

**TOWN OF GRAND FALLS-WINDSOR**



**DEVELOPMENT REGULATION AMENDMENT No. 3, 2023**

(Land Use Zoning Map)

**JANUARY 2023**

**(HABITAT FOR HUMANITY – RIVERVIEW ROAD)**

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 3, 2023

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.3, 2023 to the Grand Falls-Windsor Development Regulations, 2022-2032.

Adopted by the Town Council of Grand Falls-Windsor on the 22<sup>nd</sup> day of August, 2023.

Signed and sealed this 30<sup>th</sup> day of August, 2023.

Mayor:

Bay Mand

Chief Administrative Officer:

Danny Fin



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 3, 2023 to the Town of Grand Falls Development Regulations has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

Anna Myers

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



**REGISTERED**

Number 1960-2023-004

Date 23 Nov 2023

Signature Anna Myers

# **TOWN OF GRAND FALLS-WINDSOR DEVELOPMENT REGULATIONS AMENDMENT No.3, 2023**

## **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 purpose of this Development Regulations Amendment No. 3, 2023 is to rezone land on Riverview Road to allow the development of a Two Unit Residential use by Habitat for Humanity. The Two-unit Residential use is located near a large recreational park, community health service building and within about ½ kilometer from the downtown area.

The location of the proposed development is consistent with objectives in the Municipal Plan as follows:

*Under Section 2.5, the Municipal Plan states: "In addition, the goal of residential intensification by developing on vacant and underutilized properties within the core of the Urban Residential area is to be pursued to take advantage of existing service capacity, to create more sustainable densities and to reduce the development pressure on the urban fringe"*

*Under Section 21.7, Policy 2.7.5: Higher density RM uses will be located on large lot sites near the downtown and service commercial areas, near the hospital and other community amenities, within comprehensive development area and mixed-use sites, and near major roadways. Developments proposed adjacent to existing single residential areas should be located at the end of a block, rather than mid-block. RM projects should not be sited distant from the urban core of the community*

The change would be rezoning an area from RS-3 "Single Unit Urban Residential" to RM-2 "High Density Multi-Unit Residential Zone" as shown on the Town of Grand Falls-Windsor Development Regulation Amendment No. 3, 2023 Map.

## **PUBLIC CONSULTATION**

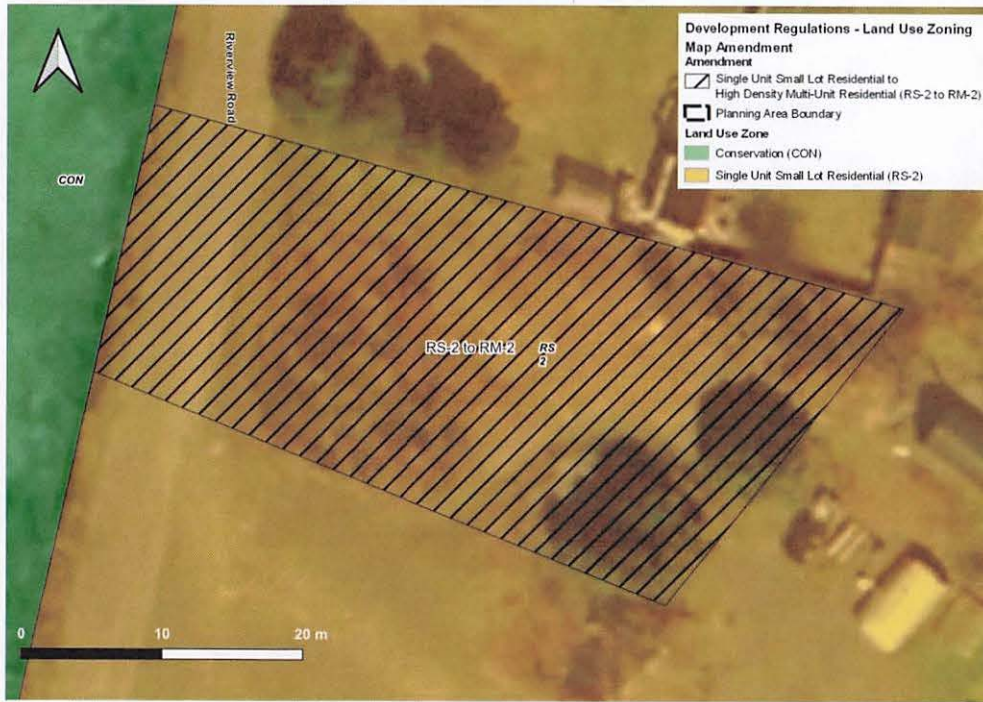
During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. A Notice was published in the Central Wire on March 8, 2023.

Further notices were published on the Town Facebook page on March 1, 7, 10, 13 and 16, 2023;

As well, adjacent property owners were directly contacted regarding the proposed rezoning request.

**DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2023.**

The Land Use Zoning Map proposed for amendment is as shown on the attached Development Regulations Amendment No. 3, 2023 map.



**Town of Grand Falls-Windsor**


**Development Regulations  
Amendment No. 3, 2023**

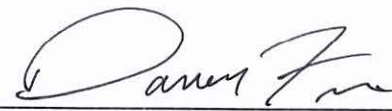


From Single Unit Small Lot Residential Zone (RS-2) to  
High Density Multi-Unit Residential Zone (RM-2)

Dated at Grand Falls-Windsor

This 30<sup>th</sup> day of Aug., 2023

  
Barry Manuel, 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.*





Anna Myers, MCIP

**Development Regulations/Amendment  
REGISTERED**

Number 1960 - 2023 - 004

Date 23 NOV 2023

Signature 