

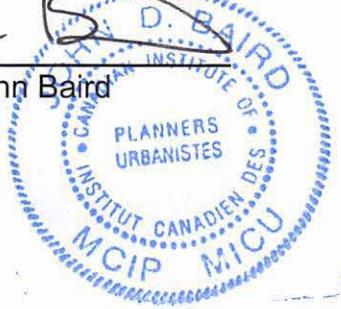


**Town of Gander**  
**Municipal Plan Amendment**  
**No. 6, 2024**

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

**October 22, 2024**

  
John Baird

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

# Urban and Rural Planning Act

## Resolution to Adopt

### Town of Gander

### Municipal Plan Amendment

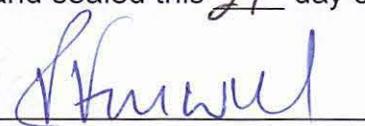
### No. 6, 2024

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Gander adopts Municipal Plan Amendment No. 6, 2024.

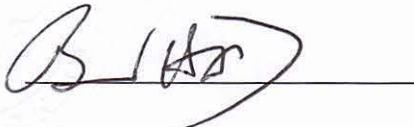
Adopted by the Town Council of Gander on the 3rd day of July, 2024.

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

Mayor:

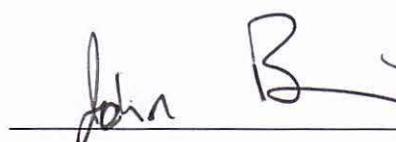


Clerk:



#### Canadian Institute of Planners Certification

I certify that the attached 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  
PLANNERS  
MICP MICU

# **Urban and Rural Planning Act**

## **Resolution to Approve**

### **Town of Gander**

### **Municipal Plan Amendment**

### **No. 6, 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. 6, 2024 on the 3rd day of July, 2024.
- b) Gave notice of the adoption of the Gander Municipal Plan Amendment No. 6, 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) Local Paper (Central Voice) August 7<sup>th</sup> 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.

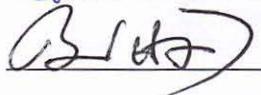
Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Gander approves the Gander Municipal Plan Amendment No. 6, 2024, as adopted.

SIGNED AND SEALED this 27<sup>th</sup> day of October, 2024.

Mayor:



Clerk:



Municipal Plan / Amendment  
**REGISTERED**

Number 1760-0030-2024

Date 3 DEC 2024

Signature John Gander

# **Town of Gander**

## **Municipal Plan Amendment No. 4, 2023**

### **Introduction**

The Town of Gander, incorporated in 1958, adopted the current Municipal Plan and Development Regulations on September 3, 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 and Provincial Affairs for registration.

### **Proposed Amendment**

Council has decided to amend the Gander Municipal Plan and Development Regulations to permit short term rental uses in all residential zones and non-residential zones currently allowing any residential type use.

Currently, short term rental type uses are neither permitted nor discretionary use in any 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. 8, 2024 to the Gander Development Regulations, 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.

## MUNICIPAL PLAN AMENDMENT NO. 6, 2024

### **SECTION 4.2.4 Residential Low Density**

Under the heading, Land Use, Replace subsection 2, with the following:

(2) *Conservation, open space, short term rental, transportation and utilities are complementary permitted uses.*

### **SECTION 4.2.5 Residential Medium Density**

Under the heading, Land Use, Replace subsection 2, with the following:

(2) *Conservation, open space, short term rental, transportation and utilities are complementary permitted uses.*

### **SECTION 4.2.6 Residential High Density-1**

Under the heading, Land Use, Replace subsection 2, with the following:

(2) *Conservation, open space, short term rental, transportation and utilities are complementary permitted uses.*

### **SECTION 4.2.7 Residential High Density-2**

Under the heading, Land Use, Replace subsection 2, with the following:

(2) *Conservation, open space, short term rental, transportation and utilities are complementary permitted uses.*

### **SECTION 4.2.8 Residential Mini Home**

Under the heading, Land Use, Replace subsection 2, with the following:

(2) *Conservation, open space, short term rental, transportation and utilities are complementary permitted uses.*

### **SECTION 4.2.9 Residential Rural**

Under the heading, Land Use, Replace subsection 2, with the following:

(2) *Conservation, open space, short term rental, transportation and utilities are complementary permitted uses.*

### **SECTION 4.3.6 Town Centre**

Under the heading, Land Use, Replace subsection 3, with the following:

(3) *Other permitted uses include childcare services, cultural and civic, general assembly and short term rental.*

### **SECTION 4.3.7 Commercial General**

Under the heading, Land Use, Replace subsection 3, with the following:

*(3) Other permitted uses include childcare services, cultural and civic uses, emergency services and short term rental.*

### **SECTION 4.3.8 Commercial Shopping Centre**

Under the heading, Land Use, Replace subsection 3, with the following:

*(3) Other permitted uses include childcare services, general assembly uses and short term rental.*

### **SECTION 4.3.10 Commercial Local**

Under the heading, Land Use, Replace subsection 3, with the following:

*(3) Other permitted uses include childcare services, community gardens, and short term rental.*

### **SECTION 4.5.4 Tourism Recreation**

Under the heading, Land Use, Replace subsection 2, with the following:

*(2) Conservation, short term rental, transportation and utilities are complementary permitted uses.*

### **SECTION 4.10.3 Rural**

Under the heading, Land Use, Replace subsection 1, with the following:

*(1) Permitted uses in the Rural zone include community gardens, conservation, crop agriculture, forestry, mineral and petroleum exploration, open space, short term rental, transportation and utilities.*

### **SECTION 4.10.4 Residential Seasonal**

Under the heading, Land Use, Replace subsection 2, with the following:

*(2) Conservation, open space, short term rental and utilities are complementary permitted uses.*