

BAIRD PLANNING ASSOCIATES

March 2, 2021

Ms. Carol Hanlon
Local Governance and Planning
Department of Municipal Affairs
P. O. Box 8700
St. John's, NL
A1B 4J6

Dear Ms. Hanlon,

Re: Amendment No. 5 to Bishop's Falls Development Regulations

As per your Department's instructions for the registration of amendments during COVID-19, please find attached for registration an electronic copy of Bishop's Falls Development Regulations Amendment No. 5. Two paper copies have been forwarded by mail.

The enclosures also include:

- Copies of the public notices
- Town Clerk's affidavit

Please call if you have any questions.

Sincerely,

John Baird, MCIP

cc. Randy Drover, Town Clerk/Manager, Town of Bishop's Falls

AFFIDAVIT

NEWFOUNDLAND

CANADA

TO WIT

I, Randy Drover, hereby make Oath and say that:
(Town Clerk)

1. In accordance with Sections 24 and 35(5), the Town Council of Bishop's Falls gave notice of the intent of the proposed Bishop's Falls Development Regulations Amendment No. 5, 2021 as follows:
 - The notice was posted on the Town website on January 26, 2021.
 - The notice and website link were posted on the Town's Facebook page on January 27, February 3, and February 10, 2021.
 - The notice was posted physically on January 27 at the Town Hall, the BMO ATM located at the Town Hall, Glenn's Ultramar and Convenience, and Shoppers Drugmart.
2. No representations with respect to the Bishop's Falls Development Regulations Amendment No. 5, 2021 were received at the Town Office within the time stipulated in the notice.
3. The Town Council of Bishop's Falls adopted the Bishop's Falls Development Regulations Amendment No. 5, 2021 on the 16th day of February 2021.
4. The attached Development Regulations Amendment 5, 2021 is a correct copy of the Development Regulations Amendment 5, 2021 adopted by the Town Council of Bishop's Falls.

SWORN to at Bishop's Falls this 19 day of February A.D. 2021 before me.



Commissioner of Oaths




Randy Drover, Town Clerk

LESLIE ABBOTT
A Commissioner for Oaths in and for
the Province of Newfoundland and Labrador.
My Commission Expires on Dec 31, 2024

Website Notice


Safari File Edit View History Bookmarks Window Help Thu Feb 18 4:35

bishopsfalls.ca

 **Bishop's Falls**
THE EXPLOITS ADVENTURE STARTS HERE

TOWN HALL ▾ RESIDENTS ▾ BUSINESS ▾ VISITORS ▾ CONTACT US ▾ COVID-19 UPDATES ▾

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PUBLIC NOTICES

The Bishop's Falls Town Council is considering an amendment to the development regulations. The deadline to submit a written submission is Friday, February 12, 2021 @ 4:30 pm.

[Click below to see the public notice.](#)
Public Notice - DR Amendment 5 (1).pdf

[Click here to see the amendment.](#)
DR Amendment 5, 2021.pdf

Open "bishopsfalls.hosted.civiclive.com" in a new tab behind the current one



Bulletin Board & Website Notice



P.O. Box 310, Bishop's Falls, NL A0H 1C0
Town Office: 709-258-6581 / 709-258-6037 Fax: 709-258-6346
Public Works Department: 709-258-5562 Department of Recreation: 709-258-5451
Email: info@bishopsfalls.ca Website: www.bishopsfalls.ca

PUBLIC NOTICE

PROPOSED AMENDMENT TO THE BISHOP'S FALLS DEVELOPMENT REGULATIONS

January 27, 2021

The Town of Bishop's Falls proposes to amend its Development Regulations to remove restrictions on the maximum floor area of accessory employee apartments in commercial and industrial buildings and of accessory detached dwellings in the Civic-Institutional zone.

Council also proposes to add "accessory employee apartment" as a discretionary use in the Town Centre zone.

The proposed amendment is available for viewing at the Town Office and on the Town's website (https://bishopsfalls.ca/town_hall/public_notices).

Comments or objections may be submitted in writing to Council on or before Friday, February 12, 2021 @ 4:30 pm.

For more information or to submit your comments, please contact:

TOWN OF BISHOP'S FALLS
Attention: Randy Drover, Town Manager
445 Main Street, Bishop's Falls, NL A0H 1C0
Phone (709) 258-6581 - Fax (709) 258-6346
info@bishopsfalls.ca

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

DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2021

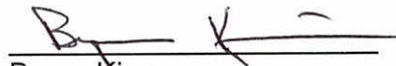
URBAN AND RURAL PLANNING ACT 2000
RESOLUTION TO ADOPT
TOWN OF BISHOP'S FALLS
DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2021

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Bishop's Falls adopts the Bishop's Falls Development Regulations Amendment No. 5, 2021.

Adopted by the Town Council of Bishop's Falls on the 16th day of February 2021.

Signed and sealed this 19 day of February 2021.

Mayor:


Bryan King

Clerk:


Randy Drover

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 5, 2021 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

MCIP:


John Baird

(MCIP Seal)



TOWN OF BISHOP'S FALLS
DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2021

BACKGROUND

Amendment No. 5 to the Bishop's Falls Development Regulations is proposed in order to remove the maximum floor area restriction for accessory employee apartments in commercial and industrial buildings as well as for detached accessory residential dwellings in the Civic-Institutional zone.

This amendment changes the definition of "accessory employee residential" which is listed as an Accessory Use in the following land use zones:

- General Commercial
- Neighbourhood Commercial
- Highway Commercial
- Industrial
- Business Park
- Civic-Institutional

The amendment also adds "accessory employee residential" as a Discretionary Use in the Town Centre zone.

PUBLIC CONSULTATION

Public notice of proposed Amendment No. 5 was posted as follows:

- The notice and the proposed amendment were posted on the Town website on January 26
- The notice and website link were posted on the Town's Facebook page on January 27, February 3, and February 10.
- The notice was posted physically on January 27 at the Town Hall, the BMO ATM located at the Town Hall, Glenn's Ultramar and Convenience, and Shoppers Drugmart.

The public notice asked for written comments or objections by February 12th, 2021 at 4:30 pm. None were received.

DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2021

1. Schedule A: Definitions

Delete the following:

ACCESSORY EMPLOYEE RESIDENTIAL: means a self-contained apartment residential dwelling use of a maximum floor area size not exceeding 110 sm (1,184.07 sf) that is secondary to a commercial or industrial use, and that is located entirely within the principal building and is used for the accommodation of an employee of the business operating from the principal building. In a Civic-Institutional zone, an accessory residential use may be located in a detached residential dwelling with a maximum floor area size of 130.06 sm (1,400 sf)."

and

Replace with the following:

ACCESSORY EMPLOYEE RESIDENTIAL: means a self-contained apartment residential dwelling use that is secondary to a commercial or industrial use, and that is located entirely within the principal building and is used for the accommodation of an employee of the business operating from the principal building. In the Civic-Institutional zone, an accessory residential use may be located in a detached residential dwelling.

2. Schedule C: Use Zone Tables

In the **Town Centre** Use Zone Table

ADD: "Accessory employee residential" to the list of Discretionary Uses.