

TOWN OF GRAND FALLS-WINDSOR



DEVELOPMENT REGULATION AMENDMENT No. 9, 2024

(Land Use Zoning Map)

JANUARY 2024

(Queensway-Ridgewood)

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 9, 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:

- c) adopted the Amendment No. 9, 2024 to the Town of Grand Falls-Windsor Development Regulations on February 26, 2025.
- b) gave notice of the adoption of the Amendment No. 9, 2024 to the Grand Falls-Windsor Development Regulations by putting up posters in the Town Hall and in the Joe Byne Memorial Stadium on March 10, 2025, and posting the Notice of Public Hearing on the Town website, Facebook Page and X on March 17, 2025.
- c) set March 27, 2025, for the holding of a public hearing to consider objections and submissions.

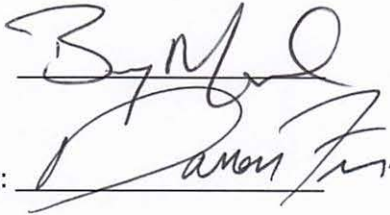
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor approves the Amendment No. 9, 2024 to the Town of Grand Falls-Windsor Development Regulations as amended as follows:

The area to be rezoned from Commercial General to Residential Low and Medium Density Multi-Unit Residential Zone (RM-1) will be modified to exclude the area southeast of the yellow line on the map below at the recommendation of the Commissioner based on a submission by the landowner to retain the existing designation for this area.

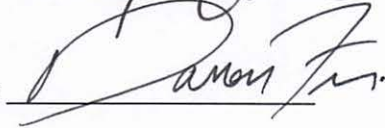


SIGNED AND SEALED this 20th day of May, 2025.

Mayor:



Chief Administrative Officer:



Development Regulations/Amendment

REGISTERED

Number 1960 - 0037 - 2025

Date August 21, 2025

Signature 

(Council Seal)



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 9, 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. 9, 2024 to the Grand Falls-Windsor Development Regulations, 2022-2032.

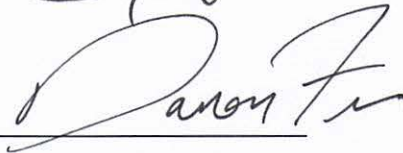
Adopted by the Town Council of Grand Falls-Windsor on February 26, 2025.

Signed and sealed this 26th day of Feb, 2025.

Mayor:



Chief Administrative Officer:



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 9, 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. 9, 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 wishes to address the concerns regarding housing availability and affordability in the community.

In general terms, this amendment is intended to make land available for residential development in a manner that provides sufficient area for road and municipal services that meet the Town standards. and apply zoning that allows for a variety of housing types. The purpose of this Development Regulation Amendment No. 9, 2024 is to re-zone an area of land that extends north and east from the existing subdivisions at Queensway and Ridgewood from “Single Unit Urban Residential Zone” (RS-3) to “Residential Low and Medium Density Multi-Unit Residential Zone” (RM-1), from “Rural” (RU) to “Residential Low and Medium Density Multi-Unit Residential Zone” (RM-1), from “Commercial General” (CG) to “Residential Low and Medium Density Multi-Unit Residential Zone” (RM-1) on the Land Use Zoning map of the Development Regulations. The Wildlife Division of the Government of Newfoundland and Labrador has confirmed that the areas to be rezoned do not infringe on the Management Unit established under the Wetland Stewardship Agreement. There are several wetlands that border the proposed development, and these have been identified and re-zoned as follows: from “Rural” to “Environmentally Sensitive”.

Council is also considering an amendment to the 2022-2032 Municipal Plan (No. 6, 2024) Future Land Use map that will allow for a variety of housing types to meet the wide range of housing needs in the Town of Grand Falls-Windsor.

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 Central Wire on February 7, 2024. The Notice was published on the Town Facebook page, Town website and X on February 13, 2024. Notices were circulated to adjacent neighbours on Peddle Drive, Ivany's Road, Dwyer Street and the end of McCarthy Street (refer to map showing households in orange).

There were 23 submissions received. The issues can be summarized as follows:

- 22 submissions were strongly against the proposed amendments citing the following reasons:
 - Loss of green space (real estate agents/Town promised green back yards at time of sale/purchase of homes;
 - Access and traffic concerns;
 - Concern that multi-unit buildings would negatively affect property values;
 - Concern that multi-unit buildings would ultimately be used for low income housing;
 - Loss of access to snowmobile and ATV trails in the area to be developed;
 - Impact on Cordory Park, trails and ecosystem;
 - Loss of wetlands;
- Only one submission supported the amendments, but expressed concerns regarding water pressure, access and traffic issues (particularly at Peddle Drive, loss of green space and access to trails;
- Suggestion that a public meeting be held to explain the proposed amendment;
- Concern that the short public consultation period did not allow enough time for people to respond;

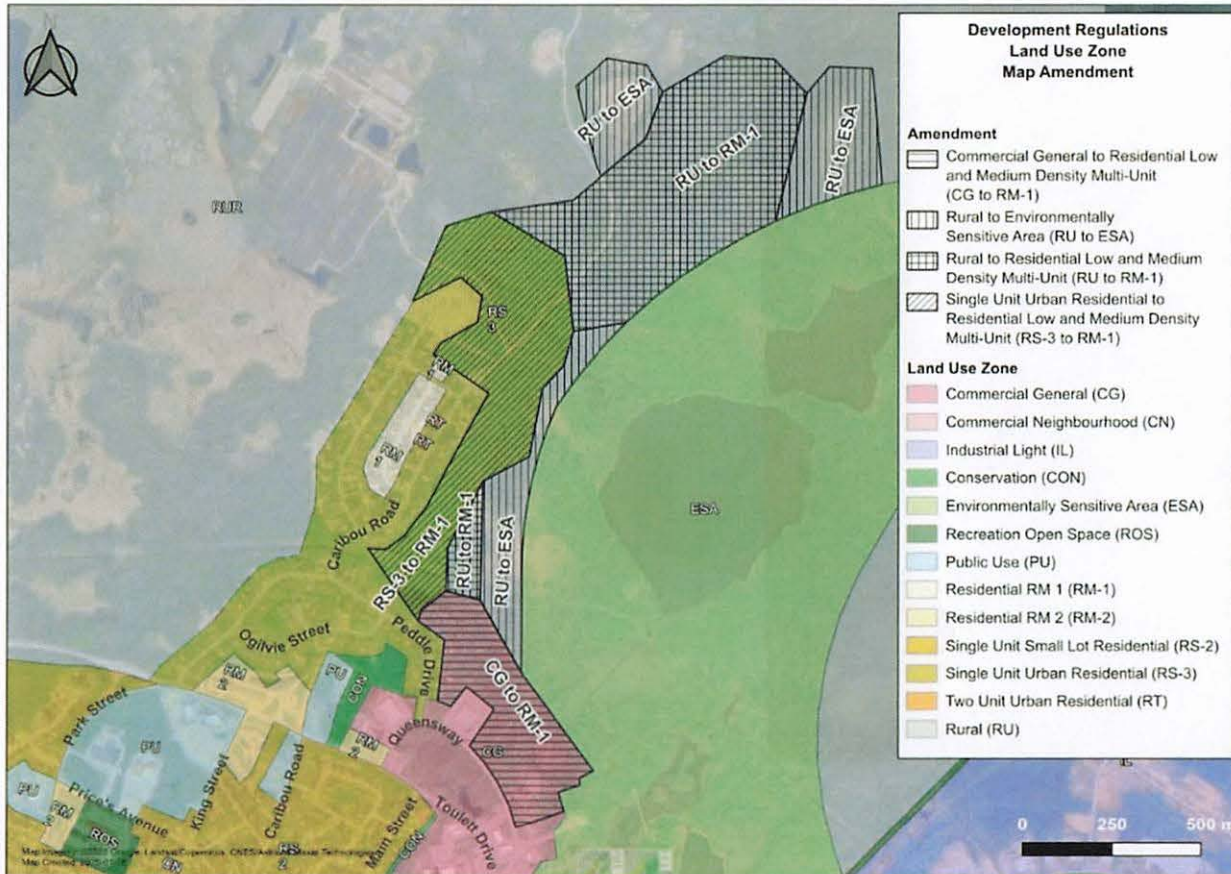
Town Response: The proposed amendments do not infringe on the Corduroy Nature Park. There are no areas of the Environmental Sensitive zone that area affected by the rezoning proposal as shown on the map. The concerns regarding infrastructure including municipal services such as water, wetlands, roads and parks will be addressed during the development of the subdivision application and agreement to the requirements of the Town Development Regulations and engineering standards. This may include the preparation of the traffic report to determine the most effective traffic management

measures in the design of the subdivision. The location of local informal trails for snowmobile and ATV use needs to be addressed

DEVELOPMENT REGULATIONS AMENDMENT No. 9, 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. 9, 2024 map.



Town of Grand Falls-Windsor Development Regulations Amendment No. 9, 2024

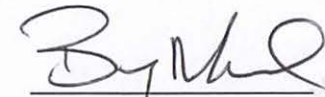
From Single Unit Urban Residential (RS-3)
to Residential Low & Medium Density
Multi-Unit Residential Zone (RM-1)

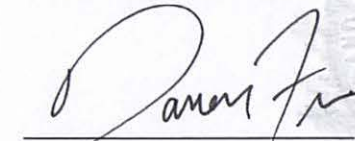
From Rural to Environmentally Sensitive

From Commercial General to (RM-1)

From Rural to (RM-1)

Dated at Grand Falls-Windsor
This 20th day of May, 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.



Development Regulations/Amendment

REGISTERED

Number 1960-0037-2025
Date August 21, 2025
Signature Lori Ewen