

**TOWN OF GRAND FALLS-WINDSOR**



**DEVELOPMENT REGULATION AMENDMENT No. 33, 2025**

**[Residential uses near Curling Club]**

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**AMENDMENT No. 33, 2025**

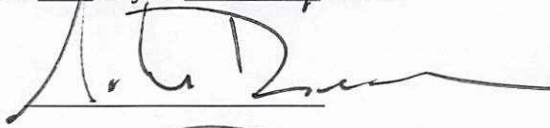
**TOWN OF GRAND FALLS-WINDSOR DEVELOPMENT REGULATIONS**

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. 33, 2025 to the Grand Falls-Windsor Development Regulations, 2022-2032.

Adopted by the Town Council of Grand Falls-Windsor on the February 17 2026.

Signed and sealed this 20 day of February, 2026.

Mayor:



Chief Administrative Officer:



Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>1960 - 0045 - 2026</u>
Date	<u>May 7, 2026</u>
Signature	<u>[Signature]</u>

(Council Seal)



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Amendment No. 33, 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*.



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



## **TOWN OF GRAND FALLS-WINDSOR**

### **DEVELOPMENT REGULATIONS AMENDMENT No. 33, 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 wishes to amend the Land Use Zoning map of the Development Regulations to enable a wider range of housing options on lands that have already been designated for residential use in the Municipal Plan. In particular, the Council wishes to be proactive in allowing for higher density uses in response to the increase in interest in such development in the community.

By enabling higher density residential development, the Town Council will also be able to meet some of the objectives of the Housing Accelerator Fund Agreement (HAF) that the Town embarked on in an effort to address the high cost of housing and housing affordability challenges of the residents of Grand Falls-Windsor. These lands are suitable for development and have access to municipal services.

The purpose of this Development Regulations Amendment No. 33, 2025 is to re-zone land on Lincoln Road from Single Unit Urban Residential (RS-3) To Residential RM-1 Low and Medium Density Multi-Unit Residential Zone

## **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 and at the Joe Byne Stadium on January 9, 2026. The Notice appeared on the Town website, Facebook page on January 9, 2026.

Five submissions were received by the Town. One submission was in favour of the amendments and four were against. One of the against submissions had six signatures.

The key issues raised in the submissions include: :

- **Opposition to Rezoning:** Strong objection to changing the Lincoln Road property zoning from Single-Unit Residential to Medium-Density Multi-Unit Residential.
- **Unsuitable Location for Density:** The Lincoln Road site is viewed as inappropriate for multi-unit housing due to its sensitivity, while other areas (Ivany's Road, Blackmore Street, Main Street West, Keats Avenue area) are considered better suited and closer to services and infrastructure.
- **Loss of Green Space:** The land is one of the last remaining green spaces in Grand Falls-Windsor, featuring mature birch trees and river access. Development would permanently eliminate this natural area.
- **Environmental Concerns:** Proximity to the Exploits River and the presence of mature trees make the site important for environmental stewardship and ecosystem preservation.
- **Historical Significance:** The land, known historically as the "Barn Field," was used by the A.N.D. Company and Brookfield Dairy. Its location near the Grand Falls House and Curling Club adds to its cultural and heritage value.
- **The site is seen as better suited for public uses such as:**
  - Expansion of the Community Garden (including greenhouses)
  - Parkland with walking trails and safe ATV access
  - Scenic viewpoints and seating along the river
  - Interpretive storyboards highlighting local history

- **Irreversible Impact:** Once developed, the loss of trees, heritage value, and public access cannot be recovered, repeating past losses of historic sites in the town.
- **Request to Council:** A clear call for Council and the Development Department to reconsider the rezoning and preserve the land for public, environmental, and historical purposes.

### **Planning Analysis:**

The lands are currently zoned for Single-Unit Residential development; the proposed change is to allow for Medium-Density Multi-Unit Residential development. The higher density would not significantly change the impact of development on the natural environment. In fact the setting enhances the opportunity to create affordable housing within a natural setting that enhances an active healthy living lifestyle. This location is desirable for higher density housing that is attractive and affordable for seniors and entry-level home-owners as it is located within walking distance of downtown shopping and recreation amenities such as Shanawidithit Centennial Park, Church Road Park, College of the North Atlantic. is nearby.

Regarding trail concerns and riverfront access, the lands to the west and south of the former Mill Road access road corridor are not part of this rezoning. These lands will remain as Recreation Open Space which may provide additional access to the riverfront and continuation of ATV and other trail as well as historical interpretation uses.

The tools to ensure that existing natural environment, including mature birch trees, are protected and to create new opportunities for Open space Recreation uses are set out in the Development Regulations as part of the subdivision design process. This application does not include the Grand Falls House lands; however the Town acknowledges that a thoughtful approach to development is needed regarding the natural and historical significance of the area.

**DEVELOPMENT REGULATIONS AMENDMENT No. 33, 2026.**

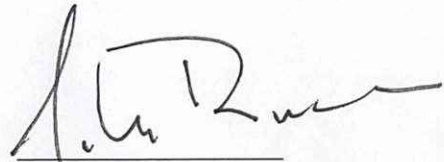
**MAP CHANGES TO DEVELOPMENT REGULATIONS, 2022-2032:**

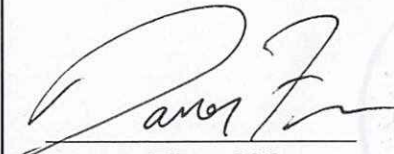
The Land Use Zoning Map proposed for amendment is as shown on the attached Development Regulations Amendment No. 33, 2026 map.

**Town of Grand Falls-Windsor  
Development Regulations Amendment  
No. 33, 2025**

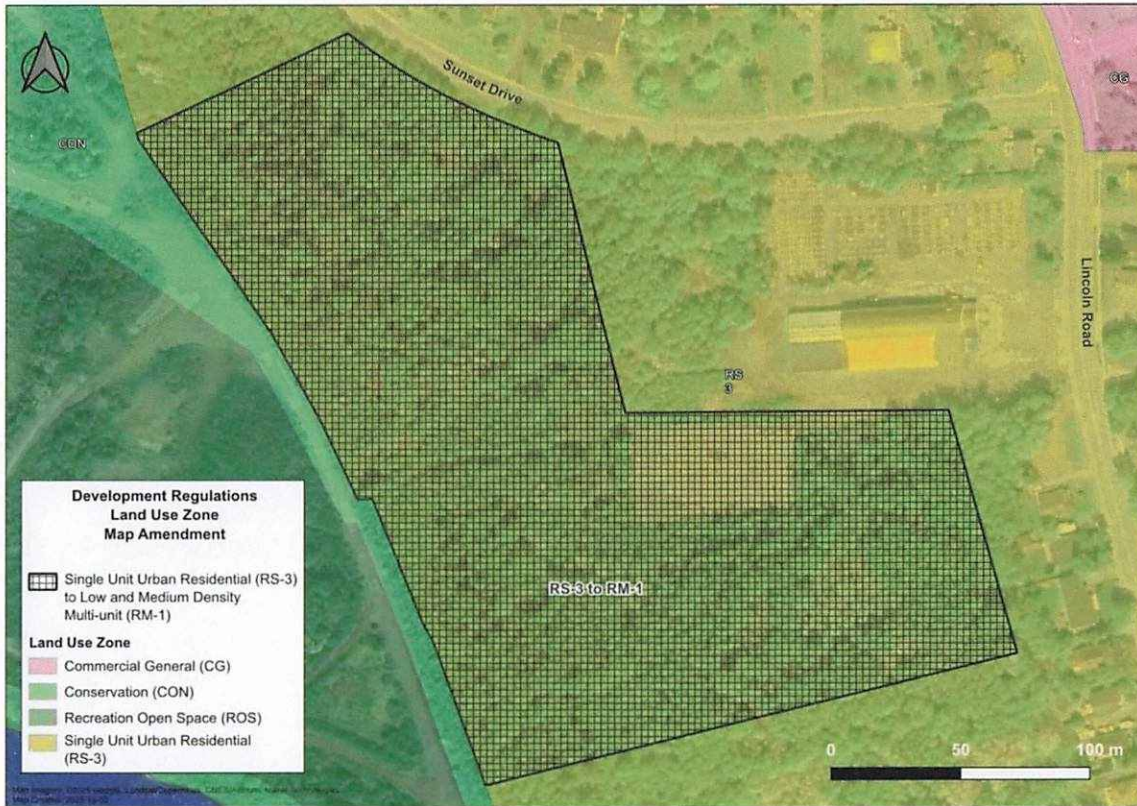
From Single Unit Urban Residential (RS-3)  
To Residential RM-1 Low and Medium  
Density Multi-Unit Residential Zone

Dated at Grand Falls-Windsor  
This 20 day of February, 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 1960-0045-2026  
Date May 7, 2026  
Signature [Signature]