

TOWN OF BISHOP'S FALLS



**MUNICIPAL PLAN
2015-2025**

MUNICIPAL PLAN AMENDMENT No. 5, 2023

(TEXT - CANNABIS)

MARCH, 2023

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 5, 2023

TO THE TOWN OF BISHOP'S FALLS MUNICIPAL PLAN

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. 5, 2023 to the Town of Bishop's Falls Municipal Plan on the 16th day of May, 2023.
- b) gave notice of the adoption of the Amendment No. 5, 2023 to the Town of Bishop's Falls Municipal Plan by publication in the Central Wire newspaper on May 31, 2023 and June 7, 2023;
- c) set the 15th day of June, 2023, at 6 p.m. at the Town Hall, 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. 5, 2023 to the Town of Bishop's Falls Municipal Plan as adopted.

SIGNED AND SEALED this 2 day of August 2023.

Mayor: [Signature]

Town Clerk: [Signature]

Municipal Plan/Amendment
REGISTERED
Number 405-2023-015
Date 8 SEPT 2023
Signature [Signature]



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 5, 2023

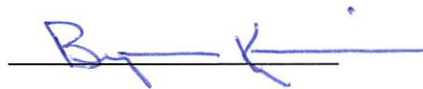
TOWN OF BISHOP'S FALLS MUNICIPAL PLAN

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. 5, 2023 to the Town of Bishop's Falls Municipal Plan.

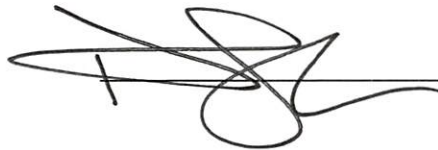
Adopted by the Town Council of Bishop's Falls on the 16th day of May, 2023.

Signed and sealed this 2 day of August 2023.

Mayor:



Town Clerk:



(Council Seal)



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 5, 2023 to the Town of Bishop's Falls Municipal Plan 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
MUNICIPAL PLAN AMENDMENT No. 5, 2023**

BACKGROUND

The Town Council of Bishop's Falls wishes to amend its Municipal Plan. The proposed amendment seeks to change the 2015-2025 Municipal Plan's text.

In general terms, the amendment seeks to allow the sale of cannabis in the community in the Commercial designation (General Commercial, Highway Commercial and Town Centre zones); and to allow the production of cannabis in the Industrial zone, with a retail store allowed only in conjunction with the production facility.

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 Central Wire on March 22, 2023 and put on the Facebook page on March 21, 2023. The deadline for submissions was: March 31, 2023.

No submissions were received by the Town Clerk.

MUNICIPAL PLAN AMENDMENT No. 5, 2023

TEXT CHANGES TO MUNICIPAL PLAN, 2015-2025, SHOWN IN BOLD FONT IN THE TEXT EXCERPTS BELOW:

The proposed text changes to the Municipal Plan are shown in **bold font** in the text below.

In Chapter 4, Land Use Planning Definitions, the following definitions will be added:

Cannabis store has the same meaning as provided in the *Cannabis Control Act, 2018* which means a place or premises in or at which the primary business is the sale of cannabis and entry into that place or premises is restricted; all provincial and federal statutes and regulations apply.

Cannabis Production facilities mean a building where the manufacture of cannabis products occurs by a producer as defined in the *Cannabis Control Act, 2018*, which means a person who holds a valid license issued under the federal Act to produce cannabis for commercial purposes and holds a valid authorization;

Cannabis retail location as defined under the *Cannabis Control Act, 2018*, means a place or premises that is not a cannabis store but in or at which the sale of cannabis is part of the business;

In Chapter 10 the following change will be made:

FROM:

10.2.2 Future commercial growth of office, personal and business services, and retail stores, development of cultural and civic uses, general assembly uses and pedestrian focused open space parks, are encouraged to locate in the designated Town Centre downtown commercial core area that is generally situated on individual sites within the Main Street corridor westerly from Town Hall to Helen Tulk Memorial Avenue Drive, and in the precinct to Station Street, and as designated on Map 1 - Future Land Use.

10.2.7 Highway commercial uses, as designated Commercial by the Map 1 – Future Land Use and as defined by the Development Regulations, will be considered on a site-specific basis, in accordance with site access approval for the Province, and the provision of adequate servicing, and for various business services for highway travelers such as hotels, motels, restaurants and motor vehicle gasoline service stations.

10.2.8 General commercial uses, as defined by the Development Regulations, shall be considered primarily on the westerly extension of Main Street, on sites distant from the downtown commercial core, for more auto dependent business uses such as restaurants, veterinary offices, funeral homes, take-out food services, service stations, bus terminals, auto car sales, and automobile servicing; and where such business uses represent an appropriate fit for the neighbourhood. Excluded uses in this commercial designation include auto body repair, auto wrecking, and similar uses.

TO:

10.2.2 Future commercial growth of office, personal and business services, and retail stores, development of cultural and civic uses, general assembly uses including a cannabis store as a discretionary use, and pedestrian focused open space parks, are encouraged to locate in the designated Town Centre downtown commercial core area that is generally situated on individual sites within the Main Street corridor westerly from Town Hall to Helen Tulk Memorial Avenue Drive, and in the precinct to Station Street, and as designated on Map 1 - Future Land Use.

10.2.7 Highway commercial uses, as designated Commercial by the Map 1 – Future Land Use and as defined by the Development Regulations, will be considered on a site-specific basis, in accordance with site access approval for the Province, and the provision of adequate servicing, and for various business services for highway travelers such as hotels, motels, restaurants and motor vehicle gasoline service stations, including a cannabis store as a discretionary use.

10.2.8 General commercial uses, as defined by the Development Regulations, shall be considered primarily on the westerly extension of Main Street, on sites distant from the downtown commercial core, for more auto dependent business uses such as restaurants, veterinary offices, funeral homes, take-out food services, service stations, bus terminals, auto car sales, and automobile servicing, including a cannabis store as a discretionary use; and where such business uses represent an appropriate fit for the neighbourhood. Excluded uses in this commercial designation include auto body repair, auto wrecking, and similar uses

Under the section, 10.6 GENERAL INDUSTRIAL POLICIES, under Permitted Uses, the text indicates that these uses will be defined in the Development Regulations; therefore, there is no specific list of permitted, discretionary or prohibited uses provided in the following policy:

“10.6.3 Permitted, prohibited and accessory uses, conditions of use and other provisions for Business Park and Industrial zone locations will be defined by the Development Regulations.”