

**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:



(Council Seal)



**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.

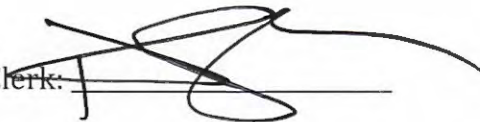
Adopted by the Town Council of Bishop's Falls on the by 8<sup>th</sup> day of November , 2023.

Signed and sealed this 2 day of July, 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;

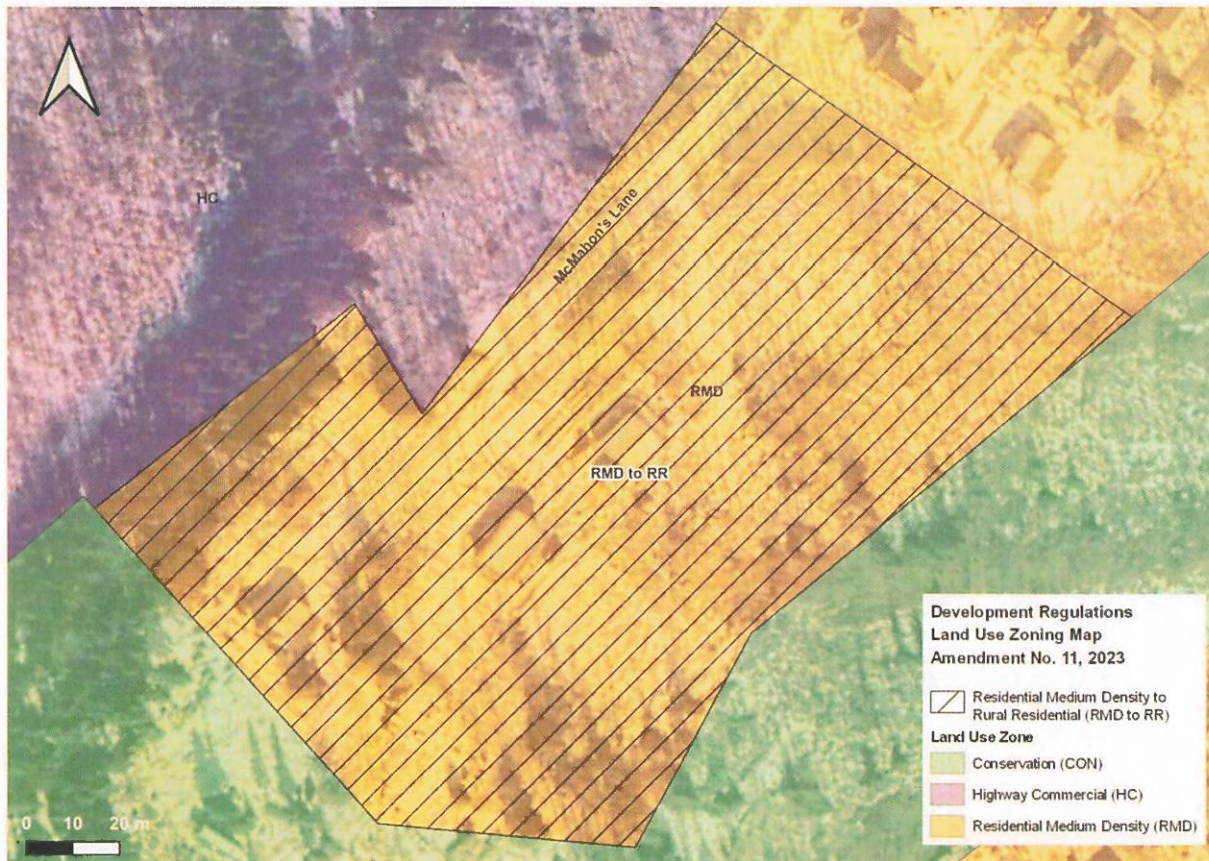
**TO:**

(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 June, 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 \_\_\_\_\_  
Date \_\_\_\_\_  
Signature \_\_\_\_\_




APPENDIX 1: NOTICES



**Town of Bishop's Falls**  
August 16 at 4:03 PM

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410, Rue 115, Bishop's Falls, QC J0W 0J0  
 Town Office: 709-528-6501 / 709-528-6502 Fax: 709-528-6503  
 Public Works Department: 1-877-635-6502 / Department of Recreation: 709-528-6503  
 Email: info@bishopfalls.ca Website: www.bishopfalls.ca

URBAN AND RURAL PLANNING ACT, 2000  
 NOTICE OF PROPOSED CHANGE TO THE TOWN OF BISHOP'S FALLS  
 MUNICIPAL PLAN AND DEVELOPMENT REGULATIONS (2015-2024)


Municipal Plan Amendment No. 9, 2022  
 Development Regulation Amendment No. 11, 2022

**August 8, 2022**

The Town Council of Bishop's Falls is considering a change to the Town of Bishop's Falls Municipal Plan and Development Regulations. In general terms, the purpose of the changes is to allow for two-lane residential lots in the Rural Residential zone. As such, a property or build-out lots (as per the ZOC) will be required from Traditional Medium Density Residential because the lots to install municipal water and sewer service a profit lot.

The Town Council of Bishop's Falls wishes to receive any comments or representation on these proposed changes. Anyone wishing to make a comment, objection, or representation should contact a representative carrying 2400 hours to 445 Main Street, Bishop's Falls, N. 4B1 1C3 [info@bishopfalls.ca](mailto:info@bishopfalls.ca) by noon, August 30, 2022.

For more information about the proposed changes to the Town of Bishop's Falls Municipal Plan and Development Regulations, please contact: [info@bishopfalls.ca](mailto:info@bishopfalls.ca) or call (709) 528-6501.



**Development Regulation Land Use Zoning Map Amendment No. 11, 2022**  
 Residential Medium Density  
 Rural Residential (R2)  
 Local Use Zone  
 Commercial (C1, C2)  
 Highway Commercial (H)  
 Residential Medium Density

👍 Like
💬 Comment
➦ Share



**Town of Bishop's Falls**  
August 28 at 4:08 PM

...



410, Rue 115, Bishop's Falls, QC J0W 0J0  
 Town Office: 709-528-6501 / 709-528-6502 Fax: 709-528-6503  
 Public Works Department: 1-877-635-6502 / Department of Recreation: 709-528-6503  
 Email: info@bishopfalls.ca Website: www.bishopfalls.ca

URBAN AND RURAL PLANNING ACT, 2000  
 NOTICE OF PROPOSED CHANGE TO THE TOWN OF BISHOP'S FALLS  
 MUNICIPAL PLAN AND DEVELOPMENT REGULATIONS (2015-2024)

Municipal Plan Amendment No. 9, 2022  
 Development Regulation Amendment No. 11, 2022

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The Town Council of Bishop's Falls wishes to receive any comments or representation on these proposed changes. Anyone wishing to make a comment, objection, or representation should contact a representative carrying 2400 hours to 445 Main Street, Bishop's Falls, N. 4B1 1C3 [info@bishopfalls.ca](mailto:info@bishopfalls.ca) by noon, August 30, 2022.

For more information about the proposed changes to the Town of Bishop's Falls Municipal Plan and Development Regulations, please contact: [info@bishopfalls.ca](mailto:info@bishopfalls.ca) or call (709) 528-6501.



**Development Regulation Land Use Zoning Map Amendment No. 11, 2022**  
 Residential Medium Density  
 Rural Residential (R2)  
 Local Use Zone  
 Commercial (C1, C2)  
 Highway Commercial (H)  
 Residential Medium Density

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💬 Comment
➦ Share



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🗨️
😊
📷
📺
😄



Town of Bishop's Falls

August 9 at 3:42 PM



PO Box 100 Bishop's Falls, AB, T0B 2B0  
Town Office: 403-682-4247 | Fax: 403-682-4248  
403-682-4249 (Toll-free) | 403-682-4248 (Toll-free)  
Town: info@bishopfalls.ca | Website: www.bishopfalls.ca

**GRAND AND FLEX PLANNING ACT, 2006  
NOTICE OF PROPOSED CHANGES TO THE TOWN OF BISHOP'S FALLS  
MUNICIPAL PLAN AND DEVELOPMENT REGULATIONS (2023-2024)**

**Municipal Plan Amendment No. 8, 2023  
Development Regulation Amendment No. 11, 2023**

August 9, 2023

The Town Council of Bishop's Falls is considering a change to the Town of Bishop's Falls Municipal Plan and Development Regulations. In general terms, the purpose of the changes to the Town of Bishop's Falls Municipal Plan and Development Regulations is to provide a property on Bishop's Falls with the right to install the proposed water and sewer services to a lot & line.

The Town Council of Bishop's Falls wishes to receive any comments or representations on the proposed changes. Any comments or representations, in writing, or representations should include a signed statement indicating their contents to 445 Main Street, Bishop's Falls, AB, T0B 2B0. [info@bishopfalls.ca](mailto:info@bishopfalls.ca) by Friday, August 30, 2023.

For more information about the proposed changes to the Town of Bishop's Falls Municipal Plan and Development Regulations, please contact: [info@bishopfalls.ca](mailto:info@bishopfalls.ca) or call 403-682-4248.



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[MP 8 and DR 10 Public Notice Aug 10, 2023.pdf](#)  
[FAQ MP 8 and DR 10 August 2023.pdf](#)

August 9th, 2023

*Click on the following notice to learn more about proposed changes to the Town's Municipal Plan and Development Regulations.*

[MP 9 and Dr 11 Public Notice Aug 9, 2023.pdf](#)



# There's so much more to come

Grand Falls-Windsor Theatre Project aiming to grow theatre in Central

STEPHEN ROBERTS  
CENTRAL WIRE

✉ stephen.roberts@saltwire.com

A new project wants to make Central Newfoundland a hotbed for theatre.

The Grand Falls-Windsor Theatre Project is an annual seasonal professional theatre festival working to make Grand Falls-Windsor and the surrounding area a destination attraction for local, provincial and tourist markets.

According to artistic director Bernadine Stapleton, their focus is creating jobs and career opportunities, mentoring youth who are on a path in the professional arts, creating financial stimulus in the region, and forging partnerships and mutually supportive relationships within the region.

"We are probably one of the only companies that has mentoring first and foremost in our mandate. It's making sure that people from this region get the opportunity to do professional work in this region," she said.

Earlier in August, the project held Room at the Table at the Gordon Piment Centre. This is phase one of the launch of a one-year writing project for residents of Central Newfoundland to write new short plays highlighting mental awareness.

The stage was set up with six chairs in a semi-circle, to emphasize inclusivity. Six local writers, including four so-called "senior" writers, participated in the event which included readings of excerpts of their work. The four young writers — Amelia Woolfey, Kenneth Toms, Gwen Adams and Jose Sheppard — are writing a play for young audiences raising awareness of mental health issues youth are facing.

Linda Nuno-Plynn wrote a piece about her life after suffering a brain injury. Stapleton says the piece was poetic, funny and enlightening.

"Enlightening in terms of what it's like for her now to navigate a world that is not set up for people who are now functioning in that way," Stapleton explained.

Nuno-Plynn also wrote a song for



A ghostly apparition appears on stage as Bernadine Stapleton stars in *The Antidote for Life*, which she also wrote, at the Gordon Piment Centre in Grand Falls-Windsor. ASHLEY HARDING



From left, Jose Sheppard, Gwen Adams and Kenneth Toms prepare to have their words read aloud for the first time at the Room at the Table event. CONTRIBUTED

her daughter to sing at the event. The song is about anger and requires a glass to her journey.

"The glass starts out jagged and just of something that was once whole and then, as it spends time in the ocean and as it erodes, it becomes a more formed into something else," explained Stapleton.

Dave Anthony wrote a family story about grief and loss and how to negotiate them in life.

"Within the next year, the stories from the younger writers will be com-

bined into one play that will be performed as a "site-specific production," showing how it all came together, for a high school audience.

For Nuno-Plynn and Anthony's work, the company will present those on stage as well as directed readings within the next year.

Stapleton says Room at the Table will be an annual event with new writers each summer.

This summer, Stapleton also wrote and performed in *The Antidote for Life*, a production about life, the uni-

verse and begins. The show is "mis-danced," as per the poster, by Nadine Smith. This quirky and whimsical show empowers all the things that can go wrong in a theatrical production and incorporates a ghostly message.

While the *Antidote for Life* is closed in Grand Falls-Windsor, it will be at the Barbara Harver Theatre in St. John's this September.

## REBRANDING

Originally named the Kitchen Party Theatre Festival, they rebranded this year, in part, to align with the location of Grand Falls-Windsor.


"Our tagline is 'Applaud in Theatre', which immediately brought us of course, with where we are, which is a close proximity to the Kaplan (River) and the tremendous geographical location that we inhabit," explained Stapleton. "It's so different from anywhere else in the province and we want to make sure we're aligned with helping people find us very easily."

The new name uses "project" to reflect they are doing things beyond the stage, providing people opportunities to explore their ideas, and to reflect everything they are doing backstage or during the festival as people craft their work.

They also needed to reflect the changes that were made to the company's artistic vision after COVID-19 hit. COVID-19 altered their original "kitchen party" vision.

Stapleton notes theatre companies are all operating differently because of COVID-19. If one person gets COVID-19, she explains, it can shut a whole production. One thing they are retaining, however, from the original kitchen party vision is the community side they're emphasizing.

The project is produced by Girl Power Inc, a feminist theatre company focused on women and providing training and employment for professionals of all ages in rural Newfoundland and Labrador. Stapleton is Girl Power's founding artistic director.



**Bishops Falls**  
Municipal Corporation

110, Rue 210, Bishops Falls, N. A1H 1G2  
Town Office: (709) 258-6221 / (709) 258-6222 • Fax: (709) 258-6228  
Public Works Department: (709) 258-5662 • Department of Housing: (709) 258-5451  
Email: info@bishopsfalls.ca • Website: www.bishopsfalls.ca

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**URBAN AND RURAL PLANNING ACT, 2000**  
**NOTICE OF PROPOSED CHANGE TO THE**  
**TOWN OF BISHOPS FALLS**  
**MUNICIPAL PLAN AND DEVELOPMENT REGULATIONS (2015-2020)**  
**Municipal Plan Amendment No. 3, 2023**  
**Development Regulations Amendment No. 11, 2023**

**August 9, 2023**

The Town Council of Bishops Falls is considering a change to the Town of Bishops Falls Municipal Plan and Development Regulations. In general terms, the purpose of the change is to allow for "non-land Residential Use" in the Rural Residential zone. As well, a property on McMahons Lane (parallel to the TCOR) will be rezoned from "Residential Medium Density" to "Rural Residential" because the lot is to install municipal water and sewer service is prohibitive.

The Town Council of Bishops Falls wishes to solicit any comments or representation on these proposed changes. Anyone wishing to make a comment, objection or representation should submit a signed statement outlining their concerns to 445 Main Street, Bishops Falls, N. A1H 1G2 - info@bishopsfalls.ca by noon, August 30, 2023.

For more information about the proposed changes to the Town of Bishops Falls Municipal Plan and Development Regulations, please contact [info@bishopsfalls.ca](mailto:info@bishopsfalls.ca) or call (709) 258-6221.

**LEARMONTH, BOULOS & FITZGERALD**  
BARRISTERS & SOLICITORS

**NOTICE OF RESERVED**  
**PUBLIC AUCTION/TENDER**

**JAWE NOTICE** that under and by virtue of the provisions of the **Succession Act (R.S.N.S. 1989, c. 324)**, an auction will be held at the office of Learmonth, Boulos & Fitzgerald, Solicitors, Suite 204, 140 Water Street, P.O. Box 700, St. John's, Newfoundland and Labrador, A1C 5L4, on Wednesday, September 6, 2023 at 11:00 a.m. to auction the lands and premises situate at 122 Main Street, Northern Arm, in the Province of Newfoundland and Labrador, and being described in a Mortgage dated June 7, 2020, and registered as #1038817, at the Registry of Deeds for Newfoundland and Labrador (the "Mortgage"). The Auction will be held to satisfy an amount due under the Mortgage. Tenders will also be accepted for the Property at the office of Learmonth, Boulos & Fitzgerald, P.O. Box 700, 140 Water Street, St. John's, Newfoundland and Labrador, A1C 5L4 up to 11:00 a.m. on September 6, 2023.

**TERMS OF AUCTION/TENDERS:** The highest bidder/tenderer shall not necessarily be the purchaser. The successful bidder/tenderer must pay a deposit of 10% of the purchase price with the balance to be paid on closing. The transaction shall be completed within 30 days of September 6, 2023. The mortgagee reserves the right to bid in at the auction, to meet any and all bids or tenders, to reserve its decision on the highest bidder/tenderer, and to cancel the auction and/or to cancel the auction or tendering process. Further particulars and arrangements for inspection of the Property may be obtained from the Solicitors for the Mortgage.

**LEARMONTH, BOULOS & FITZGERALD**  
Solicitors for the Mortgage  
Phone No. 709-258-6228, Ext. 2; Fax No. 709-258-6191

**Address for Bidding:**  
140 Water Street, P.O. Box 700  
St. John's, N. A1C 5L4