

TOWN OF BISHOP'S FALLS



**MUNICIPAL PLAN
2015-2025**

MUNICIPAL PLAN AMENDMENT No. 9, 2023

(McMahon's Lane)

(Future Land Use Map)

August, 2023

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 9, 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. 9, 2023 to the Town of Bishop's Falls Municipal Plan on the 8th day of November, 2023.
- b) gave notice of the adoption of the Amendment No. 9, 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. 9, 2023 to the Town of Bishop's Falls Municipal Plan as adopted (or as amended as follows).

SIGNED AND SEALED this 2 day of January 2024.

Mayor:

Town Manager/Clerk:

Municipal Plan/Amendment	
REGISTERED	
Number	<u>405-2024-016</u>
Date	<u>25 JAN 2024</u>
Signature	<u>[Handwritten Signature]</u>



(Council Seal)

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 9, 2023

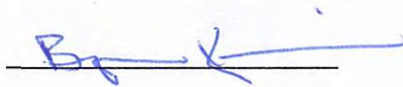
TOWN OF BISHOP'S FALLS MUNICIPAL PLAN

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. 9, 2023 to the Town of Bishop's Falls Municipal Plan.

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

Signed and sealed this 2 day of July 2024.

Mayor:



Town Manager/Clerk:

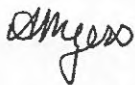


(Council Seal)



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 9, 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. 9, 2023**

BACKGROUND

The Town Council of Bishop's Falls wishes to amend its Municipal Plan. The proposed amendment seeks to change text in the 2015-2025 Municipal Plan.

The amendment is to allow for Two-Unit Residential Use in the Rural Residential zone. This is in a response to a request for a Two Unit residential development in the area of McMahon's Lane. The site is designated as 'Residential' and there is an accompanying Development Regulations Amendment in which the site is to be rezoned from 'Residential Medium Density' to 'Rural Residential' because the cost to install municipal water and sewer services is prohibitive.

The Department of Digital Government and Service NL standards for onsite water and sewer allow for Two Unit dwellings on lots of 3,720 m² (Private Sewage Disposal and Water Supply Standards). This site is 7000 m² and there is an existing municipal gravel road access to the site.

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) and on the Town Facebook on August 9, 16, and 28, 2023.

The Town Clerk did not receive any written objections/submissions.

MUNICIPAL PLAN AMENDMENT No. 9, 2023

TEXT CHANGES TO MUNICIPAL PLAN, 2015-2025

FROM:

7.2 LAND USE DESIGNATION CLASSES AND PERMITTED USES

7.2.1 The Bishop's Falls Planning Area is divided into the following distinct land use designation classes as indicated on Map 1 — Future Land Use, and as outlined through the policies of this Municipal Plan. The permitted uses within each land use class are identified within brackets of each designation type, as follows:

- Rural (agriculture, cemetery, conservation, environmentally sensitive area, forestry, mineral workings, resource, open space, transportation);
- Residential [single unit, two-unit, multi-unit (row house/townhouse/ apartment/ condominium residential), mixed —use, mobile home, residential care, conservation];
- Rural Residential (agriculture, single unit residential, residential care, conservation);

TO:

7.2 LAND USE DESIGNATION CLASSES AND PERMITTED USES

7.2.1 The Bishop's Falls Planning Area is divided into the following distinct land use designation classes as indicated on Map 1 — Future Land Use, and as outlined through the policies of this Municipal Plan. The permitted uses within each land use class are identified within brackets of each designation type, as follows:

- Rural (agriculture, cemetery, conservation, environmentally sensitive area, forestry, mineral workings, resource, open space, transportation);
- Residential [single unit, two-unit, multi-unit (row house/townhouse/ apartment/ condominium residential), mixed —use, mobile home, residential care, conservation];
- Rural Residential (agriculture, single unit residential, two unit residential, residential care, conservation);

FROM:

9.3 RESIDENTIAL CHOICES

The Municipal Plan provides for the following types of residential uses to occur within the Residential designation area; a density gradient is provided for each residential type:

Residential Medium Density (350-450sm / 3767-4844sf);

Single unit detached residential (558sm / 6006sf);

Compact residential (372sm / 4004sf);

Two units (duplex) residential (790sm / 8503sf);

TO:

9.3 RESIDENTIAL CHOICES

The Municipal Plan provides for the following types of residential uses to occur within the Residential designation area; a density gradient is provided for each residential type:

- Residential Medium Density (350-450 m²);
- Single unit detached residential (558 m²);
- Compact residential (372sm / 4004 sf);
- Two units (duplex) residential (At the discretion of Council depending upon zone and associated development standards)

FROM: In Section 9.4 RESIDENTIAL ZONES – Paragraph 11

Rural Residential represents a new designation to provide for acreage residential homes, within the newly designated area near Thirteen Mile Crossing, as well as potentially for the adjacent Botwood Highway precinct and in the westerly portion of the Planning Area in Grenfell Heights. Rural Residential housing presents the opportunity for individuals and families to pursue a more relaxed open space type of residential lifestyle. Proposed new residential subdivisions will be considered by Council, in part, based upon the design guidelines of the Development Regulations. Rural residential lot creation will also be dependent upon septic effluent disposal and domestic water approval from Service NL.

TO: In Section 9.4 RESIDENTIAL ZONES -Paragraph 11

Rural Residential represents a new designation to provide for acreage residential homes, within the newly designated area near Thirteen Mile Crossing, as well as potentially for the adjacent Botwood Highway precinct, in the westerly portion of the Planning Area in Grenfell Heights, 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. Rural Residential housing presents the opportunity for individuals and families to pursue a more relaxed open space type of residential lifestyle. Proposed new residential subdivisions will be considered by Council, in part, based upon the design guidelines of the Development Regulations. Rural residential lot creation will also be dependent upon septic effluent disposal and domestic water approval from Service NL.

FROM: In Section 9.4 RESIDENTIAL ZONES -Paragraph 13

Council may consider through designation and rezoning approval, locations for additional rural residential developments in the general vicinity of Thirteen Mile Crossing, and potentially in other locales near the Botwood Highway.

TO: In Section 9.4 RESIDENTIAL ZONES -Paragraph 13

Council may consider through designation and rezoning approval, locations for additional rural residential developments in the general vicinity of Thirteen Mile Crossing, and potentially in other locales near the Botwood Highway 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:

9.14 TWO UNITS RESIDENTIAL

9.14.1 Two Units Residential, or Duplex, residential lots shall be created through subdivision and rezoning to a new Two Units Residential zone, based upon a minimum parcel size of 790.0sm (8503.7sf), and consideration of proposed housing design in accordance with the design guidelines of the Development Regulations.

TO:

9.14 TWO UNITS RESIDENTIAL

9.14.1 Two Units Residential, or Duplex, residential lots shall be created through subdivision and rezoning to a new Two Units Residential zone, based upon a minimum parcel size of 790.0sm (8503.7sf), and consideration of proposed housing design in accordance with the design guidelines of the Development Regulations. Two Unit residential development will also be permitted in the Rural Residential zone with development standards that comply with the Department of Digital Government and Service NL standards for un-serviced lots and the setbacks and yard distances that are compatible with the other development in the RR zone.

FROM: The following policies from Section 9.14 RURAL RESIDENTIAL

- 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.
- 9.17.5 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.

TO: The following policies from Section 9.14 RURAL RESIDENTIAL

- 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, 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, 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.
- 9.17.5 Future development areas for Rural Residential housing may be considered for redesignation on lands in the immediate area of Thirteen Mile Crossing, 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, 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.

APPENDIX 1: NOTICES



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

...



200 St-John-Baptiste, Bishop's Falls, QC J0B 1G0
Télé: (514) 788-2827 / (514) 788-2827 / Fax: (514) 788-2841
Public Services Department / Service Client / Département des Services Clients
Email: info@townofbfs.com / Téléc: 514-788-2841

URBAN AND RURAL PLANNING ACT, 1980
NOTICE OF PROPOSED CHANGE TO THE TOWN OF BISHOP'S FALLS
MUNICIPAL PLAN AND DEVELOPMENT REGULATIONS (2015-2021)

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-lot residential use in the Rural Residential zone. As well, a property of Bishop's Falls located within the RCR will be rezoned from Residential Medium Density to Rural Residential because the site is suitable for natural and water services production.

The Town Council of Bishop's Falls wishes to receive any comments or representations on these proposed changes. Any written comments, objections, or representations should include a signed statement setting out concerns to 445 Main Street, Bishop's Falls, N. 4J4 1G0. info@townofbfs.com 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@townofbfs.com or call (514) 788-2827.



👍 Like
💬 Comment
➦ Share



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

...



200 St-John-Baptiste, Bishop's Falls, QC J0B 1G0
Télé: (514) 788-2827 / (514) 788-2827 / Fax: (514) 788-2841
Public Services Department / Service Client / Département des Services Clients
Email: info@townofbfs.com / Téléc: 514-788-2841

URBAN AND RURAL PLANNING ACT, 1980
NOTICE OF PROPOSED CHANGE TO THE TOWN OF BISHOP'S FALLS
MUNICIPAL PLAN AND DEVELOPMENT REGULATIONS (2015-2021)

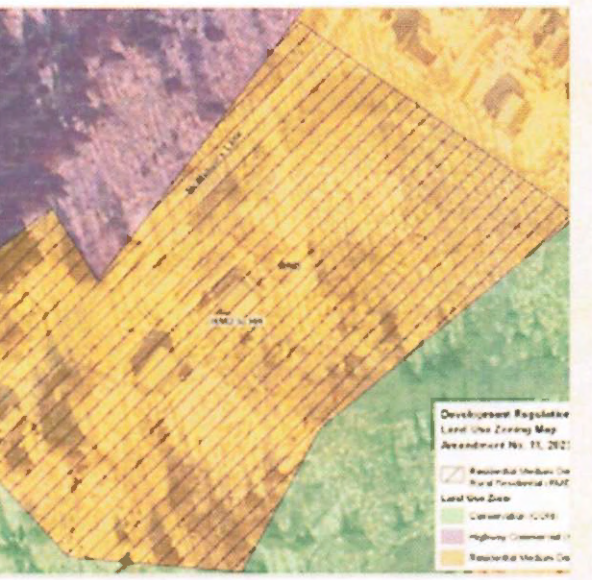
Municipal Plan Amendment No. 9, 2022
Development Regulation Amendment No. 11, 2022

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-lot residential use in the Rural Residential zone. As well, a property of Bishop's Falls located within the RCR will be rezoned from Residential Medium Density to Rural Residential because the site is suitable for natural and water services production.

The Town Council of Bishop's Falls wishes to receive any comments or representations on these proposed changes. Any written comments, objections, or representations should include a signed statement setting out concerns to 445 Main Street, Bishop's Falls, N. 4J4 1G0. info@townofbfs.com 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@townofbfs.com or call (514) 788-2827.



👍 Like
💬 Comment
➦ Share



🗨️
😊
📷
🗨️
😊



Town of Bishop's Falls

August 9 at 3:42 PM



Box 100, Bishop Falls, AB T0M 0H0
Town Office: 403.238.6101 • Fax: 403.238.6102
1000-10th Avenue, Bishop Falls, Alberta T0M 0H0
Email: info@bishopfalls.ca Website: www.bishopfalls.ca

URBAN AND RURAL PLANS NO. 8, 10 NOTICE OF PROPOSED CHANGES TO THE TOWN OF BISHOP'S FALLS MUNICIPAL PLAN AND DEVELOPMENT REGULATIONS (2023-2024)

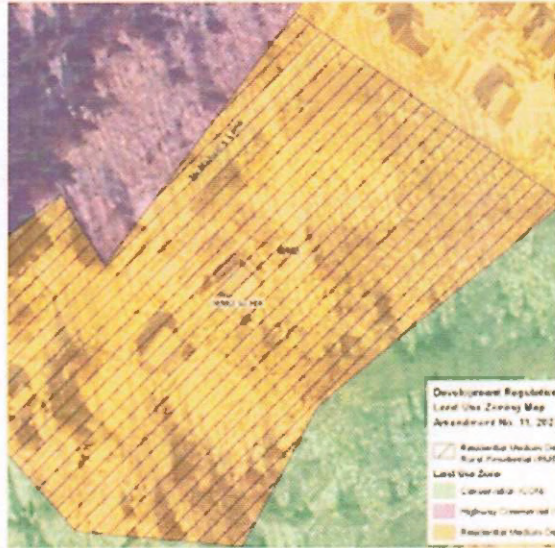
Municipal Plan Amendment No. 8, 2023
Development Regulation Amendment No. 11, 2023

August 9, 2023

The Town of Bishop's Falls is reviewing 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 update the land use designations in the Town of Bishop's Falls. The purpose of the changes is to update the designations in the Town of Bishop's Falls to reflect the current land use designations in the Town of Bishop's Falls. The changes will be implemented on August 30, 2023.

The Town of Bishop's Falls is also reviewing 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 update the designations in the Town of Bishop's Falls. The purpose of the changes is to update the designations in the Town of Bishop's Falls to reflect the current land use designations in the Town of Bishop's Falls. The changes will be implemented on 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 or call (403) 238-6101.



Like

Comment

Share



Write a comment...



- TOWN HALL
- RESIDENTS
- BUSINESS
- VISITORS
- CONTACT US
- COVID-19 UPDATES
- MUNICIPAL ELECTIONS

[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 NEWS

✉ stephan.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 we're trying to make Grand Falls-Windsor and the surrounding area a destination attraction for local, provincial and tourism 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 hosted 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 theatre plays highlighting mental awareness.

The stage was set up with six chairs in a semi-circle, to emphasize inclusivity. Six local writers, including four younger writers, participated in the event which included readings of excerpts of their work. The four young writers—Amelia Woodfrey, Kennedy Toms, Owen Adams and Joie Shepard—are writing a play for young audiences raising awareness of mental health issues so all are being.

Linda Norton Flynn 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 to navigate a world that is not set up for people who are now functioning in that way," Stapleton explained.

Norton Flynn also wrote a song for



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



From left, Joie Shepard, Owen Adams and Kennedy 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 singles and equates singles to her journey.

"The glass starts out jagged and part of something that was once whole and then, as it opens it up in the ocean and as it evolves, then it becomes a new form into something else," explained Stapleton.

Dave Anthony wrote a family story about grief and loss and how to navigate 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 "worldtop production," showing how it all came together, for a high school audience.

For Norton Flynn 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 Audience for Life*, a production about life, the win-

verse and beguiles. The show is "inspired," as per the poster, by Niall Smith. This quirky and whimsical show emphasizes all the things that can go wrong in a theatrical production and incorporates a ghostly surprise.

While the *Audience for Life* is closed in Grand Falls-Windsor, it will be at the Barbara Barrett 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 signature is 'Audience for Theatre', which immediately brands us, of course, with where we are, which is in close proximity to the topic in (Room) and the transition from a physical location that we inhabit," explains Stapleton. "It's so different from a system that is 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 of location 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 that the company is still operating differently because of COVID-19. If one person gets COVID-19, she explains, it can derail a whole production. One thing they are retaining, however, from the original kitchen party conception is the comedy side they're emphasizing.

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

LEARMONTH, BOULOS & FITZGERALD BARRISTERS & SOLICITORS

NOTICE OF RESERVED PUBLIC AUCTION/TENDER

TAKE NOTICE that under and by virtue of the provisions of the **CONDOMINIUM ACT**, R.S.N.S. 1990, c. 62, an auction will be held at the office of Learmonth, Boulos & Fitzgerald, Solicitors, Suite 304, 140 Water Street, St. John's, NL, A1C 5A4, on Wednesday, September 6, 2023 at 11:00 A.M. to auction the units and premises situated at 122 Main Street, Northern Arm, in the Province of Newfoundland and Labrador, and being described in a Mortgage dated June 7, 2022, and registered as #1038017, at the Registry of Deeds for Newfoundland and Labrador (the "Mortgage"). The Auction will be held to satisfy an amount due under the Mortgage. Bidders 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 5A4 up to 11:00 a.m. on September 6, 2023.

TERMS OF AUCTION/TENDER: The highest bidder/offeror shall not necessarily be the purchaser. The successful bidder/offeror 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 reject any and all bids or tenders, to reserve a decision on the highest bidder/offeror received, and to cancel the auction prior to or during 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. 709-536-8888, Ext. 2, Fax No. 709-536-8151

Address for Bidders:
140 Water Street, P.O. Box 700
St. John's, NL, A1C 5A4



P.O. Box 312, Bishop's Falls, NL, A0Y 1G0

Team Office: 709-256-6241 / 709-256-6222 • Fax: 709-256-6246

Public Works Department: 709-256-5562 • Department of Recreation: 709-256-5451

Email: info@bishopsfalls.ca • Website: www.bishopsfalls.ca

URBAN AND RURAL PLANNING ACT, 2000 NOTICE OF PROPOSED CHANGE TO THE TOWN OF BISHOP'S FALLS MUNICIPAL PLAN AND DEVELOPMENT REGULATIONS 2016 (2023) Municipal Plan Amendment No. 3, 2023 Development Regulations 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 is to allow for Two-Unit Residential Use in the Rural Residential zone. As well, a property on McMathers Lane (parallel to the TD) will be rezoned from Residential Medium Density to Rural Residential because the cost to install municipal water and sewer service is prohibitive.

The Town Council of Bishop's Falls wishes to acknowledge 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, Bishop's Falls, NL, A0Y 1G0. info@bishopsfalls.ca by noon, 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@bishopsfalls.ca or call (709) 256-6246.