

**TOWN OF BISHOP'S FALLS
MUNICIPAL PLAN**

MUNICIPAL PLAN AMENDMENT No. 4, 2021

**URBAN AND RURAL PLANNING ACT 2000
RESOLUTION TO APPROVE
TOWN OF BISHOP'S FALLS
MUNICIPAL PLAN AMENDMENT No. 4, 2021**

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 Bishop's Falls Municipal Plan Amendment No. 4, 2021 on the 18th day of May 2021.


- b) Gave notice of the adoption of Bishop's Falls Municipal Plan Amendment No. 4, 2021 by advertisement posted on the 19th day of May 2021:
 - (i) On Council's Facebook page with repeat postings on May 26, June 9, and June 26.
 - (ii) On Council's website.
 - (iii) On notice boards at the Town Hall, Glenn's Convenience, Bank of Montreal, and Krista's Clover Farm.

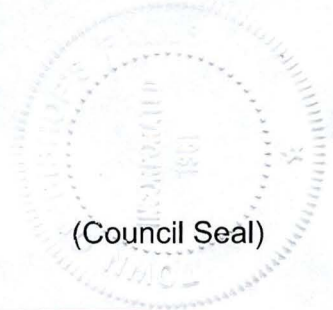
- c) Set the 21st day of June 2021 at 3:00 p.m. at the Town Hall, Bishop's Falls for receipt of written objections and other representations for consideration by the Public Hearing Commissioner.

Under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Bishop's Falls approves the Bishop's Falls Municipal Plan as amended.


SIGNED AND SEALED this 11th day of August 2021

Mayor: 
Bryan King

Clerk: 
Randy Drower



(Council Seal)

Municipal Plan/Amendment REGISTERED	
Number	<u>405-2021-013</u>
Date	<u>August 27, 2021</u>
Signature	<u></u>


**URBAN AND RURAL PLANNING ACT 2000
RESOLUTION TO ADOPT
TOWN OF BISHOP'S FALLS
MUNICIPAL PLAN AMENDMENT No. 4, 2021**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Bishop's Falls adopts the Bishop's Falls Municipal Plan Amendment No. 4, 2021.


Adopted by the Town Council of Bishop's Falls on the 18th day of May 2021.

Signed and sealed this 11th day of August 2021

Mayor:


Bryan King

Clerk:


Randy Drover



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached MUNICIPAL PLAN Amendment No. 4, 2021 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:


John Baird



TOWN OF BISHOP'S FALLS
MUNICIPAL PLAN AMENDMENT No. 4, 2021

BACKGROUND

The Town of Bishop's Falls proposes to adopt the following amendment to its Municipal Plan. The amendment includes two changes.

It is proposed that the Future Land Use designation of the property at 285 Main Street be changed from Commercial to Residential to allow for the conversion of a former commercial building on the property to a residential dwelling. This property is surrounded by other residential properties.

It is proposed that the Future Land Use designation of the property at 354 Main Street be changed from Residential to Commercial to allow for commercial use of the property. The property was designated Commercial under the previous municipal plan but was changed to Residential to accommodate a proposed residential conversion of a former supermarket. That proposal was withdrawn and the building is now proposed for new commercial development.

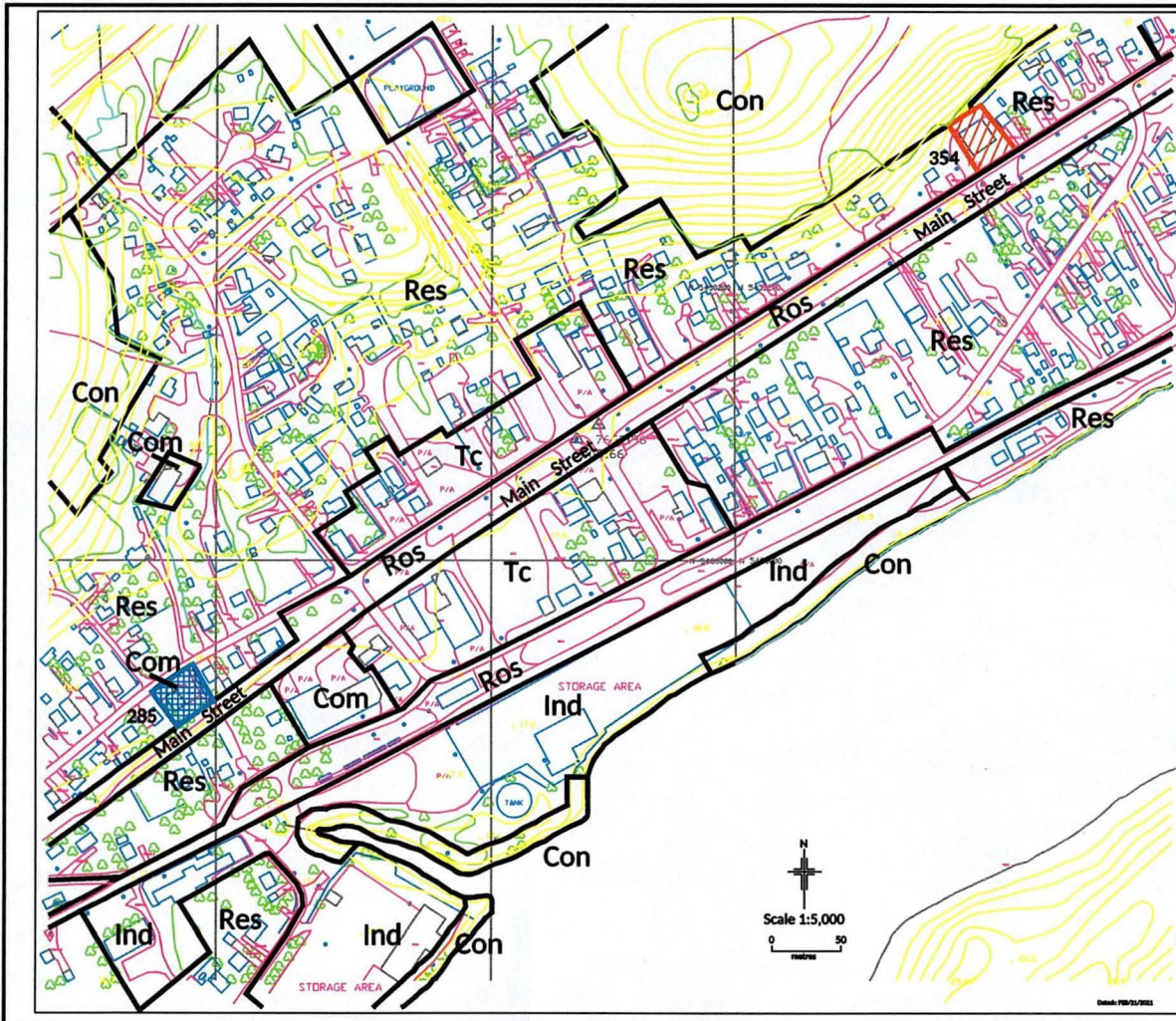
PUBLIC CONSULTATION

Public notice of the proposed amendment was posted as follows:



- The notice and the proposed amendment were posted on the Town website on February 26
- The notice and website link were posted on the Town's Facebook page beginning on February 26
- The notice was posted physically on February 26 at the Town Hall, the BMO ATM located at the Town Hall, Glenn's Ultramar and Convenience, and Shoppers Drugmart.

MUNICIPAL PLAN AMENDMENT No. 4, 2021


The Bishop's Falls Future Land Use Map is amended as shown on the following page.



Bishop's Falls
Development Regulations
Future Land Use Map 5.1
Amendment No. 4, 2021

-  From: Residential (Res)
To: Commercial (Com)
-  From: Commercial (Com)
To: Residential (Res)


Dated at Bishop's Falls, Newfoundland and Labrador
 Aug 11, 2021


 Bryan King, Mayor


 Randy Dwyer, Town Clerk

I certify that this Municipal Plan Amendment No. 4, 2021
 has been prepared in accordance with the requirements of the Urban
 and Rural Planning Act:




 John Baird, MCIP

Municipal Plan/Amendment
REGISTERED

Number 405-2021-013
 Date August 27, 2021
 Signature [Handwritten Signature]