

TOWN OF GRAND FALLS-WINDSOR

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

(hereinafter referred to as the Municipal Plan)



MUNICIPAL PLAN AMENDMENT No. 3, 2023

(#166-168 Main Street – Map amendment)

APRIL, 2023

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 3, 2023

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

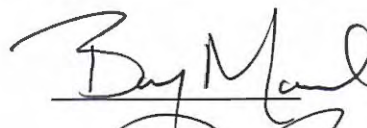
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor:

- a) adopted the Amendment No. 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 29th 2023 and December 6th, 2023;
- c) set the 20th 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.

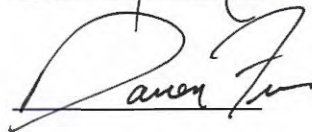
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor approves the Amendment No. 3, 2023 to the Town of Grand Falls-Windsor Municipal Plan as adopted.

SIGNED AND SEALED this 24th day of Jan., 2024.

Mayor:



Chief Administrative Officer:



Municipal Plan/Amendment	
<u>REGISTERED</u>	
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. 3, 2023

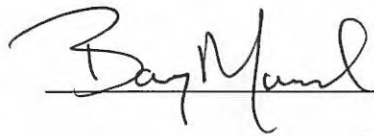
TOWN OF GRAND FALLS-WINDSOR MUNICIPAL PLAN, 2022-2032

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. 3, 2023 to the Town of Grand Falls-Windsor Municipal Plan.

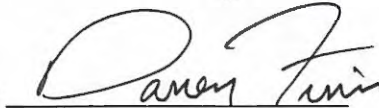
Adopted by the Town Council of Grand Falls-Windsor on the 14th day of Nov., 2023.

Signed and sealed this 24th day of Jan., 2023.

Mayor:



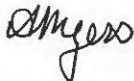
Chief Administrative Officer:



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 3, 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
INTEGRATED COMMUNITY SUSTAINABILITY MUNICIPAL PLAN AMENDMENT
AMENDMENT No. 3, 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. 3, 2023 is to re-designate an area of land from "Commercial" to "Urban Residential" on the Future Generalized Land Use Map of the Municipal Plan. See attached Town of Grand Falls-Windsor Municipal Plan Amendment No. 3, 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 use of a building from commercial and residential to apartment building only. Council also wished to apply the appropriate designation to an existing apartment building at 168 Main Street for consistency with neighbouring properties.

The proposed amendment is consistent with Integrated Community Sustainability Municipal Plan, 2022-2032, policies:

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.

Policy 3.2.14 Promote and support the development of higher density residential and mixed use commercial and residential projects, within and adjacent to the two downtown commercial locales.

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 May 3, 2023. The Notice was also 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 remain 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;

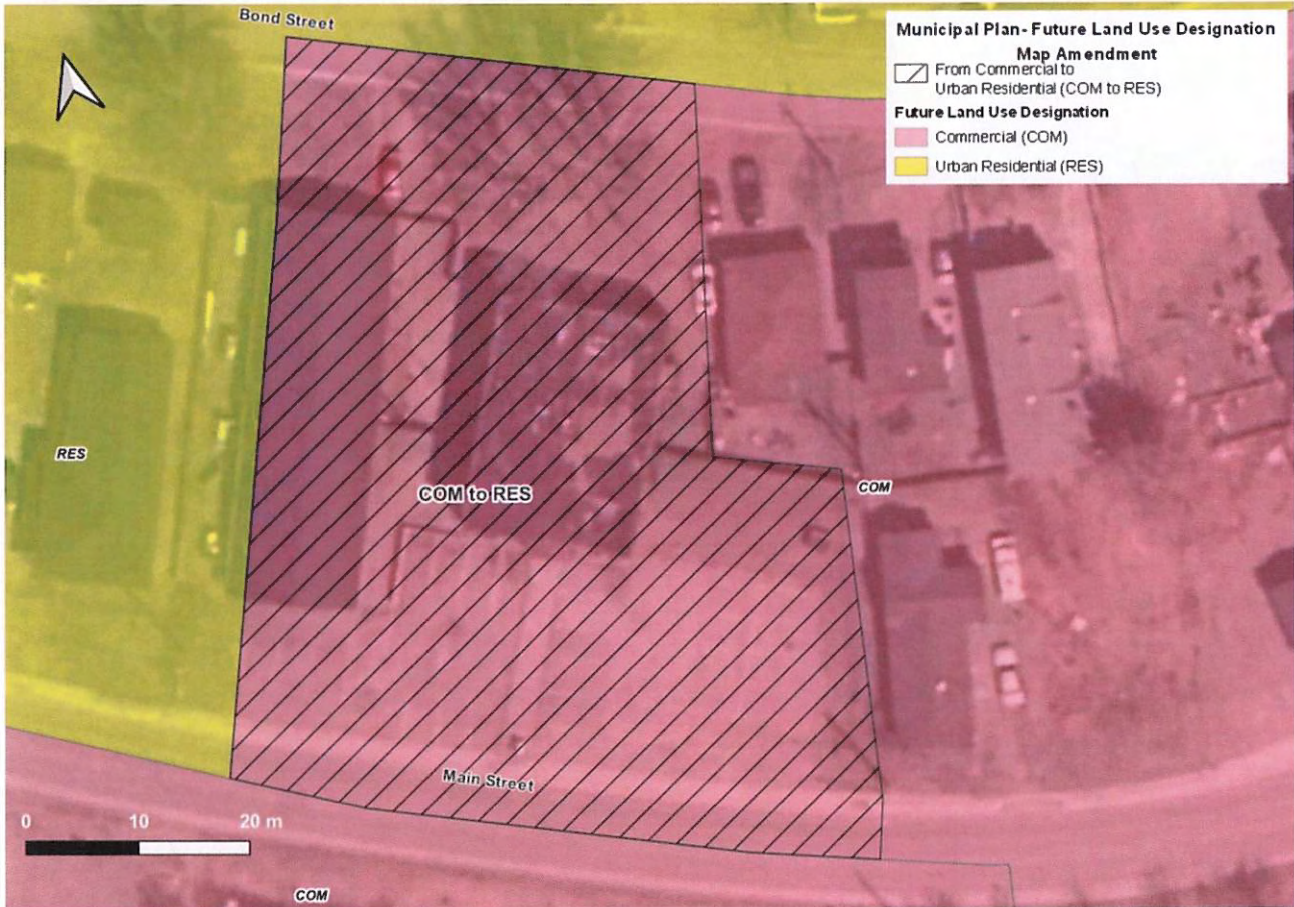
Town response:

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 redesignated from "Commercial" to "Urban Residential" which is consistent with the neighbouring properties.


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

MAP CHANGES TO MUNICIPAL PLAN, 2022-2032:

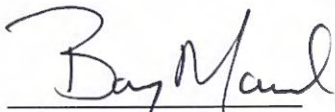
The Municipal Plan's Future Land Use Map proposed for amendment is as shown on the attached Municipal Amendment No. 3, 2023 Map.

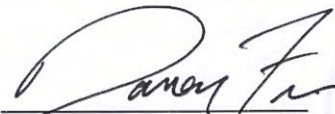


**Town of
 Grand Falls-Windsor
 Municipal Plan
 Amendment No. 3, 2023**


 From Commercial to Urban Residential

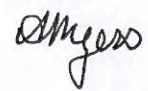
Dated at Grand Falls-Windsor
 This 24th day of Jan., 2024


Barry Manuel, Mayor


Darren Finn, CAO

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, MCIP

Municipal Plan/Amendment
REGISTERED

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