

# **TOWN OF GRAND FALLS-WINDSOR**



## **DEVELOPMENT REGULATION AMENDMENT No. 24, 2025**

**JUNE, 2025**

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE AMENDMENT No. 24, 2025**

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

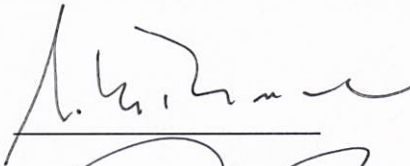
Under the authority of Section 16, Section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor:

- c) adopted the Amendment No. 24, 2025 to the Town of Grand Falls-Windsor Development Regulations on August 26, 2025.
- d) gave notice of the adoption of the Amendment No. 24, 2025 to the 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 August 28, 2025.
- c) set the 18<sup>th</sup> day of September 2025 at the Town Hall for the holding of a public hearing to consider objections and submissions.

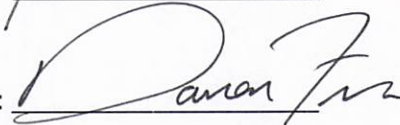
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor approves the Amendment No. 24, 2025 to the Town of Grand Falls-Windsor Development Regulations as adopted (or as amended as follows).

SIGNED AND SEALED this 6 day of NOV, 2025.

Mayor:



Chief Administrative Officer:



Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>1960-0043-2026</u>
Date	<u>January 30, 2026</u>
Signature	<u>[Signature]</u>

(Council Seal)



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**AMENDMENT No. 24, 2025**

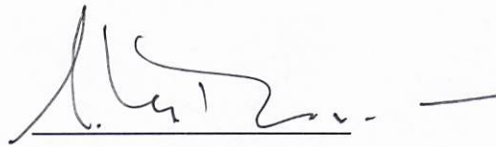
**TOWN OF GRAND FALLS-WINDSOR DEVELOPMENT REGULATIONS**

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. 24, 2025 to the Grand Falls-Windsor Development Regulations, 2022-2032.

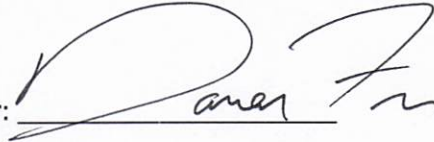
Adopted by the Town Council of Grand Falls-Windsor on the 26<sup>th</sup> day of August, 2025.

Signed and sealed this 6 day of NOV, 2025.

Mayor:



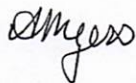
Chief Administrative Officer:



(Council Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Amendment No. 24, 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. 24, 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 Land Use Zoning Map.

The Town of Grand Falls-Windsor received a request to rezone a parcel of land at 109 Lincoln Road for the purpose of a planned unit development with an apartment complex to provide much needed affordable dwelling units to meet the housing needs of the community. The proposed development may include five buildings, three stories in height, with about four apartments per floor to provide around 50 to 60 new housing units. These will be a combination of one and two bedroom suites. This type of housing was identified in the HART Community Housing Report: Town of Grand Falls-Windsor, NL., in September 2024.

The site has frontage and access from both Lincoln Road (north) and Union Street (south). To improve safety, it is proposed to realign the existing Union Street access by utilizing a portion of the adjacent Recreation Open Space. This land is currently unused, with no trails or active recreational features, and there are no specific plans for its development.

Commercial uses in the area offer personal service, restaurant, health and dental services, and convenience store services that would be patronized by the residents of the proposed development. The development will have municipal water and sewer services.

The purpose of this Development Regulation Amendment No. 24, 2025 is to re-zone land at 109 Lincoln Road from Commercial General (CG) to Residential RM-2 (RM-2) High Density Multi-Unit Residential Zone, from Single Unit Small Lot Residential (RS-2) to Residential RM-2 (RM-2) High Density Multi-Unit Residential Zone, from Recreation Open Space (ROS)

to Residential RM-2 (RM-2) High Density Multi-Unit Residential Zone for the residential development on the Land Use Zoning Map of the Development Regulations.

An associated amendment (No. 19, 2025) to the 2022-2032 Municipal Plan 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 on June 25, 2025 and posted at the Joe Byne Stadium on June 26, 2025. The Notice appeared on the Town website, Facebook page and Twitter (X) on June 26, 2025.

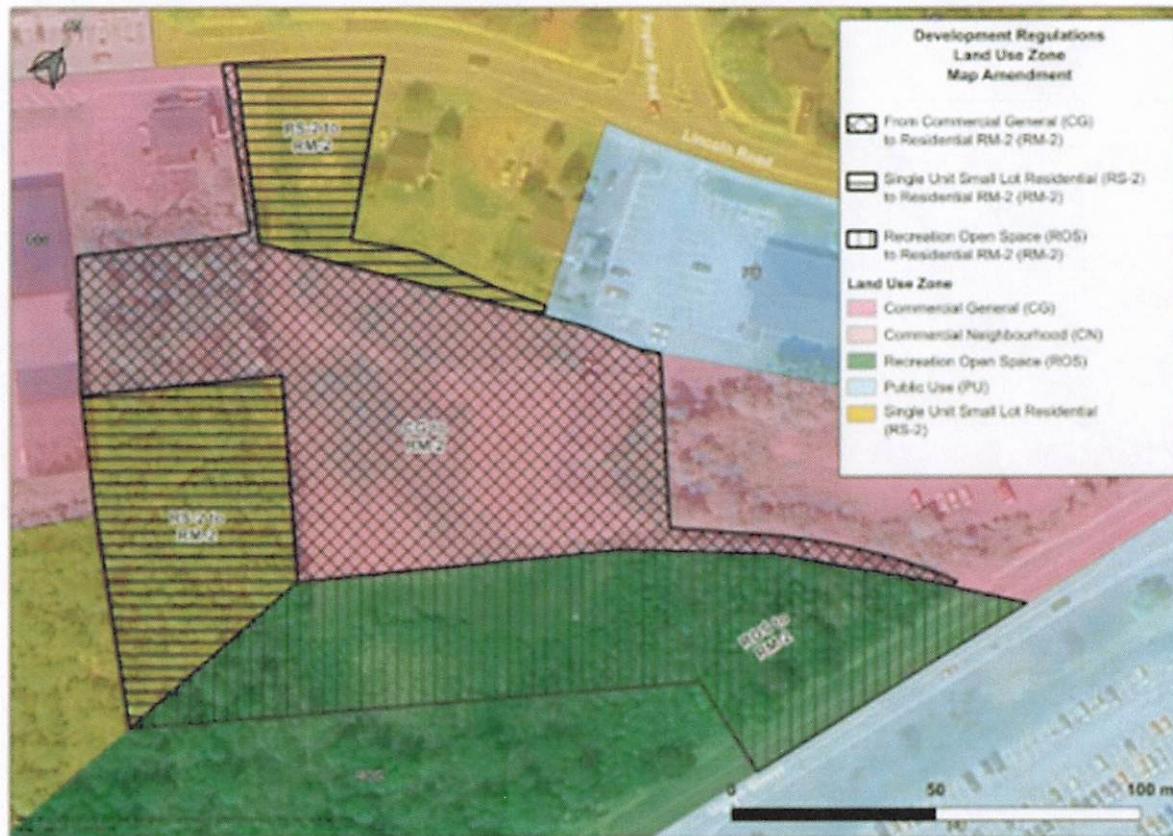
No submissions were received by the Town.

## **DEVELOPMENT REGULATIONS AMENDMENT No. 24, 2025.**

### **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. 24, 2025 map.





**Development Regulations/Amendment  
REGISTERED**

Number 1960-0043-2026

Date January 30, 2026

Signature Sen [Signature]

## Town of Grand Falls-Windsor Development Regulations Amendment No. 24, 2025

FROM Commercial General (CG) TO  
Residential RM-2

FROM Single Unit Small Lot Residential  
(RS-2) TO Residential RM-2

FROM Recreation Open Space (ROS) TO  
Residential RM-2

Dated at Grand Falls-Windsor  
This November 6, 2025

[Signature]  
**Mike Browne, Mayor**

[Signature]  
**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.

