

## TOWN OF BISHOP'S FALLS



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### DEVELOPMENT REGULATION AMENDMENT No. 14, 2023

DECEMBER, 2023

(Main Street-Child Care)  
(Land Use Map only)

## URBAN AND RURAL PLANNING ACT, 2000

### RESOLUTION TO APPROVE No. 14, 2023

#### AMENDMENT TO THE TOWN OF BISHOP'S FALLS DEVELOPMENT REGULATIONS, 2015-2025

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Bishop's Falls:

- a) adopted the Amendment No. 14, 2023 to the Town of Bishop's Falls Municipal Plan on the by February 20, 2024;
- b) gave notice of the adoption of the Amendment No. 14, 2023 to the Town of Bishop's Falls Municipal Plan by publication in the NL Wire on February 28, 2024 and March 6, 2024;
- c) set the date of Public Hearing for March 14, 2024 for the public hearing with the Section 20 requirement for written submission of objections/submissions for the Commissioner responsible for the public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Bishop's Falls approves the Amendment No. 14, 2023 to the Town of Bishop's Falls Development Regulations as adopted (or as amended as follows).

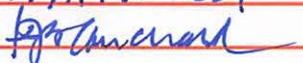
SIGNED AND SEALED this 15 day of March 2024.

Mayor:



Town Manager/Clerk



Development Regulations/Amendment	
<b><u>REGISTERED</u></b>	
Number	405-2024-19
Date	19 APRIL 2024
Signature	

(Council Seal)

## URBAN AND RURAL PLANNING ACT, 2000

### RESOLUTION TO ADOPT

#### AMENDMENT No. 14, 2023

#### TOWN OF BISHOP'S FALLS DEVELOPMENT REGULATIONS

Under the authority of Section 16 of the *Urban and Rural Planning Act ,2000*, the Town Council of Bishop's Falls adopts the Amendment No. 14, 2023 to the Bishop's Falls Development Regulations, 2015-2025.

Adopted by the Town Council of Bishop's Falls on February 20, 2024.

Signed and sealed this 19 day of March, 2024.

Mayor:



Town Manager/Clerk:



(Council Seal)



#### CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 14, 2023 to the Town of Grand Falls Development Regulations has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.



MCIP: Anna Myers  
Member of Canadian Institute of Planners (MCIP)



**TOWN OF BISHOP'S FALLS  
DEVELOPMENT REGULATIONS AMENDMENT No. 14, 2023**

**BACKGROUND**

The Town Council of Bishop's Falls wishes to amend its Development Regulations. The proposed amendment seeks to change the 2015-2025 Development Regulations Land Use Zoning Map.

In general terms, the area of 64 Main Street will be rezoned from "Industrial" to "General Commercial" and on the Land Use Zoning map of the Development Regulations, 2015-2025. This is in a response to a request for a child care facility at this location. Note that the site immediately west of the parcel of land was re-zoned to "General Commercial" in 2023 as well.

**PUBLIC CONSULTATION**

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. A Notice was published in the NL Wire on January 3, 2024; published on the Town website on December 15, 2023; published on the Town Facebook page on December 15 and 29, 2023 and January 12, 2024.

No submissions or objections were received by the Town by the deadline of January 19, 2024.

**DEVELOPMENT REGULATIONS AMENDMENT No. 14, 2023.**

**MAP CHANGES TO DEVELOPMENT REGULATIONS, 2015-2025:**

The Land Use Zoning Map proposed for amendment is as shown on the attached Development Regulations Amendment No. 14, 2023 map.



Development Regulations/Amendment  
**REGISTERED**

Number 405-2024-19  
 Date 19 April 2024  
 Signature J. Standard

**Town of  
Bishop's Falls**  
Development Regulations

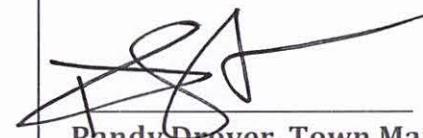
Amendment No. 14, 2023



From Industrial to General Commercial

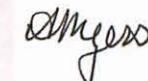
Dated at Bishop's Falls  
This 19 day of March, 2024

  
Bryan King, Mayor

  
(Town Seal)  
Randy Drover, Town Manager/Clerk

I CERTIFY THAT THIS DEVELOPMENT  
REGULATIONS AMENDMENT HAS BEEN  
PREPARED IN ACCORDANCE WITH THE  
REQUIREMENTS OF THE URBAN AND RURAL  
PLANNING ACT, 2000.



  
Anna Myers