

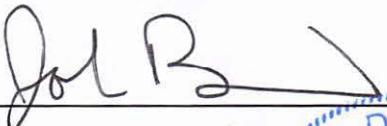


**Town of Gander  
Municipal Plan Amendment  
No. 3, 2023**

**Redesignate Land on Bennett Drive and Johnson Crescent  
From Open Space to Residential**

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

**October 22, 2024**



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**John Baird, MCIP**



## Urban and Rural Planning Act Resolution to Adopt

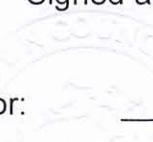
### Town of Gander Municipal Plan Amendment No. 3, 2023

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Gander adopts Municipal Plan Amendment No. 3, 2023.

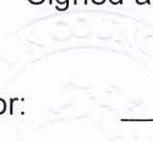
Adopted by the Town Council of Gander on the 10th day of April, 2024.

Signed and sealed this 24 day of October 2024.

Mayor:

  
Paul W. M. Gander

Clerk:

  
B. M. Gander

#### Canadian Institute of Planners Certification

I certify that the attached Municipal Plan have been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.


JOHN D. BAIRD  
CANADIAN INSTITUTE OF  
PLANNERS  
INSTITUT CANADIEN DES  
URBANISTES  
MCIP MCUI

# Urban and Rural Planning Act Resolution to Approve

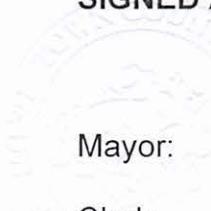
## Town of Gander Municipal Plan Amendment No. 3, 2023

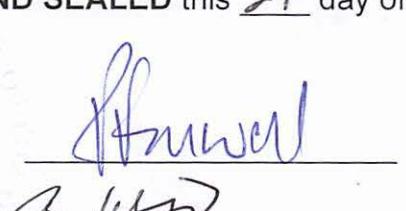
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Gander

- a) Adopted the Gander Municipal Plan Amendment No. 3, 2023 on the 10<sup>th</sup> day of April, 2024.
- b) Gave notice of the adoption of the Gander Municipal Plan Amendment No. 3, 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) Local Paper (Central Voice) August 7<sup>th</sup> 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 Municipal Plan Amendment No. 3, 2023, as adopted.

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

Mayor:  P. M. MUNICIPAL

Clerk:  B. L. HADDOCK

Municipal Plan / Amendment  
**REGISTERED**

Number 1760-0029-2024

Date 20 DEC 2024

Signature 

# **Town of Gander Municipal Plan Amendment No. 3, 2023**

## **Introduction**

The Town of Gander, incorporated in 1958, adopted a Municipal Plan and Development Regulations in 2021. The Town now wishes to amend the Municipal Plan and this report has been prepared to explain the proposed changes, and to serve as a basis for consideration by the general public before they are approved by Council and submitted to the Minister of Municipal Affairs for registration.

## **Background**

The Town Council proposes to amend the Gander Municipal Plan to change the Future Land use designation of two land parcels on Bennett Drive and Johnson Crescent from **Open Space to Residential**. The Bennett Drive parcel is approximately 1.09 hectares in area and the Johnson Crescent parcel approximately 0.44 hectares in area.

The two parcels are currently located in the Open Space designation in the Municipal Plan and in the Open Space zone in the Development Regulations. Section 4.7.1 of the Municipal Plan states that land designated Open Space refers to lands set aside for parks and open space, passive recreation, trails, cemeteries and separation buffers between different land use classes. The Newfoundland T'Railway corridor through Gander's built-up area is located in the Open Space designation.

The redesignation of both land parcels (Bennett Drive and Johnson Crescent) will be in consideration to accommodate potential residential infill development opportunities.

## **Public Consultation**

Two Open House sessions were held and public notice of the proposed amendment, along with corresponding Development Regulations Amendment No. 4, included an advertisement on the Town of Gander website from March 17 to 29, 2023 and October 10 to 24, 2023, indicating Council's intention to amend the Municipal Plan and indicating the time and date of the briefing session. Additionally, advertisements were placed on the Town of Gander Facebook and Twitter pages and local television and radio stations for a period of two weeks.

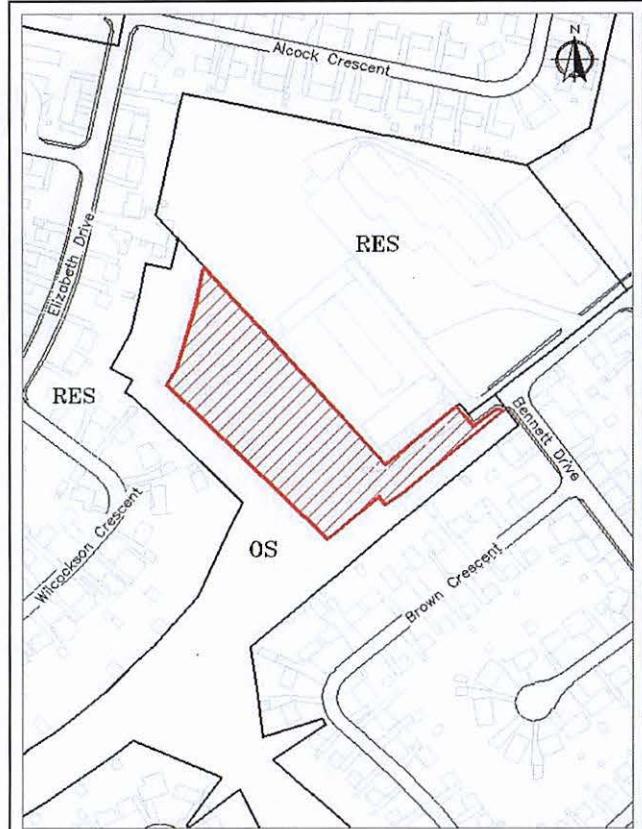
Two Public Briefing sessions were scheduled in the Council Chambers at the Town Hall. The first session was held on March 29, 2023, commencing at 2:00 pm and a second session on October 24, 2023 commencing at 12:00 noon. There were in excess of 60 attendees to the first session and in excess of 40 attendees to the second session, exclusive of Council and staff. Concerns which were raised, included, but were not limited to:

- Diminishing open space and green space in the Town overall.
- Removal of existing playgrounds in some of the open space areas.
- Destroying natural buffers in the form of trees and vegetation.

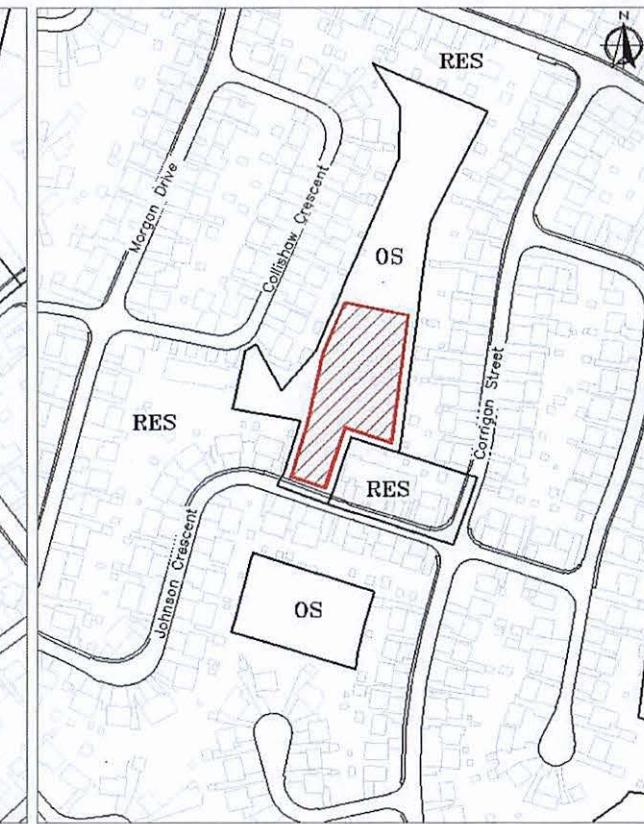
- Concerns of conflict of interest.
- Increase in traffic.
- Removal of existing walking trails.
- Devaluation of existing properties.
- Impact on wildlife.
- Effect higher density will have on stormwater runoff detention and sanitary sewer flows.

### **Gander Municipal Plan Amendment No. 3, 2023**

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



**FUTURE LAND USE - MAP #2**  
**Town of Gander Municipal Plan Amendment #3, 2023**  
**Scale 1 : 3000**



**TOWN OF GANDER**  
**TOWN OF GANDER MUNICIPAL PLAN**

Municipal Plan Amendment #3, 2023

Open Space (OS) to  
Residential (RES)

Scale 1 : 3000

Dated at Gander, Newfoundland and Labrador

This 27<sup>th</sup> day of ~~of~~ 2024

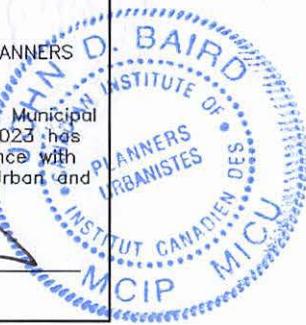
Mayor

Town Clerk

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Municipal Plan Amendment No. 3, 2023 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP:



Municipal Plan / Amendment  
**REGISTERED**

Number 1760-0029-2024

Date 20 DEC 2024

Signature HPG Council Staff