2026. This capital program was informed by an asset management perspective and focuses on short-term planning which target the Town’s highest risk assets and long-term capital targets based on future infrastructure demand.

Capital Project	Status	Town Contribution to Projected Costs
Pumphouse Upgrade	Underway	\$90,000
New Water Tank (south of Range Road)		\$440,000
Wastewater Network Consolidation (phase 2)		\$320,000
King Street Wastewater projects		\$210,000
Beaumont Upgrade (water, waste, storm and roads)		\$130,000
Wastewater Feasibility Study	2026	\$50,000
Road Upgrades	2022	\$153,000
Stadium Upgrade	Underway	\$150,000

5.6 Community Partnerships

This Municipal Plan supports community partnerships. Council must refer development applications within the Bottom Brook management area shown on the Future Land Use and Development Regulations maps to the Wildlife Division, Department of Fisheries, Forestry and Agriculture. Council is encouraged to participate in the Stewardship Association of Municipalities (SAM) Inc.

Overtime, Council may also form partnerships with citizens or local organizations to further the goals, objectives, and policies of the Municipal Plan.

