

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 Jan, 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.