

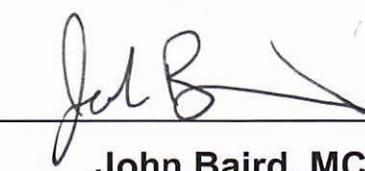


**Town of Gander**  
**Development Regulations Amendment**  
**No. 4, 2023**

**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**

  
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 27 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

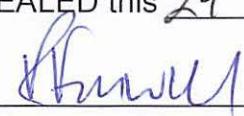
#### Development Regulations Amendment No. 4, 2023

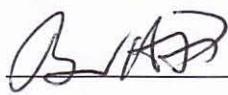
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Gander

- a) Adopted the Gander Development Regulations Amendment No. 4, 2023 on the 10<sup>th</sup> 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](http://www.gandercanada.com)) commencing August 9th, 2024
  - (ii) Central Voice newspaper on August 7<sup>th</sup> and 14<sup>th</sup>, 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 24<sup>th</sup> day of October, 2024.

Mayor: 

Clerk: 

Development Regulations  
**REGISTERED**

Number 1760-0029-2024

Date 20 DEC 2024

Signature 

# 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:

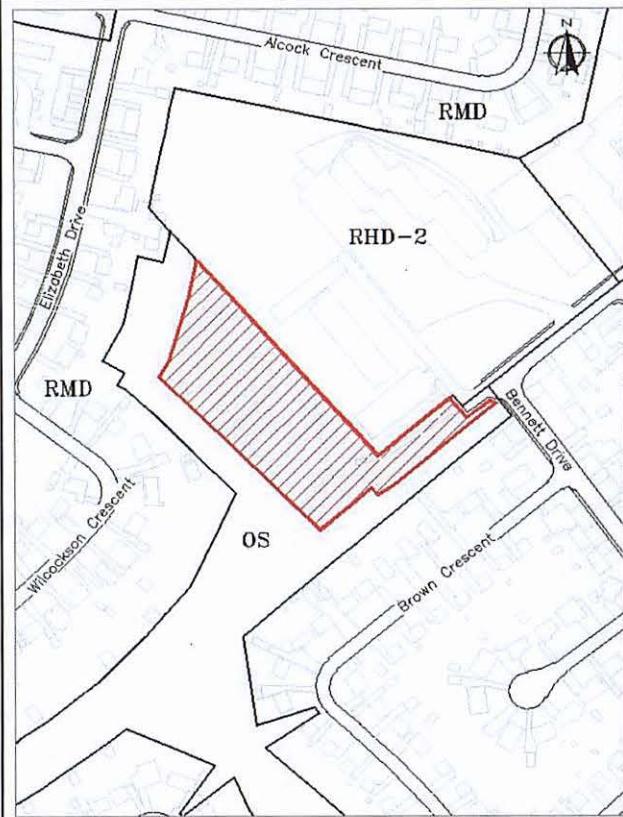
- Approximately 1.09 hectares on Bennett Drive from ***Open Space (OS)*** to ***Residential High Density-2 (RHD-2)***, and
- Approximately 0.44 hectares on Johnson Crescent from ***Open Space (OS)*** to ***Residential Medium Density (RMD)***

### **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.



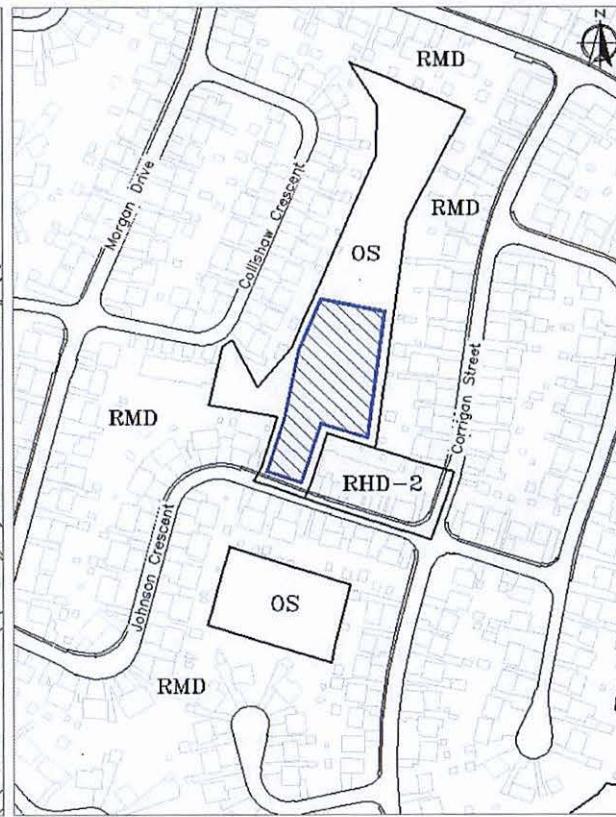
**LAND USE ZONING - MAP #2**  
**Town of Gander Development Regulations Amendment #4, 2023**  
**Scale 1 : 3000**

Development Regulations  
**REGISTERED**

Number 1760-0029-2024

Date 20 DEC 2024

Signature JP Gander



**TOWN OF GANDER**  
**TOWN OF GANDER DEVELOPMENT**  
**REGULATIONS**

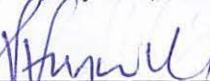
Development Regulations Amendment #4, 2023

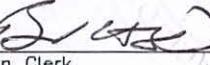
- Open Space (OS) to Residential High Density-2 (RHD-2)
- Open Space (OS) to Residential Medium Density (RMD)

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.

