

TOWN OF GRAND FALLS-WINDSOR



DEVELOPMENT REGULATION AMENDMENT No. 11, 2024

(Land Use Zoning Map)

JANUARY 2024

(MAIN STREET)

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 11, 2024
TOWN OF GRAND FALLS-WINDSOR DEVELOPMENT REGULATIONS

Under the authority of Section 16 of the *Urban and Rural Planning Act ,2000*, the Town Council of Grand Falls-Windsor adopts the Amendment No.11, 2024 to the Grand Falls-Windsor Development Regulations, 2022-2032.

Adopted by the Town Council of Grand Falls-Windsor on the 110th day of April, 2024.

Signed and sealed this 20th day of April, 2024.

Mayor:

Barry M. Moul

Chief Administrative Officer:

Damon F. Friesen



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 11, 2024 to the Town of Grand Falls Development Regulations has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

AMyers

MCIP: Anna Myers
Member of Canadian Institute of Planners (MCIP)



TOWN OF GRAND FALLS-WINDSOR

DEVELOPMENT REGULATIONS AMENDMENT No.11, 2024

BACKGROUND

The Town Council of Grand Falls-Windsor wishes to amend its Development Regulations. The proposed amendment seeks to change the 2022-2032 Development Regulations Land Use Zoning Map.

The purpose of this Development Regulations Amendment No. 11, 2024 is to rezone land on Main Street to allow the development of Two Unit Residential housing.

The higher density of the proposed development is consistent with the Municipal Plan as follows:

Objective:

Under Section 2.5, the Municipal Plan states: “In addition, the goal of residential intensification by developing on vacant and underutilized properties within the core of the Urban Residential area is to be pursued to take advantage of existing service capacity, to create more sustainable densities and to reduce the development pressure on the urban fringe”

Policy:

Sustainable Housing Choice

Policy 2.3.5 Council may consider implementation of a multi-faceted residential strategy, through support to such development forms and initiatives as:

- Urban infill development;
- Smaller urban lot sizes;
- Design management of higher density housing;
- Rural residential parcels;
- Cluster residential projects on challenging development sites;
- Innovative and proven engineered package treatment systems for rural residential area septic effluent disposal; and,
- Mixed use residential as part of commercial and industrial developments.

The change will rezone an area from RS-3 “Single Unit Urban Residential” to RT “Two Unit Urban Residential Zone” as shown on the Town of Grand Falls-Windsor Development Regulation Amendment No. 11, 2024 Map.

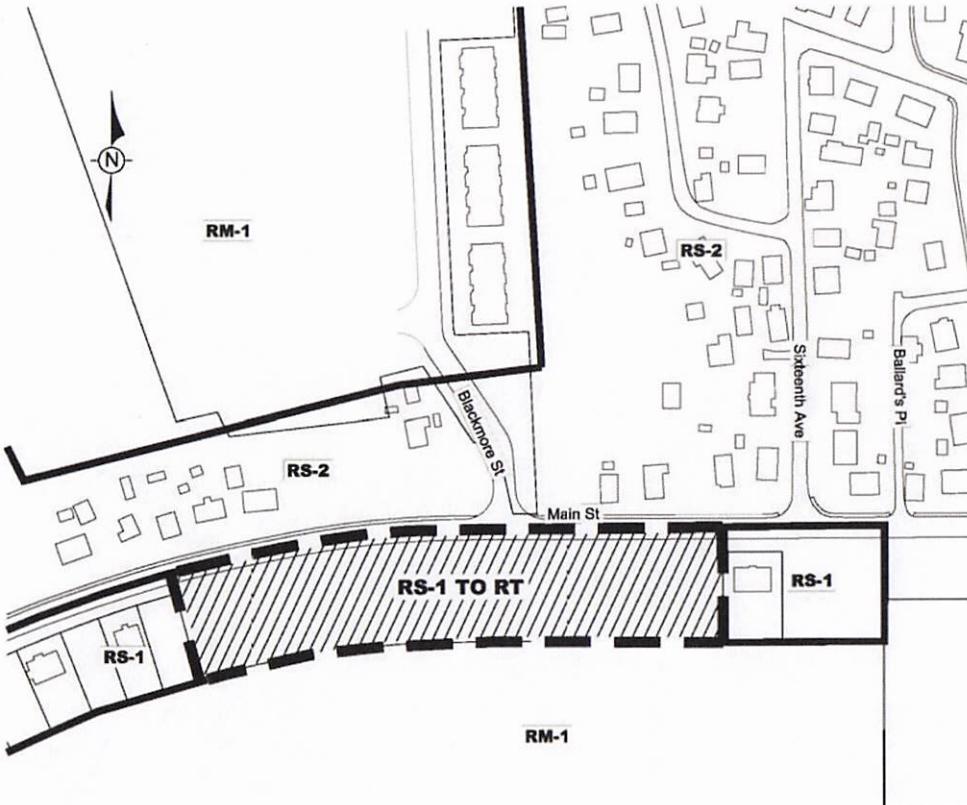
PUBLIC CONSULTATION

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. A Notice was published in the Newfoundland Wire on February 7, 2024. As well, adjacent property owners were directly contacted regarding the proposed rezoning request.

One submission was received from a resident objecting to the change based on a concern about a potential effect on property values.

DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2024.

The Land Use Zoning Map proposed for amendment is as shown on the attached Development Regulations Amendment No. 11, 2024 map.



Development Regulations/Amendment
REGISTERED

Number 1960-2024-007

Date 18 JUNE 2024

Signature DM

Town of Grand Falls-Windsor

Development Regulations
 Amendment No. 11, 2024

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From Single Unit Small Lot Residential Zone (RS-1) to
 Two Unit Urban Residential Zone (RT)

Dated at Grand Falls-Windsor

This 26th day of April, 2024

Barry Manuel, Mayor

Darren Finn, CAO

I CERTIFY THAT THIS DEVELOPMENT REGULATIONS
 AMENDMENT HAS BEEN PREPARED IN ACCORDANCE WITH
 THE REQUIREMENTS OF THE URBAN AND RURAL PLANNING
 ACT, 2000.



Anna Myers, MCIP