

TOWN OF GRAND FALLS-WINDSOR

**INTEGRATED COMMUNITY SUSTAINABILITY MUNICIPAL PLAN
2022-2032**
(hereinafter referred to as the Municipal Plan)



MUNICIPAL PLAN AMENDMENT No. 15, 2024

(Sprucewood- Future Land Use Map)

DECEMBER 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 15, 2024

TO THE TOWN OF GRAND FALLS-WINDSOR MUNICIPAL PLAN, 2022-2032

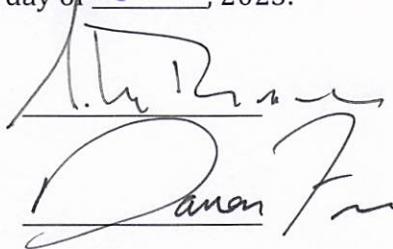
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor:

- a) adopted the Amendment No. 15, 2024 to the Town of Grand Falls-Windsor Municipal Plan on the 26th day of August 2025.
- b) gave notice of the adoption of the Amendment No. 15, 2024 to the Town of Grand Falls-Windsor Municipal Plan 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 for the holding of a public hearing to consider objections and submissions.

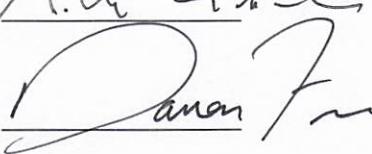
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor approves the Amendment No. 15, 2024 to the Town of Grand Falls-Windsor Municipal Plan as adopted (or as amended as follows).

SIGNED AND SEALED this 6 day of Nov, 2025.

Mayor:



Chief Administrative Officer:



(Council Seal)

Municipal Plan/Amendment
REGISTERED

Number 1960-0041-2025

Date January 14, 2026

Signature Sam Pash



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 15, 2024

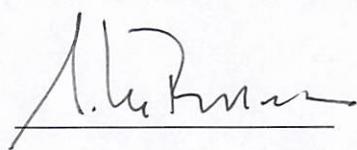
TOWN OF GRAND FALLS-WINDSOR MUNICIPAL PLAN, 2022-2032

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. 15, 2024 to the Town of Grand Falls-Windsor Municipal Plan.

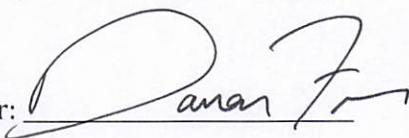
Adopted by the Town Council of Grand Falls-Windsor on the 26th day of August 2025.

Signed and sealed this 6 day of NOV, 2025.

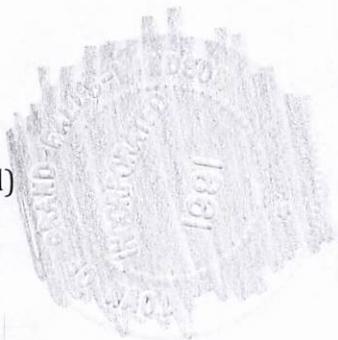
Mayor:



Chief Administrative Officer:

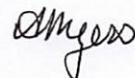


(Council Seal)



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 15, 2024 to the Town of Grand Falls-Windsor 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 GRAND FALLS-WINDSOR

INTEGRATED COMMUNITY SUSTAINABILITY MUNICIPAL PLAN AMENDMENT

AMENDMENT No. 15, 2024

BACKGROUND

The Town Council of Grand Falls-Windsor wishes to amend its Integrated Community Sustainability Municipal Plan (hereinafter called 'Municipal Plan' or ICSMP). The proposed amendment seeks to change the 2022-2032 Integrated Community Sustainability Municipal Plan's Future Land Use Map.

The Town of Grand Falls-Windsor has received a request for the development of the Sprucewood Estates subdivision on lands designated 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 Municipal Plan Amendment No. 15, 2024 is to re-designate the above-noted lands "Comprehensive Development Area" to "Urban Residential" on the Future Generalized Land Use Map of the Municipal Plan.

The proposed amendment is consistent with the policies of the Integrated Sustainability Community Plan, 2022-2032 set out as follows:

"Land Uses for Comprehensive Development Areas – Residential (CDA-R)

- **Policy 3.6.12** Council will designate undeveloped lands that potentially have access to municipal services as CDA-Residential in order to reserve these lands for future comprehensively planned residential development. Council will establish a Comprehensive Development Area-Residential (CDA-R) and within this designation Council will establish the Residential Comprehensive Development-Residential zone.
 - Council will also identify locations as 'Protected access roads' that are wide enough for a future road rights-of-ways which will be shown on the Land Use zoning map to highlight the potential future access opportunities to these lands which should be taken into consideration when reviewing development applications in the vicinity of the CDA-R.
 - The CDA-R will allow as **Permitted Uses**: Environmentally Sensitive Area, Commercial Neighbourhood, Recreation and Open Space, Conservation; and as **Discretionary Uses**: Mineral exploration; and as Accessory Use: Off Street Parking and Loading; Prohibited uses: Accessory building-shipping container. "

To meet these requirements stated above, a Comprehensive Development Scheme has been prepared which shows how the road system for the site provides access for future road rights-of-ways for future development of adjacent Comprehensive Development Area lands on either side of the property. A Comprehensive Development Scheme is attached to this amendment.

Council is also considering an amendment to the 2022-2032 Development Regulations Land Use Zoning map.

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:

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

Analysis:

- 1) 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.
- 2) 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.
- 3) 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.

MAP CHANGES TO MUNICIPAL PLAN, 2022-2032:

The Municipal Plan's Future Land Use Map proposed for amendment is as shown on the attached Municipal Plan Amendment No. 15, 2024 Map.



Municipal Plan/Amendment REGISTERED	
Number	1960-0041-2025
Date	January 14, 2025
Signature	<i>San M. P. M.</i>

**Town of
Grand Falls-Windsor**
Municipal Plan
Amendment No. 15, 2024

From Comprehensive Development Area (CDA) to Urban Residential (RES)

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

Mike Browne, Mayor

Darren Finn, CAO

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

