

TOWN OF GRAND FALLS-WINDSOR



DEVELOPMENT REGULATION AMENDMENT No. 31, 2025

(Red Cliff Road)

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 31, 2025

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

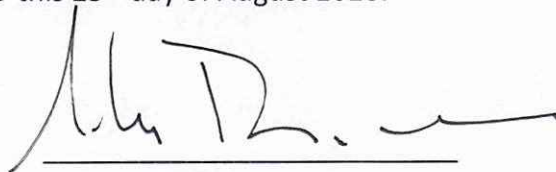
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor:

- a) adopted the Amendment No. 31, 2025 to the Town of Grand Falls-Windsor Development Regulations on July 7, 2026.
- b) gave notice of the adoption of the Amendment No. 31, 2025 to the Town of Grand Falls-Windsor Development Regulations by posting the notice for the public hearing at the Town Hall and the Joe Byrne Stadium and publishing the notice on the Town Facebook and website on July 27, 2026.
- c) set August 12, 2026, for the holding of a public hearing to consider objections and submissions.

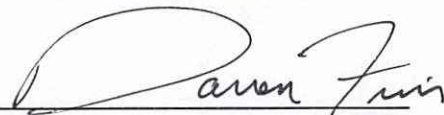
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor approves the Amendment No. 31, 2025 to the Town of Grand Falls-Windsor Development Regulations as adopted.

SIGNED AND SEALED this 25th day of August 2026.

Mayor:



Chief Administrative Officer:



RENITA HURLEY

A Commissioner for Oaths in and for
the Province of Newfoundland and Labrador.
My commission expires on December 31, 2026

Development Regulations/Amendment	
REGISTERED	
Number	1960 - 0048 - 2026
Date	October 5, 2026
Signature	

(Council



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

**AMENDMENT No. 31, 2025
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. 31, 2025 to the Grand Falls-Windsor Development Regulations, 2022-2032.

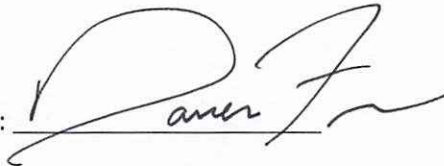
Adopted by the Town Council of Grand Falls-Windsor on the 7th day of July, 2026.

Signed and sealed this 7th day of July, 2026.

Mayor:



Chief Administrative Officer:



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 31, 2025 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. 31, 2025

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 an application for rezone of land to the north of the Trans-Canada Highway between Red Cliff Road and south of the NL T'Railway corridor on the west side of town for the purpose of rural residential development. Red Cliff Road is a publicly maintained road with rural residential development further to the west. A portion of the property is bordered on the south and east by a private access road. The wetlands on the north of the property have been excluded from the proposed re-designation. Most of the lands occur within an Agricultural Development Area designation under the Lands Act, 1990 for potential cranberry farming. However, no agricultural activity has occurred on the site. The applicant is in discussion with the Department of Fisheries, Forestry, and Agriculture regarding the proposed development as the . The nearest cranberry operation is on a separate property over 300 metres to the northeast and on the north side of the NL T'Railway corridor.

The purpose of this Development Regulations Amendment No. 31, 2025 is to amend the Development Regulations to rezone a portion of the property from 'Rural' to 'Rural Residential' and from 'Conservation' to 'Rural Residential' on the Land Use Zoning Map of the Development Regulations.

An associated amendment (No. 24, 2025) to the 2022-2032 Municipal Plan and 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 posted at the Town Hall at the Joe Byne Stadium on January 16, 2026. The Notice appeared on the Town website, Facebook page and Twitter (X) on January 16, 2026.

No submissions were received by the Town.

DEVELOPMENT REGULATIONS AMENDMENT NO. 31, 2025.

MAP CHANGES TO DEVELOPMENT REGULATIONS, 2022-2032:

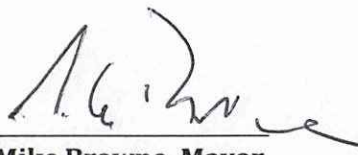
The Land Use Zoning Map proposed for amendment is as shown on the attached Development Regulations Amendment No. 31, 2025 map.

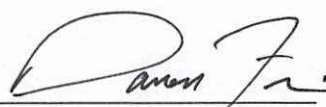
**Town of Grand Falls-Windsor
Development Regulations Amendment
No. 31, 2025**

From Rural to Rural Residential

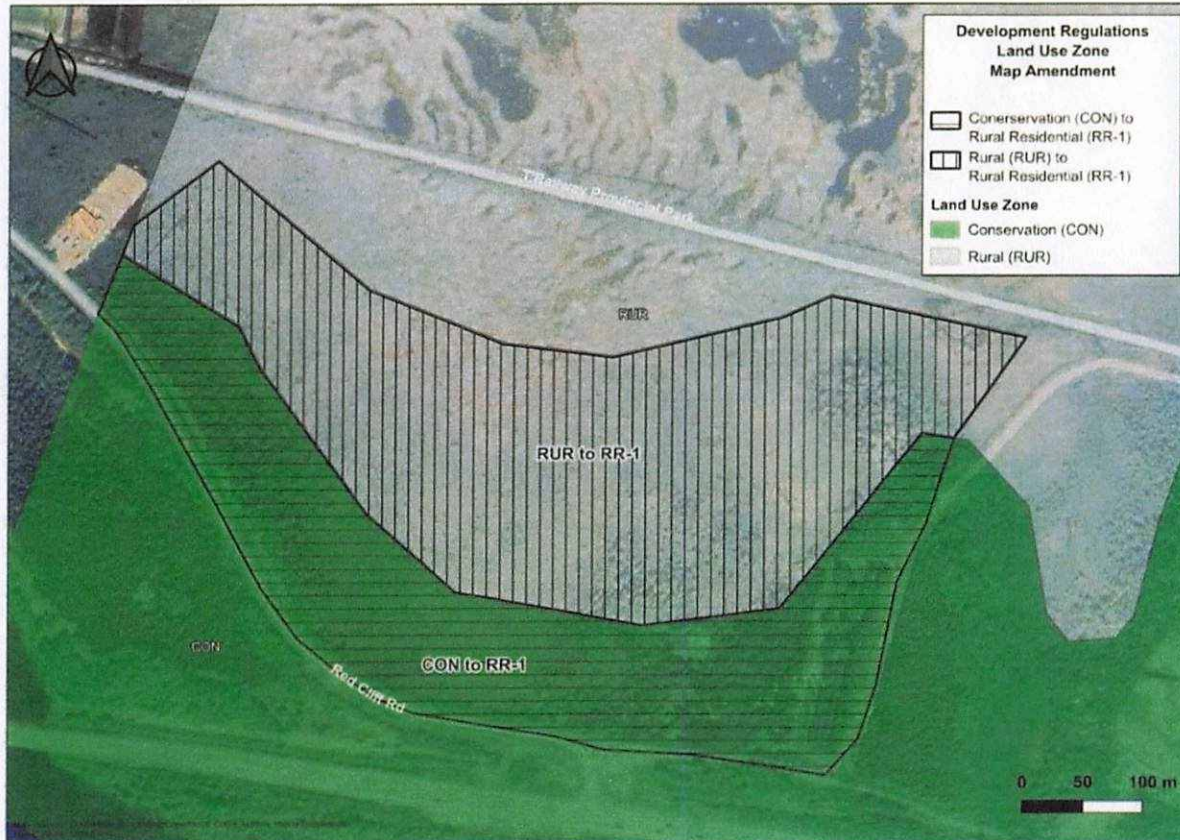
From Conservation to Rural Residential

Dated at Grand Falls-Windsor
This 7th day of July, 2026


Mike Browne, 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 - 0048 - 2026
Date October 5, 2026
Signature Sen. P. Galt