

**TOWN OF BISHOP'S FALLS  
DEVELOPMENT REGULATIONS**

**DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2017**

**URBAN AND RURAL PLANNING ACT 2000**  
**RESOLUTION TO APPROVE**  
**TOWN OF BISHOP'S FALLS DEVELOPMENT REGULATIONS**  
**AMENDMENT NO. 1, 2017**

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 Bishop's Falls Development Regulations Amendment No. 1 on the 21<sup>st</sup> day of July 2017,
- b) gave notice of the adoption of the Bishop's Falls Development Regulations Amendment No. 1, 2017 by advertisement inserted on the 24<sup>th</sup> day and the 31<sup>st</sup> day of August 2017 in the Advertiser newspaper.
- c) set the 11<sup>th</sup> day of September 2017 at 7:00 p.m. at the Town Hall, Bishop's Falls for the holding of a public hearing to consider objections and submissions.

Now under Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Bishop's Falls approves the Bishop's Falls Development Regulations Amendment No. 1, 2017 as adopted.

SIGNED AND SEALED this 11<sup>th</sup> day of September 2017

Mayor:   
Robert Hobbs

Clerk:   
Randy Drover

(Council Seal)

<b>Development Regulations/Amendment</b>	
<b>REGISTERED</b>	
Number	405 - 2017 - 010
Date	Sept 29/17
Signature	Eddie Joyce

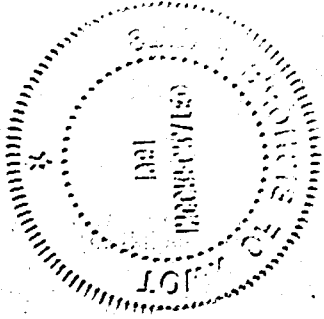
THE NATIONAL BUREAU OF INVESTIGATION  
UNITED STATES DEPARTMENT OF JUSTICE  
WASHINGTON, D. C. 20535

TO : SAC, NEW YORK (100-100000)

FROM : SAC, PHOENIX (100-100000)

SUBJECT: [Illegible]

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**URBAN AND RURAL PLANNING ACT 2000**  
**RESOLUTION TO ADOPT**  
**TOWN OF BISHOP'S FALLS**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2017**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Bishop's Falls adopts the Bishop's Falls Development Regulations Amendment No. 1, 2017.

Adopted by the Town Council of Bishop's Falls on the 21<sup>st</sup> day of July 2017.

Signed and sealed this 11<sup>th</sup> day of September 2017.

Mayor:   
Robert Hobbs

Clerk:   
Randy Drover



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment No. 1, 2017 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

MCIP: 





**TOWN OF BISHOP'S FALLS**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2017**

**BACKGROUND**

Amendment No. 1 to the Bishop's Falls Development Regulations is enacted to comply with Amendment No. 1 to the Bishop's Falls Municipal Plan. The intent is to permit new mini homes in existing and future mini (mobile) home parks as replacements for older mobile homes or as new developments. It will also give Council discretionary authority to allow single dwelling units in mini home parks and to allow mini homes in Residential Medium Density areas.

The amendment also replaces the name of the "Mobile Home Park Zone" to "Mini Home Park Zone."

**PUBLIC CONSULTATION**

Notice of proposed Amendment No. 1 was provided in the following ways:

- (1) Advertisement in the June 15, 2017 edition of the Advertiser newspaper.
- (2) The attached notice was placed on the Town's website on June 9, 2017.
- (3) The attached notice was posted at four locations on June 9, 2017: (1) Town Office, (2) Bank of Montreal ATM, (3) Shopper's Drug Mart, and (4) Krista's Clover Farm.

A period up to June 26, 2017 was provided for the submission of comments. No comments were received as of the deadline.



**DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2017.**

Amendment No. 1 to the Bishop's Falls Development Regulations includes the following:

**1. In Schedule A - Definitions**

**DELETE:**

***MOBILE HOME (Mini Home):** means a transportable factory built and assembled CSA Z240 approved trailer structure on wheels intended for residential dwelling use but sometimes also proposed for use as an accessory building for an office or other use. Mobile homes are not a permitted use as a new residential dwelling or as an accessory building within these Development Regulations except as a replacement unit for an existing residential mobile home. Double wide mobile homes that are placed and set up on a permanent poured concrete foundation, and approved for connection to utilities and infrastructure, and provincial approvals where applicable, may be considered for residential use within the Rural Residential Zone.*

**AND REPLACE WITH:**

***MOBILE HOME:** means a transportable factory built and assembled CSA Z240 approved trailer structure on wheels intended for residential dwelling use but sometimes also proposed for use as an accessory building for an office or other use.*

**2. In Schedule A - Definitions**

**ADD:**

***"MINI-HOME** means a single dwelling unit that complies with the National Building Code, is designed to be used with or without a permanent foundation, has a width of less than six (6) metres throughout its entire length exclusive of steps or porches, and is not fitted with facilities for towing or to which towing apparatus can be attached."*

**3. In Schedule B – Classification of Uses of Land and Buildings**

**Under Group C - Residential Uses**

**ADD**

DIVISION	CLASS	EXAMPLES
2. General Residential Uses	Mini homes	Mini homes

**4. In Schedule C – Use Zone Table for the Mobile Park Zone**

Make the following changes to the Mobile Park Zone

**Zone Title**

**DELETE:** "Mobile Home Park Zone"

**AND REPLACE WITH:** "Mini Home Park Zone"

**Paragraph (3) - Uses of Land**

Under Permitted Uses:

**DELETE:** "Mobile Home"

**AND REPLACE WITH:** "Mini Home"

Under Discretionary Uses:

**ADD:** "Single Dwelling"

**Paragraph (4) – MHP Conditions of Use**

**DELETE** the following:

*"(1) The density of a Mobile Home Park shall not exceed 20 dwelling units per hectare (8 units per acre) of site area.*

*(2) The minimum parcel size for one mobile home dwelling pad/lot shall be 340sm (3,660 sf). Regulation 43 may apply to the siting of mobile home dwelling units on individual mobile home pads/lots.*

*(3) As part of rezoning consideration, the Mobile Home Park applicant shall select a site that is more distant from the more valuable developable land near the core of the community, and shall address all provisions for site layout of the mobile home units, access to the site and internal road circulation, accessory buildings, amenity uses, off street parking, landscaping, signage and interface considerations to adjacent lands, and other site development issues as required by the Town.*

*(4) Mobile Home Park developments are intended be strata titled for individual lot ownership, or on a rental basis, and all costs for internal site servicing for water, sewer, storm drainage, roads, street lights, refuse collection and disposal, snow clearing and similar servicing requirements, are the sole responsibility of the Mobile Home Park owner(s).*

*(5) An Office use shall be directly related to the administrative function of the Mobile Home Park."*

**AND REPLACE WITH** the following:

*"(1) The density of a Mini Home Park shall not exceed 20 dwelling units per hectare (8 units per acre) of site area.*

*(2) The minimum parcel size for one mini home dwelling pad/lot shall be 340sm (3,660 sf). Regulation 43 may apply to the siting of mini home dwelling units on individual mini home pads/lots.*

*(3) As part of rezoning consideration, the Mini Home Park applicant shall select a site that is more distant from the more valuable developable land near the core of the community, and shall address all provisions for site layout of the mini home units, access to the site and internal road circulation, accessory buildings, amenity uses, off street parking, landscaping, signage and interface considerations to adjacent lands, and other site development issues as required by the Town.*

*(4) Mini Home Park developments are intended be strata titled for individual lot ownership, or on a rental basis, and all costs for internal site servicing for water, sewer, storm drainage, roads, street lights, refuse collection and disposal, snow clearing and similar servicing requirements, are the sole responsibility of the Mini Home Park owner(s).*

*(5) An Office use shall be directly related to the administrative function of the Mini Home Park.*



**Paragraph (5) – Zone and Building Standards Requirements**

**DELETE** the following:

*“All MHP development sites created by subdivision, all proposed properties proposed for a MHP use, and all individual mobile homes and accessory buildings, where so approved and built thereon shall comply with the following development standard zone requirements:”*

**AND REPLACE WITH** the following:

*“All MHP development sites created by subdivision, all proposed properties proposed for a MHP use, and all individual mini homes and accessory buildings, where so approved and built thereon shall comply with the following development standard zone requirements:”*

**5. In Schedule C – Use Zone Table for the Residential Medium Density Zone**

Under Discretionary Uses:

**ADD:** “Mini Home”

**DELETE** the following:

Development Standard Required	Single Dwelling	Double Dwelling	Row Dwelling	Apartment Building			
				1-Bedrm Apt Unit	2-Bedrm Apt Unit	3-Bedrm Apt Unit	4-Bedrm Apt Unit
Lot Area (s.m.) (min)	450 m <sup>2</sup>	390 m <sup>2</sup>	350 m <sup>2</sup> average	200 m <sup>2</sup>	250 m <sup>2</sup>	280 m <sup>2</sup>	300 m <sup>2</sup>
Floor Area (s.m.) (min)	80 m <sup>2</sup>	80 m <sup>2</sup>	65 m <sup>2</sup>	40 m <sup>2</sup>	50 m <sup>2</sup>	60 m <sup>2</sup>	70 m <sup>2</sup>
Frontage along street (m) (min)	15 m	26 m	12 m average	36 m	36 m	36 m	36 m
Building setback (m) (min)	6 m	6 m	8 m	8 m	8 m	8 m	8 m
Sidyard setback (m) (min)	1 m	1 m	1 m	5 m	5 m	5 m	5 m
Rearyard depth (m) (min)	14 m	14 m	14 m	14 m	14 m	14 m	14 m
Lot Coverage (%)	33%	33%	33%	33%	33%	33%	33%
Building height (m) (max)	8 m	8 m	10 m	10 m	10 m	10 m	10 m

AND REPLACE WITH the following:

<i>Development Standard Required</i>	<i>Single Dwelling</i>	<i>Double Dwelling</i>	<i>Row Dwelling</i>	<i>Mini Home</i>	<i>Apartment Building</i>			
					<i>1- Bedrm Apt Unit</i>	<i>2- Bedrm Apt Unit</i>	<i>3- Bedrm Apt Unit</i>	<i>4- Bedrm Apt Unit</i>
<i>Lot Area (s.m.) (min)</i>	450 m <sup>2</sup>	390 m <sup>2</sup>	350 m <sup>2</sup> average	350 m <sup>2</sup>	200 m <sup>2</sup>	250 m <sup>2</sup>	280 m <sup>2</sup>	300 m <sup>2</sup>
<i>Floor Area (s.m.) (min)</i>	80 m <sup>2</sup>	80 m <sup>2</sup>	65 m <sup>2</sup>	65 m <sup>2</sup>	40 m <sup>2</sup>	50 m <sup>2</sup>	60 m <sup>2</sup>	70 m <sup>2</sup>
<i>Frontage along street (m) (min)</i>	15 m	26 m	12 m average	12.0 m	36 m	36 m	36 m	36 m
<i>Building setback (m) (min)</i>	6 m	6 m	8 m	6.0 m	8 m	8 m	8 m	8 m
<i>Sidyard setback (m) (min)</i>	1 m	1 m	1 m	1 m	5 m	5 m	5 m	5 m
<i>Rearyard depth (m) (min)</i>	14 m	14 m	14 m	14 m	14 m	14 m	14 m	14 m
<i>Lot Coverage (%)</i>	33%	33%	33%	33%	33%	33%	33%	33%
<i>Building height (m) (max)</i>	8 m	8 m	10 m	4.5 m	10 m	10 m	10 m	10 m