

TOWN OF BISHOP'S FALLS



**MUNICIPAL PLAN
2015-2025**

MUNICIPAL PLAN AMENDMENT No. 14, 2024

(Business Park)

JULY, 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 14, 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. 14, 2024 to the Town of Bishop's Falls Municipal Plan on September 17, 2024;
- b) gave notice of the adoption of the Amendment No. 12, 2024 to the Town of Bishop's Falls Municipal Plan by publishing the notice of public hearing in the 'Newfoundland Wire' on September 25, 2024 and October 2, 2024;
- c) set October 16, 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. 14, 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	
<u>REGISTERED</u>	
Number	<u>0405-0035 -2024</u>
Date	<u>13 DEC 2024</u>
Signature	<u>PB Blanchard</u>



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 14, 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. 14, 2024 to the Town of Bishop's Falls Municipal Plan.

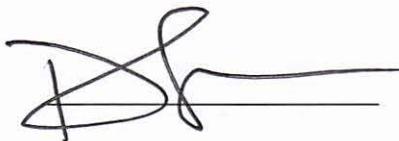
Adopted by the Town Council of Bishop's Falls on September 17, 2024.

Signed and sealed this 31 day of October 2024.

Mayor:



Town Manager/Clerk:

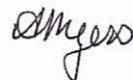


(Council Seal)



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 14, 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. 14, 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 text.

The Town of Bishop's Falls has received a request to allow the development of a medical treatment facility on a lot at the intersection of Main Street and Dominic Street (#6 Dominic Street) which is located in the Business Park zone.

The site is particularly suited for the proposed use as it is located on the Main Street, just south of the off-ramps from the Trans-Canada Highway; therefore easily accessible for a regional clientele. The site has sufficient size (almost 1 hectare) and configuration for safe access/egress (corner lot), accessible parking/access requirements and future expansion of much needed medical and health services. As the Town has ample lands available for future business park development throughout the community, and adding this limited use will not constrain future light industrial opportunities; moreover, it will enable the Town to be able to provide a much needed service to the community and region.

The Council wishes to permit the medical and professional use class limited to medical, dental and health-related services only, in the Business Park zone.

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 31 2024; and published on the Town website on July 31, 2024.

No submissions were received by the Town office.

MUNICIPAL PLAN AMENDMENT No. 14, 2024
TEXT CHANGES TO MUNICIPAL PLAN, 2015-2025:

The following text change is proposed in Municipal Plan, 2015-2025, Chapter 10:

FROM:

10.8 BUSINESS PARK DESIGNATION

10.8.1 Business Park designated properties on Dominic Street and its possible extension shall provide for a various mix of light industrial, manufacturing, processing, assembly, wholesaling, warehousing, transportation and other job intensive uses. Stand-alone businesses such as offices are encouraged to locate within the downtown commercial core area.

TO:

10.8 BUSINESS PARK DESIGNATION

10.8.1 Business Park designated properties on Dominic Street and its possible extension shall provide for a various mix of light industrial, manufacturing, processing, assembly, wholesaling, warehousing, transportation and other job intensive uses, as well as, medical and professional use class limited to medical, dental and health-related services only. Retail uses associated with health-related services only, such as a pharmacy will also be permitted. no other stand-alone retail will be allowed. Stand-alone businesses such as offices are encouraged to locate within the downtown commercial core area.