

TOWN OF GRAND FALLS-WINDSOR



DEVELOPMENT REGULATION AMENDMENT No. 34, 2026

(Riverview Road South)

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 34, 2026

**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. 34, 2026 to the Town of Grand Falls-Windsor Development Regulations on June 16, 2026;
- b) gave notice of the adoption of the Amendment No. 34, 2026 to the Town of Grand Falls-Windsor Development Regulations by posting the notice in the Joe Byrne Stadium and Town Hall, and posting the notice on social media: Town of Grand Falls Windsor website, and Facebook page on June 29, 2026;
- c) set July 21, 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. 34, 2026 to the Town of Grand Falls-Windsor Development Regulations as adopted.

SIGNED AND SEALED this 25th day of August, 2026 .

Mayor:



Chief Administrative Officer:



RENITA HURLEY

A Commissioner for Oaths in and for
the Province of Newfoundland and Labrador.
My commission expires on December 31, 2026

Development Regulations/Amendment	
REGISTERED	
Number	1960 - 0049 - 2026
Date	October 5, 2026
Signature	

(Council Seal)



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

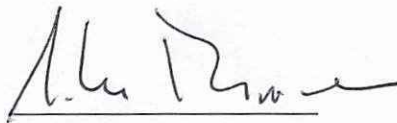
**AMENDMENT No. 34, 2026
TOWN OF GRAND FALLS-WINDSOR DEVELOPMENT REGULATIONS**

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. 34, 2026 to the Grand Falls-Windsor Development Regulations, 2022-2032.

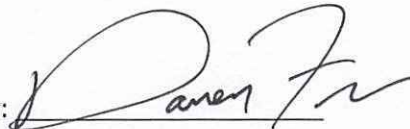
Adopted by the Town Council of Grand Falls-Windsor on June 16, 2026.

Signed and sealed this 16th day of June, 2026.

Mayor:



Chief Administrative Officer:



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 34, 2026 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. 34, 2026

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 and Land Use Zoning Map.

The Town of Grand Falls-Windsor wishes to make land available for residential development in order to provide much needed housing to address affordable and accessible housing situation in the community.

This 0.2 hectare site on Riverview Road has access to municipal water and sewer services. The site was never developed for any parks or trail use and the Town has no future recreation plans for this area. This area is suitable for about three small lot residential single detached dwellings. There is no development currently on the land.

The purpose of this Development Regulations Amendment No. 34, 2026 is amend the Development Regulations to re-zone land on Riverview Road from 'Conservation' to 'Residential RS-2 Single Unit Small Lot Residential Zone'

An associated amendment (No. 26, 2026) to the 2022-2032 Municipal Plan and Future Land Use map 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 Byrne Stadium on February 24, 2026. The Notice appeared on the Town website, Facebook page and Twitter (X) on February 27, 2026.

No submissions were received by the Town.

There will be additional opportunities for public input in the rezoning process at the public hearing stage..

DEVELOPMENT REGULATIONS AMENDMENT No. 34, 2026.

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. 34, 2026 map.

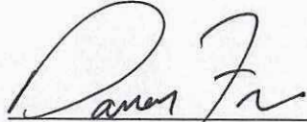
**Town of Grand Falls-Windsor
Development Regulations Amendment
No. 34, 2026**

From Conservation to Residential RS-2
Single Unit Small Lot Residential Zone

Dated at Grand Falls-Windsor
This 16th day of June, 2026



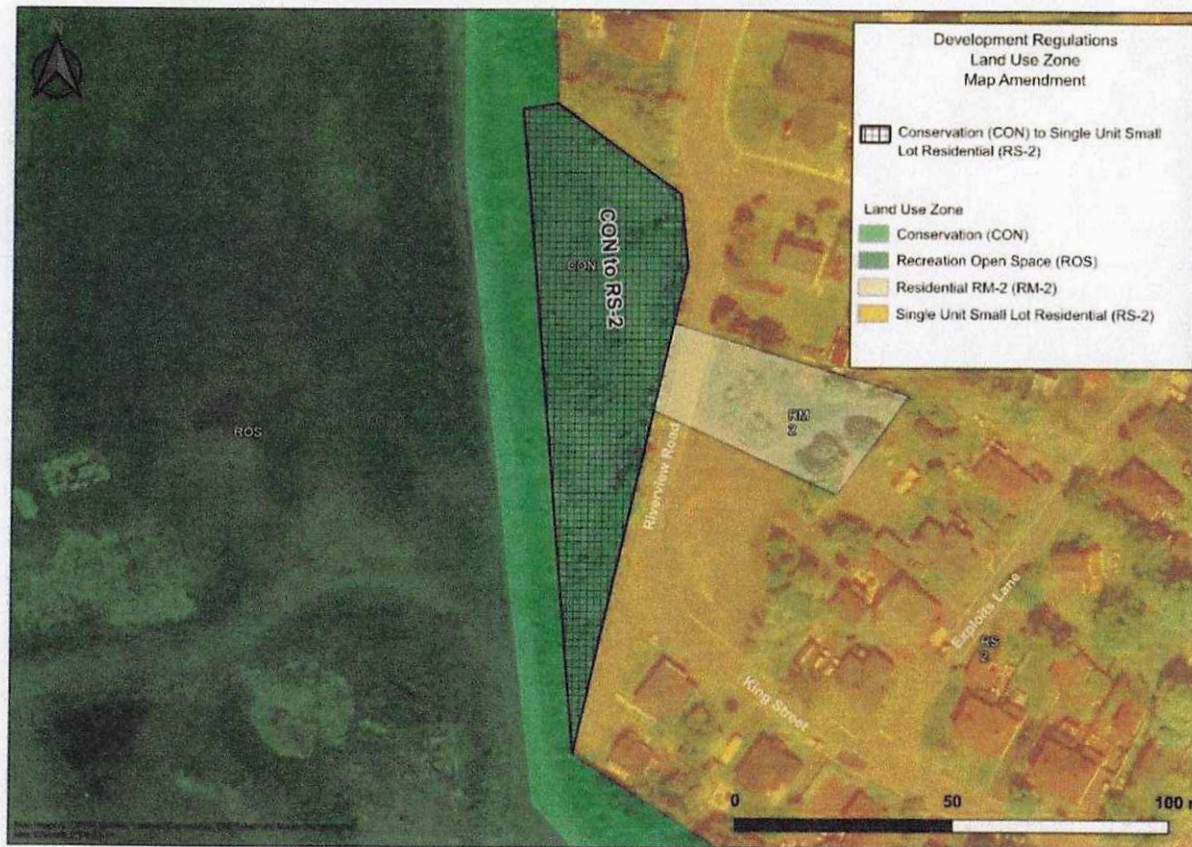
Mike Browne, Mayor



(Town seal)

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 1960-0049-2026

Date October 5, 2026

Signature [Signature]