



TOWN OF GRAND FALLS-WINDSOR

DEVELOPMENT REGULATION AMENDMENT No. 28, 2025

OCTOBER, 2025

[Short Term Rental in Commercial Neighbourhood zone]

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 28, 2025

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

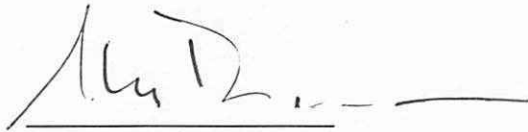
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor:

- c) adopted the Amendment No. 28, 2025 to the Town of Grand Falls-Windsor Development Regulations on the February 17, 2026.
- b) gave notice of the adoption of the Amendment No. 28, 2025 to the Grand Falls-Windsor Development Regulations by Regulations by posting the notice in the Joe Byrne Stadium and Town Hall on May 4, 2026, and posting the notice on social media: Town of Grand Falls Windsor website, and Facebook page on May 1, 2026.
- c) set the May 22, 2026 for the holding of a 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. 28, 2025 to the Town of Grand Falls-Windsor Development Regulations as adopted (or as amended as follows).

SIGNED AND SEALED this 19 day of June 2026 .

Mayor:



Chief Administrative Officer:



Development Regulations/Amendment	
REGISTERED	
Number	<u>1960-0047-2026</u>
Date	<u>July 6, 2026</u>
Signature	<u>[Handwritten Signature]</u>

(Council Seal)



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 28, 2025

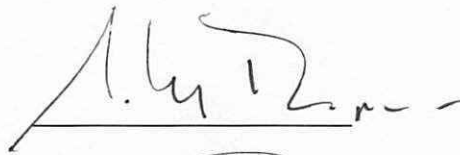
TOWN OF GRAND FALLS-WINDSOR DEVELOPMENT REGULATIONS

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. 28, 2025 to the Grand Falls-Windsor Development Regulations, 2022-2032.

Adopted by the Town Council of Grand Falls-Windsor on February 17, 2026.

Signed and sealed this 19 day of June, 2026.

Mayor:



Chief Administrative Officer:



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 28, 2025 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

DEVELOPMENT REGULATIONS AMENDMENT No. 28, 2025

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.

The Town of Grand Falls-Windsor wishes to amend the Discretionary uses in the Commercial Neighbourhood zone to allow for residential uses to be used as Short Term Rentals. As former commercial and public use buildings are converted to residential use, the Town wishes to allow for both long-term housing and short term rental options to be available to make the conversion financially viable and ensure that these buildings can be successfully repurposed.

An associated amendment (No. 21, 2025) to the 2022-2032 Municipal Plan will also be considered by Council.

PUBLIC CONSULTATION

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. A Notice was posted at the Town Hall and posted at the Joe Byne Stadium on January 7, 2026. The Notice appeared on the Town website, Facebook page and Twitter (X) on January 7, 2026.

Four submissions were received by the Town. Three were in favour and one was opposed. The individual that was opposed was against short term residential rentals in residential zones. The need for housing was cited as the reason for opposition.

The proposed change is limited to allowing short term rentals in the Commercial Neighbourhood zone; therefore, it is recommended that these amendments proceed.

DEVELOPMENT REGULATIONS AMENDMENT No. 28, 2025.

TEXT CHANGES TO DEVELOPMENT REGULATIONS, 2022-2032:

FROM

30.0 Commercial Neighbourhood Zone (CN)

30.1 Zone Intent

The intent of the Commercial Neighbourhood Zone is to provide for the personal service and daily shopping needs for residents of surrounding neighbourhoods through the development of well designed, low impact and small-scale commercial businesses.

30.2 Uses of Land

Permitted Uses

- Convenience Store
- Neighbourhood Commercial Use, including the following indicative uses:
 - Café and/or Restaurant (except drive-through restaurants)
 - Commercial Shop
 - Indoor Recreation
 - Medical Clinic and Medical Office
 - Personal Service
 - Professional and Business Office, excluding real estate
 - Retail

Accessory Uses

- Advertisement and Signs (subject to Regulation 30.3 (5) Conditions of Use)
- Enclosed Storage
- Off Street Parking and Loading

Discretionary Uses

- Neighbourhood grocery store and/or Pharmacy (subject to Regulation 30.4 CN Zone and Principal Building(s) Development Standards Requirements)
- Accessory Employee Residential (subject to Regulation 30.3 (7) Conditions of Use)
- Apartment (subject to Regulation 30.3 (8) Conditions of Use)¹
- Townhouse (subject to Regulation 30.3 (8) Conditions of Use)¹
- Plex housing (subject to Regulation 30.3 (8) Conditions of Use)¹
- Two-Unit housing (subject to Regulation 30.3 (8) Conditions of Use)¹
- Single Family Dwelling (subject to Regulation 30.3 (8) Conditions of Use)¹

¹ MPA 9 and DRA 13 Conversion of commercial and public use to residential

Prohibited Uses

- Accessory Unenclosed Storage
- Accessory Building – Shipping Container
- Adult Entertainment
- Auto Body Repair
- Automotive Repair
- Cabaret
- Drive-Thru Commercial
- Licensed Lounge
- Pawn Shop
- Pub
- Service Station

TO

30.0 Commercial Neighbourhood Zone (CN)

30.1 Zone Intent

The intent of the Commercial Neighbourhood Zone is to provide for the personal service and daily shopping needs for residents of surrounding neighbourhoods through the development of well designed, low impact and small-scale commercial businesses. Where the needs of the community change over time, existing neighbourhood commercial buildings no longer being used for the commercial or civic purpose may be considered for a change of use to residential use as a discretionary use provided that the proposed development is compatible with neighbouring properties.¹

30.2 Uses of Land

Permitted Uses

- Convenience Store
- Neighbourhood Commercial Use, including the following indicative uses:
 - Café and/or Restaurant (except drive-through restaurants)
 - Commercial Shop
 - Indoor Recreation
 - Medical Clinic and Medical Office
 - Personal Service
 - Professional and Business Office, excluding real estate
 - Retail

Accessory Uses

- Advertisement and Signs (subject to Regulation 30.3 (5) Conditions of Use)
- Enclosed Storage

¹ MPA 9 and DRA 13 Conversion of commercial and public use to residential

- Off Street Parking and Loading

Discretionary Uses

- Neighbourhood grocery store and/or Pharmacy (subject to Regulation 30.4 CN Zone and Principal Building(s) Development Standards Requirements)
- Accessory Employee Residential (subject to Regulation 30.3 (7) Conditions of Use)
- Apartment (subject to Regulation 30.3 (8) Conditions of Use)¹
- Townhouse (subject to Regulation 30.3 (8) Conditions of Use)¹
- Plex housing (subject to Regulation 30.3 (8) Conditions of Use)¹
- Two-Unit housing (subject to Regulation 30.3 (8) Conditions of Use)¹
- Single Family Dwelling (subject to Regulation 30.3 (8) Conditions of Use)¹
- Short Term Rental -subject to Regulations 14.12

Prohibited Uses

- Accessory Unenclosed Storage
- Accessory Building – Shipping Container
- Adult Entertainment
- Auto Body Repair
- Automotive Repair
- Cabaret
- Drive-Thru Commercial
- Licensed Lounge
- Pawn Shop
- Pub
- Service Station

FROM

14.12 Short-term rental

1. Short-Term Rental uses are only allowed as a discretionary use within the RR-1, RS, RM, CD and Rural zones, and where such dwelling units are well maintained and attractive to the intended tourism accommodation use;

TO

14.12 Short-term rental

2. Short-Term Rental uses are only allowed as a discretionary use within the RR-1, RS, RM, CD, CN, and Rural zones, and where such dwelling units are well maintained and attractive to the intended tourism accommodation use;

¹ MPA 9 and DRA 13 Conversion of commercial and public use to residential