

TOWN OF GRAND FALLS-WINDSOR

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



MUNICIPAL PLAN AMENDMENT No. 6, 2024
(Queensway-Ridgewood)

JANUARY 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 6, 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. 6, 2024 to the Town of Grand Falls-Windsor Municipal Plan on the February 26, 2025.
- b) gave notice of the adoption of the Amendment No. 6, 2024 to the Grand Falls-Windsor Municipal Plan 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. 6, 2024 to the Town of Grand Falls-Windsor Municipal Plan as amended as follows:

The area to be redesignated from Commercial to Residential 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:

Barry Mard
Danay Fari

Chief Administrative Officer:

Municipal Plan/Amendment

REGISTERED

Number 1960-0037-2025

Date August 31, 2025

Signature Barry Mard

(Council Seal)



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 6, 2024

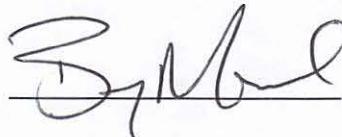
TOWN OF GRAND FALLS-WINDSOR MUNICIPAL PLAN, 2022-2032

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. 6, 2024 to the Town of Grand Falls-Windsor Municipal Plan.

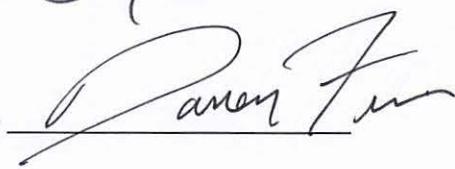
Adopted by the Town Council of Grand Falls-Windsor on the February 26, 2025.

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. 6, 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. 6, 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 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 Municipal Plan Amendment No. 6, 2024 is to re-designate an area of land that extends north and east from the existing subdivisions at Queensway and Ridgewood from "Rural" to "Urban Residential", from "Commercial" to "Urban Residential" on the Future Generalized Land Use Map of the Municipal Plan. The Wildlife Division of the Government of Newfoundland and Labrador has confirmed that the areas to be redesignated do not infringe on the Management Unit established under the Wetland Stewardship Agreement. There are a few wetlands which are adjacent to the proposed development, and these have been identified and re-designated as follows: from "Rural" to "Natural Open Space".

Council considered an amendment to the 2022-2032 Development Regulations No. 9 for the Land Use Zoning 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 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 is no area of the Natural Open Space designation that is being changed 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.

MUNICIPAL PLAN AMENDMENT No. 6, 2024

The proposed amendment is consistent with the Municipal Plan Objective in Chapter 2, and Municipal Plan policies 2.2.7, 2.3.5, and 2.10.1 (set out below)

ICSMP OBJECTIVE

2.0 Building Livable Neighbourhoods **Planning Objectives**

- To build livable neighbourhoods through consideration of sustainable options for more varied housing densities and design, affordable choices and economically efficient residential patterns.

ICSMP POLICIES:

Policy 2.2.7 Consider the preparation of an informational package on the inventory of the available residential land supply and projected demand for varied housing types for distribution to land developers, builders and others.

Sustainable Housing Choice

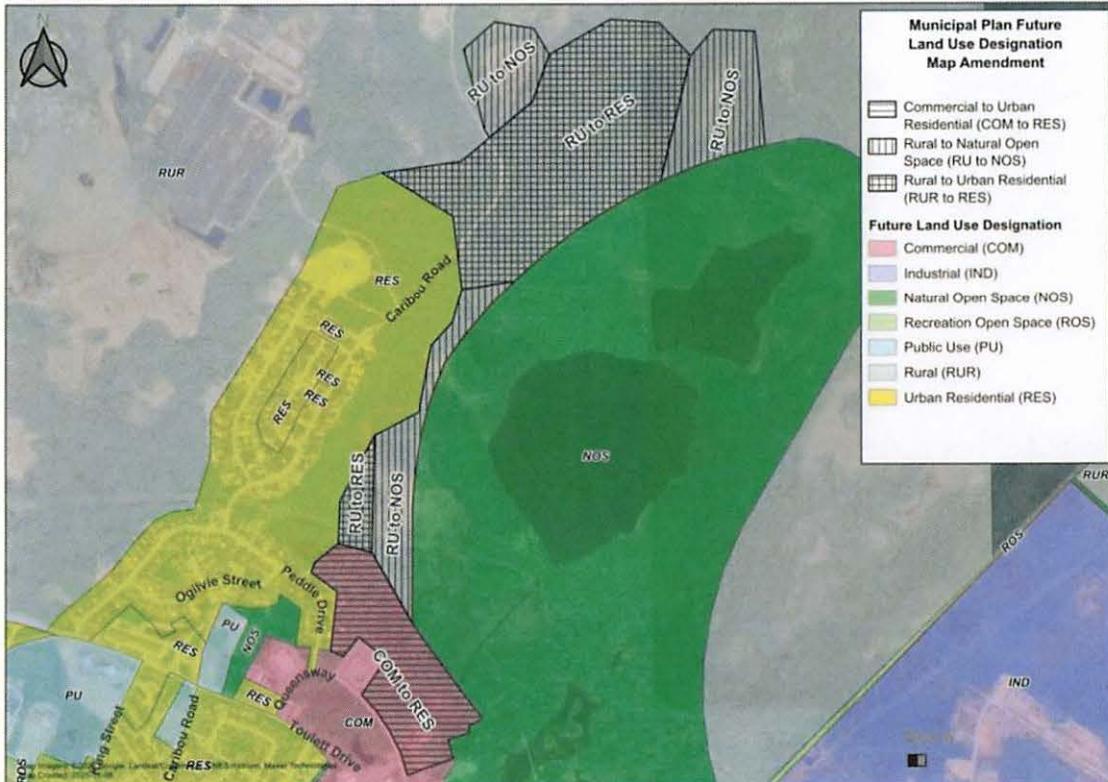
Policy 2.3.5 Council may consider implementation of a multi-faceted residential strategy, through support to such development forms and initiatives as:

- Urban infill development;
- Smaller urban lot sizes;
- Design management of higher density housing;
- Rural residential parcels;
- Cluster residential projects on challenging development sites;
- Innovative and proven engineered package treatment systems for rural residential area septic effluent disposal; and,
- Mixed use residential as part of commercial and industrial developments.

Policy 2.10.1 Facilitate the development of affordable, rental housing through support to appropriately sited subsidiary residential units, higher density residential dwellings, duplexes in appropriate locations, and mixed market/non market housing projects.

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. 6, 2024 Map.



**Town of
Grand Falls-Windsor
Municipal Plan
Amendment No. 6, 2024**

From Rural to Natural Open Space



From Commercial to Urban Residential



From Rural to Urban Residential



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



Anna Myers, MCIP

**Municipal Plan/Amendment
REGISTERED**

Number 1960-0037-2025

Date August 21, 2025

Signature ohiway