

**TOWN OF GRAND FALLS-WINDSOR**

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

(hereinafter referred to as the Municipal Plan)

**MUNICIPAL PLAN AMENDMENT No. 1, 2022**

(Accessory building-shipping containers in Industrial Light zone  
- Text amendment only)

**OCTOBER, 2022**

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE AMENDMENT No. 1, 2022**

**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:

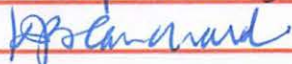
- a) adopted the Amendment No. 1, 2022 to the Town of Grand Falls-Windsor Municipal Plan on the 24th day of January, 2023.
- b) gave notice of the adoption of the Amendment No. 1, 2022 to the Town of Grand Falls-Windsor Municipal Plan by posting the notice at Windsor Stadium and at the Joe Byrne Memorial Stadium. The Notice was published in the 'Central Wire' on February 1 and 8, 2023. As well, the notice was posted on the Town webpage, Facebook page and on Twitter. Proof of notification is attached to this document.
- c) set the 15th day of February 2023, at for the submission of objections/submissions for the Commissioner responsible for the 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. 1, 2022 to the Town of Grand Falls-Windsor Municipal Plan as adopted.

SIGNED AND SEALED this 7<sup>th</sup> day of Mar, 2023.

Mayor: 

Town Clerk: 

<b>Municipal Plan/Amendment</b>	
<b>REGISTERED</b>	
Number	<u>1960 - 2022 - 001</u>
Date	<u>26 April 2023</u>
Signature	<u></u>



(Council Seal)

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**AMENDMENT No. 1, 2022**

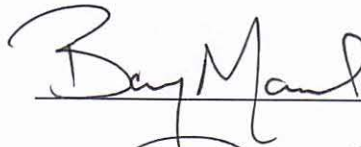
**TOWN OF GRAND FALLS-WINDSOR MUNICIPAL PLAN, 2022-2032**

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. 1, 2022 to the Town of Grand Falls-Windsor Municipal Plan.

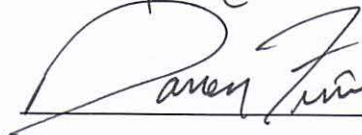
Adopted by the Town Council of Grand Falls-Windsor on the 24th day of January, 2023.

Signed and sealed this 24<sup>th</sup> day of Jan., 2023.

Mayor



Chief Administrative Officer



(Council Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Amendment No. 1, 2022 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. 1, 2022**

**BACKGROUND**

The Town Council of Grand Falls-Windsor wishes to amend its Integrated Community Sustainability Municipal Plan, 2022-2032. Council will also consider an associated amendment to the 2022-2032 Development Regulations.

The Town wishes to allow for shipping containers to be used as an accessory building in the Industrial Light zone.

This use will be consistent with the other locations where a shipping container is allowed to be used as an Accessory Building in the following zones:

- Permitted, with conditions: Industrial Heavy, Industrial Special, Commercial General, Commercial Highway, Rural, and Residential zones; and
- Discretionary, with conditions: Recreation Open Space.

**PUBLIC CONSULTATION**

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

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The Town posted the notice for public consultation at the Windsor Stadium and at the Joe Byrne Memorial Stadium. The Notice was published in the 'Central Wire' on November 2, 2022. As well, the notice was posted on the Town webpage, Facebook page and on Twitter. Proof of notification is attached to this document.

There were no submissions received.

## **INTEGRATED COMMUNITY SUSTAINABILITY MUNICIPAL PLAN AMENDMENT No. 1, 2022**

The Integrated Community Sustainability Municipal Plan text will be amended as follows:

### **FROM:**

**Policy 3.7.4.1** The new ICSMP provides for one industrial land designation. Council will establish the Industrial designation and within this designation, Council will establish the following zones: Industrial-Light, Industrial-Special and Industrial-Heavy. The following uses are set out for these zones:

- The **Industrial Light zone** will allow as **Permitted Uses:** Auto Body Repair, Automotive Repair, Beverage Container Return Centre, Cannabis production facility, Car Wash, Commercial Kennel, Contractor Yards, General Garage, Industrial Café, Industrial Repair Services , Indoor Recreation, Limited Manufacturing, Mini Storage, Service Station, Vehicle Equipment and Repair Services, Vendor Stand, Wholesale; Industrial Light, specifically including the following indicative uses: auction marts; funeral parlor and/ or memorial service facility; manufacturing, processing, assembling, storing, distributing and fabricating operations; multi-unit strata industrial developments; taxi dispatch offices; truck and bus terminals and refueling centers; warehousing; and as **Discretionary Use:** Asphalt Plant, Cannabis retail location, Child Care Centre, Parking for Recreational Vehicles , Technology Centre, Mineral exploration; and as **Prohibited Uses:** Accessory building-shipping container, Adult Entertainment, Industrial Special, Industrial Resource, Pawn Shop, Storage of used tires; and as **Accessory uses:** Accessory Building, Accessory Employee Residential, Accessory Retail, Accessory Unenclosed Storage, Advertising and Signs, Enclosed Storage, Office, Off Street Parking and Loading, Outdoor Amenity Space , Showroom .

### **TO:**

**Policy 3.7.4.1** The new ICSMP provides for one industrial land designation. Council will establish the Industrial designation and within this designation, Council will establish the following zones: Industrial-Light, Industrial-Special and Industrial-Heavy. The following uses are set out for these zones:

- The **Industrial Light zone** will allow as **Permitted Uses:** Auto Body Repair, Automotive Repair, Beverage Container Return Centre, Cannabis production facility, Car Wash, Commercial Kennel, Contractor Yards, General Garage, Industrial Café, Industrial Repair Services , Indoor Recreation, Limited Manufacturing, Mini Storage, Service Station, Vehicle Equipment and Repair Services, Vendor Stand, Wholesale; Industrial Light, specifically including the following indicative uses: auction marts; funeral parlor and/ or memorial service facility; manufacturing, processing, assembling, storing, distributing and fabricating operations; multi-unit strata industrial developments; taxi dispatch offices; truck and bus terminals and refueling centers; warehousing; and as **Discretionary Use:** Asphalt Plant, Cannabis retail location, Child Care Centre, Parking for Recreational Vehicles , Technology Centre, Mineral exploration; and as **Prohibited Uses:** Adult Entertainment, Industrial Special, Industrial Resource, Pawn Shop, Storage of used tires; and as **Accessory uses:** Accessory Building, Accessory Employee Residential, Accessory Retail, Accessory Unenclosed Storage, Advertising and Signs, Enclosed Storage, Office, Off Street Parking and Loading, Outdoor Amenity Space , Showroom .