

TOWN OF GRAND FALLS-WINDSOR



DEVELOPMENT REGULATION AMENDMENT No. 20, 2024

(Sprucewood - Land Use Zoning Map)

DECEMBER, 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 20, 2024

TO THE TOWN OF GRAND FALLS-WINDSOR

DEVELOPMENT REGULATIONS, 2022-2032

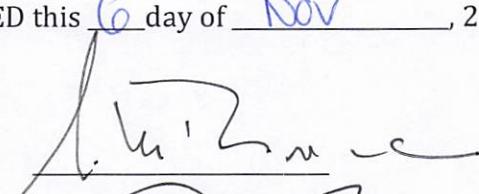
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor:

- c) adopted the Amendment No. 20, 2024 to the Town of Grand Falls-Windsor Development Regulations on the 26th day of August 2025.
- b) gave notice of the adoption of the Amendment No. 20, 2024 to the Grand Falls-Windsor Development Regulations by posting the notice in the Joe Byrne Stadium and Town Hall, and posting the notice on social media: Town of Grand Falls Windsor website, Facebook page and X (former Twitter) on August 28, 2025.
- c) set the 17th day of September 2025 at the Town Hall for the holding of a public hearing to consider objections and submissions.

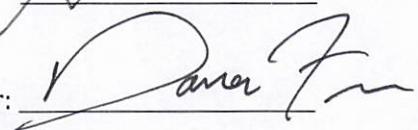
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor approves the Amendment No. 20, 2024 to the Town of Grand Falls-Windsor Development Regulations as adopted (or as amended as follows).

SIGNED AND SEALED this 6 day of NOV, 2025.

Mayor:



Chief Administrative Officer:



Development Regulations/Amendment	
REGISTERED	
Number	1960-0041-2025
Date	January 14, 2026
Signature	

(Council Seal)



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 20, 2024

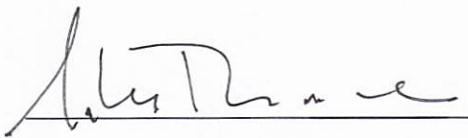
TOWN OF GRAND FALLS-WINDSOR DEVELOPMENT REGULATIONS

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. 20, 2024 to the Grand Falls-Windsor Development Regulations, 2022-2032.

Adopted by the Town Council of Grand Falls-Windsor on the 26th day of August 2025.

Signed and sealed this 6 day of Nov, 2025.

Mayor:



Chief Administrative Officer:

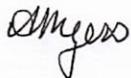


(Council Seal)



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 20, 2024 to the Town of Grand Falls-Windsor Development Regulations 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 GRAND FALLS-WINDSOR

DEVELOPMENT REGULATIONS AMENDMENT No. 20, 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 Town of Grand Falls-Windsor has received a request for the development of the Sprucewood Estates subdivision on lands zoned as Comprehensive Development Area-Residential on the lands behind the Golden Years Seniors home on Grenfell Heights and extending southwards towards the Trans-Canada Highway.

In general terms, this amendment is intended to allow for the development a fully-serviced subdivision that will offer a variety of residential housing options consisting of highly-designed single detached dwellings, semi-detached dwellings and one-storey townhomes for seniors as well as two-storey townhomes to meet the housing needs of the Town of Grand Falls-Windsor.

The purpose of this Development Regulations Amendment No. 20, 2024 is to re-zone the above-noted lands “Comprehensive Development Area-Residential (CDA-R)” to “Low and Medium Density Multi-Unit Residential Zone (RM-1) ” on the Land Use Zoning Map of the Development Regulations.

A Comprehensive Development Scheme was prepared to meet the requirements of Section 36. It is attached to this amendment.

An associated amendment (No. 15, 2024) to the 2022-2032 Municipal Plan Future Land Use map will also be considered by Council.

PUBLIC CONSULTATION

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. A Notice was put up on the bulletin boards at the Town Hall and Joe Byne Arena; the notice was published on the Town website, Twitter and Facebook page on February 27, 2025.

There were two submissions made in response to the notification: a telephone call from an individual who lives at 338 Grenfell Heights and a letter addressed to the Town from a resident who lives at Grenfell Heights. The concerns expressed included:

4. Removal of 'green belt';
5. Condition of road and services (lack of water pressure) on Grenfell Heights;
6. Concept plan shows access to lands adjacent to the development that are privately owned;

Analysis:

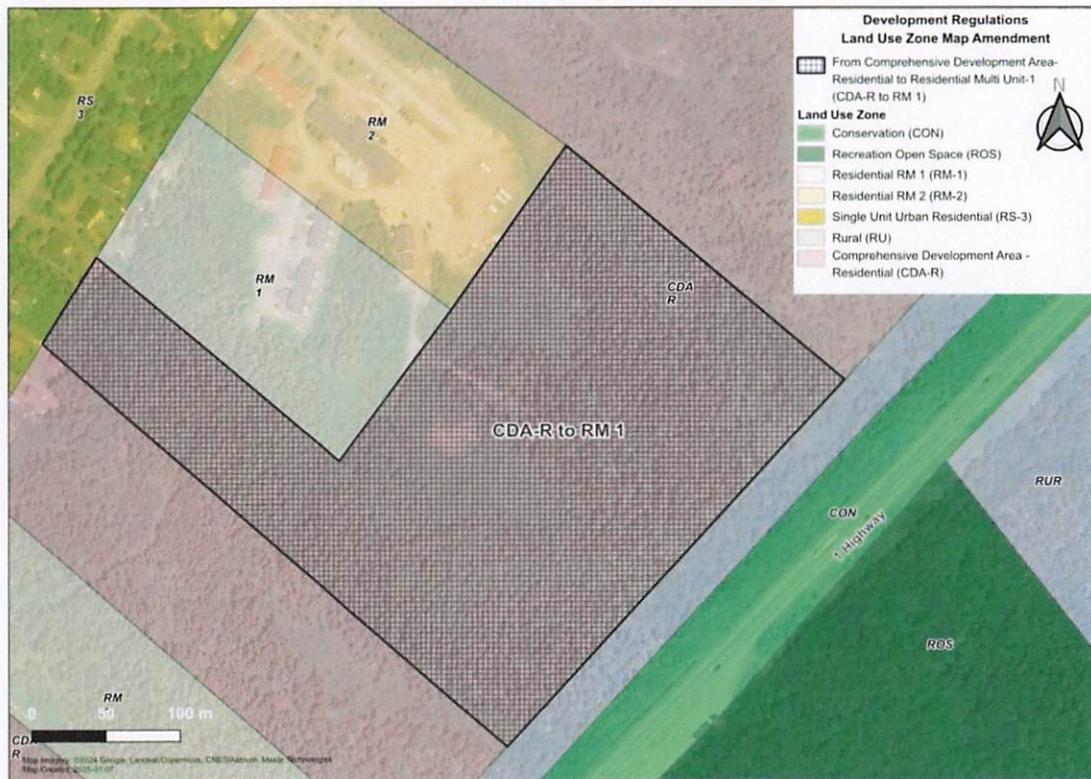
- 4) The back lands behind residential development on Grenfell Heights have been zoned for Comprehensive Development Area-Residential which anticipates the need for land for housing development. The land is not owned by the individuals expressing preference to preserve the view. The Town is better served to develop these valuable lands to meet the housing needs of the residents of the Town of Grand Falls-Windsor.
- 5) The existing condition of the road and municipal services in Grenfell Heights is an operational town issue to be addressed separately from the proposed development; however, future water and sewer requirements shall meet Town requirements and standards and not diminish the services of existing residents.
- 6) The land on either side of this proposed development are zones for future residential development (Comprehensive Development Area-Residential and Low and Medium Density Multi-Unit Residential Zone (RM-1); therefore, it is a requirement of the Town to ensure that this developer ensure that this concept plan shows the required accesses to these lands to accommodate future development.

Conclusion: The application should proceed

DEVELOPMENT REGULATIONS AMENDMENT No. 20, 2024.

MAP CHANGES TO DEVELOPMENT REGULATIONS, 2022-2032:

The Land Use Zoning Map proposed for amendment is as shown on the attached Development Regulations Amendment No. 20, 2024 map.



Development Regulations/Amendment
REGISTERED

Number 1960-0041-2025
Date January 14, 2026
Signature John D. Smith

**Town of Grand Falls-Windsor
Development Regulations Amendment
No. 20, 2024**

From Comprehensive Development Area - Residential (CDA-R) to Low and Medium Density Multi-Unit Residential Zone (RM-1)

Dated at Grand Falls-Windsor
This 6 day of Nov, 2025

Mike Browne, Mayor

ANSWER

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.

