

TOWN OF GRAND FALLS-WINDSOR

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

(hereinafter referred to as the Municipal Plan)



MUNICIPAL PLAN AMENDMENT No. 21, 2025

OCTOBER 2025

[Short Term Rental in Commercial Neighbourhood zone]

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

AMENDMENT No. 21, 2025

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

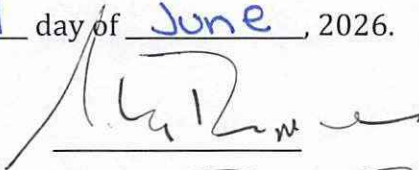
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor:

- a) adopted the Amendment No. 21, 2025 to the Town of Grand Falls-Windsor Municipal Plan on the February 17, 2026.
- b) gave notice of the adoption of the Amendment No. 21, 2025 to the Town of Grand Falls-Windsor Municipal Plan 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.

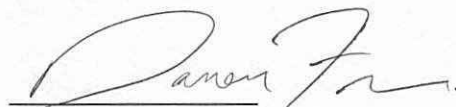
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor approves the Amendment No. 21, 2025 to the Town of Grand Falls-Windsor Municipal Plan as adopted (or as amended as follows).

SIGNED AND SEALED this 19 day of June, 2026.

Mayor:



Chief Administrative Officer:



Municipal Plan/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. 21, 2025

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. 21, 2025 to the Town of Grand Falls-Windsor Municipal Plan.

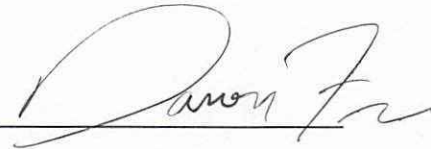
Adopted by the Town Council of Grand Falls-Windsor on February 17, 2026.

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. 21, 2025 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 No. 21, 2025

BACKGROUND

The Town Council of Grand Falls-Windsor wishes to amend its Integrated Community Sustainability Municipal Plan (hereinafter called 'Municipal Plan' or ICSMP).

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.

Council is also considering an amendment to the 2022-2032 Development Regulations.

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.

TEXT CHANGES TO MUNICIPAL PLAN, 2022-2032:

FROM

Policy 3.5.15 Within the Commercial designation, Council will establish a **Commercial Neighbourhood zone** with **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; and as **Discretionary Uses:** Neighbourhood grocery store and/or Pharmacy, Accessory Employee Residential; and where a change of use of a former commercial or civic building no longer used for commercial or civic purpose to the following uses: Apartment, Townhouse, Plex housing, Two-Unit Residential and Single Family Dwelling¹; and as **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, Accessory building-shipping container; and as **Accessory uses:** Advertisement and Signs, Enclosed Storage, Off Street Parking and Loading

TO

Policy 3.5.15 Within the Commercial designation, Council will establish a **Commercial Neighbourhood zone** with **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; and as **Discretionary Uses:** Neighbourhood grocery store and/or Pharmacy, Accessory Employee Residential; and where a change of use of a former commercial or civic building no longer used for commercial or civic purpose to the following uses: Apartment, Townhouse, Plex housing, Two-Unit Residential and Single Family Dwelling; Short Term Rental; and as **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, Accessory building-shipping container; and as **Accessory uses:** Advertisement and Signs, Enclosed Storage, Off Street Parking and Loading

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