

TOWN OF GRAND FALLS-WINDSOR

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

(hereinafter referred to as the Municipal Plan)



Grand Falls · Windsor

| perfectly centered |

MUNICIPAL PLAN AMENDMENT No. 2, 2023

(#1 St. Catherine Street)

MAY, 2023

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE No. 2, 2023

AMENDMENT 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. 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 Development Regulations as adopted (or as amended as follows).

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

Mayor:

Baymond

Chief Administrative Officer:

Parvinder



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

(Council Seal)

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT


**AMENDMENT No. 2, 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. 2, 2023 to the Grand Falls-Windsor Development Regulations, 2022-2032.

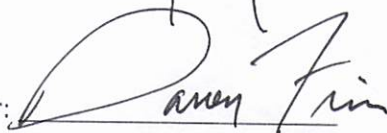
Adopted by the Town Council of Grand Falls-Windsor on the 11th day of July, 2023.

Signed and sealed this 11th day of August, 2023.

Mayor:



Chief Administrative Officer:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 2, 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)



**TOWN OF GRAND FALLS-WINDSOR
INTEGRATED COMMUNITY SUSTAINABILITY MUNICIPAL PLAN AMENDMENT
No. 2, 2023**

BACKGROUND

The Town Council of Grand Falls-Windsor wishes to amend its Integrated Community Sustainability Municipal Plan. The proposed amendment seeks to change the 2022-2032 Integrated Community Sustainability Municipal Plan's Future Land Use Map. The purpose of this Municipal Plan Amendment No. 2, 2023 is to re-designate an area of land from "Public Use" to "Urban Residential" on the Future Generalized Land Use Map of the Municipal Plan. This will accommodate a proposal to convert the former Millcrest Academy school into apartments.

See attached Town of Grand Falls-Windsor Municipal Plan Amendment No. 2, 2023 Map. Council will also consider an associated amendment to the 2022-2032 Development Regulations Zoning map.

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 redesignate the gym from "Public Use" to "Commercial" and 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.

MUNICIPAL PLAN AMENDMENT No. 2, 2023

MAP CHANGES TO MUNICIPAL PLAN, 2022-2032:

The Municipal Plan's Future Land Use Map proposed for amendment is as shown on the attached Municipal Amendment No. 2, 2023 Map.



**Town of
Grand Falls-Windsor
Municipal Plan
Amendment No. 2, 2023**

From Public Use to Urban Residential

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

Barry Manuel
Barry Manuel, Mayor

Darren Finn

Darren Finn, CAO

Town seal

I CERTIFY THAT THIS MUNICIPAL PLAN AMENDMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE URBAN AND RURAL PLANNING ACT, 2000.



Anna Myers

Anna Myers, MCIP

Municipal Plan/Amendment
REGISTERED

Number 1960-2023-002
Date 3 Nov 2023
Signature *[Signature]*