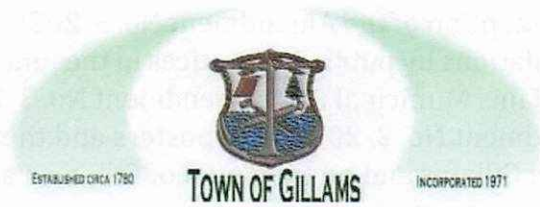
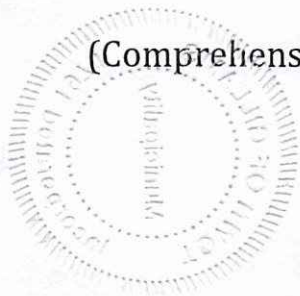


TOWN OF GILLAMS



DEVELOPMENT REGULATION AMENDMENT No. 3, 2026

(Comprehensive Development Area to Mixed Development and Rural)



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 3, 2026

**TO THE TOWN OF GILLAMS
DEVELOPMENT REGULATIONS, 2017-2027**

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

- a) adopted the Amendment No. 3, 2026 to the Town of Gillams Development Regulation on June 3, 2026.
- b) gave notice of the adoption of the Amendment No. 3, 2026 to the Town of Gillams Development Regulations by publishing notices in the June 15, 2026 for the Public Hearing for the Gillams Municipal Plan Amendment No. 3, 2026 and Development Regulations Amendment No. 3, 2026 with posters and the Town Hall, the Canada Post office boxes in Gillams and on the Town of Gillams Facebook page
- c) set July 2, 2026 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 Gillams approves the Amendment No. 3, 2026 to the Town of Gillams Development Regulations as adopted (or as amended as follows).

SIGNED AND SEALED this 28 day of July, 2026.

Mayor:



Town Clerk:



Development Regulations/Amendment	
REGISTERED	
Number	<u>1825-0002-2026</u>
Date	<u>October 5, 2026</u>
Signature	<u>[Signature]</u>



(Council Seal)

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 3, 2026

TOWN OF GILLAMS DEVELOPMENT REGULATIONS

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Gillams adopts the Amendment No. 3, 2026 to the Gillams Development Regulations, 2017-2027.

Adopted by the Town Council of Gillams on July 3, 2026.

Signed and sealed this 28 day of July, 2026.

Mayor:



Town Clerk:



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 3, 2026 to the Town of Gillams Development Regulations has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.



MCIP: Anna Myers
Member of Canadian Institute of Planners (MCIP)



TOWN OF GILLAMS DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2026

BACKGROUND

The Town Council of Gillams wishes to amend its Development Regulations. The proposed amendment seeks to change the 2017-2027 Development Regulations Text and the Land Use Zoning Map.

The Town of Gillams has received interest for residential development along the roads in the Comprehensive Development Area(CDA) zone. The CDA is located north of Farm Road and on Parkvale Drive, which provide publicly maintained access to the area.

The Town of Gillams believes that development of this area for residential development can be undertaken under in a responsible manner by implementing the requirements of the Subdivision chapter of the Development Regulations, as required. The Town of Gillams is committed to protecting and maximizing the orderly development of the limited future residential area identified in the CDA.

An additional consideration that was addressed involved the proximity of a quarry operation. The Town consulted with the Mineral Lands Division, Mines Branch, Department of Industry, Energy, and Technology and received the approval for mixed development on the understanding that the proposed rezoning and future occupancy of the lots would not provide cause to prevent continued operation of the gravel pit currently operated under a quarry permit issued by this Department. The Division also provided updated requirements regarding the assessment and referral requirements for development in proximity to mineral working development.

Services to the site must either meet Town requirement for municipal services or the requirements of the Department of Digital Government and Service NL for onsite services.

The proposed amendment is shown on the Town of Gillams Development Regulation Amendment No. 3, 2026 Map. The CDA zone will be replaced with the Mixed Development and Rural zones.

An associated amendment (No. 3, 2026) to the 2017-2027 Municipal Plan Future Land Use map will also be considered by Council.

PUBLIC CONSULTATION

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. A Notice was posted at Community Mail Boxes and the only business in town a hair salon and published on the Town Facebook page on March 12, 2026.

No submissions were received by the Town.

DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2026.

TEXT CHANGES TO DEVELOPMENT REGULATIONS, 2017-2027

IN SCHEDULE C

FROM:

Zone Title	Zone Symbol
Residential	RES
Mixed Development	MD
Comprehensive Development Area	CDA
Rural	RU
Conservation/Open Space	CON

TO:

Zone Title	Zone symbol
Residential	RES
Mixed Development	MD
Rural	RU

DELETE

ZONE TITLE: COMPREHENSIVE DEVELOPMENT AREA {CDA}

CDA USE CLASSIFICATIONS

Permitted Use Classes

(see Regulation VI-93, and Zone Table Conditions below)

Conservation, Utilities, Maintenance and Operation of Existing Uses.
--

(see Schedules A and B for definitions and examples of above Classes)

Also refer to Town of Gillams Municipal Plan, 2017-2027 Section 3.3: General Land Use Policies, and Section 4.2.3 Comprehensive Development Area Land Use Policies.

CONDITIONS FOR THE COMPREHENSIVE DEVELOPMENT AREA ZONE

a) Comprehensive Development Scheme

The CDA designation of the Municipal Plan and corresponding CDA zone envisions future development of the lands in the subject area, but prevents development from occurring until comprehensive planning and necessary studies or investigations have been carried out. Before any new development is permitted in the form of roads and buildings, a Comprehensive Development Scheme will be prepared in accordance with the Urban and Rural Planning Act and the Municipal Plan, and the area or portions representing phases of the area will be zoned and development standards established accordingly. The CDA shall be processed as a zoning amendment to the Development Regulations to bring the new zoning into legal effect.

SCHEDULE C

General Conditions – All Zones

Referrals and conditions for Permits

(2) Approvals by Provincial and Federal Government Agencies and Departments – Referrals

ADD TO (i)

For development applications near a Mineral Working (quarry)

- 1) For development applications within the 300 metres of a Mineral Working (quarry) operation, the Town shall consult with the Mineral Lands Division on the advisability of allowing the encroachment of the other land use towards the Mineral Working. After consulting with the Mineral Lands Division, the Town may approve a development within 300 metres provided all other requirements of the Town are met.
- 2) Where applicable minimum required distances were observed when originally permitting a Mineral Working, the Mineral Working shall not be discontinued or impeded where the buffer is reduced to less than the required distance(s) due to encroachment of development or zoning boundaries towards the Mineral Working.

For new Mineral Working (quarry)

- 1) The distance of a new Mineral Working site from a Public Highway, a Protected Road and a waterbody or watercourse shall be consistent with the requirements of the provincial government departments with jurisdiction, as communicated through the quarry application referral process administered by the Mineral Lands Division.
- 2) For proposed new Mineral Workings, the Town shall refer the Mineral Lands Division if the following are met:
- 3) with no blasting, crushing, or screening proposed: referral required if another land use is located within 300 metres;
- 4) with blasting, crushing, or screening proposed: referral required if another land use is located within 1000 metres;
- 5) The Town may allow a new Mineral Working (quarry) operation to be established less than the specified referral distance from another land use (300 metres or 1000 metres, as applicable), provided that the Town is satisfied that the Mineral Working shall not adversely affect adjacent uses and after consultation with the Mineral Land Division regarding review of the proposal.
- 6) In reviewing a proposal for a quarry site within the specified referral distance from another land use (300 metres or 1000 metres, as applicable), the Town shall consult

with the Mineral Lands Division in assessing whether, and to what extent, mitigating factors apply. Mitigating factors may include (but may not be limited to):

- a. The distance of the proposed Mineral Working (quarry) from other land uses;
- b. The nature of other land uses in terms of the potential to be adversely affected by a Mineral Working;
- c. Whether quarry operations will be located "below grade" relative to other land uses, which will serve to dampen noise and provide visual screening;
- d. Whether quarry operations will be separated from other land uses by stands of trees located within the line of sight, which will serve to provide visual screening and dampen noise;
- e. Other mitigations proposed by the applicant that are intended to address potential adverse effects or other potential impacts;

SCHEDULE C: RURAL ZONE

Condition 14

FROM

14. Mineral Working

1) Separation from adjacent uses (Quarry buffer)

a) Existing or proposed residential development:

- i. Where no blasting is involved 300 metres**
- ii. Where blasting is involved 1000 metres**

TO

(i) For development applications near a Mineral Working (quarry)

- 1) For development applications within the 300 metres of a Mineral Working (quarry) operation, the Town shall consult with the Mineral Lands Division on the advisability of allowing the encroachment of the other land use towards the Mineral Working. After consulting with the Mineral Lands Division, the Town may approve a development within 300 metres provided all other requirements of the Town are met.**
- 2) Where applicable minimum required distances were observed when originally permitting a Mineral Working, the Mineral Working shall not be discontinued or impeded where the buffer is reduced to less than the required distance(s) due to encroachment of development or zoning boundaries towards the Mineral Working.**

(ii) For new Mineral Working (quarry)

- 1) The distance of a new Mineral Working site from a Public Highway, a Protected Road and a waterbody or watercourse shall be consistent with the requirements of the provincial government departments with jurisdiction, as communicated through the quarry application referral process administered by the Mineral Lands Division.**
- 2) For proposed new Mineral Workings, the Town shall refer the Mineral Lands Division if the following are met:**
- 3) with no blasting, crushing, or screening proposed: referral required if another land use is located within 300 metres;**
- 4) with blasting, crushing, or screening proposed: referral required if another land use is located within 1000 metres;**
- 5) The Town may allow a new Mineral Working (quarry) operation to be established less than the specified referral distance from another land use (300 metres or 1000**

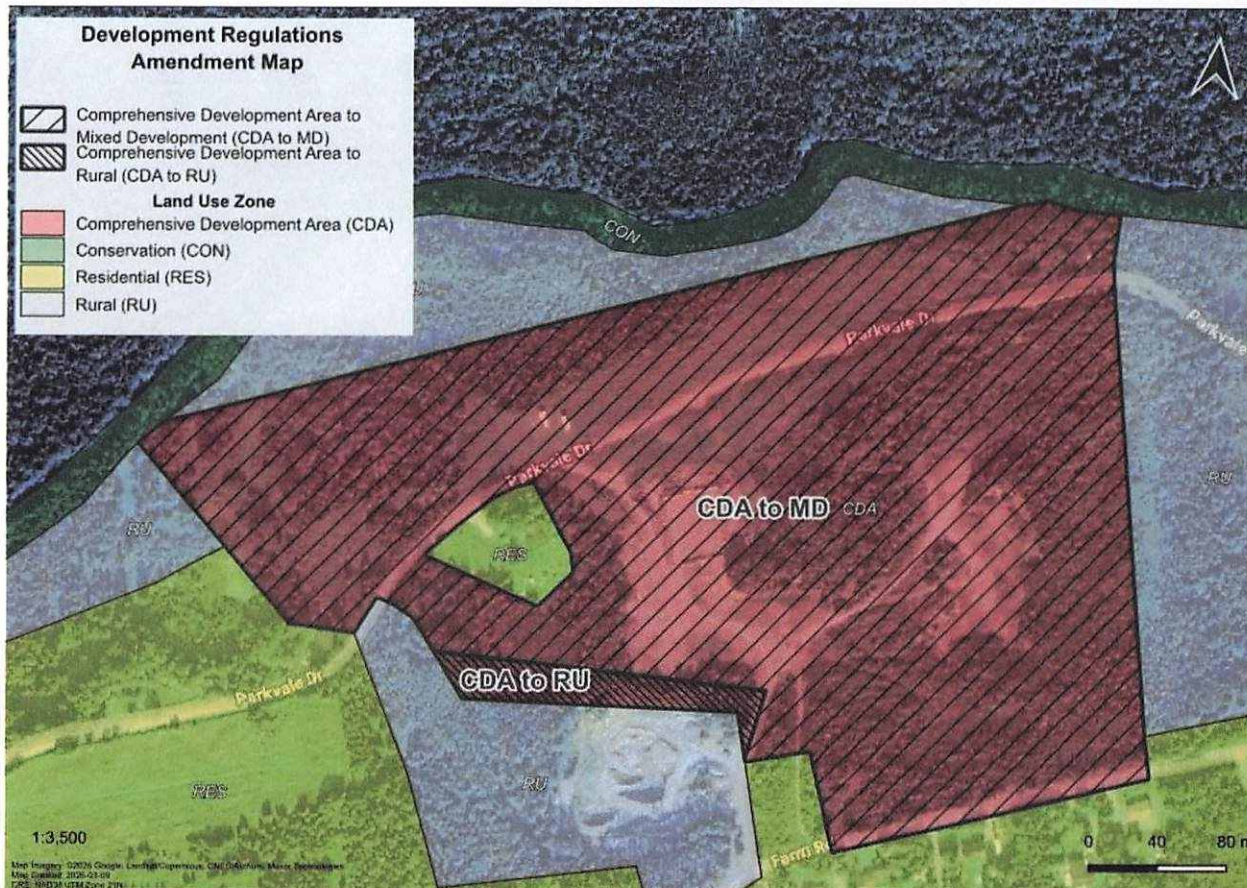
metres, as applicable), provided that the Town is satisfied that the Mineral Working shall not adversely affect adjacent uses and after consultation with the Mineral Land Division regarding review of the proposal.

- 6) In reviewing a proposal for a quarry site within the specified referral distance from another land use (300 metres or 1000 metres, as applicable), the Town shall consult with the Mineral Lands Division in assessing whether, and to what extent, mitigating factors apply. Mitigating factors may include (but may not be limited to):
- a. The distance of the proposed Mineral Working (quarry) from other land uses;
 - b. The nature of other land uses in terms of the potential to be adversely affected by a Mineral Working;
 - c. Whether quarry operations will be located “below grade” relative to other land uses, which will serve to dampen noise and provide visual screening;
 - d. Whether quarry operations will be separated from other land uses by stands of trees located within the line of sight, which will serve to provide visual screening and dampen noise;
 - e. Other mitigations proposed by the applicant that are intended to address potential adverse effects or other potential impacts;

DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2026.

MAP CHANGES TO DEVELOPMENT REGULATIONS, 2017-2027

The Land Use Zoning Map proposed for amendment is as shown on the attached Development Regulations Amendment No. 3, 2026 map.



**Town of Gillams
Development Regulations Amendment
No. 3, 2026**



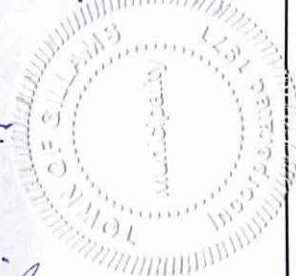
From: Comprehensive Development Area
zone to Mixed Development zone

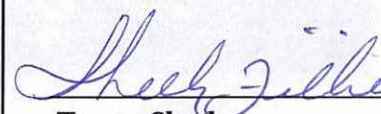


From: Comprehensive Development Area
zone to Rural zone

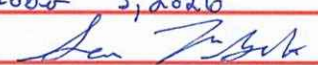
Dated at Gillams
This 28 day of July, 2026


Mayor



 (Town seal)
Town Clerk

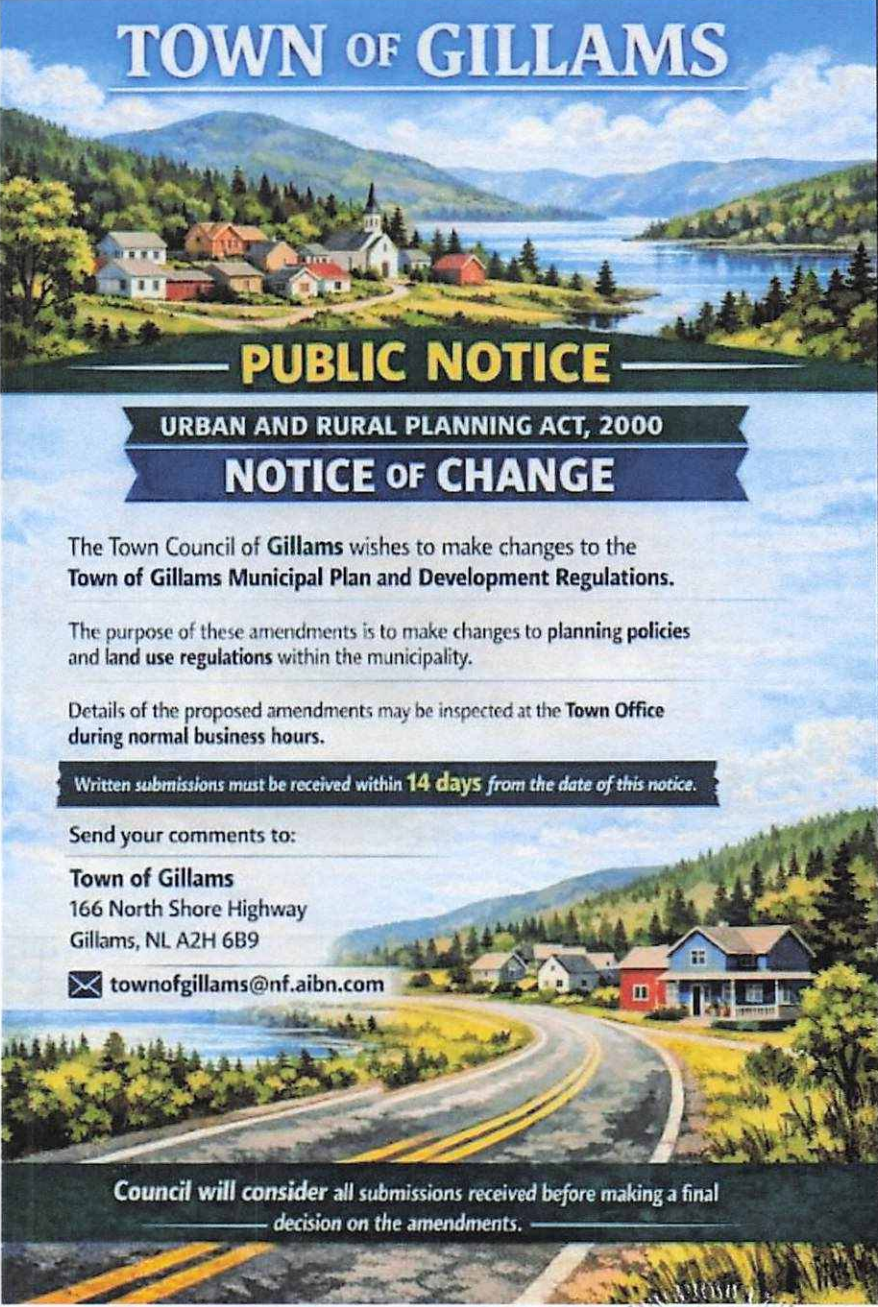
**Development Regulations/Amendment
REGISTERED**

Number 1825 - 0002 - 2026
Date October 5, 2026
Signature 

I CERTIFY THAT THIS DEVELOPMENT
REGULATIONS AMENDMENT HAS BEEN PREPARED
IN ACCORDANCE WITH THE REQUIREMENTS OF
THE URBAN AND RURAL PLANNING ACT, 2000.



NOTICES



TOWN OF GILLAMS

PUBLIC NOTICE

URBAN AND RURAL PLANNING ACT, 2000

NOTICE OF CHANGE

The Town Council of **Gillams** wishes to make changes to the **Town of Gillams Municipal Plan and Development Regulations**.

The purpose of these amendments is to make changes to **planning policies** and **land use regulations** within the municipality.

Details of the proposed amendments may be inspected at the **Town Office** during **normal business hours**.

Written submissions must be received within **14 days** from the date of this notice.

Send your comments to:

Town of Gillams
166 North Shore Highway
Gillams, NL A2H 6B9

✉ townofgillams@nf.aibn.com

Council will consider all submissions received before making a final decision on the amendments.

