

TOWN OF GRAND FALLS-WINDSOR

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

(hereinafter referred to as the Municipal Plan)



MUNICIPAL PLAN AMENDMENT No. 9, 2024

(Change of Use of former Commercial and Civic buildings to Residential)

MARCH, 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 9, 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. 9, 2025 to the Town of Grand Falls-Windsor Municipal Plan on August 26, 2025.
- b) gave notice of the adoption of the Amendment No. 9, 2024 to the Town of Grand Falls-Windsor Municipal Plan 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, Facebook page and X (former Twitter) on August 28, 2025.
- c) set September 24, 2025, at for the submission of objections/submissions for the Commissioner responsible for the 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. 9, 2024 to the Town of Grand Falls-Windsor Municipal Plan as adopted.

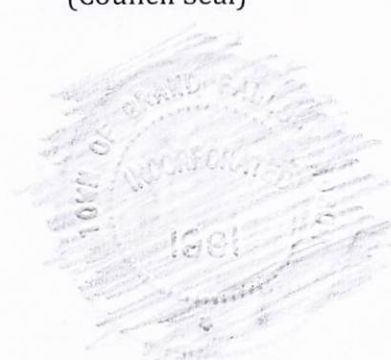
SIGNED AND SEALED this 29 day of Oct, 2025.

Mayor:

Chief Administrative Officer:

Municipal Plan/Amendment	
REGISTERED	
Number	<u>1960-0040-2025</u>
Date	<u>January 14, 2026</u>
Signature	<u>Sen Bob</u>

(Council Seal)



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 9, 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. 9, 2024 to the Town of Grand Falls-Windsor Municipal Plan.

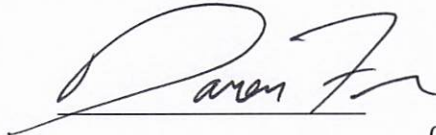
Adopted by the Town Council of Grand Falls-Windsor on August 26, 2025.

Signed and sealed this 29 day of Oct, 2025.

Mayor:



Chief Administrative Officer:



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 9, 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. 9, 2024**

BACKGROUND

The Town Council of Grand Falls-Windsor wishes to amend its Integrated Community Sustainability Municipal Plan.

The proposed amendment seeks to change the text of the 2022-2032 Integrated Community Sustainability Municipal Plan in order to allow for the repurposing of commercial and civic buildings for higher density residential use in the Commercial General, Commercial Highway, Commercial Neighbourhood, Commercial Downtown and Public Use zones.

In general terms, the purpose of this amendment is to allow for the repurposing of commercial and civic buildings to allow for housing opportunities in locations that are within active transportation access of shopping and community amenities and are compatible with the neighbouring properties.

As well, this amendment will allow shipping containers as an accessory use subject to conditions in the Public Use zone.

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 July 3, 2024 and posted on the Town website on June 25, 2024.

There were no submissions or representations received by the Town.

some instance
mention higher
density while
others just residential

MUNICIPAL PLAN AMENDMENT No. 9, 2024

TEXT CHANGES TO MUNICIPAL PLAN, 2022-2032:

FROM:

COMMERCIAL GENERAL

Policy 3.5.6 The Commercial General zones as identified in the Development Regulations, will strive to become less automobile focused through Council policy attention to intensification of commercial uses on development sites, attention to streetscape design and building layout of new developments, improvements for site landscaping and public amenities such as shade rest bench locations, enhanced pedestrian mobility opportunities and consideration of joint federal - provincial - municipal initiatives to pursue a green infrastructure plan within the Cromer Avenue commercial neighbourhood.

Policy 3.5.7 To enhance the appearance and function of new commercial developments within the designated Commercial General zone area, building setback distances to property line shall be reduced to provide the flexibility to bring the commercial buildings closer to the street, as defined by the Development Regulations.

Policy 3.5.8 Within the Commercial designation, Council will establish a **Commercial General zone** which will have as **Permitted Uses**: Child Care Centre, Church; Civic Use; Club or Lodge; Parking Lot; Commercial General Use and specifically including the following uses: Art Gallery, Amusement Centre, Beverage Container Centre, Building Supply Store, Cabaret, Cannabis Store, Car Wash, Convenience Store, Department Store, Drive Through Commercial, Entertainment and Recreation, Financial Services, General Garage, Grocery Store, Hotel and Motel, Indoor Recreation, Licensed Lounge, Medical Clinic and Medical Office, Movie Theatre, Office, Personal Service and Personal Repair Services, Private School, Pawnshop, Pub, Restaurant, Retail, Second Hand Store, Service Station, Shopping Centre, Vehicle Dealership and Showroom, Vehicle and Equipment Repair Services, Vendor Stand, Warehousing and Wholesale, Other Commercial Uses; and as **Discretionary Uses**: Apartment, Auto Body Repair, Mineral exploration, Mini-Storage, Short Term Rentals; and as **Prohibited Uses**: Adult Entertainment Uses, Industrial Use; and as **Accessory uses**: Accessory Building, Accessory Employee Residential, Accessory Unenclosed Storage, Advertisement and Signs, Enclosed Storage, Garage, Off Street Parking and Loading.

TO:

COMMERCIAL GENERAL

Policy 3.5.6 The Commercial General zones as identified in the Development Regulations, will strive to become less automobile focused through Council policy attention to intensification of commercial uses on development sites, attention to streetscape design and building layout of new developments, improvements for site landscaping and public amenities such as shade rest bench locations, enhanced pedestrian mobility opportunities, **consideration of change of use of former commercial and civic buildings for higher density residential use**, and consideration of joint federal - provincial - municipal initiatives to pursue a green infrastructure plan within the Cromer Avenue commercial neighbourhood.

Policy 3.5.7 To enhance the appearance and function of new commercial developments and commercial and civic buildings that have had a change of use to higher density residential development within the designated Commercial General zone area, building setback distances to property line shall be reduced to provide the flexibility to bring the commercial buildings closer to the street, as defined by the Development Regulations.

Policy 3.5.8 Within the Commercial designation, Council will establish a **Commercial General zone** which will have as **Permitted Uses**: Child Care Centre, Church; Civic Use; Club or Lodge; Parking Lot; Commercial General Use and specifically including the following uses: Art Gallery, Amusement Centre, Beverage Container Centre, Building Supply Store, Cabaret, Cannabis Store, Car Wash, Convenience Store, Department Store, Drive Through Commercial, Entertainment and Recreation, Financial Services, General Garage, Grocery Store, Hotel and Motel, Indoor Recreation, Licensed Lounge, Medical Clinic and Medical Office, Movie Theatre, Office, Personal Service and Personal Repair Services, Private School, Pawnshop, Pub, Restaurant, Retail, Second Hand Store, Service Station, Shopping Centre, Vehicle Dealership and Showroom, Vehicle and Equipment Repair Services, Vendor Stand, Warehousing and Wholesale, Other Commercial Uses; and as **Discretionary Uses**: Apartment, Auto Body Repair, Mineral exploration, Mini-Storage, Short Term Rentals; 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: Townhouse and Plex Housing; and as **Prohibited Uses**: Adult Entertainment Uses, Industrial Use; and as **Accessory uses**: Accessory Building, Accessory Employee Residential, Accessory Unenclosed Storage, Advertisement and Signs, Enclosed Storage, Garage, Off Street Parking and Loading.

FROM:

COMMERCIAL NEIGHBOURHOOD

Policy 3.5.13 Development of neighbourhood commercial centers similar to the Cartwright Street location that provide for the personal service and daily shopping needs of residents in the surrounding and adjacent neighbourhoods will be promoted.

Policy 3.5.14 Proposals for new neighbourhood commercial developments shall be considered in context of the design guidelines of the Development Regulations. Commercial uses in residential areas must incorporate design elements of building form, character and scale that are compatible with the existing neighbourhood; provide for quality site landscaping including vegetative buffers to adjacent land uses; consider pedestrian movement to the site and incorporate provisions for bicycle racks; utilize limited and aesthetically designed signage; include Crime Prevention through Environmental Design principles in site and building design; and provide attention to the sensitivity of lighting and noise.

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 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:

COMMERCIAL NEIGHBOURHOOD

Policy 3.5.13 Opportunities for the development of neighbourhood commercial centers similar to the Cartwright Street location that provide for the personal service and daily shopping needs of residents in the surrounding and adjacent neighbourhoods will be maintained; however, as neighbourhood needs change these locations may become locations for alternative housing development.

Policy 3.5.14 Proposals for new neighbourhood commercial developments or a change of use of former commercial neighbourhood use to residential housing shall be considered in context of the design guidelines of the Development Regulations. Commercial uses in residential areas must incorporate design elements of building form, character and scale that are compatible with the existing neighbourhood; provide for quality site landscaping including vegetative buffers to adjacent land uses; consider pedestrian movement to the site and incorporate provisions for bicycle racks; utilize limited and aesthetically designed signage; include Crime Prevention through Environmental Design principles in site and building design; and provide attention to the sensitivity of lighting and noise.

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; 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

FROM:

COMMERCIAL DOWNTOWN

Policy 3.2.14 Promote and support the development of higher density residential and mixed use commercial and residential projects, within and adjacent to the two downtown commercial locales.

TO:

COMMERCIAL DOWNTOWN

Policy 3.2.14 Promote and support the development of higher density residential and mixed use commercial and residential projects, including a change of use for former commercial and civic buildings for residential housing, within and adjacent to the two downtown commercial locales

FROM:

POLICIES

Business Uses

Policy 3.5.17 The Commercial designation will allow for a **Commercial zone** with **Permitted Uses:** Artists Live-Work Studios, Church, Civic Use, Club or Lodge, Park, Public Use, Commercial Downtown Use and specifically including the following uses: Art Gallery, Amusement Centre, Café, Cannabis store, Convenience Store, Department Store, Entertainment and Recreation, Farmers Market, Financial Services, Grocery Store, Hotel and Motel, Indoor Recreation, Licensed Lounge, Medical Clinic and Medical Office, Movie Theatre, Office, Pawnshop, Personal Services and Personal Repair Services, Private School, Pub, Restaurant, Retail, Second Hand Store, Sidewalk Downtown Commercial, Vendor Stand; and as **Discretionary Uses:** Accessory Buildings except Shipping containers, Cabaret and Nightclub, Child Care Centre, Service Station, Limited Manufacturing; and as **Prohibited Uses:** Adult Entertainment Uses, Accessory Unenclosed Storage, Auto Body Repair, Automotive Repair, Civic Use for Correction and Detention Facilities, Drive-Thru Commercial, Industrial Use, and as **Accessory uses:** Accessory Employee Residential, Advertisement and Signs, Apartment, Enclosed Storage, Off Street Parking and Loading.

Policy 3.5.18 The concept of preferred uses in the downtown areas will include continuous street front and sidewalk level commercial space for specialty retail, personal service commercial, office, restaurant, arts, cultural, theatre and tourism businesses, as well as major public administration and institutional uses to bring people to the downtowns.

Policy 3.5.19 Apartment residential uses will be allowed as a discretionary use in the second storey and above in the downtown buildings. Higher density residential projects will be encouraged to locate adjacent to the downtown business cores to provide a captive market audience to the downtown.

TO:

POLICIES

Policy 3.5.17 The Commercial designation will allow for a **Commercial Downtown zone** with **Permitted Uses:** Artists Live-Work Studios, Church, Civic Use, Club or Lodge, Park, Public Use, Commercial Downtown Use and specifically including the following uses: Art Gallery, Amusement Centre, Café, Cannabis store, Convenience Store, Department Store, Entertainment and Recreation, Farmers Market, Financial Services, Grocery Store, Hotel and Motel, Indoor Recreation, Licensed Lounge, Medical Clinic and Medical Office, Movie Theatre, Office, Pawnshop, Personal Services and Personal Repair Services, Private School, Pub, Restaurant, Retail, Second Hand Store, Sidewalk Downtown Commercial, Vendor Stand; and as **Discretionary Uses:** Accessory Buildings except Shipping containers, Cabaret and Nightclub, Child Care Centre, Service Station, Limited Manufacturing; 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, Plex housing, Two-Unit Residential and Single Family Dwelling; and as **Prohibited Uses:** Adult Entertainment Uses, Accessory Unenclosed Storage, Auto Body Repair, Automotive Repair, Civic Use for Correction and Detention Facilities, Drive-Thru Commercial, Industrial Use, and as **Accessory uses:** Accessory Employee Residential, Advertisement and Signs, Apartment, Enclosed Storage, Off Street Parking and Loading.

Policy 3.5.18 The concept of preferred uses in the downtown areas will include continuous street front and sidewalk level commercial space for specialty retail, personal service commercial, office, restaurant, arts, cultural, theatre and tourism businesses, including the change of use of former commercial and civic buildings for high density housing, as well as major public administration and institutional uses to bring people to the downtowns.

Policy 3.5.19 In commercial, civic and buildings that are being used for these purposes, apartment residential uses will be allowed as a discretionary use in the second storey and above in the downtown buildings. Higher density residential projects will be encouraged to locate adjacent to the downtown business cores to provide a captive market audience to the downtown. The Town may consider a change of use for former commercial and civic buildings for residential housing as a discretionary use in appropriate locations.

FROM:

Strategic Future Direction for Main Street Downtown

Policy 3.5.30 Over the longer term, Council shall identify adjacent area lands for higher density and mixed uses to add a greater population base potential near the Main Street downtown area.

TO:

Strategic Future Direction for Main Street & High Street Downtown

Policy 3.5.30 Over the longer term, Council shall identify adjacent area lands for higher density and mixed uses to add a greater population base potential near the Main Street & High Street downtown area and consider the opportunities for a change of use of former commercial and civic buildings for residential housing within active transportation distance of downtown commercial areas.

Commercial Highway

FROM:

Policy 3.5.12 Within the Commercial designation, Council will establish a Commercial Highway zone which will have as **Permitted Uses:** Civic Use, Church, Club or Lodge, Parking Area, Pub, Commercial Highway Use and specifically including the following uses: Auto Body Repair, Amusement Center, Automotive Repair, Beverage Container Centre, Building Supply Stores, Cabaret, Car Wash, Commercial Outdoor Recreation Use, Convenience Store, Department Store, Drive Through Commercial, Entertainment and Recreation, Financial Services, General Garage, Grocery Store, Hotel and Motel,

Indoor Recreation, Licensed Lounge, Limited Manufacturing (which is not industrial), Medical Clinics and Medical Offices, Movie Theatre, Office, Personal Service Use, Personal Repair Services, Private School, Restaurant, Retail, Service Station, Shopping Centre, Vehicle Dealership and Showroom, Vehicle Equipment and Repair Services, Vendor Stand, Warehousing and Wholesale; and as **Discretionary Uses:** Mini-Storage, Apartment, Mineral exploration; and as **Prohibited Uses:** Adult Entertainment Uses, Industrial Use (except warehousing), Auctions and associated warehousing; and as **Accessory uses:** Accessory Building, Accessory Employee Residential, Accessory Unenclosed Storage, Advertisement and Signs, Enclosed Storage, Garage, Off Street Parking and Loading.

TO:

Policy 3.5.12 Within the Commercial designation, Council will establish a Commercial Highway zone which will have as **Permitted Uses:** Civic Use, Church, Club or Lodge, Parking Area, Pub, Commercial Highway Use and specifically including the following uses: Auto Body Repair, Amusement Center, Automotive Repair, Beverage Container Centre, Building Supply Stores, Cabaret, Car Wash, Commercial Outdoor Recreation Use, Convenience Store, Department Store, Drive Through Commercial, Entertainment and Recreation, Financial Services, General Garage, Grocery Store, Hotel and Motel, Indoor Recreation, Licensed Lounge, Limited Manufacturing (which is not industrial), Medical Clinics and Medical Offices, Movie Theatre, Office, Personal Service Use, Personal Repair Services, Private School, Restaurant, Retail, Service Station, Shopping Centre, Vehicle Dealership and Showroom, Vehicle Equipment and Repair Services, Vendor Stand, Warehousing and Wholesale; and as **Discretionary Uses:** Mini-Storage, Apartment; 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: Townhouse and Plex Housing; Mineral exploration; and as **Prohibited Uses:** Adult Entertainment Uses, Industrial Use (except warehousing), Auctions and associated warehousing; and as **Accessory uses:** Accessory Building, Accessory Employee Residential, Accessory Unenclosed Storage, Advertisement and Signs, Enclosed Storage, Garage, Off Street Parking and Loading.

4.0 Social Sustainability

FROM:

It is the policy of Council to establish a **Public Use designation** and within this designation Council will establish a Public Use zone which will be included in the Development Regulations. The intent of the Public Use zone is to provide for public assembly, civic uses, cultural, religious, educational facilities, health care and senior care services and facilities within the community. **Permitted Uses include:** Adult Care Facility, Assembly, Cemetery, Church, Civic, Cultural, Detention and Correctional Facilities, Hospital, Personal Care, Public Use, School and College; **Accessory Uses include:** Accessory Building, Child Care Centre, Enclosed Storage, Office, Off Street Parking and Loading; **Discretionary Uses include** Dwelling Unit, Medical Office/Medical clinic, Mineral exploration; **Prohibited Uses include:** Accessory building-shipping container, Commercial, Industrial.

TO:

It is the policy of Council to establish a **Public Use designation** and within this designation Council will establish a Public Use zone which will be included in the Development Regulations. The intent of the Public Use zone is to provide for public assembly, civic uses, cultural, religious, educational facilities, health care and senior care services and facilities within the community. **Permitted Uses include:** Adult Care Facility, Assembly, Cemetery, Church, Civic, Cultural, Detention and Correctional Facilities, Hospital, Personal Care, Public Use, School and College; **Accessory Uses include:** Accessory Building, Child Care Centre, Enclosed Storage, Office, Off Street Parking and Loading; **Discretionary Uses include** Dwelling Unit, Medical Office/Medical clinic, Mineral exploration; 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; **Prohibited Uses include:** Commercial, Industrial.