

TOWN OF BISHOP'S FALLS



**MUNICIPAL PLAN
2015-2025**

MUNICIPAL PLAN AMENDMENT No. 6, 2023

(Text and Future Land Use Map)

MARCH, 2023

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 6, 2023

TO THE TOWN OF BISHOP'S FALLS MUNICIPAL PLAN

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. 6, 2023 to the Town of Bishop's Falls Municipal Plan on the 16th day of May, 2023;
- b) gave notice of the adoption of the Amendment No. 6, 2023 to the Town of Bishop's Falls Municipal Plan by publication in the Central Wire on May 31, 2023 and June 7, 2023; and
- c) set the 15th day of June, 2023 at 8 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. 6, 2023 to the Town of Bishop's Falls Municipal Plan as adopted.

SIGNED AND SEALED this 29th day of June, 2023.

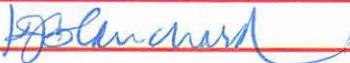
Mayor:

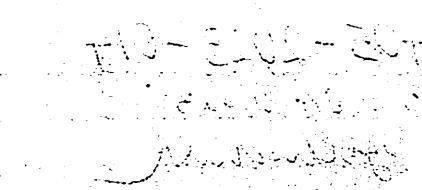
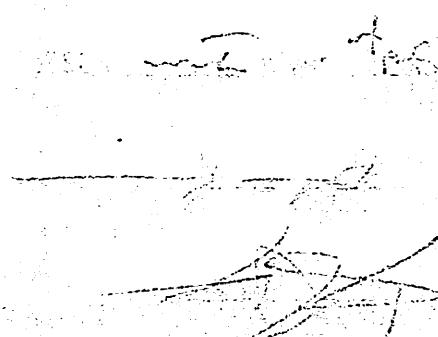
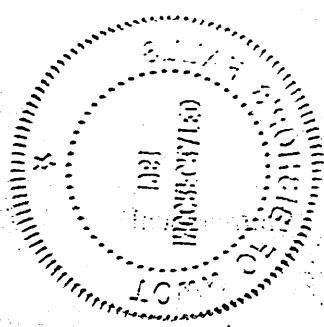


Town Manager/Clerk:



(Council Seal)

Municipal Plan/Amendment	
REGISTERED	
Number	405-2023-014
Date	3 AUG 2023
Signature	



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 6, 2023

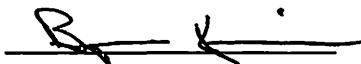
TOWN OF BISHOP'S FALLS MUNICIPAL PLAN

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. 6, 2023 to the Town of Bishop's Falls Municipal Plan.

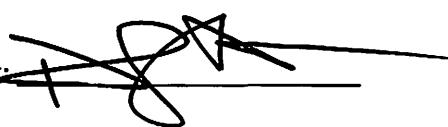
Adopted by the Town Council of Bishop's Falls on the 16th day of May, 2023.

Signed and sealed this 21 day of May, 2023.

Mayor:



Town Manager/Clerk:



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 6, 2023 to the Town of Bishop's Falls Municipal Plan 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
MUNICIPAL PLAN AMENDMENT No. 6, 2023**

BACKGROUND

The Town Council of Bishop's Falls wishes to amend its Municipal Plan. The proposed amendment seeks to change the 2015-2025 Municipal Plan's text and Future Land Use Map. There are four separate topics in this Amendment, as follows:

1. Accessory buildings

The Town Council wishes to expand the size of accessory buildings to reflect the needs of the residents of Bishop's Falls.

2. Home business requirements for residential child care

Child care services are highly desired in the community. The current standards were developed about ten years ago and the provincial *Child Care Regulations, 2017* under the *Child Care Act* have been updated since the current Municipal Plan came into effect. These provincial regulations provide standards on the size, capacity and use of a residential home for child care purposes that are consistent with the wishes of the Town Council. Therefore, the Town wishes to update the text of the Municipal Plan to be consistent with the provincial regulation.

3. 551 Main Street

The purpose of this change in Municipal Plan Amendment No. 6, 2023 is to re-designate an area of land from "Commercial" to "Residential" on the Future Generalized Land Use Map of the Municipal Plan. See attached Town of Bishop's Falls Municipal Plan Amendment No. 6, 2023 Map A. Council will also consider an associated amendment to the 2015-2025 Development Regulations Zoning map. The former convenience store has not been in operation for about ten years and the owner of the land wishes to use the land for residential purposes which is consistent with the uses on either side of the property. There is no specific text in the Municipal Plan which restricts this site from residential development; therefore, no text amendment is required.

4. Redesignation of 62 Main Street

The purpose of this change in Municipal Plan Amendment No. 6, 2023 is to re-designate an area of land from "Industrial" to "Commercial" on the Future Generalized Land Use Map of the Municipal Plan. See attached Town of Bishop's Falls Municipal Plan Amendment No. 6, 2023 Map B. This site is a successful gas bar and convenience station located within an Industrial zone. The owner wishes to expand and diversify the commercial offerings on the site and the Town may enable the continued success of this valuable commercial activity in the community. As other such services have closed down over the years, the community

needs to be able to facilitate and encourage the continuation of this business for the benefit of the town overall. There is no specific text in the Municipal Plan which restricts this site from general commercial use; therefore, no text amendment is required.

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 on the Town Facebook page on March 21, 2023.

No submissions were received by the Town Clerk.

MUNICIPAL PLAN AMENDMENT No. 6, 2023

TEXT CHANGES TO MUNICIPAL PLAN, 2015-2025, SHOWN IN BOLD FONT IN THE TEXT EXCERPTS BELOW:

1. Accessory Building

There is text in the Municipal Plan which specifies the size of an accessory building as a percentage of the lot size. The proposed change in the Development Regulations will not change the Municipal Plan requirement for total development on a lot to adhere to the Lot Coverage requirements specified for each Land Use zone. Therefore, no text change is required.

2. Home business requirements for Child Care

FROM:

EXISTING TEXT IN MUNICIPAL PLAN:

9.11.1 The intent for the new Municipal Plan is for Home Based Businesses to be entirely enclosed within a building and to be generally limited to professional offices and other low intensity compatible occupations which represent a secondary and strictly incidental use to the residential character of the neighbourhood; excluded Home Based Business uses and conditions of use shall be defined by the Development Regulations.

TO:

PROPOSED AMENDED TEXT FOR MUNICIPAL PLAN

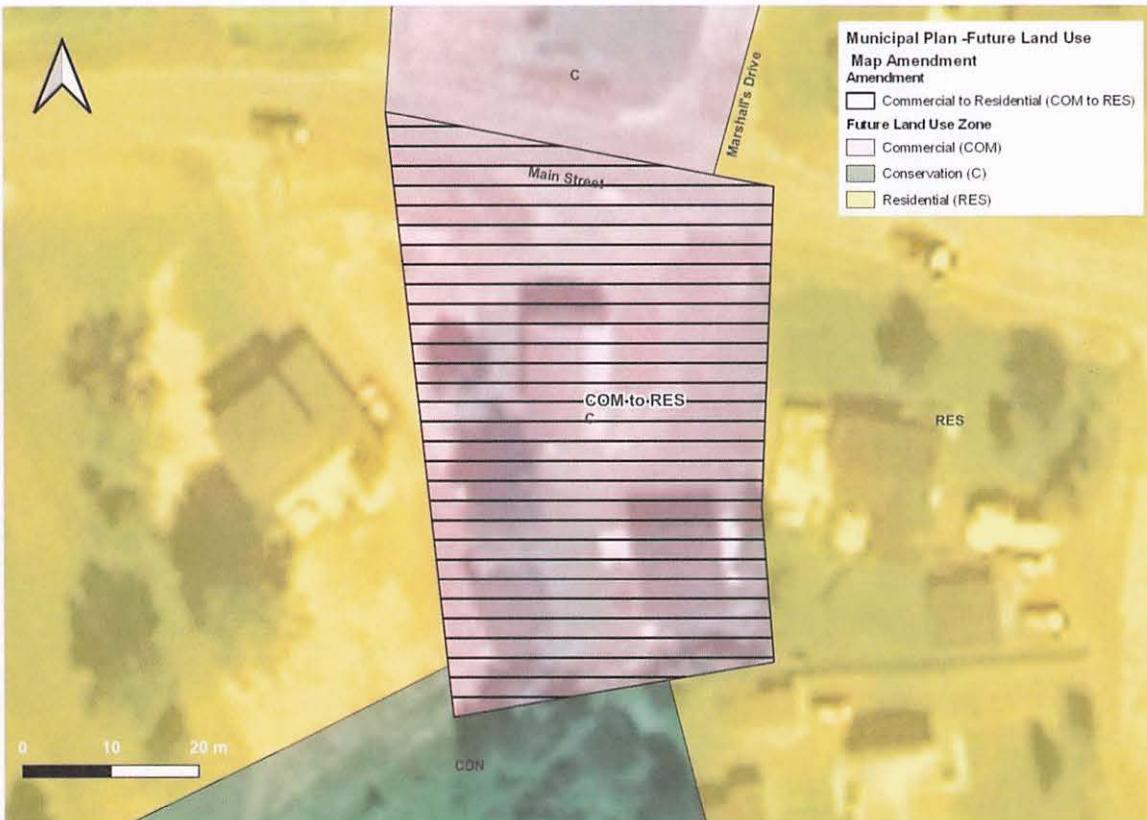
The intent for the new Municipal Plan is for Home Based Businesses to be entirely enclosed within a building and to be generally limited to low intensity compatible occupations which represent a secondary and strictly incidental use to the residential character of the neighbourhood; these may include professional offices, personal services, day-care for children or special needs individuals; excluded Home Based Business uses and conditions of use shall be defined by the Development Regulations

MAP CHANGES TO MUNICIPAL PLAN, 2015-2025:

The Municipal Plan's Future Land Use Map proposed for amendment is as shown on the attached Municipal Amendment No. 6, 2023 Maps:

Map A: 551 Main Street : "Commercial" to "Residential"

Map B: 62 Main Street: "Industrial" to "Commercial"



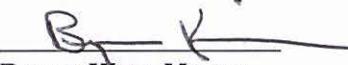
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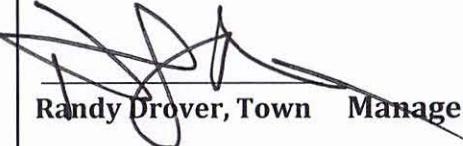
Number 405-2023-014
Date 3 AUG 2023
Signature 193 Cancharl

Map A
Town of
Bishop's Falls
Municipal Plan
Amendment No. 6, 2023

From Commercial Use to Residential

Dated at Bishop's Falls
This 29 day of Aug, 2023


Bryan King, Mayor


Randy Drover, Town Manager/Clerk

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




DMyers

Anna Myers, MCIP



Municipal Plan/Amendment
REGISTERED

Number 405-2023-014

Date 3 AUG 2023

Signature J. Blanchard

Map B
Town of
Bishop's Falls
Municipal Plan
Amendment No. 6, 2023



From Industrial to General Commercial

Dated at Bishop's Falls
 This 28 day of Aug, 2023

Bryan King, Mayor

Randy Drover, Town Manager/Clerk

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



Anna Myers, MCIP