

TOWN OF GRAND FALLS-WINDSOR



DEVELOPMENT REGULATION AMENDMENT No. 17, 2024

(Main Street Ext - Land Use Zoning Map)

MAY, 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 17, 2024

**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. 17, 2024 to the Town of Grand Falls-Windsor Development Regulations on December 17, 2024.
- b) gave notice of the adoption of the Amendment No. 17, 2024 by publication in the NL Wire on January 29, 2025 and February 5, 2025 and the Town Facebook and Town website on January 22, 2025;
- c) set Wednesday February 19, 2025 for the holding of a public hearing to consider objections and submissions.

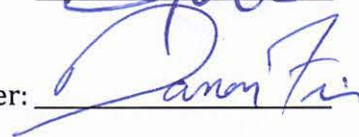
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor approves the Amendment No. 17, 2024 to the Town of Grand Falls-Windsor Development Regulations as adopted.

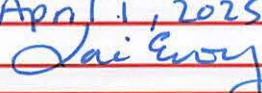
SIGNED AND SEALED this 26th day of February, 2025.

Mayor:



Chief Administrative Officer:



Development Regulations/Amendment	
REGISTERED	
Number	1960-0035-2025
Date	April 1, 2025
Signature	

(Council Seal)

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 17, 2024

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. 17, 2024 to the Grand Falls-Windsor Development Regulations, 2022-2032.

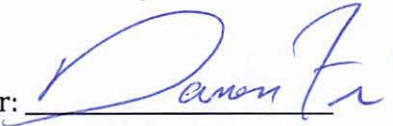
Adopted by the Town Council of Grand Falls-Windsor on December 17, 2024.

Signed and sealed this 17th day of December, 2024.

Mayor:



Chief Administrative Officer:



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 17, 2024 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. 17, 2024

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 received a request for the development of a rural residential lot in an area where there are several existing rural residential lots with on-site services.

In general terms, this amendment is intended to allow for the development of one additional rural residential home and make the existing rural residential homes in conformity with the appropriate zoning. The proposal was referred to the Wildlife Division due to the proximity to Rushy Pond and the Wetland Stewardship area. The Wildlife Division indicated that this area was part of an older form of agreement and that a referral was not a requirement. However, the Wildlife Division was in agreement with the 30-metre buffer that is provided along the shore of Rushy Pond to enhance the riparian environment. See attached Town of Grand Falls-Windsor Development Regulation Amendment No. 17, 2024 Map.

The purpose of this Development Regulation Amendment No. 17, 2024 is to re-zone an area of land that extends along Main Street Extension from "Conservation" to "Rural Residential", from "Environmentally Sensitive Area" to "Rural Residential" and from "Industrial Light" to "Rural Residential" on the Land Use Zoning Map of the Development Regulations.

An associated amendment (No. 12, 2024) 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 newspaper on July 3, 2024 and posted on the Town website on June 27, 2024.

There were no submissions or representations received by the Town.

DEVELOPMENT REGULATIONS AMENDMENT No. 17, 2024.

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. 17, 2024 map.



Development Regulations/Amendment

REGISTERED

Number 1960-0035-2025

Date _____

Signature _____

Town of Grand Falls-Windsor Development Regulations Amendment No. 17, 2024


From "Conservation" to "Rural Residential"

From "Environmentally Sensitive Area" to "Rural Residential"

From "Industrial Light" to "Rural Residential"

Dated at Grand Falls-Windsor
This 26th day of February, 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.

