

TOWN OF GRAND FALLS-WINDSOR

DEVELOPMENT REGULATION AMENDMENT No. 2, 2023

(Land Use Zoning Map)



Grand Falls · Windsor

| perfectly centered |

MAY, 2023

(#1 St. Catherine Street)

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 2, 2023

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

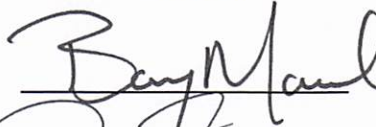
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor:

- a) adopted the Amendment No. 2, 2023 to the Town of Grand Falls-Windsor Municipal Plan on the 11th day of July, 2023.
- b) gave notice of the adoption of the Amendment No. 2, 2023 to the Town of Grand Falls-Windsor Municipal Plan by publication of Notice in the newspaper 'Central Wire' on July 26, 2023 and August 2, 2023.
- c) set the 16th day of August, 2023, at for the submission of objections/submissions for the Commissioner responsible for the public hearing to consider objections and submissions.

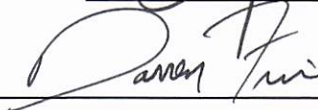
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor approves the Amendment No. 2, 2023 to the Town of Grand Falls-Windsor Municipal Plan as adopted (or as amended as follows).

SIGNED AND SEALED this 30th day of August, 2023.

Mayor:



Chief Administrative Officer:



(Council Seal)

Municipal Plan/Amendment	
REGISTERED	
Number	<u>1960-2023-002</u>
Date	<u>3 NOV 2023</u>
Signature	<u>[Handwritten Signature]</u>

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 2, 2023

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. 2, 2023 to the Town of Grand Falls-Windsor Municipal Plan.

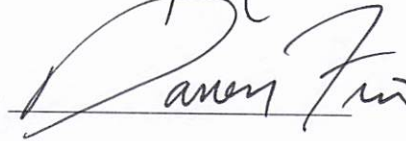
Adopted by the Town Council of Grand Falls-Windsor on the 11th day of July, 2023.

Signed and sealed this 11th day of August 2023.

Mayor:



Chief Administrative Officer:

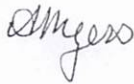


(Council Seal)



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 2, 2023 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 DEVELOPMENT REGULATIONS AMENDMENT No. 2, 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. 2, 2023 is to rezone an area from "Public Use" to "Low and Medium Density Multi-Unit Residential Zone" and "Single Unit Small Lot Residential Zone" to "Low and Medium Density Multi-Unit Residential Zone" on the Land Use Zoning Map of the Development Regulations. This will accommodate a proposal to convert the former Millcrest Academy school into apartments.

See attached Town of Grand Falls-Windsor Development Regulation Amendment No. 2, 2023 Map. An associated amendment (No. 2, 2023) to the 2022-2032 Municipal Plan Future Land Use map will also be considered by Council.

The Town of Grand Falls-Windsor has received a proposal to convert the former Millcrest Academy school situated on about one hectare into apartments.

The original concept included a proposal for the gymnasium to be used for a warehouse, that is, to rezone the gym from "Public Use" to "a new "Commercial General-Reduced" zone with reduced uses that specifically applies to the site of #1 ½ Lind Avenue only. The public reaction to that proposal was negative as stated in the attached submissions. Essentially, residents did not want commercial use so close to the residential zone or the hospice and objected to both the type of traffic (trucks) and increased volume of commercial traffic on a residential street. Based on this negative reaction and the number of submissions (see below), Council decided that the gymnasium will remain as "Public Use". Therefore, the amendment is only for the proposal to convert the former Millcrest Academy school into apartments.

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 and on the Town Facebook page on March 1, 6, 9, 12 and 15.

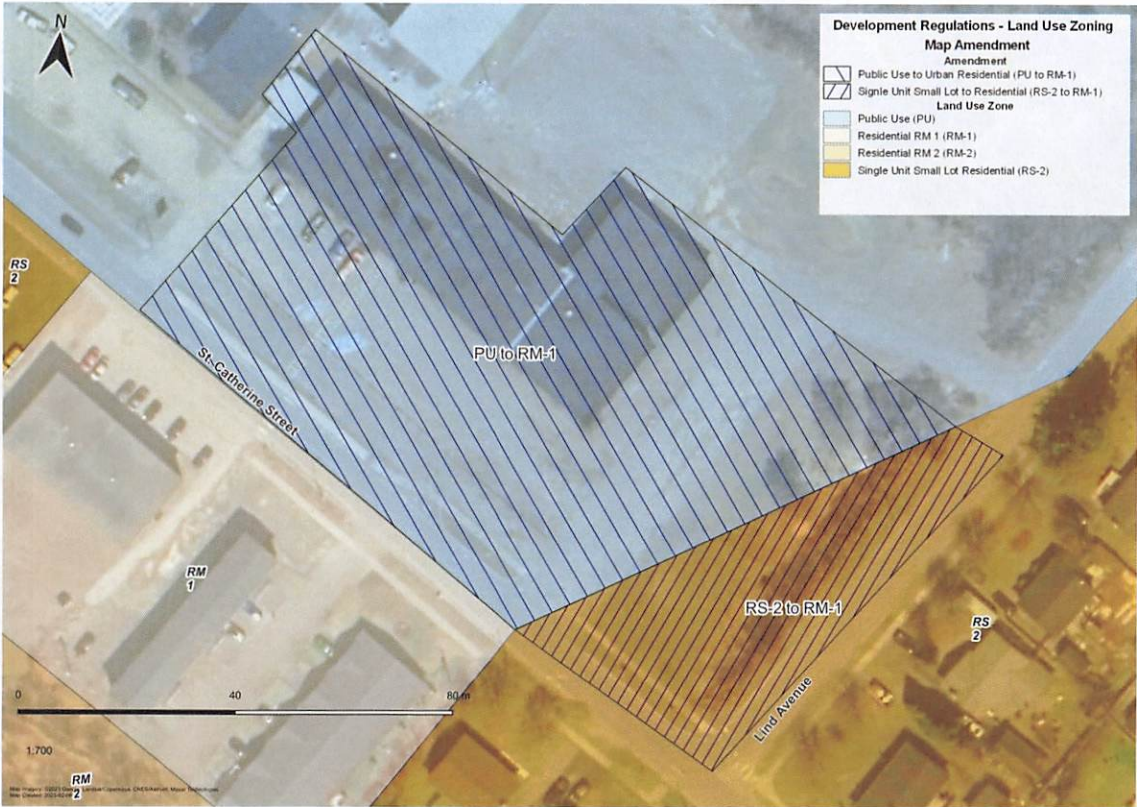
- There were no objections to the change of designation from "Public Use" to "Urban Residential".
- There were '43' letters of objection to the change of use for the gymnasium, which constituted two versions of a form letter with individual signatures. There were an additional 10 submissions via email and letter. Therefore, this change was abandoned by the owner.

As a result of the consultation comments, the zoning for the gymnasium will not be changed.


DEVELOPMENT REGULATIONS AMENDMENT No. 2, 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. 2, 2023 map.





**Town of
Grand Falls-Windsor**
Development Regulations
Amendment No. 2, 2023


From Public Use to Low and Medium Density Multi-
Unit Residential Zone and


From Single Unit Small Lot Residential zone to Low
and Medium Density Multi-Unit Residential Zone

Dated at Grand Falls-Windsor
This 30th 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.*





Development Regulations/Amendment
REGISTERED
Number 1960-2023-002
Date 3 Nov 2023
Signature 