

**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 \_\_\_ day of \_\_\_\_\_ 2021.
  
- b) Gave notice of the adoption of Bishop's Falls Municipal Plan Amendment No. 4, 2021 by advertisement posted on the \_\_\_ day of \_\_\_\_\_ 2021 in the following ways:
  - (i)
  - (ii)
  - (iii)
  
- c) Set the \_\_\_ day of \_\_\_\_\_ 2021 at 7:00 p.m. at the Town Hall, Bishop's Falls for the holding of a public hearing to consider objections and submissions.

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 \_\_\_\_\_ day of \_\_\_\_\_ 2021

Mayor: \_\_\_\_\_  
Bryan King

(Council Seal)

Clerk: \_\_\_\_\_  
Randy Drover

**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 \_\_\_\_ day of \_\_\_\_ 2021.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_ 2021

Mayor:

\_\_\_\_\_  
Bryan King

(Council Seal)

Clerk:

\_\_\_\_\_  
Randy Drover

**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

(MCIP Seal)

**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.

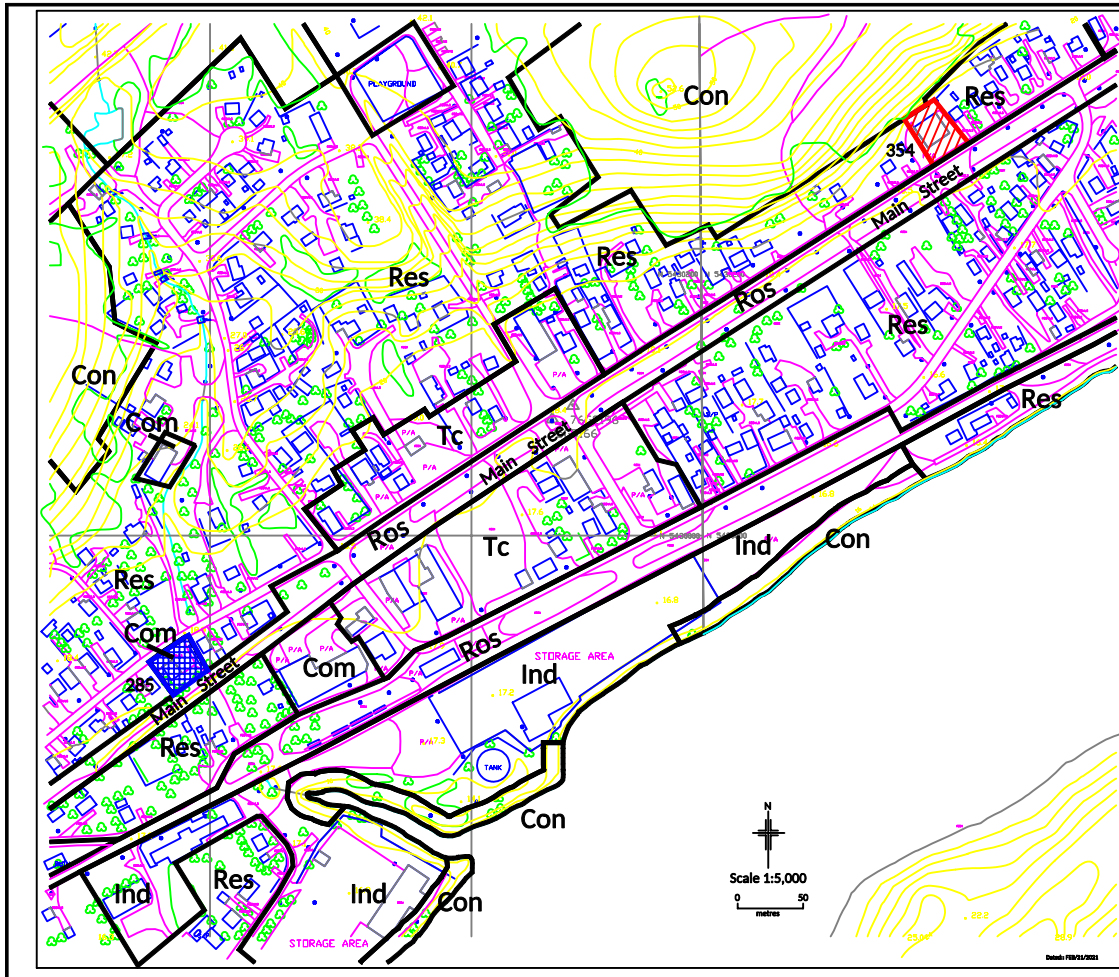
It is proposed that the Future Land Use designation of the property at 354 Main Street be changed from Residential to Commercial to allow for commercial use of the property. The property was designated Commercial under the previous municipal plan but was changed to Residential to accommodate a proposed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 That proposal was withdrawn and the building is now proposed for new commercial development.

**PUBLIC CONSULTATION**



*Forthcoming*

**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

\_\_\_\_\_  
 Bryan King, Mayor

\_\_\_\_\_  
 Randy Drover, 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