

TOWN OF BISHOP'S FALLS



DEVELOPMENT REGULATION AMENDMENT No. 12, 2023

MAY, 2023

(Hampton's Hill)
(Land Use Map only)

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE No. 12, 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. 12, 2023 to the Town of Bishop's Falls Development Regulations on June 2, 2025.
- b) gave notice of the adoption of the Amendment No.12, 2023 to the Bishop's Falls Development Regulations by posting the notice at the BMO ATM building at Town Hall and at Krista's Clover Farm. It was also posted on the Town website on July 10, 2025 and on the Town Facebook page on the following dates, June 12, 2025, June 19, 2025 and June 30, 2025.
- c) set July 3, at the Town Hall, for the holding of a 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. 12, 2023 to the Town of Bishop's Falls Development Regulations as adopted.

SIGNED AND SEALED this 15 day of July, 2025.

Mayor:



Town Manager/Clerk:



Development Regulations/Amendment

REGISTERED

Number 0405 - 0036 - 2025

Date August 22, 2025

Signature [Handwritten Signature]

(Council Seal)



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 12, 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. 12, 2023 to the Bishop's Falls Development Regulations, 2015-2025.

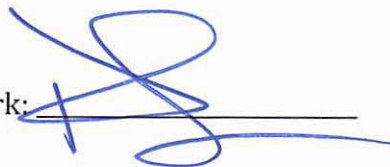
Adopted by the Town Council of Bishop's Falls on June 2, 2025.

Signed and sealed this 15 day of July, 2025.

Mayor:



Town Manager/Clerk:



(Council Seal)



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 12, 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)



UNITED STATES DEPARTMENT OF JUSTICE

FEDERAL BUREAU OF INVESTIGATION

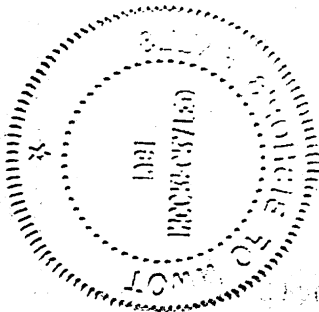
WASHINGTON, D. C. 20535

MEMORANDUM FOR THE DIRECTOR

RE: [Illegible]

DATE: [Illegible]

BY: [Illegible]



[Illegible signature]

[Illegible signature]

ADMINISTRATIVE PAGE TWO

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

TOWN OF BISHOP'S FALLS DEVELOPMENT REGULATIONS AMENDMENT No. 12, 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 Hampton's Hill will be rezoned from "Comprehensive Development Area" to "Residential Rural" on the Land Use Zoning Map of the Development Regulations, 2015-2025.

This is in a response to a request for residential development in this area where it is not economical to provide municipal services.

Unrelated to the residential development request, the site occupied by the Town water tower will also be rezoned from "Comprehensive Development Area" to "Industrial".

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. 12, 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. 12, 2023 map.



Town of Bishop's Falls

Development Regulations Amendment No. 12, 2023




From Comprehensive Development Are to
Residential Rural



From Comprehensive Development Area to
Industrial

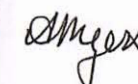
Dated at Bishop's Falls
This 15 day of July, 2025


Bryan King, Mayor

 (Town Seal)
Randy Drover, Town Manger/Clerk

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





Development Regulations/Amendment
REGISTERED

Number 0465-0030-2025
Date August 22, 2025
Signature Uri Evay