

**TOWN OF GRAND FALLS-WINDSOR**



**DEVELOPMENT REGULATION AMENDMENT No. 21, 2025**

**JANUARY 2025**

## URBAN AND RURAL PLANNING ACT, 2000

### RESOLUTION TO APPROVE AMENDMENT No. 21, 2025

#### 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:

- a) adopted the Amendment No. 16, 2025 to the Town of Grand Falls-Windsor Development Regulations on the June 17, 2025.
- b) gave notice of the adoption of the Amendment No. 16, 2025 to the Town of Grand Falls-Windsor Development Regulations by posting the notice of public hearing at the Town Hall and the Joe Byrne Arean and publishing the notice of public hearing on the Town website, Town Facebook page and X (Twitter).
- c) set July 21, 2025, for the holding of a public hearing to consider objections and submissions.

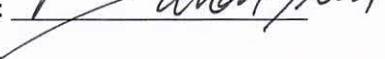
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor approves the Amendment No. 21, 2025 to the Town of Grand Falls-Windsor Development Regulations as adopted.

SIGNED AND SEALED this 3 day of Sept, 2025.

Mayor:



Chief Administrative Officer:



Development Regulations/Amendment	
<b><u>REGISTERED</u></b>	
Number	<u>1960 - 0039 - 2025</u>
Date	<u>November 7, 2025</u>
Signature	<u>Ben Pash</u>

(Council Seal)



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

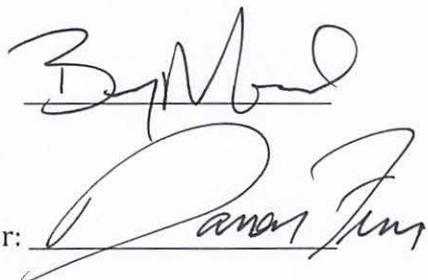
AMENDMENT No. 21, 2025  
TOWN OF GRAND FALLS-WINDSOR DEVELOPMENT REGULATIONS

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. 21, 2025 to the Grand Falls-Windsor Development Regulations, 2022-2032.

Adopted by the Town Council of Grand Falls-Windsor on the 17th day of June, 2025.

Signed and sealed this 3 day of Sept, 2025.

Mayor:

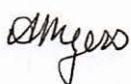


Chief Administrative Officer:

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 21, 2025 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. 21, 2025**

#### **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 identified land suitable for development between Toulett Drive (near Queensway) to Ogilvie Street. The proposed area has the potential to accommodate multi-unit housing which would help to address the housing need in Grand Falls-Windsor. The proposed development can utilize nearby infrastructure. There is access from both Toulett Drive and Ogilvie Street for a local road on the site for these multi-units. These proposed units will back onto a cemetery to the west and natural open space and commercial to the east. This enables the proposed multi-unit development to fit into the neighbourhood and residential housing types in proximity to this area.

The major portion of the site is currently zoned as "Conservation", a designation that was carried over from the previous Town Plan due to the information on the Natural Resources Canada (CanVec) 1:50,000 wetland mapping available from the federal government. However, based on recent aerial photography (2024) at a more detailed scale and site investigation by Town staff, the Town has determined that there is no stream or wetland on the site. In addition, to ensure sufficient land for the development of this area, the undeveloped lands zoned as "Public Use" and a portion of undeveloped "Commercial General" land will also be rezoned as "Residential High Density Multi-Unit Residential Zone (RM-2)".

The purpose of this Development Regulation Amendment No. 21, 2025 is to re-zone an area of land between Ogilvie Street and Toulett Drive on the Land Use Zoning Map of the Development Regulations:

- FROM “Conservation” TO “Residential High Density Multi-Unit Residential Zone (RM-2)”
- FROM “Commercial General” TO “Residential High Density Multi-Unit Residential Zone (RM-2)”
- FROM “Public Use” TO “Residential High Density Multi-Unit Residential Zone (RM-2)”
- FROM “Single Unit Urban Residential (RS-3)” TO “Residential High Density Multi-Unit Residential Zone (RM-2)”

An associated amendment (No. 16, 2025) 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 published in the NL Wire on February 19, 2025 and the notice appeared on the Town website, Facebook page on February 4, 2025.

There were 10 submissions were received and one petition with 20 signatures.

Council considered the responses received at their public meeting on March 18, 2025.

## **ANALYSIS**

### **Issue: Traffic**

**Response:** There are two proposed access points: the main access of Toulett Drive and a secondary access off Ogilvie Street. For Town maintenance and services, through roads are more efficient than cul-de-sacs. Given that the Toulett Drive is a local collector (with no residential driveways) which provides access to the rest to the Town for both employment and shopping connections, it is anticipated the greatest amount of traffic will access Toulett Drive directly. Toulett Drive has capacity to deal with this traffic. As well, the Town is reviewing options regarding future upgrading of the major intersection at Queensway/Toulett. This work will include in a new traffic study to identify any potential issues with all the new planning areas throughout the Town.

### **Issue: Noise and Privacy**

**Response:** The layout of the rezoning proposal provides for an approximately 15-metre (50 foot) green, treed buffer behind the seven homes on Ogilvie Street that would back onto the proposed development area. These trees will provide both a visual screen and noise buffer between the abutting backyards. There is sufficient land on the vacant lot for a road right of way from Ogilvie Street; the road will run along the side yard of the home facing Ogilvie Street and behind a home facing Peddle Street. As the road surface will be 6 metres (9 metres at most), there will be about a 4.5-6 metres space between the curb to the

property line of adjacent residential properties. The Town can require that a landscaped buffer of trees is planted to maintain the privacy of the neighbours.

The proposed development is a self-contained infill that predominantly backs onto the cemetery to the west and commercial properties to the east.

#### **Issue: Property Values**

**Response:** The development is a self-contained subdivision behind existing single detached dwellings on Ogilvie Street and buffered with the above-noted green space. Property values have increased in recent years to the extend that many residents in the Town are not able to afford housing. It should be noted that a similar area was rezoned in recent years to accommodate two quadplexes adjacent to the site.

#### **Issue: Loss of green space**

**Response:** The location for the proposed development is an undeveloped green space that has no recreation facilities for families or seniors or any developed trails through the site. There are no existing plans for parks or recreation development in the Town Parks and Recreation Plan for this area. However, local residents have been using the site on a casual basis for walking or as an outdoor area by neighbourhood children. The rezoning map shows that portions of the site will remain as natural open space with access from the proposed development. As well, the sidewalks on the street will provide connectivity between neighbourhoods and the park on a user-friendly surface for wider range of age groups, from strollers to walkers. Developers pay a fee per lot (when sold) to assist with the maintenance of existing parks and recreation facilities in the Town of Grand Falls-Windsor.

#### **Issue: Alternative Locations for housing**

**Response:** With increasing cost of municipal services and asset management, the Town of Grand Falls-Windsor wishes to be prudent with the resources that area already in place. To this end, infill development is being enabled where existing services can accommodate the development. In this way the Town can maintain long-term fiscal sustainability.

## **Conclusion**

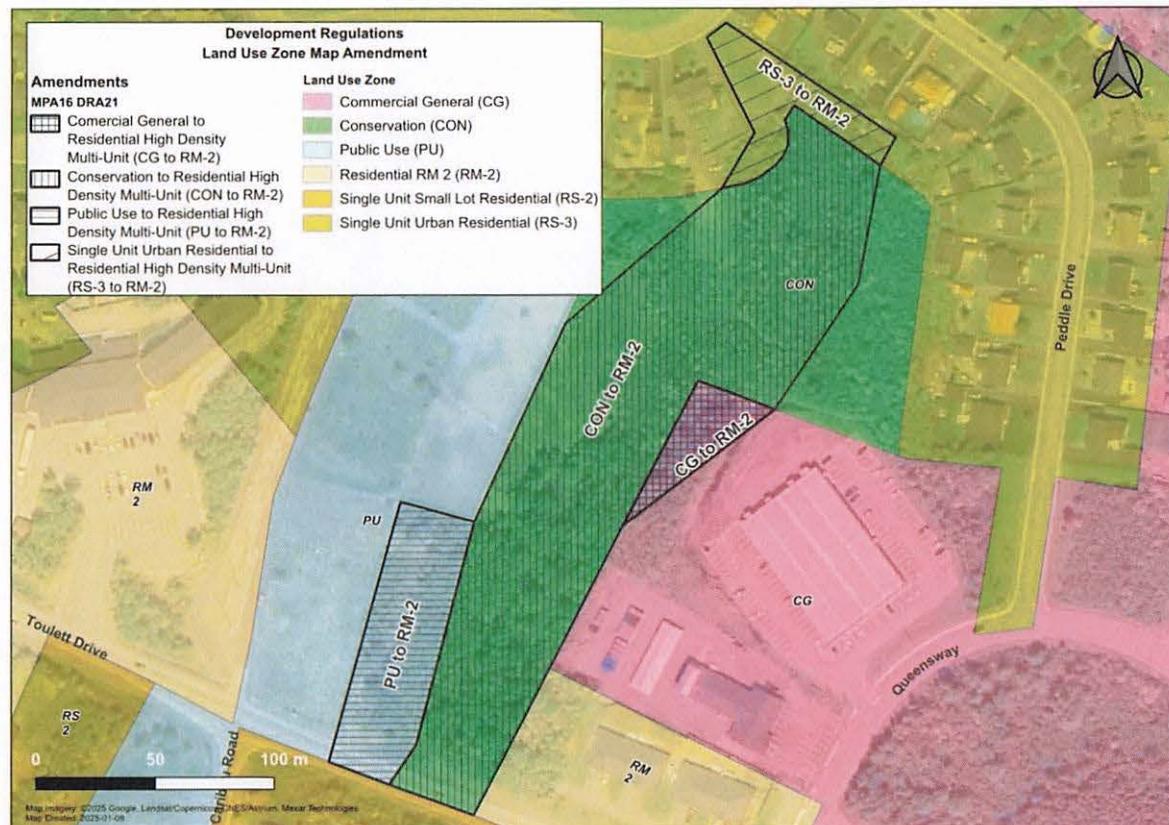
Based on this analysis, the Town believes that this proposal will help to address the critical housing issue while also maintaining the character of the overall community.

## **DEVELOPMENT REGULATIONS AMENDMENT No. 21, 2025.**

### **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. 21, 2025 map.

**Town of Grand Falls-Windsor  
Development Regulations Amendment  
No. 21, 2025**



**Development Regulations/Amendment  
REGISTERED**

Number 1960 - 0039 - 2025  
 Date November 7, 2025  
 Signature Sam Proctor

FROM Conservation TO Residential High Density Multi-Unit Residential Zone (RM-2)

FROM Commercial General TO Residential High Density Multi-Unit Residential Zone (RM-2)

FROM Public Use TO Residential High Density Multi-Unit Residential Zone (RM-2)

FROM Single Unit Urban Residential (RS-3) TO Residential High Density Multi-Unit Residential Zone (RM-2)

Dated at Grand Falls-Windsor  
This 3 day of Sept, 2025

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.

