

TOWN OF GRAND FALLS-WINDSOR



DEVELOPMENT REGULATION AMENDMENT No. 26, 2025

(Change to definition of Light Industrial)

JULY, 2025

URBAN AND RURAL PLANNING ACT, 2000

TOWN OF GRAND FALLS-WINDSOR DEVELOPMENT REGULATIONS, 2019

RESOLUTION TO ADOPT

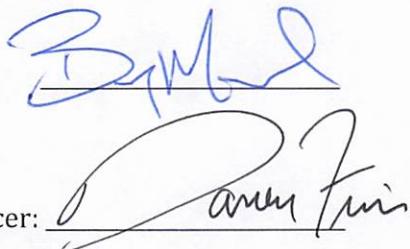
AMENDMENT No. 26, 2025

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. 26, 2025 to the Grand Falls-Windsor Development Regulations, 2022-2032.

Adopted by the Town Council of Grand Falls-Windsor on 16 day of Sept., 2025.

Signed and sealed this 18 day of Sept., 2025.

Mayor:



Chief Administrative Officer:

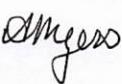
(Council Seal)

Development Regulations/Amendment	
REGISTERED	
Number	<u>1960 - 0044 - 2026</u>
Date	<u>February 9, 2026</u>
Signature	



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 26, 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. 26, 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 to address the needs of business owners with light industrial uses in the Town of Grand Falls-Windsor.

The purpose of this Development Regulation Amendment No. 26, 2025 is to update the definition of "Light Industrial". It is proposed that an office which is only be permitted as an accessory use providing an administrative function to the principal use on the property will not be limited to be located inside the principal building.

It is also proposed to allow accessory employee residential use in the Light Industrial zone to include temporary short-term accommodation for personnel or contractors directly working for the primary use, such as a dormitory or hostel arrangements related to industrial light uses only.

PUBLIC CONSULTATION

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. A Notice of Public Consultation was posted at Town Hall and the Joe Byrne Stadium on August 28, 2025. The notice also appeared on the Town website, Facebook page and Twitter on August 28, 2025.

There were no submissions received by the Town.

DEVELOPMENT REGULATONS AMENDMENT No. 26, 2025.

TEXT CHANGE TO DEVELOPMENT REGULATIONS, 2022-2032

In Chapter 2 Definitions

FROM:

Accessory Employee Residential means a self-contained residential dwelling use of a maximum Floor Area size not exceeding 110 m² that is secondary to the Principal Use, and located entirely within the Principal Building, and is used for a maximum of one Dwelling Unit for the accommodation of an employee of the business operating from the Principal Building.

TO:

Accessory Employee Residential means a self-contained residential dwelling use of a maximum Floor Area size not exceeding 110 m² that is secondary to the Principal Use, and located entirely within the Principal Building, and is used for a maximum of one Dwelling Unit for the accommodation of an employee of the business operating from the Principal Building. Notwithstanding, for industrial light use only, Accessory Employee Residential may also mean temporary short-term accommodation for personnel or contractors directly working for to the primary use, such as a dormitory or hostel arrangements .

FROM:

Industrial Light means a Use of Land or a Building that is not offensive by reason of smoke, vibration, smell, toxic fumes, grit, soot, ash, dust, glare, electrical or electronic interference, noise or appearance, and where such Use does not interfere with the Use and amenity of an adjacent Lot and surrounding area, and further where such Use provides for a wide range of manufacturing, processing, assembling, storing, distributing, wholesaling, and fabricating operations that are wholly enclosed within a Building or Structure; includes limited Accessory Retail uses related thereto, includes businesses involved with the repairing and servicing of goods, materials, machinery and vehicles.

TO:

Industrial Light means a Use of Land or a Building that is not offensive by reason of smoke, vibration, smell, toxic fumes, grit, soot, ash, dust, glare, electrical or electronic interference, noise or appearance, and where such Use does not interfere with the Use and amenity of an adjacent Lot and surrounding area , and further where such Use provides for a wide range of manufacturing, processing, assembling, storing, distributing, wholesaling, and fabricating operations that are wholly enclosed within a Building or Structure; **and** includes limited Accessory Retail uses related thereto, includes businesses involved with the repairing and servicing of goods, materials, machinery and vehicles; **temporary short-term accommodation for personnel or contractors directly working for to the primary use, such as a dormitory or hostel arrangement; and may include offices related to the primary use.**

In 32.0 INDUSTRIAL LIGHT ZONE (IL ZONE)

32.3 Conditions of Use

FROM:

32.3.(7) An Office Use shall only be permitted as an Accessory Use providing an administrative function to the Principal Use on the property and as enclosed entirely within the Principal Use building;

TO:

32.3.(7) An Office Use shall only be permitted as an Accessory Use providing an administrative function to the Principal Use on the property.

In 32.2 Uses of Land

Under Accessory Uses

FROM:

- Accessory Employee Residential

TO:

- Accessory Employee Residential (subject to Regulation 32.3 (20) Condition of Use)

In 32.3 Conditions of Use

ADD:

20. This use is limited to temporary short-term accommodation for personnel or contractors directly related to the primary use, such as a dormitory or hostel arrangement.