

TOWN OF GRAND FALLS-WINDSOR

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



MUNICIPAL PLAN AMENDMENT No. 14, 2024

JULY 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 14, 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. 14, 2024 to the Town of Grand Falls-Windsor Municipal Plan on December 17, 2024.
- b) gave notice of the adoption of the Amendment No. 14, 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. 14, 2024 to the Town of Grand Falls-Windsor Municipal Plan as adopted.

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

Mayor:



Chief Administrative Officer:



(Council Seal)

Municipal Plan/Amendment

REGISTERED

Number 1960 - 0034 - 2025

Date Apr 1, 2025

Signature Chi Ewy

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 14, 2024

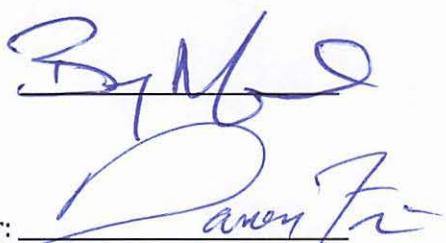
TOWN OF GRAND FALLS-WINDSOR MUNICIPAL PLAN, 2022-2032

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. 14, 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 17th day of December, 2024.

Mayor:



Chief Administrative Officer:



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 14, 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. 14, 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 to rezone a parcel of land on Thirteenth Avenue 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 Residential High 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 Municipal Plan Amendment No. 14, 2024 is to re-designate a parcel of land that on Thirteenth Avenue from "Public Use" to "Urban 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.

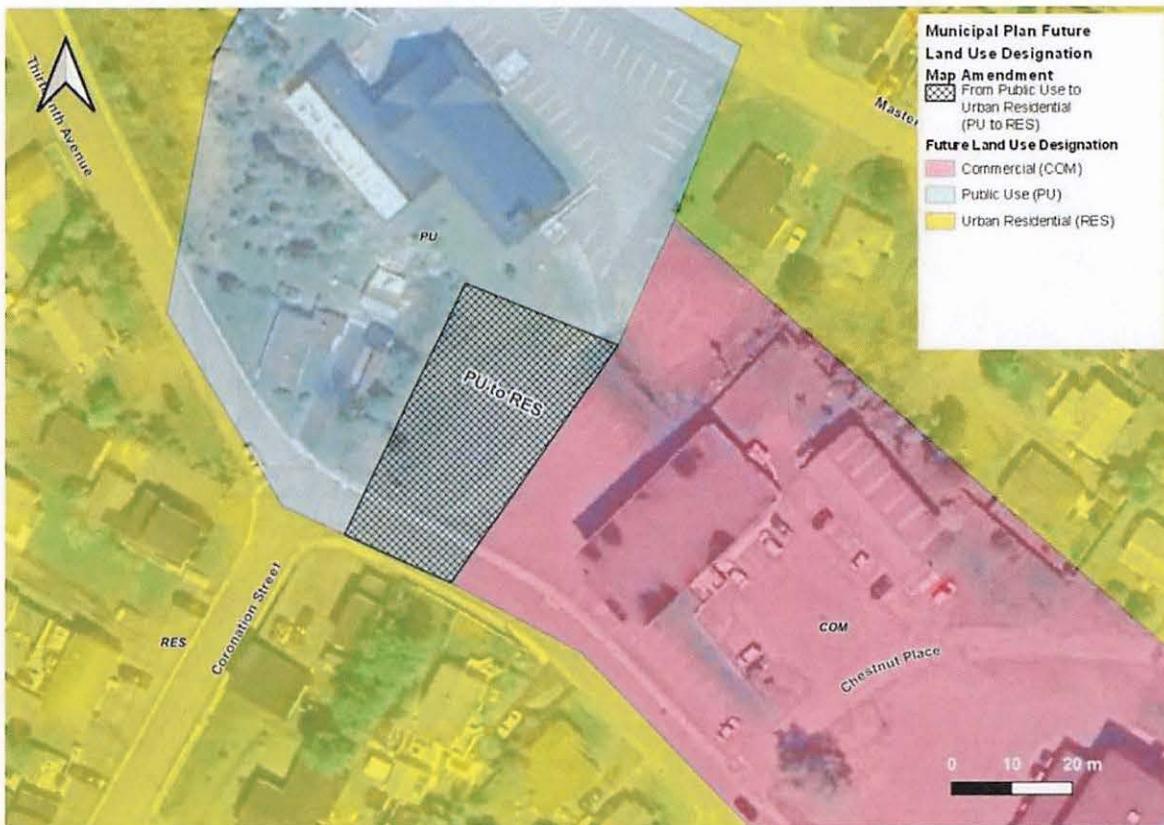
PUBLIC CONSULTATION

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 on September 25, 2024 and the notice appeared on the Town website, Facebook page and Twitter on September 20, 2024.

No submissions were received.

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. 14, 2024 Map.

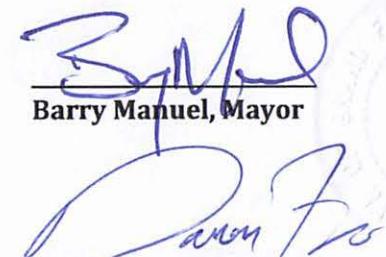


**Town of
Grand Falls-Windsor**
 Municipal Plan
 Amendment No. 14, 2024



From " Public Use" (PU) to " Urban Residential" (RES)

Dated at Grand Falls-Windsor
 This 26th day of February, 2025


 Barry Manuel, 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 1960-0034-2025
 Date April 1, 2025
 Signature Don Evans