

TOWN OF BISHOP'S FALLS



DEVELOPMENT REGULATION AMENDMENT No. 19, 2025

(Cannabis Retail Location in Commercial General zone)

NOVEMBER, 2025

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

AMENDMENT No. 19, 2025

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. 19, 2025 to the Town of Bishop's Falls Development Regulations on April 8, 2026;
- b) gave notice of the adoption of the Amendment No.19, 2025 to the Bishop's Falls Development Regulations by posting the notice at Town Hall and Kristas Clover Convenience Store on April 9, 2026 and posting the notice on the Town website on April 9 and on the Town Facebook page on April 9, 16, and 21, 2026;
- c) set April 27, 2026 as for the Public Hearing at the Town Hall, for the Commissioner to hear and consider objections and submissions.

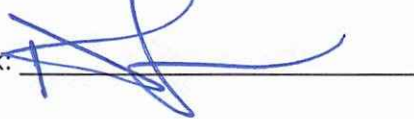
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Bishop's Falls approves the Amendment No. 19, 2025 to the Town of Bishop's Falls Development Regulations as adopted.

SIGNED AND SEALED this 15 day of May, 2026.

Mayor:



Town Manager/Clerk:



Development Regulations/Amendment

REGISTERED

Number 0405 - 0037 - 2026

Date July 30, 2026

Signature [Handwritten Signature]



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 19, 2025

TOWN OF BISHOP'S FALLS DEVELOPMENT REGULATIONS, 2015-2025

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. 19, 2025 to the Bishop's Falls Development Regulations, 2015-2025.

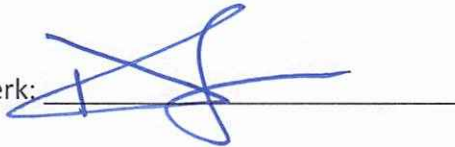
Adopted by the Town Council of Bishop's Falls on April 8, 2026;

Signed and sealed this 15 day of May, 2026.

Mayor:



Town Manager/Clerk:



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 19, 2025 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)



TOWN OF BISHOP'S FALLS

DEVELOPMENT REGULATIONS AMENDMENT No.19, 2025

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 text.

In general terms, the amendment seeks to allow the sale of cannabis in A Cannabis Retail Location within another retail use in the Commercial General zone only. This enables existing local commercial retail operations in the Commercial General zone to diversify their offerings to their customers and remain viable in these challenging economic times.

The previous Development Regulations amendment No. 7, 2023 allows a stand-alone Cannabis Store as a discretionary use in Commercial General, Highway Commercial and Town Centre zones. The definition of a Cannabis Retail Location was also provided in that amendment as per the *Cannabis Control Act, 2018*.

PUBLIC CONSULTATION

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. A Notice was published on the Town website on November 14, 2025 and on the Town Facebook page on November 14, 21, and 28, 2025, and posted on bulletin boards at Glen's Ultramar and Bank of Montreal on November 14, 2025. Proof of notification is attached.

Council reviewed the concerns raised in the one submission to MPA 17 2025 and DRA 19 2025 on December 11, 2025. There were three main areas of concern, which are listed below with analysis of the issue.

Town's Jurisdiction and Cannabis Regulation

- Town's jurisdiction focuses on development location, not operational regulations.
- Cannabis is a legal substance regulated by the federal and provincial governments.
- Cannabis sales require a license from the Newfoundland Liquor Corporation (NLC).
- Concerns about employee training should be directed to NLC.

Economic and Social Considerations

- Town receives no revenue from cannabis sales; taxes are based on property value.
- Bishop's Falls residents can access legal cannabis from neighboring communities.
- Council has not identified conflicts of interest regarding amendments.

Community Concerns and Transparency

- Council does not issue licences for cannabis, these are issued by the Newfoundland and Labrador Liquor Commission; therefore, they must address any concern regarding any worry about economic benefits being concentrated in a few businesses. However, Council aims for transparency and fairness in cannabis retail locations. .
- Public hearing will be scheduled for further community input after regulatory review.

Council responded in writing to the individual who prepared the submission. As the key objections are not within municipal jurisdiction (licencing and addictions services), and there were no substantive comments regarding the ambit of the Municipal Plan and Development Regulations, the Town wishes to proceed with the application.

DEVELOPMENT REGULATIONS AMENDMENT No. 19, 2025.

TEXT CHANGES TO DEVELOPMENT REGULATIONS, 2015-2025:

On the Use Zone Tables for the GENERAL COMMERCIAL ZONE (GC) the following use as indicated in bold font will be added to (3) Uses of Land, as follows:

FROM:

Discretionary Uses

Antenna

Drinking Establishment (subject to provisions of GC Conditions of Use (11))

Place of Worship

Tavern (subject to provisions of GC Conditions of Use (11))

Cannabis Store

TO:

Discretionary Uses

Antenna

Drinking Establishment (subject to provisions of GC Conditions of Use (11))

Place of Worship

Tavern (subject to provisions of GC Conditions of Use (11))

Cannabis Store

Cannabis Retail Location