

TOWN OF GRAND FALLS-WINDSOR



DEVELOPMENT REGULATION AMENDMENT No. 30, 2025

AUGUST, 2025

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 30, 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:

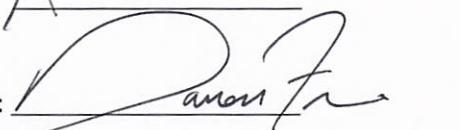
- a) adopted the Amendment No. 23, 2025 to the Town of Grand Falls-Windsor Municipal Plan on the 28th day of October, 2025.
- b) gave notice of the adoption of the Amendment No. 23, 2025 to the Town of Grand Falls-Windsor Municipal Plan by posting the notice at the Town Hall and the Joe Byrne Arena on November 2, 2025, and publication of the notice on the Town's Web Page, Facebook page and X on November 3, 2025.
- c) set the 19th day of November, 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. 30, 2025 to the Town of Grand Falls-Windsor Development Regulations as adopted.

SIGNED AND SEALED this 8 day of Jan, 2026



Mayor:



Chief Administrative Officer:

Development Regulations/Amendment	
<u>REGISTERED</u>	
Number	<u>1960-0042-2026</u>
Date	<u>January 30, 2026</u>
Signature	

(Council Seal)



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

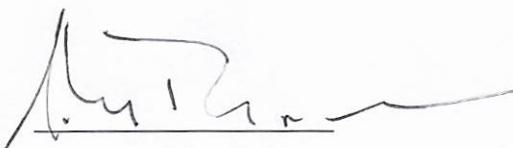
**AMENDMENT No. 30, 2025
TOWN OF GRAND FALLS-WINDSOR DEVELOPMENT REGULATIONS**

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. 30, 2025 to the Grand Falls-Windsor Development Regulations, 2022-2032.

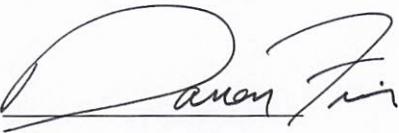
Adopted by the Town Council of Grand Falls-Windsor on the 28th day of October, 2025.

Signed and sealed this 8 day of Jan, 2026

Mayor:



Chief Administrative Officer:



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 30, 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. 30, 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 received a request to rezone a parcel of land at 1 St. Catherine Street, the location of the former Millcrest Academy for the purpose of a constructing a new neighbourhood commercial development of a medical office/clinic and a residential development. The former school structure will be removed and replaced by new buildings with access/egress and parking to meet the standards of the Town.

The site has frontage and access from St. Catherine Street for the Commercial Neighbourhood use, and from both St. Catherine Street and/or Lind Avenue for residential use. The development will have municipal water and sewer services.

The purpose of this Development Regulation Amendment No. 30, 2025 is to rezone a portion of:

- 'Public Use' (PU) to 'Commercial Neighbourhood' (CN)
- 'Public Use' (PU) to 'Low and Medium Density Multi-Unit Residential' (RM-1)
- 'Low and Medium Density Multi-Unit Residential' (RM-1) to 'Commercial Neighbourhood' (CN)
- 'Residential Low & Medium Density' (RM-1) to 'Public Use' (PU)
- From Single Unit Small Lot (RS-2) to Low & Medium Density (RM-1)

An associated amendment (No. 23, 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 posted at the Town Hall on August 28, 2025 and posted at the Joe Byne Stadium on August 28, 2025. The Notice appeared on the Town website, Facebook page and Twitter (X) on August 29, 2025.

There were no submissions received by the Town.

DEVELOPMENT REGULATONS AMENDMENT No. 30, 2025.

MAP CHANGES TO DEVELOPMENT REGULATIONS, 2022-2032:

The Land Use Zoning Map proposed amendment is as shown on the attached Development Regulations Amendment No. 30, 2025 map.



Development Regulations/Amendment
REGISTERED

Number 1960-0042-2026
 Date January 30, 2026
 Signature See Photo

**Town of Grand Falls-Windsor
Development Regulations Amendment
No. 30, 2025**



FROM Public Use (PU) TO Commercial Neighbourhood (CN)



FROM Public Use (PU) TO Residential Low & Medium Density (RM-1)



From Residential Low & Medium Density (RM-1) to
Commercial Neighbourhood (CN)



From Residential Low & Medium Density (RM-1) to Public
Use (PU)



From Single Unit Small Lot (RS-2) to Low & Medium Density
(RM-1)

Dated at Grand Falls-Windsor
This 8 day of Jan, 2026

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.

