

**TOWN OF FLATROCK  
MUNICIPAL PLAN 2015 - 2025**



**DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2025**

**AMENDMENT TO PUBLIC BUILDINGS LAND USE ZONE  
TABLE,  
SCHEDULE C  
TEXT AMENDMENT**

**SEPTEMBER 2025**

PLAN-TECH



ENVIRONMENT

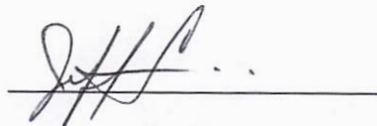
**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF FLATROCK  
DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2025**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Flatrock adopts the Town of Flatrock Development Regulations Amendment No. 6, 2025.

Adopted by the Town Council of Flatrock on the 6<sup>th</sup> day of October, 2025.

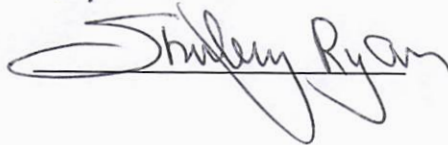
Signed and sealed this 10 day of October, 2025.

Mayor:



(Council Seal)

Clerk:



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Flatrock Development Regulations Amendment No. 6, 2025, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>1610-0026-2025</u>
Date	<u>December 18, 2025</u>
Signature	<u>Sam Pelt</u>



THE SECRETARY OF THE ARMY  
WASHINGTON, D. C.  
OFFICE OF THE SECRETARY

MEMORANDUM FOR THE SECRETARY OF THE ARMY

Subject: [Illegible text]

[Illegible text]

[Illegible text]



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6400-0000-0000

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# **TOWN OF FLATROCK**

## **DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2025**

### **BACKGROUND**

Council is proposing to amend its development Regulations. Council has received a proposal to renovate and restore the Flatrock Fishermen's Centre by showcasing the storied history of the cod fishery through exhibits and artifacts. The developer plans to offer an authentic seafood cafe, musical events, and ecotourism adventures such as traditional cod jigging, iceberg viewing, whale watching, and sea kayaking. The work of local artisans such as handmade arts and crafts, paintings, and knitwear will be displayed and offered for sale. Other uses such as concerts and theatre are also being considered.

### **ANALYSIS**

The Flatrock Fisherman's Centre is presently zoned as **Public Buildings (PB)**. Many of the proposed uses are not listed in the Public Buildings Land Use Zone Table. Condition 4 of that table deals with Shop and Catering Uses. The purpose of this Amendment is to re-write Condition 4 to address the proposed new uses for Public Buildings, specifically, the Flatrock Fishermen's Centre.

### **ST. JOHN'S URBAN REGION REGIONAL PLAN**

The Flatrock Development Regulations Amendment No. 6, 2025, consists of text changes to the Flatrock Development Regulations. It is determined that an Amendment to the St. John's Urban Region Regional Plan is not required.

### **PUBLIC CONSULTATION**

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Flatrock published a notice in the September edition of the *Northeast Avalon Times* newspaper advertising the proposed amendment. The draft amendment documents were available for viewing at Flatrock Town Hall during regular business hours seeking comments or representations from the public. The amendment notice and draft amendment documents were also published on the Town's website, as well as social media channels such as Facebook, etc.

No correspondence or objections were received within the deadline of September 29, which was stipulated in the Public Consultation Notice.

## DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2025

The Town of Flatrock Development Regulations are amended by:

A) ***Deleting*** Condition 4, with strikeout, of the Public Buildings Land Use Zone Table

### 4. Shop and Catering Uses

~~(a) — A shop and a convenience store may be permitted where the use is associated with a public assembly use relating to the selling or renting of items related to a crafts, ecotourism public assembly use and taking place on-site~~

~~(b) — Catering may be permitted in associations with a permitted use such as church functions, weddings, parties, etc. Catering use will only be permitted as a temporary use by Council.~~

and ***replacing*** with the following:

### 4. Shop and Catering Uses

(a) A shop or convenience store may be permitted where the use is associated with a general assembly use relating to the selling or renting of items related to a crafts, ecotourism general assembly use and taking place on-site.

(b) Catering uses may be permitted in association with a restaurant, café or other permitted uses such as church functions, weddings, parties, festivals, etc.

(c) Public Buildings such as the Flatrock Fishermen's Centre will be heritage themed and offer a small craft market such as local vegetables, handmade arts and crafts, paintings, knitwear and concerts.