

TOWN OF BISHOP'S FALLS



DEVELOPMENT REGULATION AMENDMENT No. 16, 2024

JULY, 2024

(Business Park)

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE No. 16, 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. 16, 2024 to the Town of Bishop's Falls Development Regulations on September 17, 2024;
- b) gave notice of the adoption of the Amendment No.16, 2024 to the Bishop's Falls Development Regulations by publishing the notice of public hearing in the 'Newfoundland Wire' on September 25, 2024 and October 2, 2024;
- c) set October 16, 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. 16, 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>0405-0035 - 2024</u>
Date	<u>13 DEC 2024</u>
Signature	<u>[Signature]</u>



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 16, 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. 16, 2024 to the Bishop's Falls Development Regulations, 2015-2025.

Adopted by the Town Council of Bishop's Falls on September 17, 2024.

Signed and sealed this 31 day of OCTOBER, 2024.

Mayor:



Town Manager/Clerk:

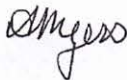


(Council Seal)



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 16, 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. 16, 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.

The Town of Bishop's Falls has received a request to allow the development of a medical treatment facility on a lot at the intersection of Main Street and Dominic Street (#6 Dominic Street) which is located in the Business Park zone.

The site is particularly suited for the proposed use as it is located on the Main Street, just south of the off-ramps from the Trans-Canada Highway; therefore easily accessible for a regional clientele. The site has sufficient size (almost 1 hectare) and configuration for safe access/egress (corner lot), accessible parking/access requirements and future expansion of much needed medical and health services. As the Town has ample lands available for future business park development throughout the community, and adding this limited use will not constrain future light industrial opportunities; moreover, it will enable the Town to be able to provide a much needed service to the community and region.

The Council wishes to permit the medical and professional use class limited to medical, dental and health-related services only, in the Business Park zone.

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 31 2024; and published on the Town website on July 31, 2024.

No submissions were received by the Town office.

DEVELOPMENT REGULATIONS AMENDMENT No. 16, 2024.

TEXT CHANGES TO DEVELOPMENT REGULATIONS, 2015-2025:

In Schedule A - Definition

FROM:

BUSINESS PARK: means an employment generating quasi-industrial use that predominantly conducts the entirety of its business within a principal building, and upon a standard of higher site, landscaping and building design aesthetics, and includes all manufacturing, assembling, processing, distribution, high technology, and similar operations and where outside storage related to the primary business activity is limited.

TO:

BUSINESS PARK: means an employment generating quasi-industrial use that predominantly conducts the entirety of its business within a principal building, and upon a standard of higher site, landscaping and building design aesthetics, and includes all manufacturing, assembling, processing, distribution, high technology, and similar operations and limited medical and professional uses related to health services and associated retail only; and where outside storage related to the primary business activity is limited.

In Schedule C:

FROM

BUSINESS PARK ZONE (BPK)

(1) Zone Intent: The intent of the Business Park Zone is to provide a zone category for more comprehensive and highly designed industrial sites of existing manufacturing, assembling, processing, wholesaling, warehousing, transportation and other intended job intensive industrial operations, and to facilitate further expansion and growth opportunities in new and current Business Park industrial sites located on Domenic Avenue.

(2) Servicing Requirements: All newly created BPK lots or expansion of existing BPK industrial zoned sites shall be fully serviced with municipal water, sanitary sewer service, paved road access with walking lanes and sidewalks as required, provision for onsite and offsite storm water management and other services as required by Council, or otherwise provide financial guarantees to Council for provision of such services, prior to development approval consideration by Council for a BPK use and other approved uses.

(3) Uses of Land:

The following land uses shall be permitted or considered within the BPK Zone.

Permitted Uses

Industrial Use (subject to provisions of IND Conditions of Use (1 to 7))

Accessory Uses

Accessory Building

Accessory Employee Residential

Accessory Retail

Cafe

Child Care Facility (subject to provisions of BPK Conditions of Use (2))

Office use associated with Industrial Use

Outdoor amenity space

Parking Lot

Showroom

Storage

Unenclosed Storage

Discretionary Uses

Antenna

Wind Turbine

(4) BPK Conditions of Use:

- (1) IND Conditions of Use (1) to (7) inclusive shall apply to BPK zone uses.
- (2) A child care facility may be pursued as an accessory use to a larger BPK site development to provide for child care services for primarily employees of the nearby industrial operations.

(5) Zone and Building Development Standards Requirements:

All BPK lots created by subdivision and all expansion of existing BPK zoned sites where so approved, and accessory buildings built thereon, shall comply with the following development standard zone requirements:

Development Standard	Zone Requirement
Minimum Lot Area Size	0.3 hectare (0.74 acres)
Minimum Lot Frontage	30.0 m (72.18 ft)
Minimum Lot Depth	60.0 m (196.85 ft)
Minimum Front Lot Line Setbacks (Principal/ Accessory Buildings)	10.0 m (32.8 ft)
Minimum Rear Lot Line Setbacks (Principal/ Accessory Buildings)	15.0 m (49.21 ft)
Minimum Interior Side Lot Line Setbacks (Principal/ Accessory Buildings)	5.0 m (16.04 ft)

Minimum Exterior Side Lot Line Setbacks (Principal/ Accessory Buildings)	6.0 m (19.68 ft)
Maximum Height of Principal Building	15.0 m (49.21 ft)
Maximum Height of Accessory Building / Structure	10.0 m (32.8 ft)
Minimum Accessory Building/ Structure Side Yard Setback	5.0 m (16.04 ft)

TO
BUSINESS PARK ZONE (BPK)

- (1) **Zone Intent:** The intent of the Business Park Zone is to provide a zone category for more comprehensive and highly designed industrial sites of existing manufacturing, assembling, processing, wholesaling, warehousing, transportation and other intended job intensive industrial operations, plus limited medical and professional services limited to health-related services only and associated health-related retail uses only; and to facilitate further expansion and growth opportunities in new and current Business Park industrial sites located on Domenic Avenue.
- (2) **Servicing Requirements:** All newly created BPK lots or expansion of existing BPK industrial zoned sites shall be fully serviced with municipal water, sanitary sewer service, paved road access with walking lanes and sidewalks as required, provision for onsite and offsite storm water management and other services as required by Council, or otherwise provide financial guarantees to Council for provision of such services, prior to development approval consideration by Council for a BPK use and other approved uses.
- (3) **Uses of Land:**

The following land uses shall be permitted or considered within the BPK Zone.

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Child Care Facility (subject to provisions of BPK Conditions of Use (2))

Medical and Professional

Office use associated with Industrial Use

Outdoor amenity space

Parking Lot

Retail (limited to health-related services only such as pharmacy)

Showroom
Storage
Unenclosed Storage

Discretionary Uses

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Wind Turbine

(4) BPK Conditions of Use:

- (1) IND Conditions of Use (1) to (7) inclusive shall apply to BPK zone uses.
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