



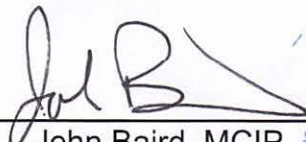
Town of Gander

Development Regulations

Amendment No. 7, 2024

**Prepared by the Town of Gander
and Baird Planning Associates**

October 24, 2024


John Baird, MCIP



Urban and Rural Planning Act Resolution to Adopt Town of Gander Development Regulations Amendment No. 7, 2024

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. 7, 2024.

Adopted by the Town Council of Gander on the 28th day of August, 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. 7 2024

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. 7, 2024 on the 28th day of August 2024.
- b) Gave notice of the adoption of the Gander Municipal Plan Amendment No. 5, 2024 by advertisement posted beginning on the 25th day of September 2024 as follows:
 - (i) On the Town's website (www.gandercanada.com) commencing September 26, 2024
 - (ii) Local Paper (Central Voice) on September 25 and October 2, 2024.
- c) Set the 15th day of October 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. 7, 2024, as adopted.

SIGNED AND SEALED this 18th day of Nov, 2024.

Mayor:

Clerk:

Development Regulations / Amendment

REGISTERED

Number 1760-0031-2024

Date 3 DEC 2024

Signature [Signature]

Town of Gander

Development Regulations Amendment

No. 7, 2023

Background

Amendment No. 7, 2024 to the Gander Development Regulations is enacted to comply with Gander Municipal Plan Amendment No. 5, 2024.

The amendment will add the “**Apartment Building**” and “**Apartments Over Permitted Uses**” classification to the Discretionary Use Classes of the Commercial Shopping Centre Use Zone Table. The following standard will annexed to the existing development standards.

STANDARD	Apartment Building (per unit)		
	1 Bedroom	2 Bedroom	3 Bedroom
Minimum lot area	150 m ²	170 m ²	180 m ²
Minimum lot depth		35 m	
Minimum frontyard		8.0 m	
Minimum sideyard (each side)		5.0 m + 5.0 m	
Minimum sideyard flanking street		8.0 m	
Average rearyard		12.0 m	
Minimum rearyard		10.0 m	
Minimum floor area	40.0 m ²	50.0 m ²	60.0 m ²
Maximum lot coverage (all buildings)		33.0%	
Maximum height	15.0 m or in accordance with airport height limitations (see Appendix D), whichever is lower		

Public Consultation

During the preparation of this amendment, Council undertook the following initiatives so that individuals and groups could provide input.

Public notice of the proposed amendment, along with corresponding Amendment No. 5, 2024 to the Municipal Plan, included an advertisement on the Town of Gander website, from April 3, 2024 to April 17, 2024, facebook and X, all indicating Council’s intention to amend the Municipal Plan and indicating the time and date of the briefing session.

A Public Briefing session was scheduled and held in the Council Chambers at the Town Hall on April 17, 2024, commencing at 2:00pm. There were 4 attendees exclusive of Council and staff. No objections or issues were raised during the Public Consultation.

Development Regulations Amendment No. 7, 2024

Section 9.10 – Commercial Shopping Centre Zone

1. **ADD “Apartment Building” and “Apartments Over Permitted Uses”** to the list of Discretionary Use Classes in the Commercial Shopping Centre Use Zone Table.
2. **ADD** the following Development Standards to the Commercial Shopping Centre Use Zone Table

ADD

STANDARD	Apartment Building (per unit)		
	1 Bedroom	2 Bedroom	3 Bedroom
Minimum lot area	150 m ²	170 m ²	180 m ²
Minimum lot depth		35 m	
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