

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

MUNICIPAL PLAN AMENDMENT No. 1, 2017

URBAN AND RURAL PLANNING ACT 2000
RESOLUTION TO APPROVE
TOWN OF BISHOP'S FALLS MUNICIPAL PLAN
AMENDMENT No. 1, 2017

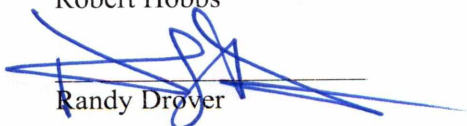
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Bishop's Falls

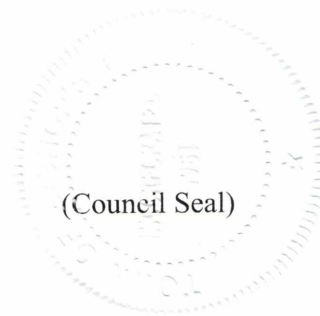
- a) adopted the Bishop's Falls Municipal Plan Amendment No. 1, 2017 on the 21st day of July 2017.
- b) gave notice of the adoption of the Bishop's Falls Municipal Plan Amendment No. 1, 2017 by advertisement inserted on the 24th day and the 31st day of August 2017 in the Advertiser newspaper.
- c) set the 11th day of September 2017 at 7:00 p.m. at the Town Hall, Bishop's Falls for the holding of a public hearing to consider objections and submissions.

Now under Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Bishop's Falls approves the Bishop's Falls Municipal Plan Amendment No. 1, 2017 as adopted.

SIGNED AND SEALED this 11th day of September 2017

Mayor: 
Robert Hobbs

Clerk: 
Randy Drover



Municipal Plan/Amendment	
REGISTERED	
Number	<u>405 - 2017 - 010</u>
Date	<u>Sept 29/17</u>
Signature	<u>Eddie Joyce</u>

URBAN AND RURAL PLANNING ACT 2000
RESOLUTION TO ADOPT
TOWN OF BISHOP'S FALLS
MUNICIPAL PLAN AMENDMENT No. 1, 2017

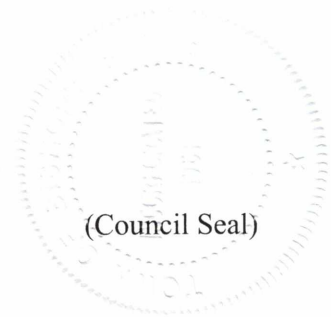
Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Bishop's Falls adopts the Bishop's Falls Municipal Plan Amendment No. 1, 2017.

Adopted by the Town Council of Bishop's Falls on the 21st day of July 2017.

Signed and sealed this 11th day of September 2017.


Mayor: 
Robert Hobbs

Clerk: 
Randy Drover



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan Amendment No. 1, 2017 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

MCIP: 
John Baird



TOWN OF BISHOP'S FALLS
MUNICIPAL PLAN AMENDMENT No. 1, 2017

BACKGROUND

The Town of Bishop's Falls wishes to amend its Municipal Plan to change the land use policies that apply to mobile homes. Currently mobile homes (mini homes) are the only form of residential development permitted in designated mobile home parks. This amendment clarifies the types of housing that will be permitted in these areas either as new development or to replace existing mobile homes. For the purposes of this amendment a new definition of "mini home" is added in the Development Regulations to differentiate newer mini homes from older mobile homes, which are no longer manufactured.

The intent of the amendment is permit mini homes to be developed in these areas to replace existing mobile homes. Council may also consider approval of new single dwellings in these areas subject to conditions to ensure they will be compatible with existing housing.

Council also wishes to amend the Municipal Plan to provide Council with discretionary authority to allow mini homes in conventional residential areas. This change would increase Council's flexibility to allow mini homes as an affordable housing choice in areas where they would be compatible with single unit housing. Discretionary authority would require that Council provide public notice of every application for a mini home in a conventional neighbourhood and duly consider comments received prior to approving the application.

PUBLIC CONSULTATION

Notice of proposed Amendment No. 1 was provided in the following ways:

- (1) Advertisement in the June 15, 2017 edition of the Advertiser newspaper.
- (2) The attached notice was placed on the Town's website on June 9, 2017.
- (3) The attached notice was posted at four locations on June 9: (1) Town Office, (2) Bank of Montreal ATM, (3) Shopper's Drug Mart, and (4) Krista's Clover Farm.

A period up to June 26, 2017 was provided for the submission of comments. No comments were received as of the deadline.

MUNICIPAL PLAN AMENDMENT No. 1, 2017

Amendment No. 1 to the Bishop's Falls Municipal Plan includes the following changes.

1. Section 9.3 – Residential Choices (page 78)

DELETE the following:

- *"Mobile Home (only as part of an existing or new mobile home park, and for new developments, at a density of 20 to 40 dwelling units per development site)."*

AND REPLACE WITH the following:

"Mini Home (at a density of 20 to 40 units per development site if within an existing or new Mini Home Park or at 350sm if within a Residential Medium Density area)"

2. Section 9.4 – Residential Zones (page 81)

DELETE the following paragraph:

“Mobile Home (mini home) Park development has a role to play as an affordable housing form. The Municipal Plan policy is to primarily allow such future development only within existing and new mobile home park settings, and as a replacement unit for existing mobile homes. The Development Regulations define conditions of use for mobile home park development.”

AND REPLACE WITH the following paragraph:

“Mini Home development has a role to play as an affordable housing form. The Municipal Plan policy is primarily to allow future development of mini homes within existing and new mini home park settings. On a discretionary basis they may also be allowed in rural residential and medium density residential settings if Council deems that they would be compatible with surrounding residential development.”

3. Section 9.18 – Mobile Homes (page 90)

DELETE the following:

“9.18 MOBILE HOMES

9.18.1 New Mobile Homes shall only be permitted as replacement dwelling units within existing Mobile Home developments, or through rezoning as part of a comprehensive new Mobile Home Park development, based upon a site density of a minimum of 20 dwelling units and a maximum of 40 mobile homes. All Mobile Homes shall be serviced with municipal water and sewer, and all internal site roads shall be paved.

9.18.1 Potential new Mobile Home Park sites are to be located distant from the more valuable developable land base area near the core of the community.

9.18.2 Potential new Mobile Home Park developments shall be prominently landscaped and shall address all provisions for site layout, access, building siting, amenity areas and off street parking, and as identified by the Development Regulations.

9.18.3 The minimum parcel size for each mobile home pad site shall be 340sm (3660sf), with a minimum frontage to an internal road of 12.0m (39.37ft).

9.18.4 Potential new Mobile Home Park developments are encouraged to be strata titled, or on a rental tenure basis, and all costs for site servicing for water, sewer, storm drainage, roads, street lights, refuse collection and disposal, snow clearing and similar, are the responsibility of the Park owner(s).

9.18.5 Council may consider a double wide mobile home as a housing form within the Rural Residential area, based upon a number of site design requirements as outlined by the Development Regulations.”

AND REPLACE WITH the following:

“9.18 MINI HOMES

- 9.18.1 *New Mini Homes shall be permitted within existing Mini Home subdivisions to replace older existing mobile homes, or through rezoning as part of a comprehensive new Mini Home Park development, based upon a minimum site density of 20 dwelling units and a maximum of 40 dwelling units. At Council’s discretion, single unit dwellings may also be permitted subject to appropriate conditions to ensure compatibility with existing development. All dwelling units shall be serviced with municipal water and sewer, and all internal site roads shall be paved.*
- 9.18.2 *Potential new Mini Home Park sites are to be located distant from the more valuable developable land base area near the core of the community.*
- 9.18.3 *Potential new Mini Home Park developments shall be prominently landscaped and shall address all provisions for site layout, access, building siting, amenity areas and off street parking, and as identified by the Development Regulations.*
- 9.18.4 *The minimum parcel size for each mini home pad site shall be 340sm (3660sf), with a minimum frontage to an internal road of 12.0m (39.37ft).*
- 9.18.5 *Potential new Mini Home Park developments are encouraged to be strata titled, or on a rental tenure basis, and all costs for site servicing for water, sewer, storm drainage, roads, street lights, refuse collection and disposal, snow clearing and similar, are the responsibility of the Park owner(s).*
- 9.1.8.6 *Council may consider a mini home as a housing form within a Residential Medium Density area, subject to public consultation and only if it is deemed to be compatible with surrounding housing development.*
- 9.18.7 *Council may consider a double wide mini home as a housing form within the Rural Residential area, based upon a number of site design requirements as outlined by the Development Regulations.”*