

TOWN OF GANDER

**MUNICIPAL PLAN
2019-2029**



MUNICIPAL PLAN AMENDMENT No. 7, 2025

(Housing Accessibility Fund-Phase 1)

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

AMENDMENT No. 7, 2025

TOWN OF GANDER MUNICIPAL PLAN, 2019-2029

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 Amendment No. 7, 2025 to the Town of Gander Municipal Plan on the 21st day of January, 2026;
- b) gave notice of the adoption of the Amendment No. 7, 2025 to the Town of Gander Municipal Plan by posting the notice in the Town Hall and Stadium, and posting the notice on social media: Town of Gander website and Facebook page on February 9, 2026;
- c) set the 25th day of February, 2026, at the Town of Gander Town Hall for the 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 Amendment No. 7, 2025 to the Town of Gander Municipal Plan as adopted.

SIGNED AND SEALED this 2nd day of September, 2026.

Mayor:

[Signature]

Clerk:

[Signature]

Municipal Plan/Amendment

REGISTERED

Number 1760-0033-2026

Date September 18, 2026

Signature [Signature]

(Council Seal)



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 7, 2025

TOWN OF GANDER MUNICIPAL PLAN, 2019-2029

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Gander adopts the Amendment No. 7, 2025 to the Town of Gander Municipal Plan.

Adopted by the Town Council of Gander on the 21st day of January,, 2026.

Signed and sealed this 2nd day of September, 2026.

Mayor:

Clerk:

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 7, 2025 to the Town of Gander Municipal Plan 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 GANDER

TOWN OF GANDER MUNICIPAL PLAN, 2019-2029

MUNICIPAL PLAN AMENDMENT No. 7, 2025

BACKGROUND

The Town Council of Gander wishes to amend its Municipal Plan.

The Town of Gander's population has steadily grown to over 11,800 in recent years as demographic shifts have occurred. Gander is a regional service hub for the more than 80,000 people situated in 130 communities that lie within a 100km radius of the Town. There has been a recent surge in demand for housing post-COVID pandemic and augmented by emerging regional economic opportunities attracting new residents to the town.

As a result, the Town of Gander is undertaking a Housing Modernization Regulatory of regulatory tools and processes, including the Town's 2019-2029 Municipal Plan and Development Regulations in order to are to modernize current housing policies, provide for a broader range of housing options in the community and support housing affordability. After undertaking a Housing Needs Assessment, funding was secured through the federal CMHC Housing Accelerator Fund (HAF) to undertake this work. In addition to updating the regulatory framework, there are specific HAF housing deliverables during the agreement period (2024-2027) including the following targets:

- Housing Supply Growth Target of 200 permitted housing units.
- The related Additional Targets: 68 other multi-residential housing units; 70 'missing middle' units; and, 70 affordable units (35% total growth target).

The proposed amendments represent Phase 1 HAF amendments that support the Town of Gander HAF initiatives. In general terms, these amendments include the following measures:

- Allow multi-unit housing as a permitted use in residential zones provided with a clear definition and development standards

- Allow “Accessory Dwelling Units” as a permitted use in Residential Medium Density (RMD), Residential High Density-1 (RHD-1), Residential High Density-2 (RHD-2) and Residential Rural (RR) zones and provide a clear definition and development standards;

Public Consultation

A public consultation period was held between July 31, 2025 and August 12, 2025.

Interested members of the public were requested to submit correspondence, or ask questions to either John Boland, Planning and Control Technician (Town of Gander), or Anika Bursey, Planner (Tract Consulting Inc.). Both virtual and physical copies of the amendments were made available.

Notices were published as follows:

- Posters were put up at Town Hall Front Counter and Town Hall Outdoor Bulletin Board (100 Elizabeth Drive)
- Social media notification was published on Town of Gander Facebook, X, LinkedIn (@townofgander) and on the Town of Gander website (www.gandercanada.com).

No submissions were received by the Town of Gander.

MUNICIPAL PLAN AMENDMENT No. 7, 2025

TEXT CHANGES TO MUNICIPAL PLAN, 2019-2029:

In Chapter 4.0-LAND USE DESIGNATIONS, the following changes are proposed:

FROM:

4.2 Residential

Areas are designated as Residential to preserve the amenity of existing residential areas and accommodate new housing needs. Existing residential development consists primarily of single detached dwellings. Other types of development include mini-home subdivisions, apartment buildings and double and row house developments.

TO:

Areas are designated as Residential to preserve the amenity of existing residential areas and accommodate new housing needs. Existing residential development consists primarily of single detached dwellings. Other types of development include mini-home subdivisions, apartment buildings and double and row house development, multi-unit housing and garden suites.

FROM:

4.2.4 Residential Low Density Zone

Land Use

(1) Permitted housing the Residential Low Density zone includes single dwellings only.

TO:

4.2.4 Residential Low Density Zone

Land Use

(1) Permitted housing the Residential Low Density zone includes single dwellings and multi-unit housing only.

FROM:

4.2.5 Residential Medium Density Zone

Land Use

(1) Permitted housing the Residential Medium Density zone includes single and double dwellings as well as subsidiary apartments.

TO:

4.2.5 Residential Medium Density Zone

Land Use

(1) Permitted housing the Residential Medium Density zone includes single and double dwellings and multi-unit housing and accessory dwelling units (subsidiary apartments and garden suites).

FROM:

4.2.6 Residential High Density-1 Zone

Land Use

(1) Permitted housing the Residential High Density-1 zone will include single, double and row houses.

TO:

4.2.6 Residential High Density-1 Zone

Land Use

(1) Permitted housing the Residential High Density-1 zone will include single, double and row houses and multi-unit housing, accessory dwelling units (subsidiary apartments and garden suites).

FROM:

4.2.7 Residential High Density-2 Zone

Land Use

(1) Permitted housing the Residential High Density-2 zone will include single, double and row houses, secondary suites and subsidiary apartments.7 Residential High Density-2 Zone.

TO:

4.2.7 Residential High Density-2 Zone

Land Use

(1) Permitted housing the Residential High Density-2 zone will include single, double and row houses, and multi-unit housing and accessory dwelling units (subsidiary apartments and garden suites).

FROM:

4.2.8 Residential Mini-Home Zone

Land Use

(1) Permitted housing in the Residential Mini-home zone will include mini-homes.

TO:

4.2.8 Residential Mini-Home Zone

Land Use

(1) Permitted housing in the Residential Mini-home zone will include mini-homes and multi-unit housing.

FROM:

4.2.9 Residential Rural Zone

Land Use

(1) Permitted housing the Residential Rural zone include single dwellings, secondary suites and subsidiary apartments.

TO:

4.2.9 Residential Rural Zone

Land Use

(1) Permitted housing the Residential Rural zone include single dwellings, and multi-unit housing and accessory dwelling units (subsidiary apartments and garden suites).

FROM:

4.5.4 Tourism Recreation Zone

Land Use

(5) At Council's discretion, an accessory dwelling to a main use if it is deemed necessary for the operation and/or security of that use.

TO:

4.5.4 Tourism Recreation Zone

Land Use

(5) At Council's discretion, an apartment above permitted use and accessory dwelling unit to a main use if it is deemed necessary for the operation and/or security of that use.

FROM:

4.10.3 Rural Zone

Land Use

(4) At its discretion, Council may permit a dwelling that is accessory to a permitted main use such as a farm provided that the dwelling is necessary to the feasible operation of that main use.

TO:

4.10.3 Rural Zone

Land Use

(4) At its discretion, Council may permit a single detached dwelling or accessory dwelling unit (that may include farm worker accommodation) that is accessory to a permitted main use such as a farm provided that the dwelling is necessary to the feasible operation of that main use.

In Table 4-3: Residential Designation-Land Use Zones

FROM:

Zone	Intent	Application
Residential Low Density	Recognize existing and accommodate future low-density neighbourhoods of single-detached dwellings	Existing neighbourhoods and future subdivisions.
Residential Medium Density	Recognize existing and accommodate future medium-density neighbourhoods of predominately single-detached dwellings and also double and multi-unit dwellings.	Existing neighbourhoods and future subdivision.
Residential High Density-1	Recognize existing and accommodate future high-density developments including single dwellings, apartment buildings, double dwellings and row housing.	Existing high-density single-dwelling neighbourhoods as well as future single and multi-unit developments.
Residential High Density-2	Recognize existing and accommodate future high-density developments including apartment buildings, double dwellings, row housing and residential care and retirement housing.	Scattered existing high-density housing areas as well as new development.
Residential Mini-Home	Recognize existing mini-home neighborhoods and accommodate needs for future mini-home and tiny home developments.	Existing mini-home neighbourhoods and new subdivision for mini-homes and tiny houses.
Residential Rural	Recognize existing rural residential development and provide for limited complementary commercial uses and agriculture.	Existing and future unserviced residential and compatible uses on Maeë Road and Gander Bay Road.

TO:

Zone	Intent	Application
Residential Low Density	Recognize existing and accommodate future low-density neighbourhoods of single-detached dwellings, and multi-unit housing	Existing neighbourhoods and future subdivisions.
Residential Medium Density	Recognize existing and accommodate future medium-density neighbourhoods of predominately single-detached dwellings and also double and multi-unit housing.	Existing neighbourhoods and future subdivision.
Residential High Density-1	Recognize existing and accommodate future high-density developments including single dwellings, apartment buildings, double dwellings and row housing dwellings and multi-unit housing	Existing high-density single-dwelling neighbourhoods as well as future single and multi-unit developments.
Residential High Density-2	Recognize existing and accommodate future high-density developments including apartment buildings, double dwellings, row housing dwellings and multi-unit housing and residential care and retirement housing.	Scattered existing high-density housing areas as well as new development.
Residential Mini-Home	Recognize existing mini-home neighborhoods and accommodate needs for future mini-home and tiny home developments dwellings and multi-unit housing	Existing mini-home neighbourhoods and new subdivision for mini-homes and tiny houses.
Residential Rural	Recognize existing rural residential development dwellings and provide for multi-unit housing limited complementary commercial uses and agriculture.	Existing and future unserved residential and compatible uses on Mae Road and Gander Bay Road.