



# **Town of Gander**


## **Development Regulations**


### **Amendment No. 8, 2024**

**Add Short-Term Rental as a Use Class**

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

**October 22, 2024**

  
John Baird

A circular blue professional seal for John D. Baird. The outer ring contains the text "JOHN D. BAIRD" at the top and "MCIP MICU" at the bottom. The inner ring contains "CANADIAN INSTITUTE OF" at the top and "INSTITUT CANADIEN DES" at the bottom. The center of the seal contains the text "PLANNERS" and "URBANISTES".

**Urban and Rural Planning Act  
Resolution to Adopt  
Town of Gander  
Development Regulations  
Amendment No. 8, 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. 8, 2024.

Adopted by the Town Council of Gander on the 3rd day of July, 2024.

Signed and sealed this 24<sup>th</sup> day of October, 2024\.

Mayor:

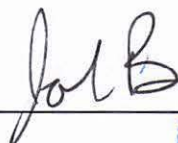
  
\_\_\_\_\_


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. 8, 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. 8, 2024 on the 3rd day of July, 2024.
- b) Gave notice of the adoption of the Gander Municipal Plan Amendment No. 6, 2024 and Development Regulations Amendment # 8, 2024 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 7th and 14th, 2024.
- c) Set the 27th 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. 8, 2024, as adopted.

SIGNED AND SEALED this 24<sup>th</sup> day of October, 2024.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_

Development Regulations / Amendment

**REGISTERED**

Number 1760-0030-2024

Date 3 DEC 2024

Signature [Signature]

# **Town of Gander**

## **Development Regulations Amendment**

### **No. 8, 2024**

#### **Background**

Amendment No. 8 to the Gander Development Regulations is enacted to comply with Gander Municipal Plan Amendment No. 6, 2024.

The amendment will add the "Short-Term Rental" classification to the Permitted Use Classes of all residential zones and all non-residential zones currently allowing any type of residential use. Council wishes to treat Short-Term Rental as a distinct use classification separate from the Commercial Residential use classification, similar to how bed and breakfasts, tourist cottage establishments, and campgrounds are dealt with.

#### **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. 6, 2024 to the Municipal Plan, included an advertisement on the Town of Gander website from April 16, 2024, to May 9, 2024, 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 in the Council Chambers at the Town Hall on May 9, 2024, commencing at 2:00pm. There were two (2) attendees, exclusive of Council and staff. No objections or other issues were raised during the Public Consultation.

### **Development Regulations Amendment No. 8, 2024**

#### **1. Section 2.0 – Definition of Short-Term Rental**

**ADD** the following definition:

***"SHORT-TERM RENTAL means a dwelling unit, which is used for temporary accommodation rental (for compensation) to the travelling and vacationing public but does not include a bed and breakfast establishment". Maximum stays of 30 days or less."***

#### **2. Section 2.0 – Definition of Commercial Residential**

**DELETE** the following definition:

**"COMMERCIAL RESIDENTIAL** means a building, or part thereof, used to provide short-term accommodation for paying guests. Accommodation may be self-contained (with full kitchen, bathroom and laundry services) or serviced (laundry service and meals are provided). A commercial accommodation may include a hotel, motel, inn, or hostel, but not

a bed and breakfast, tourist cottage establishment, or campground, which are each defined separately.”

And **REPLACE** with the following definition:

“**COMMERCIAL RESIDENTIAL** means a building, or part thereof, used to provide short-term accommodation for paying guests. Accommodation may be self-contained (with full kitchen, bathroom and laundry services) or serviced (laundry service and meals are provided). A commercial accommodation may include a hotel, motel, inn, or hostel, but not a bed and breakfast, tourist cottage establishment, **short-term rental**, or campground, which are each defined separately.”

### **3. Section 5.0 - Specific Use Regulations**

**ADD** new Section 5.14 as follows:

#### ***“5.14 Short-Term Rental***

*Where permitted by Council, a short-term rental shall be subject to the following conditions:*

- (a) It may operate in a dwelling unit in all Residential zones.*
- (b) It will not detract from the residential character of the neighbourhood in terms of scale or exterior design.*
- (c) It will be rented as a single unit only, and not with different guest rooms rented to different customers.*
- (d) At no time shall the total number of short-term rental exceed 2% of the total number of dwelling units in the Town of Gander. And, at no time shall the total number of short-term rentals exceed 10% of the total number of dwelling units on any individual street.*
- (e) If the applicant is not the property owner, a letter from the property owner authorizing the short-term rental must be submitted with the application.*
- (f) Subject to Building and Fire Inspections by the Town of Gander and/or Fire Commissioner.*
- (g) All grounds and buildings shall be kept in a safe and well-maintained condition.*
- (h) No short-term rental will be permitted to operate unless all development (occupancy, building, etc.) permits have been obtained from Council.*
- (i) The facility must be registered in accordance with the provincial Tourist Accommodations Act and will require Service NL approval.*

### **4. Section 9.0 - Use Zone Tables**

**ADD:**

“Short-term rental” as a Permitted Use Class in the following Use Zone Tables:

Residential Low Density	Residential Medium Density	Residential High Density-1
Residential High Density-2	Residential Mini-Home	Residential Rural
Town Centre	Commercial General	Commercial Shopping Centre
Commercial Local	Tourism Recreation	Rural
Residential Seasonal		

**5. Appendix A: Classification of Uses of Land and Buildings**

In the RESIDENTIAL USES Group,

**ADD:**

<b>GROUP</b>	<b>CLASS</b>	<b>EXAMPLES</b>
<b>RESIDENTIAL USES</b>	Short-term rental	Short-term rental, visitor rental dwellings, tourist homes, airbnbs

**6. Appendix B: Off-Street Loading and Parking Requirements**

In the RESIDENTIAL Class,

**ADD:**

<b>OFF-STREET PARKING SPACE REQUIREMENTS</b>	
<b>CLASS</b>	<b>MINIMUM SPACES</b>
<b>RESIDENTIAL</b>	
Short-term rental	2.0 / dwelling unit or 1/100 m <sup>2</sup> of floor area, whichever is greater