

**TOWN OF GRAND FALLS-WINDSOR**  
**DEVELOPMENT REGULATIONS, 2022-2023**



**DEVELOPMENT REGULATION AMENDMENT No. 4, 2023**

(Land Use Zoning Map)

**APRIL, 2023**

(#166-168 Main Street – Map amendment)

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE AMENDMENT No. 4, 2023**

**TO THE TOWN OF GRAND FALLS-WINDSOR  
DEVELOPMENT REGULATIONS, 2022-2032**

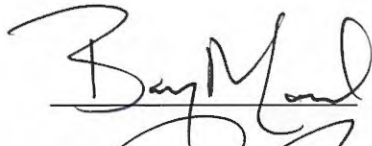
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor:

- a) adopted the Amendment No. 3, 2023 to the Town of Grand Falls-Windsor Municipal Plan on the 14th day of November, 2023.
- b) gave notice of the adoption of the Amendment No. 3, 2023 to the Town of Grand Falls-Windsor Municipal Plan by publication of the Notice in the Central Wire newspaper on November 29<sup>th</sup> 2023 and December 6<sup>th</sup>, 2023;
- c) set the 20<sup>th</sup> day of December, 2023, at 7 p.m. for the public hearing with the requirement of written submission of objections/submissions for the Commissioner, responsible for the public hearing to consider objections and submissions, as two days prior to the Public Hearing.

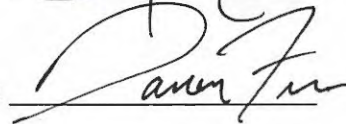
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor approves the Amendment No. 4, 2023 to the Town of Grand Falls-Windsor Development Regulations as adopted.

SIGNED AND SEALED this 24<sup>th</sup> day of Jan., 2024.

Mayor:



Chief Administrative Officer:



Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>1960 - 2024 - 003</u>
Date	<u>6 FEB 2024</u>
Signature	<u>[Handwritten Signature]</u>

(Council Seal)

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**AMENDMENT No. 4, 2023**

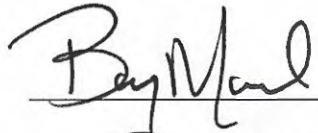
**TOWN OF GRAND FALLS-WINDSOR DEVELOPMENT REGULATIONS**

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. 4, 2023 to the Grand Falls-Windsor Development Regulations, 2022-2032.

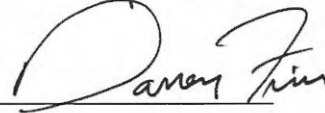
Adopted by the Town Council of Grand Falls-Windsor on the 14<sup>th</sup> day of Nov, 2023.

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. 4, 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*.



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



# **TOWN OF GRAND FALLS-WINDSOR DEVELOPMENT REGULATIONS AMENDMENT No. 4, 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. 4, 2023 is to rezone an area from “Commercial Downtown” to “Low and Medium Density Multi-Unit Residential Zone” on the Land Use Zoning Map of the Development Regulations. See attached Town of Grand Falls-Windsor Development Regulation Amendment No. 4, 2023 Map. An associated amendment (No. 3, 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 use of a building from commercial and residential to apartment building only. Council also wished to apply the appropriate zoning to an existing apartment building at 168 Main Street for consistency with neighbouring properties.

## **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 [information to come] The Notice was published on the Town website, Town Twitter and Facebook page on May 3, 2023. The Notice was also sent to 20 addresses in the neighbourhood of the site for rezoning (see attached map).

There were two submissions received (see copies attached) which are summarized and addressed as follows:

### **Submissions:**

#1: Request by the owner that 168 remains as Commercial Downtown zone;

#2: Would remove objection is rezoning would apply to all properties on Main Street on the basis that all properties should be treated equally;

**Town response:**

Submission #1: The structure on the site is completely constructed for residential rental accommodations only with individual access to each apartment unit. There is no common space or any other floorspace that would otherwise be used for commercial downtown uses. Therefore, the Town Council of Grand Falls-Windsor wishes for this property to be rezoned from "Commercial Downtown" to "Low and Medium Density Multi-Unit Residential Zone" which is consistent with the neighbouring properties

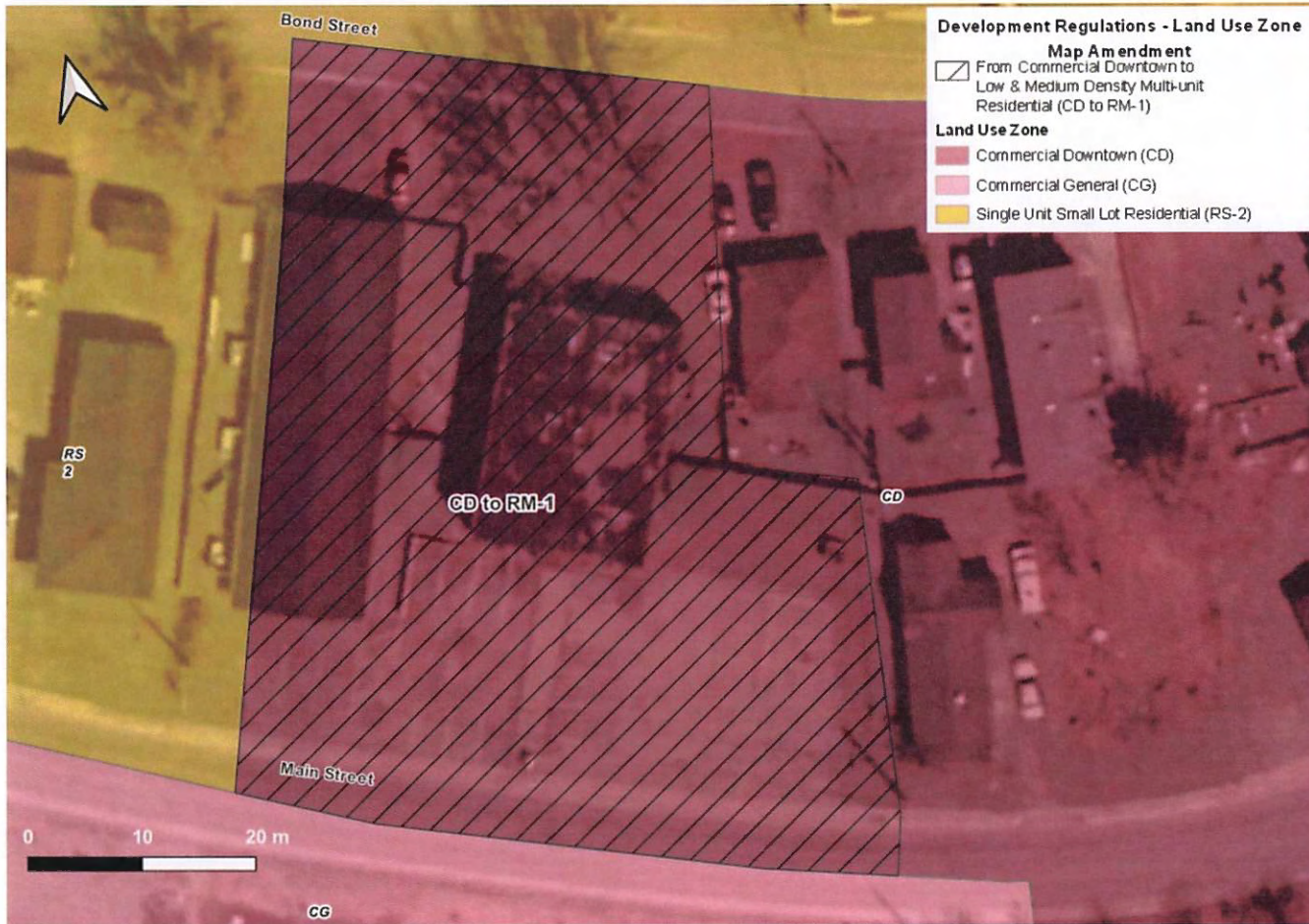
Submission #2: As other property owners did not request rezoning; therefore, they are not included in this rezoning application. All property owners have the opportunity to apply to Council for rezoning; therefore, everyone is treated equally. No further action is required by the Town.

**DEVELOPMENT REGULATIONS AMENDMENT No. 4, 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. 4, 2023 map.





**Town of  
 Grand Falls-Windsor  
 Development Regulations  
 Amendment No. 4, 2023**

From Commercial Downtown to Low & Medium Density Multi-unit Residential

Dated at Grand Falls-Windsor  
 This 24<sup>th</sup> day of Jan, 2024

*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*

**Development Regulations/Amendment**  
**REGISTERED**

Number 1960-2024-003  
 Date 6 FEB 2024  
 Signature [Signature]