

TOWN OF GRAND FALLS-WINDSOR

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



MUNICIPAL PLAN AMENDMENT No. 23, 2025

AUGUST 2025

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

AMENDMENT No. 23, 2025

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

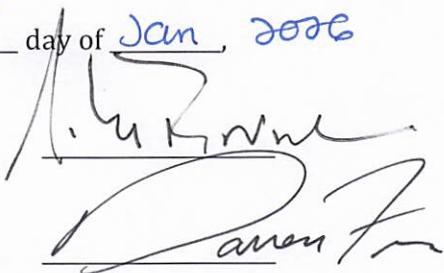
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor:

- a) adopted the Amendment No. 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.

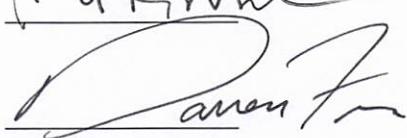
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor approves the Amendment No. 23, 2025 to the Town of Grand Falls-Windsor Municipal Plan as adopted.

SIGNED AND SEALED this 8 day of Jan, 2026

Mayor:



Chief Administrative Officer:



(Council Seal)

Municipal Plan/Amendment

REGISTERED

Number 1960-0042-2026

Date January 30, 2026

Signature San Thibault



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 23, 2025

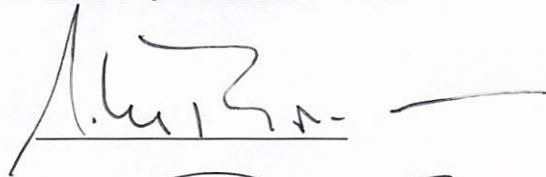
TOWN OF GRAND FALLS-WINDSOR MUNICIPAL PLAN, 2022-2032

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. 23, 2025 to the Town of Grand Falls-Windsor Municipal Plan.

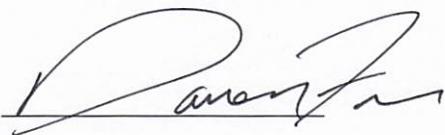
Adopted by the Town Council of Grand Falls-Windsor on the 28th day of October, 2025.

Signed and sealed this 8 day of Jan, 2025

Mayor:



Chief Administrative Officer:



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 23, 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. 23, 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 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 Municipal Plan Amendment No. 23, 2025 is to re-designate land at 1 St. Catherine Street on the Future Land Use Map of the Municipal Plan from:

- ‘Public Use’ (PU) to ‘Commercial’ (COM)
- ‘Public Use’ to ‘Urban Residential’ (UR)
- ‘Urban Residential’(UR) to ‘Commercial’ (COM)
- ‘Urban Residential’(UR) to ‘Public Use’ (PU)

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 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.

MAP CHANGES TO MUNICIPAL PLAN, 2022-2032:

The Municipal Plan's Future Land Use Map proposed amendment is as shown on the attached Municipal Plan Amendment No. 23, 2025 Map.



**Town of
Grand Falls-Windsor**
Municipal Plan
Amendment No. 23, 2025

FROM Public Use to Commercial

FROM Public Use to Urban Residential

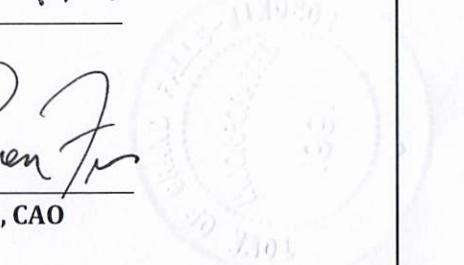
From Urban Residential to Commercial

From Urban Residential to Public Use

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

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 1960-0042-2026

Date January 30, 2026

Signature See Photo

