

**TOWN OF BISHOP'S FALLS**



**DEVELOPMENT REGULATION AMENDMENT No. 7, 2023**

(TEXT - CANNABIS)

**MARCH, 2023**

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE No. 7, 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. 7, 2023 to the Town of Bishop's Falls Development Regulations on the 16th day of May, 2023.
- b) gave notice of the adoption of the Amendment No. 7, 2023 to the Bishop's Falls Development Regulations by publication in the Central Wire newspaper on May 31, 2023 and June 7, 2023;
- c) set the 15<sup>th</sup> 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. 7, 2023 to the Town of Bishop's Falls Development Regulations as adopted.

SIGNED AND SEALED this 2 day of August 2023 .

Mayor:



Town Clerk:



Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>405-2023-016</u>
Date	<u>8 SEPT 2023</u>
Signature	<u>[Handwritten Signature]</u>



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**AMENDMENT No. 7, 2023  
TOWN OF BISHOP'S FALLS DEVELOPMENT REGULATIONS**

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. 7, 2023 to the Bishop's Falls Development Regulations, 2015-2025.

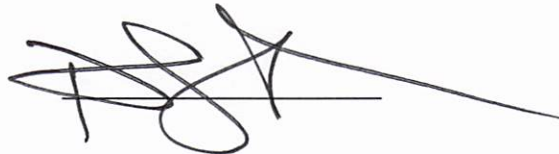
Adopted by the Town Council of Bishop's Falls on the 16th day of May, 2023.

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. 7, 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)



**TOWN OF BISHOP'S FALLS**  
**DEVELOPMENT REGULATIONS AMENDMENT No.7, 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 text.

In general terms, the amendment seeks to allow the sale of cannabis in the community in the 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.

## **DEVELOPMENT REGULATIONS AMENDMENT No. 7, 2023.**

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

In Schedule A, 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 facility 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;**

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))

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**

On the Use Zone Tables for the HIGHWAY COMMERCIAL (HC) 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 HC Conditions of Use (8))

Place of Worship

Wind Turbine

TO:

Discretionary Uses

Antenna

Drinking Establishment (subject to provisions of HC Conditions of Use (8))

Place of Worship

Wind Turbine

**Cannabis Store**

On the Use Zone Tables for the TOWN CENTRE (TC) the following use as indicated in bold font will be added to (3) Uses of Land, as follows:

FROM:

Discretionary Uses

Accessory Building (subject to provisions of TC Conditions of Use (5))

Apartment (subject to provisions of TC Conditions of Use (3))

Condominium (subject to provisions of TC Conditions of Use (3))

Drinking Establishment

General Service

Take Out Restaurant

Veterinary Clinic

TO:

Discretionary Uses

Accessory Building (subject to provisions of TC Conditions of Use (5))

Apartment (subject to provisions of TC Conditions of Use (3))

Condominium (subject to provisions of TC Conditions of Use (3))

Drinking Establishment

General Service

Take Out Restaurant

Veterinary Clinic

**Cannabis Store**

On the Use Zone Table for the INDUSTRIAL ZONE (IND), under Section 3 Uses of Land, the following text will be added as shown below in bold font:

FROM:

Discretionary Uses

Antenna

Hazardous Industry

Recycling Facility

Special Industrial Use (subject to provisions of IND Conditions of Use (8))

Storage of Recreational Vehicles

Wind Turbine

**Cannabis Production Facility**

TO:

Discretionary Uses

Antenna

Hazardous Industry

Recycling Facility

Special Industrial Use (subject to provisions of IND Conditions of Use (8))

Storage of Recreational Vehicles

Wind Turbine

**Cannabis Production Facility**

**Cannabis Retail Store (subject to the restriction that it may be considered in a Cannabis production facility only)**