



Town of Gander

Municipal Plan Amendment

No. 5, 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 Municipal Plan Amendment No. 5, 2024

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Gander adopts Municipal Plan Amendment No. 5, 2024.

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

Signed and sealed this 24th day of October, 2024.

Mayor:



Clerk:



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*.


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Urban and Rural Planning Act Resolution to Approve Town of Gander Municipal Plan Amendment No. 5, 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 Municipal Plan Amendment No. 5, 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) Town's website (www.gandercanada.com) commencing September 26, 2024
 - (ii) Local Paper (Central voice) on September 25, 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 Municipal Plan Amendment No. 5, 2024, as adopted.

SIGNED AND SEALED this 18th day of Nov 2024.

Mayor:

Clerk:

Municipal Plan / Amendment

REGISTERED

Number 1760-0031-2024

Date 3 DEC 2024

Signature [Signature]

Town of Gander

Municipal Plan Amendment No. 5, 2024

Introduction

The Town of Gander, incorporated in 1958, adopted a Municipal Plan and Development Regulations in 2009. 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 and Provincial Affairs for registration.

Proposed Amendment

Council has received an application to amend the Gander Municipal Plan to permit Apartment Buildings and Apartments Over Permitted Uses in Commercial Shopping Centre zones.

Currently, these uses are neither permitted nor discretionary uses in the Commercial Shopping Centre zone.

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. 7, 2024 to the Gander Development Regulations, 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.

MUNICIPAL PLAN AMENDMENT NO. 5, 2024

SECTION 4.3.8 Commercial Shopping Centre

Under the heading, Land Use, **ADD subsection (6), which states the following:**

(6) Residential uses that may be permitted at Council's discretion include apartment buildings and apartments over permitted groundfloor uses.