

**URBAN AND RURAL PLANNING ACT 2000  
RESOLUTION TO ADOPT  
TOWN OF BISHOP'S FALLS  
DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2021**

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. 5, 2021.

Adopted by the Town Council of Bishop's Falls on the 16<sup>th</sup> day of February 2021.

Signed and sealed this 19 day of February 2021.


Mayor:   
Bryan King

(Council Seal)

Clerk:   
Randy Grover

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment No. 5, 2021 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

MCIP:   
John Baird



Development Regulations/Amendment <b>REGISTERED</b>
Number <u>405-2021-005</u>
Date <u>April 30, 2021</u>
Signature <u>Mary Oley</u>

**TOWN OF BISHOP'S FALLS**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2021**

**BACKGROUND**

Amendment No. 5 to the Bishop's Falls Development Regulations is proposed in order to remove the maximum floor area restriction for accessory employee apartments in commercial and industrial buildings as well as for detached accessory residential dwellings in the Civic-Institutional zone.

This amendment changes the definition of "accessory employee residential" which is listed as an Accessory Use in the following land use zones:

- General Commercial
- Neighbourhood Commercial
- Highway Commercial
- Industrial
- Business Park
- Civic-Institutional

The amendment also adds "accessory employee residential" as a Discretionary Use in the Town Centre zone.

**PUBLIC CONSULTATION**

*Forthcoming*

**DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2018**

**1. Schedule A: Definitions**

**Delete the following:**

***ACCESSORY EMPLOYEE RESIDENTIAL:*** means a self-contained apartment residential dwelling use of a maximum floor area size not exceeding 110 sm (1,184.07 sf) that is secondary to a commercial or industrial use, and that is located entirely within the principal building and is used for the accommodation of an employee of the business operating from the principal building. In a Civic-Institutional zone, an accessory residential use may be located in a detached residential dwelling with a maximum floor area size of 130.06 sm (1,400 sf)."

and

**Replace with the following:**

***ACCESSORY EMPLOYEE RESIDENTIAL:*** means a self-contained apartment residential dwelling use that is secondary to a commercial or industrial use, and that is located entirely within the principal building and is used for the accommodation of an employee of the business operating from the principal building. In the Civic-Institutional zone, an accessory residential use may be located in a detached residential dwelling.

**2. Schedule C: Use Zone Tables**

In the **Town Centre Use Zone Table**

**ADD:** "*Accessory employee residential*" to the list of Discretionary Uses.