

TOWN OF GRAND FALLS-WINDSOR

**DEVELOPMENT REGULATIONS, 2022-2032
AMENDMENT No. 1, 2022**

(Shipping containers as Accessory Building in Industrial Light zone and
changes to the conditions regarding Domestic Sawmills
- Text amendment only)

OCTOBER, 2022

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE No. 1, 2022

**AMENDMENT 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. 1, 2022 to the Town of Grand Falls-Windsor Development Regulations on the 24th day of January, 2023.
- b) gave notice of the adoption of the Amendment No. 1, 2022 to the Town of Grand Falls-Windsor Municipal Plan by posting the notice at Windsor Stadium and at the Joe Byrne Memorial Stadium. The Notice was published in the 'Central Wire' on February 1 and 8, 2023. As well, the notice was posted on the Town webpage, Facebook page and on Twitter. Proof of notification is attached to this document.
- c) set the 15th day of February, 2023 at the Town Hall, 2023, for the holding of a public hearing to consider objections and submissions.

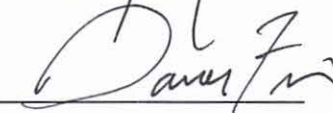
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor approves the Amendment No. 1, 2022 to the Town of Grand Falls-Windsor Development Regulations as adopted (or as amended as follows).

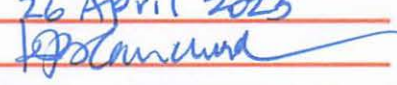
SIGNED AND SEALED this 7th day of Mar, 2023.

Mayor:



Chief Administrative Officer:



Development Regulations/Amendment	
REGISTERED	
Number	<u>1960 - 2022 - 001</u>
Date	<u>26 April 2023</u>
Signature	

(Council Seal)



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

**TOWN OF GRAND FALLS-WINDSOR
DEVELOPMENT REGULATIONS, 2022-2032
AMENDMENT No. 1, 2022**

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. 1, 2022 to the Grand Falls-Windsor Development Regulations, 2022-2032.

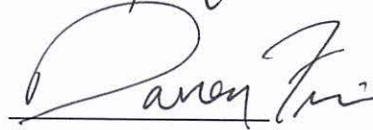
Adopted by the Town Council of Grand Falls-Windsor on the 24th day of January, 2023 .

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. 1, 2022 to the Town of Grand Falls-Windsor Development Regulations, 2022-2032, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Anna Myers, MCIP
Member of Institute of Planners (MCIP)



**TOWN OF GRAND FALLS-WINDSOR
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2022**

BACKGROUND

The Town Council of Grand Falls-Windsor wishes to amend its Development Regulations, 2022-2032. The proposed amendment seeks to change the 2022-2032 Development Regulations text.

In general terms, there are two issues in this amendment:

1. Adding Shipping Containers as an Accessory Building in the Industrial Light zone; this required an accompanying amendment to the Integrated Community Sustainability Municipal Plan, 2022-2032; and,
2. to make changes to the conditions regarding Domestic Sawmills to accommodate and control this activity based on practical experience with applications over the past year.

PUBLIC CONSULTATION

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input.

The Town posted the notice for public consultation at the Windsor Stadium and at the Joe Byrne Memorial Stadium. The Notice was published in the 'Central Wire' on November 2, 2022. As well, the notice was posted on the Town webpage, Facebook page and on Twitter. Proof of notification is attached to this document.

There were no submissions received.

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2022

The following text changes shall be made to the Development Regulations, 2022-2032:

7.5.2 Shipping containers

FROM:

Shipping container as an Accessory Building in the following zones:

- Permitted, with conditions: IH, IS, CG, CH RUR, RES
- Discretionary, with conditions: ROS

TO:

Shipping container as an Accessory Building in the following zones:

- Permitted, with conditions: IL, IH, IS, CG, CH RUR, RES
- Discretionary, with conditions: ROS

In Section 32, under 32.2 Uses of Land:

FROM:

Accessory Uses

- Accessory Building, except Shipping containers (subject to Regulation 7.5 Accessory Buildings and Structures)

Prohibited Uses

- Accessory building – shipping containers
- Adult Entertainment
- Industrial Special
- Industrial Resource
- Pawn Shop
- Storage of used tires

TO:

Accessory Uses

- Accessory Building (subject to Regulation 7.5 Accessory Buildings and Structures)

Prohibited Uses

- Adult Entertainment
- Industrial Special
- Industrial Resource
- Pawn Shop
- Storage of used tires

In sections 19.4 (6), 22.4 (5), and 23.4 (4):

FROM:

The conditions regarding domestic sawmills are as follows:

- a. Minimum lot size for domestic sawmill is 770m²;
- b. Minimum distance from any dwelling is 5 m;
- c. Applicant must reside on the property and must provide evidence of cutting permit issued in the name of the applicant, and resident proof of ownership residence at this address;
- d. Permits and fees require annual renewal with confirmation of cutting permit from Government of Newfoundland and Labrador
- e. The application must set out technical details of sawmill to be used;
- f. Motor size is not to exceed 10 hp;
- g. Must adhere to noise regulations established by the Town of Grand Falls-Windsor;
- h. Sawmills cannot be operated beyond the property boundary of that of which the permit is issued
- i. Resident is producing product for personal use only and resale is limited to what is allowed under Provincial Government regulations

TO:

The conditions regarding domestic sawmills are as follows:

- a. Minimum lot size for domestic sawmill is 770m²;
- b. Minimum distance from any dwelling is 5 m;
- c. Applicant must be the owner of the property and must provide evidence of cutting permit issued in the name of the applicant, and proof of ownership at this address;
- d. Permits and fees require annual renewal with confirmation of cutting permit from Government of Newfoundland and Labrador
- e. The application must set out technical details of sawmill to be used;
- f. Motor size is not to exceed fifteen (15) hp;
- g. Must adhere to noise and maintenance regulations established by the Town of Grand Falls-Windsor;
- h. Sawmills cannot be operated beyond the property boundary of that of which the permit is issued
- i. Resident is producing product for personal use only and resale is limited to what is allowed under Provincial Government regulations

**URBAN AND RURAL PLANNING ACT, 2000
TOWN OF GRAND FALLS-WINDSOR
AFFIDAVIT – NO OBJECTIONS**

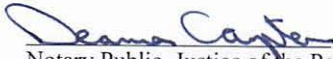
**NEWFOUNDLAND
CANADA
TO WIT**

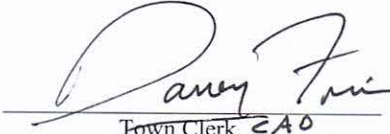
I, Darren Finn, hereby make Oath and say that:

1. The Town Council of Grand Falls-Windsor gave notice of the adoption of the Town of Grand Falls-Windsor Municipal Integrated Community Sustainability Plan Amendment No. 1, 2022 and Development Regulations, Amendment No. 1, 2022, by:
 - posting the notice at Windsor Stadium and at the Joe Byrne Memorial Stadium.
 - publishing the notice in the 'Central Wire' on February 1 and 8, 2023, and ,
 - posting the notice on the Town webpage, Facebook page and on Twitter.Proof of notification is attached to this document.
2. The Town Council of Grand Falls-Windsor set the 15th day of February 2023 for the submission of public hearing written objections and representations to the Town of Grand Falls-Windsor Municipal Integrated Community Sustainability Plan, Amendment No. 1, 2022 or Development Regulations, Amendment No. 1, 2022.
3. No written objections were received with respect to the Town of Grand Falls-Windsor Municipal Integrated Community Sustainability Plan, Amendment No. 1, 2022 or Development Regulations, Amendment No. 1, 2022 at the Town of Grand Falls-Windsor Town Office within the time stipulated in the notice of public hearing.
4. As per Section 21 of the *Urban and Rural Planning Act, 2000*, the Public Hearing was canceled.
5. The Town Council of Grand Falls-Windsor approved the Town of Grand Falls-Windsor Municipal Integrated Community Sustainability Plan, Amendment No. 1, 2022 and Development Regulations, Amendment No. 1, 2022, as adopted on January 24, 2023.
6. The attached Municipal Integrated Community Sustainability Plan Amendment No. 1, 2022 and Development Regulations, Amendment No. 1, 2022, are correct copies of the Municipal Integrated Community Sustainability Plan Amendment No. 1, 2022 and Development Regulations, Amendment No. 1, 2022 as approved by the Town Council on March 7, 2023.



SWORN to at Grand Falls-Windsor
this 14th day of March, A.D. 2023
before me


Notary Public, Justice of the Peace, or
Commissioner of Oaths


Town Clerk CAO

DEANNA COMPTON
A Commissioner for Oaths in and for
the Province of Newfoundland and Labrador.
My commission expires on December 31, 2024