

TOWN OF GRAND FALLS-WINDSOR



DEVELOPMENT REGULATION AMENDMENT No. 7, 2023

(Land Use Zoning Map)

JUNE, 2023

(Grenfell Heights)

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 7, 2023

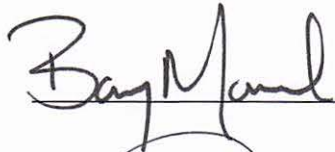
TOWN OF GRAND FALLS-WINDSOR DEVELOPMENT REGULATIONS

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. 7, 2023 to the Grand Falls-Windsor Development Regulations, 2022-2032.

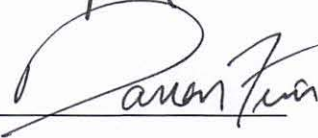
Adopted by the Town Council of Grand Falls-Windsor on the 22nd day of August, 2023.

Signed and sealed this 30th day of August, 2023.

Mayor:



Chief Administrative Officer:



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 7, 2023 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)



Development Regulations/Amendment	
REGISTERED	
Number	<u>1960-2023-005</u>
Date	<u>23 Nov 2023</u>
Signature	<u>[Handwritten Signature]</u>

TOWN OF GRAND FALLS-WINDSOR DEVELOPMENT REGULATIONS AMENDMENT No. 7, 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. 7, 2023 is to rezone an area from “Single Unit Urban Residential” to “Low and Medium Density Multi-Unit Residential Zone” on the Land Use Zoning Map of the Development Regulations in order to enable subdivision development with a greater range of housing opportunities.

The area to be rezoned is shown on the attached Town of Grand Falls-Windsor Development Regulation Amendment No. 7, 2023 Map.

This change is consistent with the Planning Objective stated in Chapter 2-Building Livable Neighbourhoods in the Integrated Community Sustainable Municipal Plan, 2022-2023:

- To build livable neighbourhoods through consideration of sustainable options for more varied housing densities and design, affordable choices and economically efficient residential patterns.

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 June 7, 2023 . The Notice was published on the Town Facebook page and Twitter on June 6, 2023. Notices were circulated to adjacent neighbours.

There were 4 submissions received (see copies attached). These key issues of these submissions and the Town's analysis are provided below.

- **Submission #1:** Access to backyards of townhouses
- **Town consideration:** This is a landowner issue with regard to the fact that townhouses do not have outdoor access to the rear yard (except for the end houses). If the owners of the townhomes wish to have a service road access, they would need to acquire the land privately. This is a private land ownership matter, not a Town issue.
- **Submission #2:** (1) surface water and drainage; (2) requests 20-30-metre treed buffer; (3) requests information on access roads & water (4) recommends walking trail connectivity in subdivision design;
- **Town consideration:** The future development must conform with Town development standards in Development Regulations for density and subdivision layout, etc. as well as to the Municipal Engineering standards for surface water management and other municipal services and road layout. The resident concerns will be addressed by implementation and enforcement of these regulations and standards.
- **Submission #3:** Confusion regarding area being considered for rezoning;
- **Town consideration:** This was addressed by Town staff in terms of the location and proposed area to be rezoned.
- **Submission #4:** Submission from residents on Andrews Crescent objecting to development behind their homes (refer to letter for list of issues).

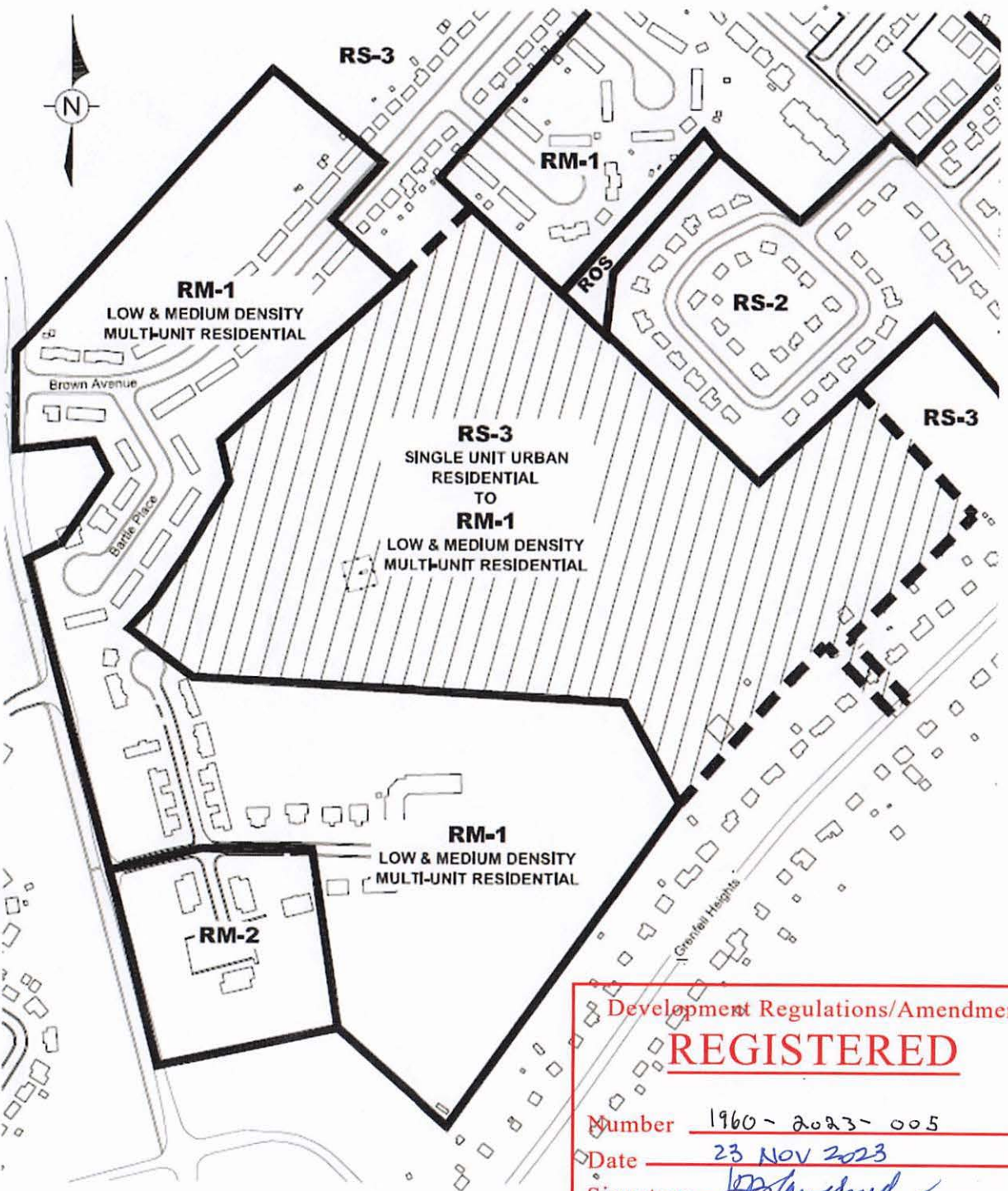
- **Town consideration:** Andrews Crescent is a self-contained loop where 12 homes back onto the area proposed for rezoning. Andrew Crescent is fully developed and the crescent and access road cannot be logically used for access to the adjacent residential land. The area that is subject to the rezoning has always been zoned for residential development, specifically single detached dwellings. The difference allowed in the rezoning will create a greater mix of housing whereby multi-unit housing, townhomes, and double dwellings as well as single detached dwellings will be allowed. This is in response to the needs of the community for wider range of housing alternatives. The future development must conform with Town development standards in Development Regulations for density and subdivision layout, etc. as well as to the Municipal Engineering standards for surface water management and other municipal services and road layout. The resident concerns will be addressed by implementation and enforcement of these regulations and standards.

Conclusion: The rezoning application should proceed.

DEVELOPMENT REGULATIONS AMENDMENT No. 7, 2023.

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. 7, 2023 map.



**Town of
Grand Falls-Windsor**
Development Regulations
Amendment No. 7, 2023

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

Dated at Grand Falls-Windsor
This 30th day of Aug., 2023

Barry Manuel
Barry Manuel, Mayor

Darren Finn
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

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