

**TOWN OF BISHOP'S FALLS**



**DEVELOPMENT REGULATION AMENDMENT No. 11, 2023**

**August, 2023**

(McMahon's Lane)

Land Use Zoning Map - McMahon's Lane  
and  
Text Amendment to add Two Unit Residential to Rural Residential

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE No. 11, 2023**

**AMENDMENT TO THE TOWN OF BISHOP'S FALLS  
DEVELOPMENT REGULATIONS, 2015-2025**

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. 11, 2023 to the Town of Bishop's Falls Municipal Plan on the 8<sup>th</sup> day of November, 2023.
- b. gave notice of the adoption of the Amendment No. 11, 2023 to the Town of Bishop's Falls Municipal Plan by publication in the Central newspaper on December 13 and 22, 2023;
- c. set the 4th day of January, 2024, at for the submission of objections/submissions for the Commissioner responsible for the 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. 11, 2023 to the Town of Bishop's Falls Development Regulations as adopted (or as amended as follows).

SIGNED AND SEALED this 2 day of January, 2024

Mayor:



Town Manager/Clerk:



Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>405-2024-017</u>
Date	<u>25 JAN 2024</u>
Signature	<u></u>



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**TOWN OF BISHOP'S FALLS  
DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2023**

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. 11, 2023 to the Bishop's Falls Development Regulations, 2015-2025.

Adopted by the Town Council of Bishop's Falls on the by 8<sup>th</sup> day of November, 2023.

Signed and sealed this 2 day of January, 2024

Mayor:

Town Manager/Clerk:



(Council Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Amendment No. 11, 2023 to the Town of Grand Falls Development Regulations 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)



Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>405-2024-017</u>
Date	<u>25 JAN 2024</u>
Signature	<u>[Handwritten Signature]</u>

**TOWN OF BISHOP'S FALLS  
DEVELOPMENT REGULATIONS AMENDMENT No.11, 2023**

**BACKGROUND**

The Town Council of Bishop's Falls wishes to amend its Development Regulations. The proposed amendment seeks to change the 2015-2025 Development Regulations Land Use Zoning Map

In general terms, an area of McMahon's Lane will be rezoned from "Residential Medium Density" to "Residential Rural" on the Land Use Zoning Map of the Development Regulations, 2015-2025.

A 7,000 square metres parcel of land at the end of McMahon's Lane, which is close to the Trans-Canada Highway, is to be rezoned as a result of request for development. The cost to provide municipal services to the site is prohibitive; therefore, the Town wishes to be able to allow residential development with onsite water and sewer services according to the provincial government requirements in this location. The development standards will meet or exceed the requirements by the Department of Digital Government and Service NL.

The proposed development is consistent with the Municipal Plan policies for the Rural Residential zone as follows:

- 9.17.1 Rural Residential locations are designated on the Municipal Plan Future Land Use Map within the Grenfell Heights, Thirteen Mile Crossing and a limited extent of the Botwood Highway areas to provide for acreage residential lots through subdivision approval on the basis of a minimum lot size of 0.40 hectare (1.0 acres), and as determined by Service NL through subdivision approval consideration of the capability of the proposed lot for an on-site septic effluent disposal system and an adequate domestic well water source, and in consideration of other factors relating to proposed site development.
- 9.17.2 Subsequent development of high quality design housing shall be considered through the permitted and accessory uses, conditions of use, building siting, and outside storage provisions, and consideration of the design guidelines of the Development Regulations.

- 9.17.3 Council may require through the Rural Residential subdivision for more than one residential acreage lot for the applicant to engage a professional hydrologist or other qualified person to undertake an assessment of water quantity and quality parameters for the on-site domestic water source for the proposed homes in accordance with the Canadian Drinking Water standards and accepted minimum daily and per minute/ hour water quantity volumes, and an evaluation of the potential impact of new water wells on the area aquifer and existing rural area homes.
- 9.17.4 All new municipal roads to service Rural Residential subdivisions shall be constructed by the applicant to a paved municipal standard complete with drainage.
- 9.17.5 Future development areas for Rural Residential housing may be considered for redesignation on lands in the immediate area of Thirteen Mile Crossing and adjacent to the Botwood Highway, where future individual new driveway accesses to the Highway are minimized, where feasible, through a common access service road to service the potential new acreage lots.

## **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 August 23, 2023, on the Town Website on August 9, 2023 ([https://www.bishopsfalls.ca/town\\_hall/public\\_notices](https://www.bishopsfalls.ca/town_hall/public_notices)) and on the Town Facebook on August 9, 16, and 28, 2023.

The Town Clerk did not receive any written objections/submissions.

# **DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2023.**

## **TEXT CHANGES TO DEVELOPMENT REGULATIONS, 2015-2025:**

### **SCHEDULE C: USE ZONE TABLES**

#### **RURAL RESIDENTIAL ZONE**

##### **FROM:**

- (1) Zone Intent: The intent of the RR zone is to serve as the zone category to create opportunity through rezoning and subdivision approval for the development of non-serviced highly landscaped acreage residential lots and well-designed detached single unit homes in the Thirteen Mile Crossing, Grenfell Heights and Botwood Highway areas.

##### **TO:**

- (1) Zone Intent: The intent of the RR zone is to serve as the zone category to create opportunity through rezoning and subdivision approval for the development of non-serviced highly landscaped acreage residential lots and well-designed detached single unit and two unit homes in the Thirteen Mile Crossing, Grenfell Heights, Botwood Highway areas, and in certain residential areas along the Trans-Canada Highway where the cost of providing municipal water and sewer services is prohibitive to developing the land.

##### **FROM:**

- (2) Servicing Requirements: All newly created RR lots shall receive approval from Services NL for an on-site septic effluent disposal system and for an adequate quality and quantity of well water service for domestic use. RR lots shall also provide for approved access and upgrade of adjacent municipal roads to a paved standard with drainage to provide for emergency vehicle access and public safety, as applicable and as required by the Town. For proposed RR subdivisions of three or more lots, Regulation 96 may further apply, as determined by Council through subdivision consideration.

##### **TO:**

- (2) Servicing Requirements: All newly created RR lots shall receive approval from Digital Government Service NL for an on-site septic effluent disposal system and for an adequate quality and quantity of well water service for domestic use. RR lots shall also provide for approved access with drainage to provide for emergency vehicle access and public safety, as applicable and as required by the Town. For proposed RR subdivisions of three or more lots, Regulation 96 may further apply, as determined by Council through subdivision consideration.

**FROM:**

(3) **Uses of Land:**

The following land uses shall be permitted within the RR Zone.

Permitted Uses:

Residential Care  
Single Unit Residential  
Conservation

**TO:**

(3) **Uses of Land:**

The following land uses shall be permitted within the RR Zone.

Permitted Uses:

Residential Care  
Single Unit Residential  
Two Unit Residential  
Conservation

**FROM:**

(5) **Zone and Building Development Standards Requirements:**

All RR lots created by subdivision and all single detached residential homes, doublewide mobile homes where so approved and accessory buildings, built thereon shall comply with the following development standard zone requirements:

Development Standard	Zone Requirement
Minimum Lot Area Size	0.4047 hectare (1.0 acres)
Minimum Lot Frontage	22.0 m (72.18 ft)
Minimum Lot Depth	60.0 m (196.85 ft)
Minimum Front Lot Line Setbacks (for two adjacent lots)	10.0 m (32.8 ft)
Minimum Rear Lot Line Setback	15.0 m (49.21 ft)
Minimum Interior Side Lot Line Setbacks (for two side lot lines)	4.0 m (13.1 ft)
Minimum Exterior Side Lot Line Setback	6.0 m (19.68 ft)
Maximum Height of Principal Building	8.0 m (26.25 ft)
Maximum Height of Accessory Building	5.0 m (16.4 ft)
Minimum Accessory Building Side and Rear Yard Setbacks	4.0 m (13.1 ft)
Maximum Lot Coverage	40 % of lot area
Minimum Principal Building Footprint	100.0 sm (1,076.43 sf)

**TO:****(5) Zone and Building Development Standards Requirements:**

All RR lots created by subdivision and all single detached residential homes, doublewide mobile homes where so approved and accessory buildings, built thereon shall comply with the Single Unit requirements, and Two unit residential homes will comply with the Two Unit development standard zone requirements:

<b>Development Standard</b>	<b>Single Unit</b>	<b>Two Unit</b>
Minimum Lot Area Size	4047 m <sup>2</sup>	3,720 m <sup>2</sup> or the requirement of Service NL whichever is greater
Minimum Lot Frontage	30.0 m	30 m per unit or the requirement of Service NL whichever is greater
Minimum Lot Depth	62.0 m	At discretion of Council
Minimum Front Lot Line Setbacks (for two adjacent lots)	10.0 m	10 m
Minimum Rear Lot Line Setback	15.0 m	15 m
Minimum Interior Side Lot Line Setbacks (for two side lot lines)	4.0 m	4 m
Minimum Exterior Side Lot Line Setback	6.0 m	6 m
Maximum Height of Principal Building	8.0 m	8 m
Maximum Height of Accessory Building	5.0 m	5 m
Minimum Accessory Building Side and Rear Yard Setbacks	4.0 m	4 m
Maximum Lot Coverage	40 % of lot area	40%
Minimum Principal Building Footprint	100.0 m <sup>2</sup>	At discretion of Council



**FROM:**

(6) Property Landscaping/ Site Design:

1. The homeowner of a Single Unit Residential dwelling, or a double wide mobile home where so approved, within the RR zone shall provide for the following minimum landscape elements on the RR lot:
  - The front yard area shall be seeded with grass, or otherwise vegetated and landscaped in keeping with neighbourhood area character and homes, and maintained on an ongoing basis;
  - The front yard area, except for the driveway area and a garage, shall not be used for the parking of vehicles;

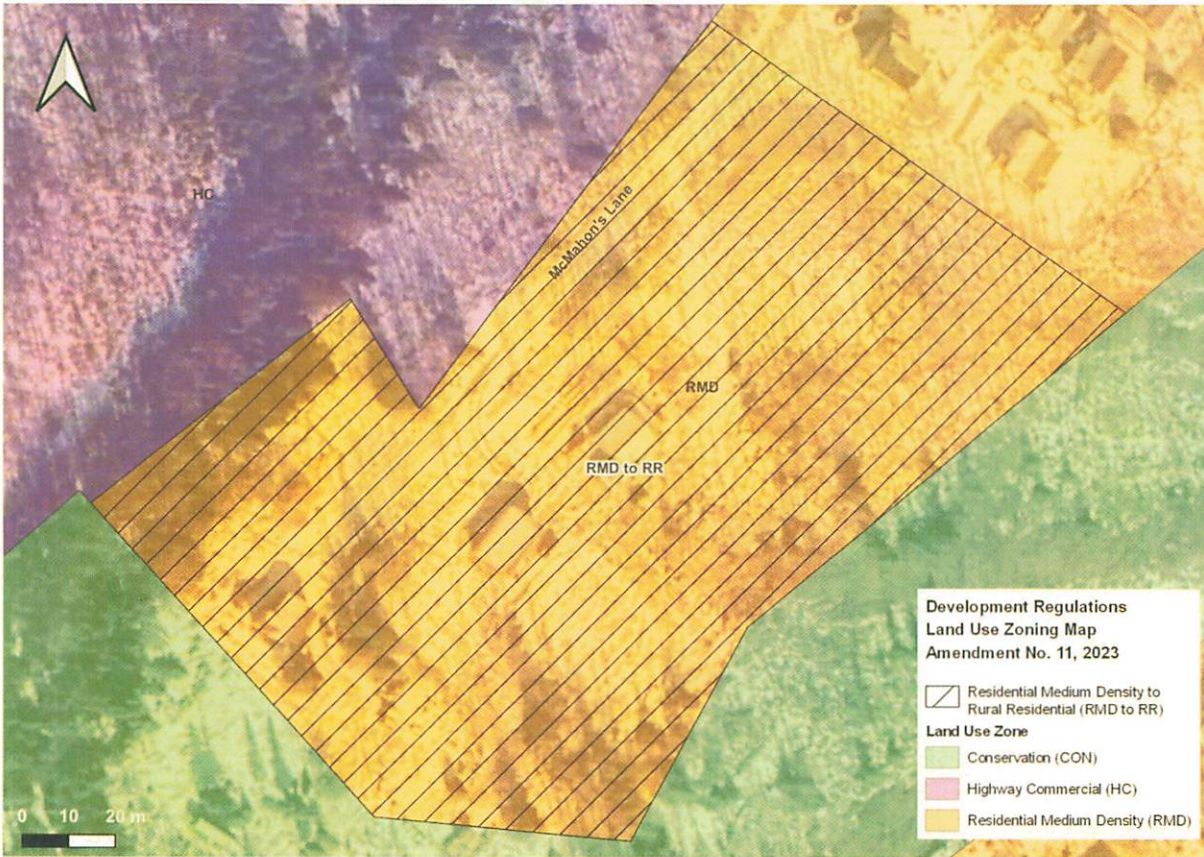
**TO:**

(6) Property Landscaping/ Site Design:

1. The homeowner of a Single Unit Residential dwelling, a double wide mobile home or a Two Unit residential dwelling where so approved, within the RR zone shall provide for the following minimum landscape elements on the RR lot:
  - The front yard area shall be seeded with grass, or otherwise vegetated and landscaped in keeping with neighbourhood area character and homes, and maintained on an ongoing basis;
  - The front yard area, except for the driveway area and a garage, shall not be used for the parking of vehicles;

**MAP CHANGE TO DEVELOPMENT REGULATIONS, 2015-2025:**

The Land Use Zoning Map proposed for amendment is as shown on the attached Development Regulations Amendment No. 11, 2023 map.



**Town of  
Bishop's Falls**  
Development Regulations  
Amendment No. 11, 2023

  
From Residential Medium Density to  
Residential Rural

Dated at Bishop's Falls  
This 2 day of July 2024

  
Bryan King, Mayor

 (Town Seal)  
Randy Drover, Town Manger/Clerk

I CERTIFY THAT THIS DEVELOPMENT  
REGULATIONS AMENDMENT HAS BEEN  
PREPARED IN ACCORDANCE WITH THE  
REQUIREMENTS OF THE *URBAN AND RURAL  
PLANNING ACT, 2000.*





Development Regulations/Amendment  
**REGISTERED**  
Number 405-2024-017  
Date \_\_\_\_\_  
Signature \_\_\_\_\_