



Town of Gander
Development Regulations Amendment
No. 4, 2023

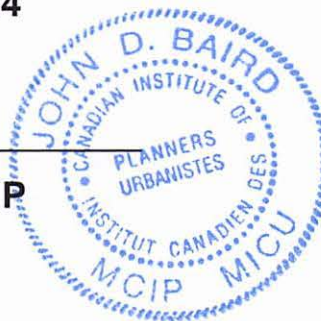
Rezone Land at Bennett Drive and Johnson Crescent
From Open Space to Residential Medium and High Density-2

Prepared by the Town of Gander
and Baird Planning Associates

October 22, 2024

A handwritten signature in blue ink, appearing to read "John Baird", is written over a horizontal line.

John Baird, MCIP



Urban and Rural Planning Act Resolution to Adopt

Town of Gander Development Regulations Amendment No. 4, 2023

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Gander adopts the Gander Development Regulations Amendment No. 4, 2023.

Adopted by the Town Council of Gander on the 10th day of April, 2024.

Signed and sealed this 29th day of October, 2024.

Mayor:


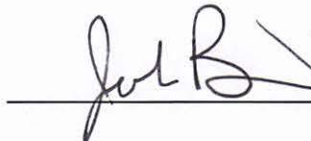


Clerk:



Canadian Institute of Planners Certification

I certify that the attached Development Regulations amendment has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.



Urban and Rural Planning Act Resolution to Approve

Town of Gander Development Regulations Amendment No. 4, 2023

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Gander

- a) Adopted the Gander Development Regulations Amendment No. 4, 2023 on the 10th day of April, 2024.
- b) Gave notice of the adoption of the Gander Municipal Plan Amendment No. 4, 2023 and Development Regulations Amendment No. 4, 2023 by advertisement posted beginning on the 7th day of August, 2024 as follows:
 - (i) On the Town's website (www.gandercanada.com) commencing August 9th, 2024
 - (ii) Central Voice newspaper on August 7th and 14th, 2024.
- c) Set the 26th day of August, 2024 at 7:00 p.m. at the Town Hall, Gander, 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 Gander approves the Gander Development Regulations Amendment No. 4, 2023, as adopted

SIGNED AND SEALED this 24th day of October, 2024.

Mayor:

Clerk:

Development Regulations REGISTERED	
Number	<u>1760-0029-2024</u>
Date	<u>20 DEC 2024</u>
Signature	<u>[Signature]</u>

Town of Gander

Development Regulations Amendment No. 4, 2023

Background

Amendment No. 4 to the Gander Development Regulations is enacted to comply with Gander Municipal Plan Amendment No. 3, 2023.

The amendment rezones:

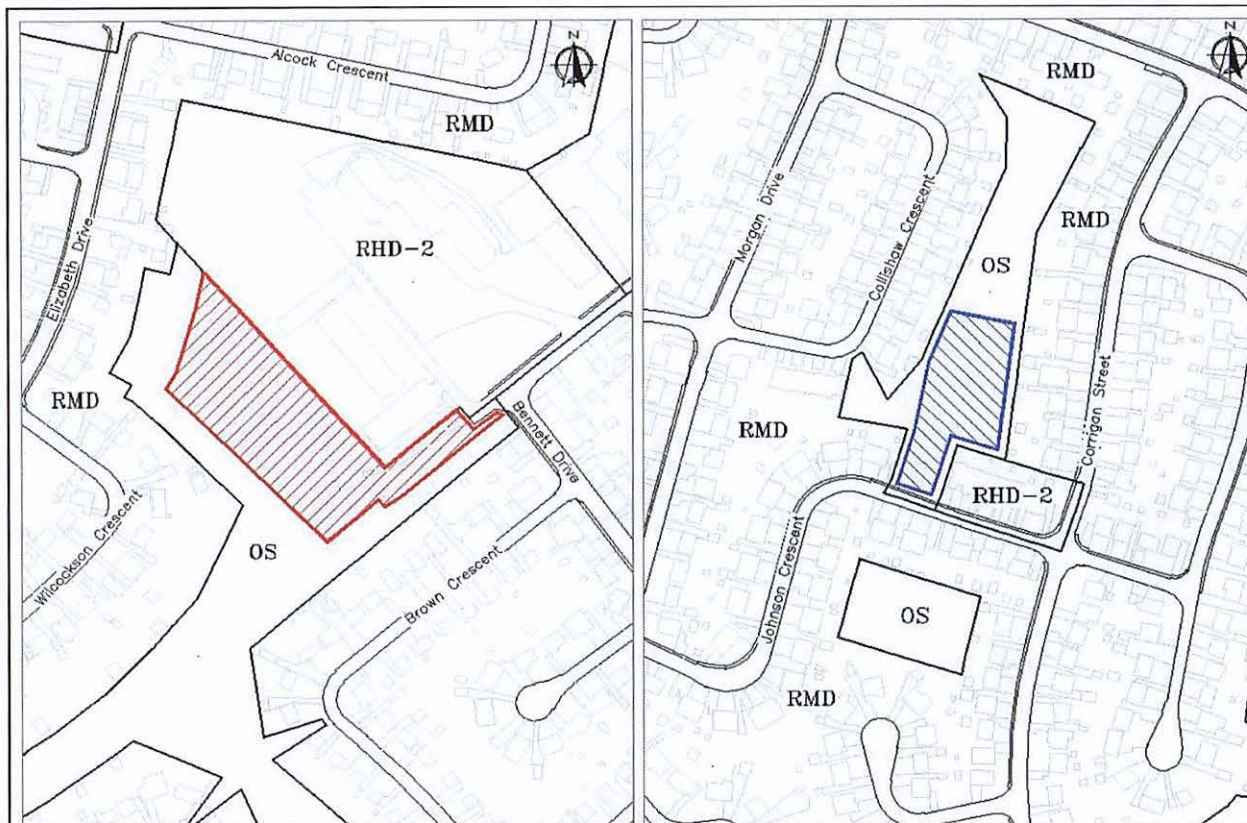
- Approximately 1.09 hectares on Bennett Drive from ***Open Space (OS)*** to ***Residential High Density-2 (RHD-2)***, and
- Approximately 0.44 hectares on Johnson Crescent from ***Open Space (OS)*** to ***Residential Medium Density (RMD)***

Public Consultation

Refer to Municipal Plan Amendment No. 3, 2023.

Development Regulations Amendment No. 4, 2023



Gander Land Use Zoning Map 2 is amended as shown on the following page.



LAND USE ZONING - MAP #2
Town of Gander Development Regulations Amendment #4, 2023
Scale 1 : 3000

TOWN OF GANDER
TOWN OF GANDER DEVELOPMENT
REGULATIONS

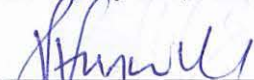
Development Regulations Amendment #4, 2023

-  Open Space (OS) to Residential High Density-2 (RHD-2)
-  Open Space (OS) to Residential Medium Density (RMD)

Scale 1 : 3000

Dated at Gander, Newfoundland and Labrador

This 28 day of Oct, 2024


 Mayor


 Town Clerk

CANADIAN INSTITUTE OF PLANNERS
CERTIFICATION

I certify that the attached Development Regulations Amendment No. 4, 2023 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.


 MCIP: 

Development Regulations
REGISTERED

Number 1760-0029-2024

Date 20 DEC 2024

Signature 