



Offer of Sale

Residential Land Sale

21 ½ Riverview Road, Grand Falls-Windsor, NL

In accordance with Section 201.2 of the Towns and Local Service District's Act, the Town of Grand Falls-Windsor is offering for sale approximately 880 sqm of land situated at 21 ½ Riverview Road, see Appendix A for aerial survey.

This parcel of land is zoned Single Unit Small Lot Residential (RS-2) (see Appendix B) and any proposed development must comply with the Town's Development and Building Regulations.

The Town of Grand Falls-Windsor is seeking proposals for multi-unit residential construction (e.g., duplex or plex housing) on this site to help address local housing needs. While single-unit dwellings are permitted, Council intends to prioritize proposals that deliver higher-density residential options. The Town reserves the right to retain this property until a proposal consistent with these objectives is received and approved.

Based on the Town's Policy PWD-3: Land Sale Policy, the reserve bid is \$63,045.85 plus legal fees and HST.

If you are interested in purchasing this parcel of land, please complete the attached Bid Submission Form and email to pwd@townofgfw.com with "21 ½ Riverview Road Land Sale" in the subject line.



Bid Submission Form

I offer to bid an amount of \$_____ for the parcel of land at #21 1/2 Riverview Rd.
If I am the successful bidder, I agree to pay the above amount plus the additional costs for
survey, legal fees, and Harmonized Sales Tax (HST) to the Town of Grand Falls-Windsor.

Upon notification by the Town as the successful bidder, I agree to pay a 10% deposit within 10
business days and the remaining balance when the Deed is finalized. Note: The Deed will not
be released until all monies have been received.

Name of Bidder (Please Print)

Signature of Bidder

Bidder's Contact Information (must be completed):

Address: _____

Phone Number(s): _____

Comments:

Appendix A



Riverview Road

19 1/2

28.18 m.

25.685 m.

15.47 m.

21 1/2
Area =
Approx. 880 m²

10.332 m.

3.5 m. Road Easement

9.523 m.

27.55 m.

11.88 m.

23

25

Riverview Road

Exploits Lane

NOTES

1. Do not scale from drawing.

21 1/2 Riverview Road
Oct. , 2025
Aerial Photography 2023

Appendix B

22.0 SINGLE UNIT SMALL LOT RESIDENTIAL ZONE (RS-2)

22.1 ZONE INTENT

The intent of the RS-2 zone is to provide for the efficient use of the serviced urban land supply to provide one Single Family Residential home through subdivision development of minimum 550 m² residential lots; but also allowing for smaller lots such as tiny lots, little lots, RS-1-Compact lots and restricted lot development (note strict definition of restricted lot).

22.2 SERVICING

All new development within the RS-2 zone shall be fully serviced by the subdivision developer or rezoning applicant with full urban infrastructure of Town water, sanitary sewer, paved roads with sidewalks as required, storm water management and other services as required by the Authority.

Servicing capacity to provide for the increased density of a subsidiary apartment shall be determined at time of building permit. If required by the Authority, additional annual service levy fees for water, sewer and refuse collection shall apply to the subsidiary apartment.

22.3 USES OF LAND

Permitted Uses

- Single Family Residential (subject to Regulation 22.4 (4) Conditions of Use)

Accessory Uses

- Accessory Building (subject to Regulation 7.5 Accessory Buildings and Structures)
- Boarding (subject to the provisions of Regulation 22.4 (2) Conditions of Use)
- Enclosed Storage
- Home Based Business except those listed as a Discretionary use (subject to the Discretionary Uses of Regulation 22.4.1)
- Garage
- Off Street Parking
- Subsidiary Apartment (subject to the provisions of Regulation 15.0, Subsidiary Apartments)
- Unenclosed Storage
- Urban Ancillary Uses

Discretionary Uses

- Home Based Businesses for Bed and Breakfast (Subject to Regulation 22.4.2)
- Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons (refer to 14.4)
- Home Based Business for Child Care Centre (subject to Regulation 22.4 3) Conditions of Use)
- Residential Care Use (subject to Regulation 22.4(2) Conditions of Use)
- Short-Term Rental (subject to Regulation 14.12)
- Tiny home (Subject to Regulation 22.4.4 Conditions of Use)
- Little home (Subject to Regulation 22.4.4 Conditions of Use)
- Sawmill, domestic (subject to Regulation 22.4 (5) Conditions of Use)

22.4 CONDITIONS OF USE

1. Home Based Businesses are permitted as accessory uses as approved by the Authority, except for those Home-Based Business uses identified as Discretionary Uses.
2. There shall only be one of either a Boarding use, a Residential Care use, or a Bed and Breakfast use where approved, permitted with a residential use; and,
3. Child Care Centre use shall only be considered on residential lots that are greater than 550 m² in area size.
4. Residential Tiny house and Residential Little house are only allowed on Confined lots, and the Confined lot only standard can only be applied subject to the following requirements:
 - a. the type, scale, massing, and design of the development is generally appropriate to the neighbourhood;
 - b. consideration of side/back/front yards for public safety requirements;
 - c. adequate provision is made for light, privacy, and amenity; and,
 - d. proposals shall be consistent with adjacent development and not compromise public safety, neighbouring services, or the general amenity of the area; and,
 - e. the adjacent property owners have been consulted.
5. 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 resident proof of 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;

22.5 RS-2 ZONE AND BUILDING DEVELOPMENT STANDARDS REQUIREMENTS

All RS-2 lots created through subdivision and all Single-Family Residential homes built thereon shall comply with the following requirements for RS-2:

RS-2 Development Standard	Requirements	Discretionary Use requirements For Confined Residential lots only		
	RS-2 Single Family Residential	Tiny homes	Little homes	RS-1 Compact
MINIMUM				
Lot Area (m ²)	550	150	300	465
Building Footprint (m)	93	<50	51-79	80
Lot Frontage (m)	18	7.5	11.75	16
Lot Depth (m)	30	22	22	-
Setback from Front Lot Line (m)	6 or 5.5	5	5	5
Setback from Rear Lot Line (m)	7.5	6	6	3
Setback from Interior Side Lot Line (m) (refer to 7.1.5)	1.50 and 3	1m & 3 m	1m & 3 m	3
Setback from Exterior Side Lot Line (m)	3.75	3		7
MAXIMUM				
Height of Building (m)	11	8	8	11
Lot Coverage (%)	40%	n/a	n/a	40%

22.6 NUMBER OF RESIDENTIAL BUILDINGS

Buildings for a Single Family Residential use shall be limited to one per lot.

22.7 PROPERTY LANDSCAPING

1. The homeowner of a Single Family Residential use within the RS-2 Zone shall provide for the following landscape elements:
 - The front yard area landscaped and maintained as follows:

- a. Heavy undergrowth shall be eliminated from the yard so as to be consistent with the surrounding environment.
 - b. A yard shall be cultivated or protected by ground cover which prevents the erosion of the soil.
 - c. A tree or other plant, or limb or branch of it, that is dead, diseased, decayed or damaged shall be removed from the property or otherwise pruned to remove the dead, diseased, dying or dangerous portions of the tree or plant so as to prevent an unsafe condition or damage.
 - d. Front lawns shall be kept trimmed and not be overgrown in a wild state or in an unsightly condition or appear out of character with the front yards on the same street; for example, if lawns are mowed, trees and shrubs are trimmed neatly, then a comparable standard is expected of neighbouring properties.
 - e. All hedges, shrubs, trees or other plants shall be planted and maintained in a manner that does not,
 - i. adversely affect the safety of the public;
 - ii. adversely affect the safety of vehicular or pedestrian traffic;
 - iii. constitute an obstruction of view for vehicular or pedestrian traffic, but this does not prevent the erection of a hedge in the location that is 1 m (3 ft. 3 in.) or less in height; or
 - iv. wholly or partially conceal or interfere with the use of any hydrant or water valves.
- The front yard area, except for the driveway and garage, shall not be used for the parking of vehicles;
 - New subdivision developments of more than 3 residential lots shall provide for street tree planting, in a species as approved by the Authority, in the front yard area of each adjacent lot at tree spacing intervals of every 9 m.

22.8 URBAN ANCILLARY USES

Urban Ancillary uses within the RS-2 zone shall be limited to the following:

- Gardening, social and recreational activities;
- Household storage and maintenance of buildings and yards;
- The keeping of pets not exceeding 5 in number, provided no more than 3 are of any one species;
- The off-street parking of licensed vehicles in association with the residential uses of the property and with the offsite recreational pursuits of the residents of the property;

- The parking of no more than one unlicensed motor vehicle unless completely enclosed within a building;
- Subject to 4 and 5 above, the repair and restoration of motor vehicles owned by a resident of the property.'

22.9 OFF STREET PARKING

1. All driveways and parking areas shall be paved or otherwise provided with a durable and dust free surface; and
2. Regulation 11.0 Off Street Parking Requirements of these Development Regulations shall apply.

22.10 IMPERVIOUS SURFACES

- All RS-2 zoned residential lots shall have no more than 50% of their lot area covered with impervious surfaces of building rooftops, paved driveways, patio areas and other hard surfaces.
- Site and building design for RS-2 zoned lots shall provide, where feasible, for permeable surface treatments so as to promote greater groundwater absorption and less site drainage runoff.

TOWN OF GRAND FALLS-WINDSOR

DEVELOPMENT REGULATIONS AMENDMENT No. 12, 2024

BACKGROUND

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

The purpose of this Development Regulations Amendment No. 12, 2024 is to enable much needed options to address the housing needs of a wide range of residents, from students and young families to seniors, as the growing Town of Grand Falls-Windsor attracts students entering post-secondary education, offers employment opportunities and housing to new residents, and addresses the housing needs of seniors wishing to downsize but remain in the community.

In general terms, Development Regulations Amendment No. 12, 2024 will be amended to set out the following:

- a definition for Plex housing;
- allow Plex housing as a discretionary use and Two Unit Residential (duplex) housing as a permitted use in the residential zones: Rural Residential (RR-1), Single Unit Compact Residential Zone (RS-1), Single Unit Small Lot Residential Zone (RS-2), Single Unit Urban Residential Zone (RS-3), Single Unit Mixed Lot Residential Zone (RS-4), and Two Unit Urban Residential Zone (RT), and to
- allow Plex housing as a permitted use in the Residential RM-1 (RM-1) Low And Medium Density Multi-Unit Residential Zone, Residential RM-2 (RM-2) High Density Multi-Unit Residential Zone;
- development standards for Plex housing and Two Unit Residential housing for each zone where these uses are allowed as well as the standards for infill development on confined lots;