

TOWN OF GRAND FALLS-WINDSOR

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

(hereinafter referred to as the Municipal Plan)



MUNICIPAL PLAN AMENDMENT No. 24, 2025

(Red Cliff Road)

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

AMENDMENT No. 24, 2025

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

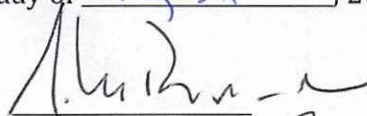
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor:

- a) adopted the Amendment No. 24, 2025 to the Town of Grand Falls-Windsor Municipal Plan on July 7, 2026.
- b) gave notice of the adoption of the Amendment No. 24, 2025 to the Town of Grand Falls-Windsor Municipal Plan by posting the notice for the public hearing at the Town Hall and the Joe Byne 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. 24, 2025 to the Town of Grand Falls-Windsor Municipal Plan as adopted (or as amended as follows).

SIGNED AND SEALED this 25th day of August, 2026.

Mayor:



Chief Administrative Officer:



Municipal Plan/Amendment	
REGISTERED	
Number	<u>1960 - 0048 - 2026</u>
Date	<u>October 5, 2026</u>
Signature	<u>[Handwritten Signature]</u>

(Council Seal)



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 24, 2025

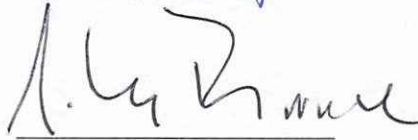
TOWN OF GRAND FALLS-WINDSOR MUNICIPAL PLAN, 2022-2032

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. 24, 2025 to the Town of Grand Falls-Windsor Municipal Plan.

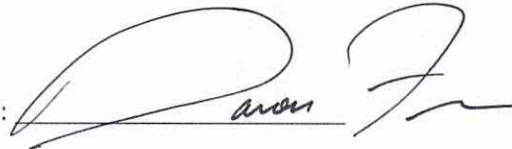
Adopted by the Town Council of Grand Falls-Windsor on the 7th day of July, 2026.

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. 24, 2025 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 No. 24, 2025

BACKGROUND

The Town Council of Grand Falls-Windsor wishes to amend its Integrated Community Sustainability Municipal Plan (hereinafter called 'Municipal Plan' or ICSMP).

The Town of Grand Falls-Windsor has received an application for redesignation of land to the north of the Trans-Canada Highway between Red Cliff Road and south of the NL T'Railway corridor at 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. 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 Municipal Plan Amendment No. 24, 2025 is to amend the Municipal Plan by to re-designating a portion of the property from 'Rural' to 'Rural Residential 'and from 'Natural Open Space 'to 'Rural Residential ' on the Future Land Use Map of the Municipal Plan.

Council is also considering an amendment to the 2022-2032 Development Regulations Land Use Zoning map.

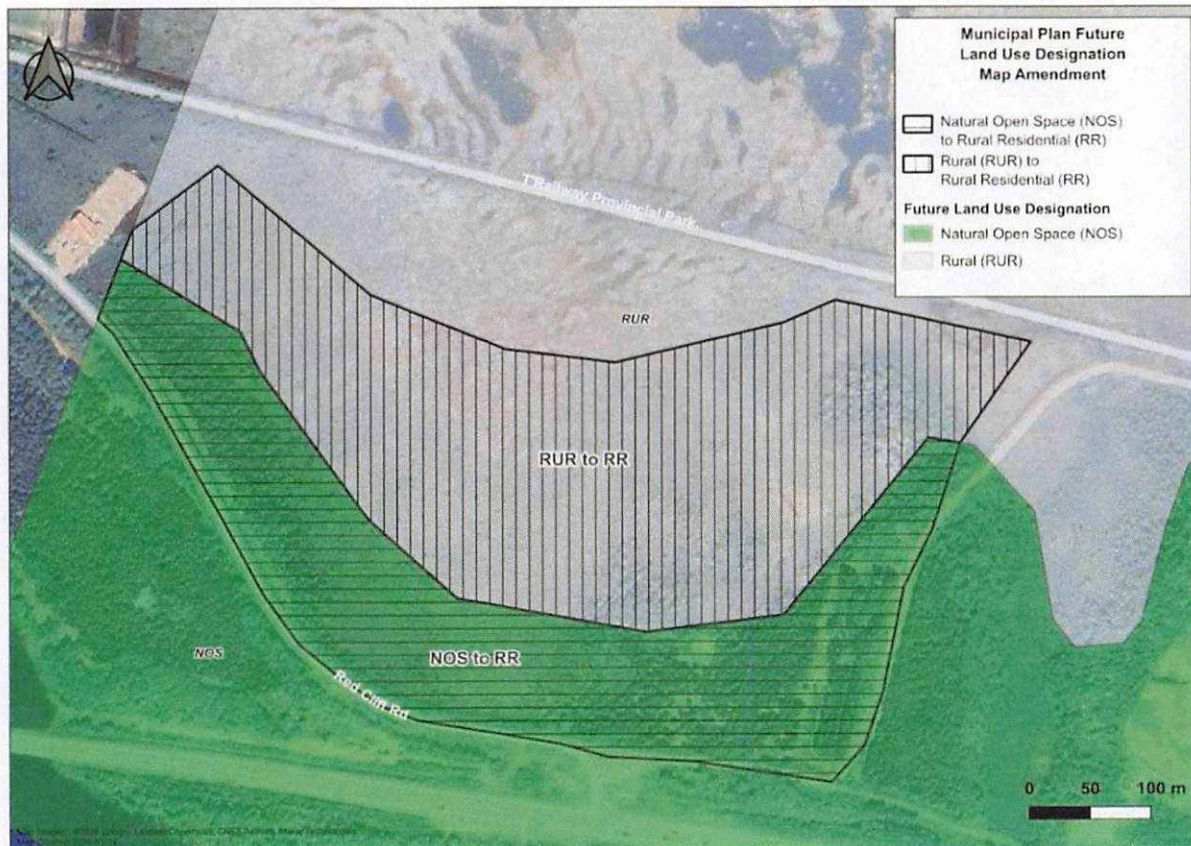
PUBLIC CONSULTATION

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. A Notice was 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.

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. 24, 2025 Map.



Municipal Plan/Amendment
REGISTERED

Number 1960 - 0048 - 2026

Date October 5, 2026

Signature [Signature]

**Town of
Grand Falls-Windsor**
Municipal Plan
Amendment No. 24, 2025

From Rural to Rural Residential
From Natural Open Space to Rural Residential

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

[Signature]
Mike Browne, Mayor

[Signature]
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.

