

Town of Bishop's Falls  
Town of Bishop's Falls Development Regulations 2015-2025  
Record of Amendments  
Updated February 26, 2024

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Amendment No.	General Description	Effective Date
1-2017	This amendment supports Municipal Plan Amendment No. 1-2017. It permits new mini-homes in existing and future mobile home parks, and provides Council with discretionary authority to allow single dwelling units in mini home parks, or mini homes in Residential Medium Density Zones. "Mobile Home Park Zone" was also changed to "Mini Home Park Zone."	October 2017
2-2017	The amendment supports Municipal Plan Amendment No. 2-2017. It rezones a large area of land on Hampton's Hill (apx. 3.7 hectares) from Comprehensive Development Area to Residential Medium Density.	October 2017
3-2017	The amendment supports Municipal Plan Amendment No. 3-2017. It rezones a large area of land on Botwood Highway (apx. 3.6 hectares) on the east side of Botwood Highway from Rural Residential to Industrial.	November 2017
4-2018	The amendment provided Council with greater control over the types of development in the Town Centre, General Commercial, Civic-Institutional, and Recreation Open Space zones. Specifically, the following classes were moved from permitted to discretionary uses: Amusement, Assembly, Club and Lodge, Cultural, and Entertainment.	January 18, 2019

Amendment No.	General Description	Effective Date
5-2021	The amendment removed 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. The amendment also changed the definition of “accessory employee residential” and added it as a discretionary use in the Town Centre zone.	May 7, 2021
6-2021	The amendment supports Municipal Plan Amendment No. 4-2021. It rezoned a property at 285 Main Street from General Commercial to Residential Medium Density and a property at 354 Main Street from Residential Medium Density to General Commercial.	September 3, 2021
7-2023	The amendment supports Municipal Plan Amendment No. 5-2023. It incorporated cannabis (retail and production) as a discretionary use in select zones (i.e., General Commercial, Highway Commercial, Town Centre, and Industrial).	September 29, 2023
8-2023	The amendment supports Municipal Plan Amendment No. 6-2023. It redesignated/rezoned 551 Main Street from Commercial Neighbourhood to Residential Medium Density; redesignated/rezoned 62 Main Street from Industrial to General Commercial; increased accessory building areas from 7% to 9% in Residential Medium Density zones; and aligned municipal policy with provincial regulations regarding home-based childcare operations.	August 11, 2023

Amendment No.	General Description	Effective Date
11-2023	The amendment rezoned the western section of McMahon's Lane behind Tim Hortons (now Juniper Lane) from RMD to RR and included a two-unit residential development as a permitted use in the RR zone.	February 23, 2024