

**TOWN OF BISHOP'S FALLS**



**MUNICIPAL PLAN  
2015-2025**

**MUNICIPAL PLAN AMENDMENT No. 13, 2024**

**(TEXT - CDA)**

**MARCH, 2024**

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE AMENDMENT No. 13, 2024**

**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. 13, 2024 to the Town of Bishop's Falls Municipal Plan on August 20, 2024.
- b) gave notice of the adoption of the Amendment No. 13, 2024 to the Town of Bishop's Falls Municipal Plan by publishing a notice of public hearing in the 'Newfoundland Wire' on September 4 and September 11, 2024.
- c) set the 26<sup>th</sup> day of September 2024 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. 13, 2024 to the Town of Bishop's Falls Municipal Plan as adopted.

SIGNED AND SEALED this 31 day of October 2024.

Mayor:



Town Manager/Clerk:



Municipal Plan/Amendment	
<b>REGISTERED</b>	
Number	<u>0405-0034-2024</u>
Date	<u>13 DEC 2024</u>
Signature	<u>[Signature]</u>

(Council Seal)



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**AMENDMENT No. 13, 2024**

**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. 13, 2024 to the Town of Bishop's Falls Municipal Plan.

Adopted by the Town Council of Bishop's Falls on the August 20, 2024.

Signed and sealed this 31 day of October, 2024.

Mayor:



Town Manager/Clerk:



(Council Seal)



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Amendment No. 13, 2024 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. 13, 2024**

**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.

In general terms, the amendment seeks to change the requirements in the Comprehensive Development designation to allow for rural residential development with onsite services in situations where Council is satisfied that the cost of providing municipal services is cost prohibitive but residential rural lots with onsite servicing can be accommodated according to Department of Digital Services and Service NL standards.

**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 NL Wire on July 3, 2024 and the notice was posted on the Town website on June 19, 2024 and on the Town Facebook page on June 19 and 26 and July 10, 2024.

No submissions were received by the Town Clerk regarding these amendments within the time indicated on the notice.

## **MUNICIPAL PLAN AMENDMENT No. 13, 2024**

### **TEXT CHANGES TO MUNICIPAL PLAN, 2015-2025**

#### **FROM:**

#### **6.15 WATER AND SEWER SERVICES**

6.15.1 New development or redevelopment within the urban areas located to the south of the Trans-Canada, as designated on Map 1 - Future Land Use, shall only occur with full urban services of water and sewer, unless otherwise identified within this Plan.

#### **TO:**

#### **6.15 WATER AND SEWER SERVICES**

6.15.1 New development or redevelopment within the urban areas located to the south of the Trans-Canada, as designated on Map 1 - Future Land Use, shall only occur with full urban services of water and sewer, except for those areas where Council is satisfied that the cost of providing municipal services is cost prohibitive or unless otherwise identified within this Plan and onsite services may be permitted that meet the requirements of the Department of Digital Services and Service NL.

#### **FROM:**

#### **9.3 RESIDENTIAL CHOICES**

The Rural Residential designation of this Plan will provide for non-serviced acreage residential development in those designated areas located to the north of the TCH.

#### **TO:**

#### **9.3 RESIDENTIAL CHOICES**

The Rural Residential designation of this Plan will generally provide for non-serviced acreage residential development in those designated areas located to the north of the TCH and in those areas where the cost of providing municipal services is prohibitive, as

determined by Council, yet the land is close to the urban area of the town and suitable for rural residential use.

**FROM:**

14.2.2 All future growth within the serviced area located to the south of the Trans-Canada shall be serviced with municipal water.

**TO:**

14.2.2 All future growth within the serviced area located to the south of the Trans-Canada shall be serviced with municipal water; however, for land adjacent to these serviced areas, where the cost of providing municipal services is prohibitive, as determined by Council, residential development with onsite services may be allowed provided it meets the standards of the Department of Digital Services and Service NL.

## **9.8 COMPREHENSIVE DEVELOPMENT AREAS**

### **ADD NEW TEXT**

Council may exempt a development application from the requirements under this policy where the proposed development pertains to one lot only where Council is satisfied that extending municipal services to the area is cost-prohibitive and onsite services can be provided to the requirements set out by the Department of Digital Services and Service NL.