

**TOWN OF GRAND FALLS-WINDSOR**

**INTEGRATED COMMUNITY SUSTAINABILITY MUNICIPAL PLAN  
2022-2032**

(hereinafter referred to as the Municipal Plan)



**MUNICIPAL PLAN AMENDMENT No. 12, 2024**

(Main Street Ext - Future Land Use Map)

**MAY 2024**

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE AMENDMENT No. 12, 2024**

**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. 12, 2024 to the Town of Grand Falls-Windsor Municipal Plan on December 17, 2024.
- b) gave notice of the adoption of the Amendment No. 12, 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.

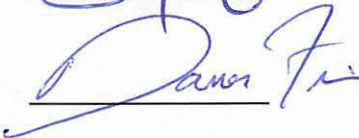
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor approves the Amendment No. 12, 2024 to the Town of Grand Falls-Windsor Municipal Plan as adopted.

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

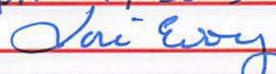
Mayor:



Chief Administrative Officer:





Municipal Plan/Amendment	
<b>REGISTERED</b>	
Number	1960 - 0035- 2025
Date	April 1, 2025
Signature	

(Council Seal)

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**AMENDMENT No. 12, 2024**

**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. 12, 2024 to the Town of Grand Falls-Windsor Municipal Plan.


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:



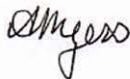
Chief Administrative Officer:



(Council Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Amendment No. 12, 2024 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*.



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

**TOWN OF GRAND FALLS-WINDSOR**  
**INTEGRATED COMMUNITY SUSTAINABILITY MUNICIPAL PLAN AMENDMENT**  
**AMENDMENT No. 12, 2024**

**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 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 designation. 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.

The purpose of this Municipal Plan Amendment No. 12, 2024 is to re-designate an area of land that extends along Main Street Extension from "Natural Open Space" to "Rural Residential" and from "Industrial" to "Rural Residential" on the Future Generalized 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 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.

**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. 12, 2024 Map.





**Town of  
Grand Falls-Windsor**  
Municipal Plan  
Amendment No. 12, 2024

From " Natural Open Space" (NOS) to  
" Urban Residential" (RES)

From " Industrial" to " Rural  
Residential"

Dated at Grand Falls-Windsor  
This 26<sup>th</sup> day of February, 2025

*Barry Manuel*  
**Barry Manuel, Mayor**

*Darren Finn*  
**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 1960-0035-2025  
Date April 1, 2025  
Signature Don Ewing