

TOWN OF GRAND FALLS-WINDSOR

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

(hereinafter referred to as the Municipal Plan)



MUNICIPAL PLAN AMENDMENT No. 10, 2024

(Accessory dwelling units)

AUGUST, 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 10, 2024

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:

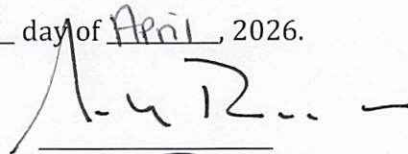
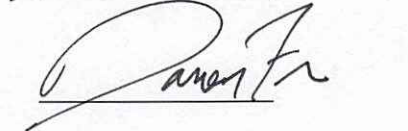
- a) adopted the Amendment No. 10, 2024 to the Town of Grand Falls-Windsor Municipal Plan on February 17, 2026.
- b) gave notice of the adoption of the Amendment No. 10, 2024 to the Town of Grand Falls-Windsor Municipal Plan by posting the notice in the Joe Byrne Stadium and Town Hall on February 25, 2026, and posting the notice on social media: Town of Grand Falls Windsor website, and Facebook page on February 23, 2026.
- c) set 25th day of March 2026 for the public hearing for the Commissioner 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. 10, 2024 to the Town of Grand Falls-Windsor Municipal Plan as adopted (or as amended as follows).

SIGNED AND SEALED this 30 day of April, 2026.

Mayor:

Chief Administrative Officer:

Municipal Plan/Amendment	
REGISTERED	
Number	<u>1960 - 0046 - 2026</u>
Date	<u>September 11, 2026</u>
Signature	<u></u>

(Council Seal)



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 10, 2024

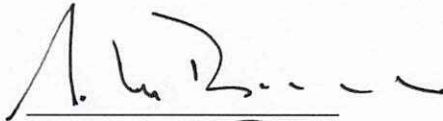
TOWN OF GRAND FALLS-WINDSOR MUNICIPAL PLAN, 2022-2032

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. 10, 2024 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 30 day of April 2026.

Mayor:



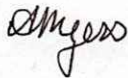
Chief Administrative Officer:



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 10, 2024 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. 10, 2024**

BACKGROUND

The Town Council of Grand Falls-Windsor wishes to amend its Integrated Community Sustainability Municipal Plan. There will be an associated amendment to the Development Regulations.

The purpose of this Municipal Plan Amendment No. 10, 2024 is to enable the Town of Grand Falls-Windsor to meet the requirements of the Housing Accelerator Fund for funding to meet the wide-range housing needs of the community. The objective of this fund includes the development of new housing in the community as well as creating flexibility in the development regulations that apply to residential uses. The Town wishes to accommodate this in a manner which respects the character and aesthetics of the town that makes the Town of Grand Falls-Windsor an attractive community to live in.

The Housing Accelerator Fund includes allowing accessory residential dwelling units on lots with a principal single family dwelling unit or Townhome. The amendment allows an additional three Accessory Residential Dwelling Units on a lot with a principal residence as permitted uses; these could include a combination of a subsidiary apartments and garden suites. These Accessory Residential Dwelling Units are required to meet the development standards of the zone in which it occurs including front yard, side yard, rear yard and off-street parking requirements and other standards. The residential lot coverage standard will be increased from 40% to 50% for lots with a Garden Suite only; and the standard regarding lot coverage for impervious surfaces will be at the discretion of Council. In order to help streamline the application process, the Town has clarified development standards for apartments, townhouse developments and cluster development in the Residential High Density Multi-Unit Residential zones.

The proposed amendments are consistent with the following policies:

Sustainable Housing Choice

Policy 2.3.5 Council may consider implementation of a multi-faceted residential strategy, through support to such development forms and initiatives as:

- Urban infill development;
- Smaller urban lot sizes;
- Design management of higher density housing;

- Rural residential parcels;
- Cluster residential projects on challenging development sites;
- Innovative and proven engineered package treatment systems for rural residential area septic effluent disposal; and,
- Mixed use residential as part of commercial and industrial developments.

Policy 2.5.16 Accessory residential uses for subsidiary apartments in the RS zones are supported, and as housing demands for seniors and others in the community evolve over time, Council may consider adjustments to the ICSMP to allow for proposals for different forms of accessory housing such as granny suites, carriage homes and for second homes for family on large lot parcels, where site and neighbourhood character are appropriate, and where such proposed uses shall be considered on an individual basis through rezoning.

Subsidiary Apartment Residential Dwelling Units

Policy 2.6.3 Subsidiary residential apartment units are supported as a form of affordable residential development as an accessory use in the RS-2, RS-3 and RS-4 zones and as defined by the Development Regulations. The following criteria are necessary for the successful siting of a subsidiary apartment:

- Lot and existing building size large enough to accommodate the subsidiary dwelling unit;
- Additional on-site parking for one vehicle;
- Separate entrance that is clearly secondary to the primary dwelling;
- Scale of subsidiary apartment use is to be clearly accessory to primary residential use;
- Distinct outside private yard space;
- Potential building code upgrade requirements for fire and life safety issues.

Policy 2.10.1 Facilitate the development of affordable, rental housing through support to appropriately sited subsidiary residential units, higher density residential dwellings, duplexes in appropriate locations, and mixed market/non market housing projects.

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 NL Wire on September 25, 2024 and the notice appeared on the Town website, Facebook page and Twitter on September 20, 2024.

No submissions were received.

MUNICIPAL PLAN AMENDMENT No. 10, 2024

Text changes to Municipal Plan, 2022-2032:

FROM

Policy 2.4.3 The Rural Residential designation will provide for a Rural Residential zone which will have as Permitted Uses: Single Family Residential, Residential Care, Home Business- beauty parlours only; and as Discretionary Uses: Commercial Kennel, Home Based Business-Bed and Breakfast and Child care, Keeping of Animals, Mineral exploration, Sawmills-Domestic, Short-Term Rentals; and Accessory uses include: Accessory Building, Boarding, Dog Kennel, Enclosed Storage, Greenhouse, Home Based Businesses except for Bed and Breakfast and Childcare which are Discretionary uses, Produce Sales, Subsidiary Residential Apartment, Suburban Ancillary Uses, Unenclosed Storage.

TO

Policy 2.4.3 The Rural Residential designation will provide for a Rural Residential zone which will have as Permitted Uses: Single Family Residential, Residential Care, Home Business- beauty parlours only; **Accessory Residential Dwelling Units including Subsidiary Residential Apartments, Garden Suite** as Discretionary Uses: Commercial Kennel, Home Based Business-Bed and Breakfast and Child care, Keeping of Animals, Mineral exploration, Sawmills-Domestic, Short-Term Rentals;; and Accessory uses include: Accessory Building, Boarding, Dog Kennel, Enclosed Storage, Greenhouse, Home Based Businesses except for Bed and Breakfast and Childcare which are Discretionary uses, Produce Sales, , Suburban Ancillary Uses, Unenclosed Storage.

FROM

Urban Single-Family Residential

Policy 2.5.2 New urban single-family residential zones shall be named as 'RS' zones, signifying residential single unit. Within the Urban Residential designation, the Development Regulations will contain the following zones:

- **Residential Mobile Home Park zone (RMHP)** which will have as Permitted Uses: Mobile Home Park; and as Discretionary Uses: Convenience Store; and as Accessory uses: Accessory Building, Enclosed Storage, Home Based Business, Indoor Amenity Space, Off Street Parking, Outdoor Amenity Space.
- **Single Unit Compact Residential zone (RS-1)** which will have as Permitted Uses: Single Family Residential; and as Discretionary Uses: Home Based Businesses for Bed and Breakfast, Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons, and Home Based Business-Childcare, Residential Care, Short-Term Rental, Tiny home, Little home; and as Accessory uses: Accessory Building, Enclosed Storage, Home Based Business, Boarding, Garage, Off Street Parking, Unenclosed Storage, Urban Ancillary Uses, Subsidiary Apartment.

- **Single Unit Small Lot Residential Zone (RS-2)** which will have as Permitted Uses: Single Family Residential; and as, Discretionary Uses: Home Based Businesses for Bed and Breakfast, Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons; Home Based Business for Child Care Centre; Residential Care Use; Short Term Rental, Tiny home, Little home, Sawmills-Domestic; and as Accessory uses: Accessory Building, Boarding, Enclosed Storage, Home Based Businesses except those listed as Discretionary use, Garage, Off Street Parking, Subsidiary Apartment, Unenclosed Storage, Urban Ancillary Uses.
- **Single Unit Urban Residential Zone (RS-3)** which will have as Permitted Uses: Single Family Residential; and as, Discretionary Uses: Home Based Businesses for Bed and Breakfast, Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons;; Home Based Business for Child Care Centre; Residential Care Use; Tiny home, Little home, Short Term Rental, Sawmills-Domestic; and as Accessory uses: Accessory Building, Boarding, Enclosed Storage, Home Based Businesses except those listed under Discretionary uses, Garage, Off Street Parking, Subsidiary Apartment, Unenclosed Storage, Urban Ancillary Uses.
- **Single Unit Mixed Lot Residential Zone (RS-4)** which will have as Permitted Uses: Single Family Residential; and as Discretionary Uses: Home Based Businesses for Bed and Breakfast, Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons; Home Based Business for Child Care Centre; Residential Care Use, Short Term Residential; Tiny home, Little home; and as Accessory uses: Accessory Building, Boarding, Enclosed Storage, Home Based Businesses except those listed as Discretionary Uses, Garage, Off Street Parking, Subsidiary Apartment, Unenclosed Storage, Urban Ancillary Uses.

TO

Urban Single-Family Residential

Policy 2.5.2 New urban single-family residential zones shall be named as 'RS' zones, signifying residential single unit. Within the Urban Residential designation, the Development Regulations will contain the following zones:

- **Residential Mobile Home Park zone (RMHP)** which will have as Permitted Uses: Mobile Home Park; and as Discretionary Uses: Convenience Store; and as Accessory uses: Accessory Building, Enclosed Storage, Home Based Business, Indoor Amenity Space, Off Street Parking, Outdoor Amenity Space.
- **Single Unit Compact Residential zone (RS-1)** which will have as Permitted Uses: Single Family Residential; Accessory Residential Dwelling Units including Subsidiary Residential Apartments, Garden Suite; and as Discretionary Uses: Home Based Businesses for Bed and Breakfast, Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons, and Home Based Business-Childcare, Residential Care, Short-Term Rental, Tiny home, Little home;; and as

Accessory uses: Accessory Building, Enclosed Storage, Home Based Business, Boarding, Garage, Off Street Parking, Unenclosed Storage, Urban Ancillary Uses.

- **Single Unit Small Lot Residential Zone (RS-2)** which will have as Permitted Uses: Single Family Residential; Accessory Residential Dwelling Units including Subsidiary Residential Apartments, Garden Suite; and as, Discretionary Uses: Home Based Businesses for Bed and Breakfast, Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons; Home Based Business for Child Care Centre; Residential Care Use; Short Term Rental, Tiny home, Little home, Sawmills-Domestic; and as Accessory uses: Accessory Building, Boarding, Enclosed Storage, Home Based Businesses except those listed as Discretionary use, Garage, Off Street Parking, Unenclosed Storage, Urban Ancillary Uses.
- **Single Unit Urban Residential Zone (RS-3)** which will have as Permitted Uses: Single Family Residential; Accessory Residential Dwelling Units including Subsidiary Residential Apartments, Garden Suite; and as, Discretionary Uses: Home Based Businesses for Bed and Breakfast, Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons; Home Based Business for Child Care Centre; Residential Care Use; Tiny home, Little home, Short Term Rental, Sawmills-Domestic; and as Accessory uses: Accessory Building, Boarding, Enclosed Storage, Home Based Businesses except those listed under Discretionary uses, Garage, Off Street Parking, Unenclosed Storage, Urban Ancillary Uses.
- **Single Unit Mixed Lot Residential Zone (RS-4)** which will have as Permitted Uses: Single Family Residential; Accessory Residential Dwelling Units including Subsidiary Residential Apartments, Garden Suite; and as Discretionary Uses: Home Based Businesses for Bed and Breakfast, Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons; Home Based Business for Child Care Centre; Residential Care Use, Short Term Residential; Tiny home, Little home; and as Accessory uses: Accessory Building, Boarding, Enclosed Storage, Home Based Businesses except those listed as Discretionary Uses, Garage, Off Street Parking, Unenclosed Storage, Urban Ancillary Uses.

FROM

Policy 2.5.9 Maximum building site coverage, including accessory buildings, in the RS zones shall be 40% of the lot area size.

TO

Policy 2.5.9 Maximum building site coverage, including accessory buildings, in the RS zones shall be 50% of the lot area size for lots with a Garden Suite.

FROM

Single Family and Duplex Residential Uses

Policy 2.5.11 A maximum of one principal residential dwelling unit per lot shall be permitted within the RS zones. Additional secondary residential dwelling units will be considered throughout single-family residential areas as an accessory use, as defined by the Development Regulations.

TO

Policy 2.5.11 A maximum of one principal residential dwelling unit per lot shall be permitted within the RS zones. Additional secondary residential dwelling units will be considered throughout single-family residential areas as an accessory use, as defined by the Development Regulations. An Accessory Residential Dwelling means an accessory dwelling unit which may consist of a detached building on a lot with a primary residential dwelling; or a subsidiary dwelling unit within or attached to the principal dwelling. The Accessory Residential Dwelling unit shall be constructed according to National Building Code standards including Fire and Life Safety, as well as meet the development standards and other applicable regulations set out in the Development Regulations. Accessory Residential Dwellings may include, but not limited to Garden Suites, Subsidiary Apartments as defined in the Development Regulations.

FROM

Policy 2.5.12 Duplex residential uses shall be managed by a new zoning category, RT-Two Unit Urban Residential Zone, and shall be based upon a minimum lot area size of 790 m², and may be considered for approval for rezoning through a Development Permit application. Design criteria for the RT zone may be considered by Council, as outlined by the development design guidelines of the Development Regulations.

Within the Urban Residential designation, Council will establish a Two Unit Urban Residential Zone (RT) which will have as Permitted Uses: Two Unit Residential; and as Discretionary Uses: Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons, Short Term Rentals; and as Prohibited uses: Boarding Use; Home Based Business for Bed and Breakfast and for Child Care Centres; Residential Care; Subsidiary Residential Apartment; and as Accessory uses: Accessory Building, Enclosed Storage, Home Based Businesses except those listed Discretionary uses, Garage, Off Street Parking Use, Unenclosed Storage, Urban Ancillary Uses.

TO

Policy 2.5.12 Duplex residential uses shall be managed by an RT Two Unit Urban Residential Zone, and shall be based upon a minimum lot area size of 790 m², and may be considered for approval for rezoning through a Development Permit application. Design criteria for the RT zone may be considered by Council, as outlined by the development design guidelines of the Development Regulations.

Within the Urban Residential designation, Council will establish a Two Unit Urban Residential Zone (RT) which will have as Permitted Uses: Two Unit Residential; Accessory Residential Dwelling Units including Subsidiary Residential Apartments, Garden Suite; and as Discretionary Uses: Home Based Business for beauty salons, hair stylists, barbers,

massage services and tanning salons, Short Term Rentals;; and as Prohibited uses: Boarding Use; Home Based Business for Bed and Breakfast and for Child Care Centres; Residential Care; ; and as Accessory uses: Accessory Building, Enclosed Storage, Home Based Businesses except those listed Discretionary uses, Garage, Off Street Parking Use, Unenclosed Storage, Urban Ancillary Uses.

FROM

Policy 2.7.2 Within the Urban Residential designation, two multi-unit residential zones shall be defined in the Development Regulations as follows:

- Residential RM-1 (RM-1), Low and Medium Density Multi-Unit Residential Zone which will have as Permitted Uses: Multi Unit Residential, Single Family Residential, Townhouse Residential Use, Two Unit Residential (Duplex); and as Discretionary Uses: Short-Term Rental; and as Prohibited Uses: Row Dwelling Residential; Subsidiary Apartment; and as Accessory uses: Accessory Building, Enclosed Storage, Garage, Home Based Business, Indoor Amenity Area, Outdoor Amenity Area, Off Street Parking Use, Urban Ancillary Uses – Multi.
- Residential RM-2 (RM-2), High Density Multi-Unit Residential Zone) which will have as Permitted Uses: Apartment Residential, Adult Care Facility, Multi Unit Residential, Single Family Residential, Personal Care Home, Two Unit Residential; and as Discretionary Uses: Short-Term Rental;; and as Prohibited Uses: Row Dwelling Residential and Subsidiary Apartments; and as Accessory uses: Accessory Building, Enclosed Storage, Garage, Only the following Home-Based Businesses: business and professional offices, and artisan and other home crafts, Indoor Amenity Area, Outdoor Amenity Area, Off Street Parking, Urban Ancillary Uses – Multi.

TO

Policy 2.7.2 Within the Urban Residential designation, two multi-unit residential zones shall be defined in the Development Regulations as follows:

- Residential RM-1 (RM-1), Low and Medium Density Multi-Unit Residential Zone which will have as Permitted Uses: Single Family Residential, Townhouse Residential Use, Two Unit Residential (Duplex); Apartment, Townhouse, Adult Care Facility, Congregate Care Home; Plex Housing; Accessory Residential Dwelling Units including Subsidiary Residential Apartments, Garden Suite on a Single Family Dwelling lot; and as Discretionary Uses: Short-Term Rental; and as Prohibited Uses: Row Dwelling Residential; and as Accessory uses: Accessory Building, Enclosed

Storage, Garage, Home Based Business, Indoor Amenity Area, Outdoor Amenity Area, Off Street Parking Use, Urban Ancillary Uses – Multi.

- Residential RM-2 (RM-2), High Density Multi-Unit Residential Zone) which will have as Permitted Uses: Apartment Residential, Adult Care Facility, Single Family Residential, Personal Care Home, Two Unit Residential; Townhome; Congregate Care Home; Plex Housing; Accessory Residential Dwelling Units on a Single Family Dwelling lot; including Subsidiary Residential Apartments, Garden Suite; and as Discretionary Uses: Short-Term Rental; and as Prohibited Uses: Row Dwelling Residential and Subsidiary Apartments; and as Accessory uses: Accessory Building, Enclosed Storage, Garage, Only the following Home-Based Businesses: business and professional offices, and artisan and other home crafts, Indoor Amenity Area, Outdoor Amenity Area, Off Street Parking, Urban Ancillary Uses – Multi;