

TOWN OF GRAND FALLS-WINDSOR

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



MUNICIPAL PLAN AMENDMENT No. 19, 2025

JUNE 2025

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

AMENDMENT No. 19, 2025

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

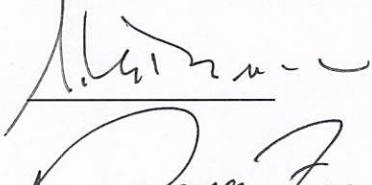
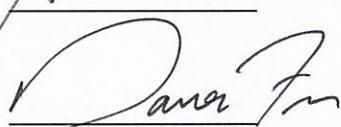
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor:

- a) adopted the Amendment No. 19, 2025 to the Town of Grand Falls-Windsor Municipal Plan on the August 26, 2025.
- 1. b) gave notice of the adoption of the Amendment No. 19, 2025 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, and Facebook page on August 28, 2025.
- c) set the 18th day of September 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. 19, 2025 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 1960-0043-2026

Date January 30, 2026

Signature See Page



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 19, 2025

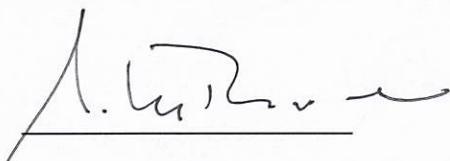
TOWN OF GRAND FALLS-WINDSOR MUNICIPAL PLAN, 2022-2032

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. 19, 2025 to the Town of Grand Falls-Windsor Municipal Plan.

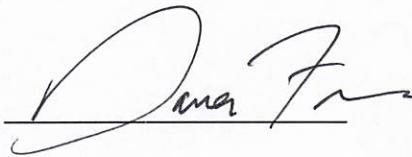
Adopted by the Town Council of Grand Falls-Windsor on the 26th day of August, 2025.

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. 19, 2025 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*.



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

TOWN OF GRAND FALLS-WINDSOR
INTEGRATED COMMUNITY SUSTAINABILITY MUNICIPAL PLAN
AMENDMENT No. 19, 2025

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 received a request to redesignate a parcel of land at 109 Lincoln Road for the purpose of a planned unit development with an apartment complex to provide much needed affordable dwelling units to meet the housing needs of the community. The proposed development may include five buildings, three stories in height, with about four apartments per floor to provide around 50 to 60 new housing units. These will be a combination of one and two bedroom suites. This type of housing was identified in the HART Community Housing Report: Town of Grand Falls-Windsor, NL., in September 2024.

The site has frontage and access from both Lincoln Road (north) and Union Street (south). To improve safety, it is proposed to realign the existing Union Street access by utilizing a portion of the adjacent Recreation Open Space. This land is currently unused, with no trails or active recreational features, and there are no specific plans for its development. Commercial uses in the area offer personal service, restaurant, health and dental services, and convenience store services that would be patronized by the residents of the proposed development. The development will have municipal water and sewer services.

The purpose of this Municipal Plan Amendment No. 19, 2025 is to re-designate land at 109 Lincoln Road from 'Commercial' (COM) to 'Urban Residential' from 'Recreation Open Space'

(ROS) to 'Urban Residential' (RES) for the higher density residential development, on the Future Land Use Map of the Municipal Plan.

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

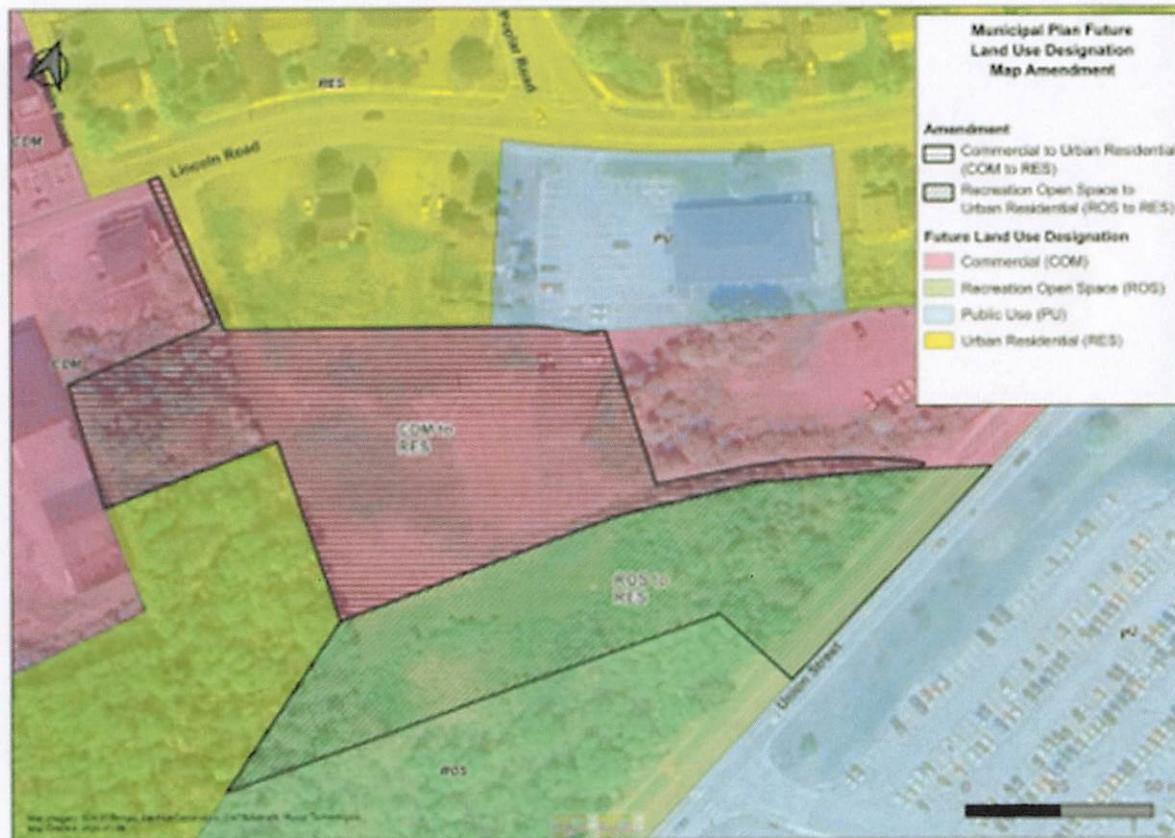
PUBLIC CONSULTATION

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. A Notice was posted at the Town Hall on June 25, 2025 and posted at the Joe Byne Stadium on June 26, 2025. The Notice appeared on the Town website, Facebook page and Twitter (X) on June 26, 2025.

No submissions were received by the Town.

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. 19, 2025 Map.



Town of
Grand Falls-Windsor
Municipal Plan
Amendment No. 19, 2025

FROM Commercial (COM) TO Urban Residential (RES)

FROM Recreation Open Space (ROS) TO Urban Residential (RES)

Dated at Grand Falls-Windsor
This November 6, 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.



Municipal Plan/Amendment	
REGISTERED	
Number	1960-0043-2026
Date	January 30, 2026
Signature	