

**TOWN OF GRAND FALLS-WINDSOR**



**DEVELOPMENT REGULATION AMENDMENT No. 19, 2024**

**JULY, 2024**

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE AMENDMENT No. 19, 2024**

**TO THE TOWN OF GRAND FALLS-WINDSOR  
DEVELOPMENT REGULATIONS, 2022-2032**

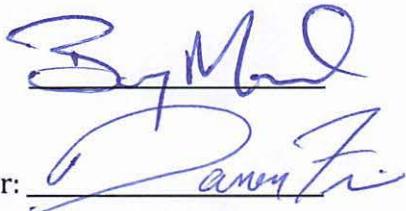
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor:

- a) adopted the Amendment No. 19, 2024 to the Town of Grand Falls-Windsor Development Regulations on December 17, 2024.
- b) gave notice of the adoption of the Amendment No. 19, 2024 to the Town of Grand Falls-Windsor Municipal Plan 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.

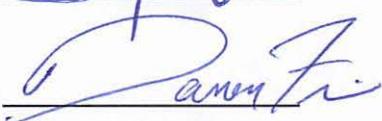
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor approves the Amendment No. 19, 2024 to the Town of Grand Falls-Windsor Development Regulations as adopted.

SIGNED AND SEALED this 26<sup>th</sup> day of February, 2025.

Mayor:



Chief Administrative Officer:



Development Regulations/Amendment

**REGISTERED**

Number 1960 - 0034 - 2025

Date April 1, 2025

Signature Obi Eze

(Council Seal)



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

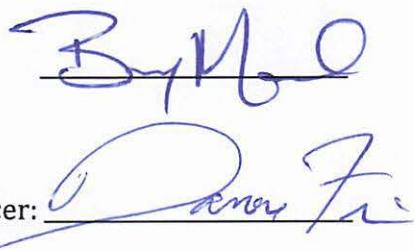
**AMENDMENT No. 19, 2024  
TOWN OF GRAND FALLS-WINDSOR DEVELOPMENT REGULATIONS**

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. 19, 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 17<sup>th</sup> day of December, 2024 .

Mayor:



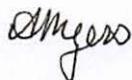
Chief Administrative Officer:



(Council Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Amendment No. 19, 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. 19, 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 to rezone this parcel for residential use. The land was previously owned by the Anglican Parish and sold as it was no longer needed by the parish for Public Use purposes. The church is accessed from Master's Avenue. To the west, the site is bordered by a single detached dwelling and the lot to the east is zoned Commercial Neighbourhood. The site would be suitable for a range of residential density development; therefore the Low and Medium Density Multi-Unit Residential zone offers a range of residential opportunities that would fit in this neighbourhood with access off Thirteenth Avenue.

The purpose of this Development Regulation Amendment No. 19, 2024 is to re-zone an area of land on Thirteenth Avenue from "Public Use" to "Residential RM-1 (RM-1) Low and Medium Density Multi-Unit Residential" on the Land Use Zoning Map of the Development Regulations.

An associated amendment (No. 14, 2024) to the 2022-2032 Municipal Plan Future Land Use map will also be considered by Council.

## **PUBLIC CONSULTATION**

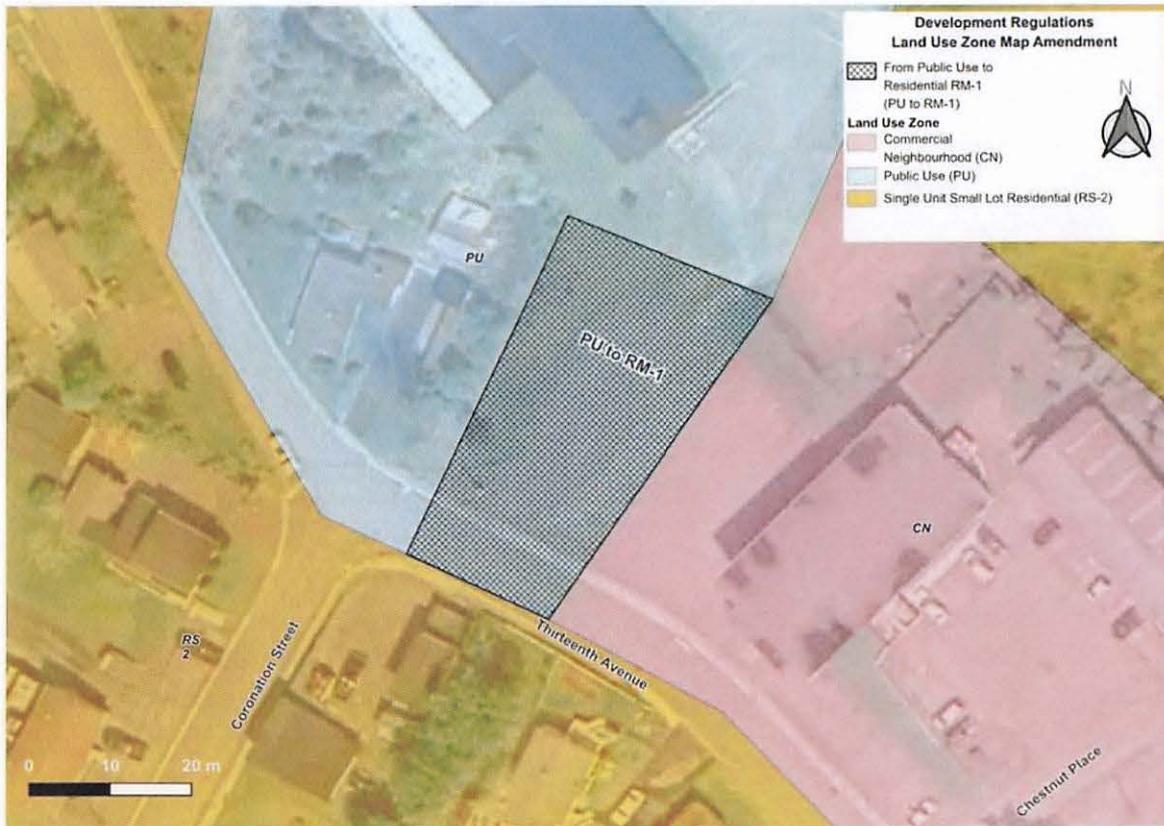
During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. A Notice was published in the NL Wire on September 25, 2024 and the notice appeared on the Town website, Facebook page and Twitter on September 20, 2024.

No submissions were received.

## **DEVELOPMENT REGULATIONS AMENDMENT No. 19, 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. 19, 2024 map.



Development Regulations/Amendment  
**REGISTERED**

Number 1960-0034-2025  
 Date April 1, 2025  
 Signature Barry Manuel

**Town of Grand Falls-Windsor  
 Development Regulations Amendment  
 No. 19, 2024**



From Public Use to Low and Medium Density  
 Multi-Unit Residential" (RM-1)

Dated at Grand Falls-Windsor  
 This 26<sup>th</sup> 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.

