

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



Incorporated 1975

DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2025

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

SEPTEMBER 2025

PLAN-TECH



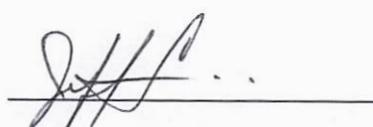
ENVIRONMENT

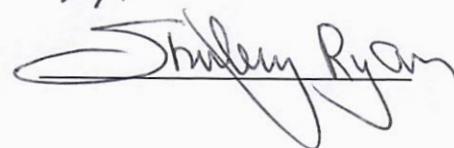
URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF FLATROCK
DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2025

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 6th day of October, 2025.

Signed and sealed this 10 day of October, 2025.

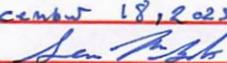
Mayor:  (Council Seal)

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	
REGISTERED	
Number	1610-0026-2025
Date	December 18, 2023
Signature	



第二章 亂世之亂世：民變與民變

CHINESE INVESTMENT IN THE U.S. ECONOMY

（三）在本办法施行前，已经完成的工程，其工程款的支付，按本办法的规定执行。

（三）在本办法施行前，已经完成的工程，其质量缺陷的维修，按本办法的规定执行。

① 例如，1995年1月1日，中国加入世界贸易组织，中国与世界接轨，中国与世界同命运。

10. *Leucania* *luteola* (Hufnagel) *luteola* Hufnagel, 1802.

19. *On the Nature of the Human Species* (1859) by Charles Darwin

1970-1971
GETTYSBURG COLLEGE

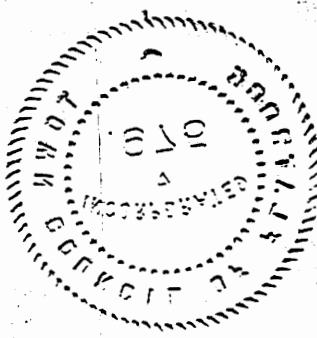
Figure 1. The effect of the number of hidden neurons on the performance of the neural network.

• 1990年1月1日，新《中华人民共和国个人所得税法》开始实施。

¹⁰ See also the discussion of the 1960s and 1970s in the following section.

註：「中華人民共和國政府」，即「中國人民民主專政的人民民主統一戰線」。

（三）在一個民族的社會中，社會的問題是民族的問題。



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.