

TOWN OF BISHOP'S FALLS



DEVELOPMENT REGULATION AMENDMENT No. 15, 2024

(TEXT - CDA)

MARCH, 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE No. 15, 2024

**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. 15, 2024 to the Town of Bishop's Falls Development Regulations on August 20, 2024.
- b) gave notice of the adoption of the Amendment No. 15, 2024 to the Bishop's Falls Development Regulations by publishing the notice in the 'Newfoundland Wire' on September 4 and September 11, 2024.
- c) set the 26th day of September 2024 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. 15, 2024 to the Town of Bishop's Falls Development Regulations as adopted.

SIGNED AND SEALED this 31 day of OCTOBER, 2024.

Mayor:



Town Manager/Clerk:



Development Regulations/Amendment	
REGISTERED	
Number	<u>0405-0034-2024</u>
Date	<u>13 DEC 2024</u>
Signature	<u>[Handwritten Signature]</u>

(Council Seal)



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 15, 2024

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. 15, 2024 to the Bishop's Falls Development Regulations, 2015-2025.

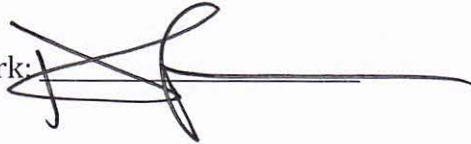
Adopted by the Town Council of Bishop's Falls on August 20, 2024.

Signed and sealed this 31 day of October, 2024.

Mayor:



Town Manager/Clerk:



(Council Seal)



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 15, 2024 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.15, 2024

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 text.

In general terms, the amendment seeks to change the requirements in the Comprehensive Development zone to allow for rural residential development with onsite services in situations where Council is satisfied that the cost of providing municipal services is cost prohibitive but residential rural lots with onsite servicing can be accommodated according to Department of Digital Services and Service NL standards.

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 July 3, 2024 and the notice was posted on the Town website on June 19, 2024 and on the Town Facebook page on June 19 and 26 and July 10, 2024.

No submissions were received by the Town Clerk regarding these amendments within the time indicated on the notice.

DEVELOPMENT REGULATIONS AMENDMENT No. 15, 2024.

TEXT CHANGES TO DEVELOPMENT REGULATIONS, 2015-2025:

FROM:

COMPREHENSIVE DEVELOPMENT AREA ZONE (CDA)

- (1) Zone Intent: The intent of the CDA zone is to serve as the zone category to preserve existing uses until comprehensive land use planning and site servicing evaluation takes place for Council's consideration for future site development through rezoning to another use zone or zones of these Regulations.
- (2) Servicing Requirements: All future development of CDA sites shall be fully serviced with municipal water, sanitary sewer, paved road access with walking lanes and sidewalks as required, provision for onsite and offsite storm water management and other services as required, or to otherwise provide financial guarantees for provision of such services, prior to the approval consideration by the Town of building development for any CDA lots.

TO:

COMPREHENSIVE DEVELOPMENT AREA ZONE (CDA)

- (3) Zone Intent: The intent of the CDA zone is to serve as the zone category to preserve existing uses until comprehensive land use planning and site servicing evaluation takes place for Council's consideration for future site development through rezoning to another use zone or zones of these Regulations.
- (2) Servicing Requirements: All future development of CDA sites shall be fully serviced with municipal water, sanitary sewer, paved road access with walking lanes and sidewalks as required, provision for onsite and offsite storm water management and other services as required, or to otherwise provide financial guarantees for provision of such services, except for those areas where the cost of providing municipal services is proven to be cost prohibitive and it is determined

that the lots are suitable for onsite servicing that meets Department of Digital Services and Service NL standards then these areas lots can be accommodated for residential rural development. Confirmation of Department of Digital Services and Service NL approval is required prior to the approval consideration by the Town of building development for any CDA lots.