TOWN OF GILLAMS

MUNICIPAL PLAN
2017-2027

ESTABLISHED CIRCA 1780 TOWN OF GILLAMS INCORPORATED 1971

MUNICIPAL PLAN 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 MUNICIPAL PLAN, 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 Municipal Plan on June 3, 2026.

b) gave notice of the adoption of the Amendment No. 3, 2026 to the Town of Gillams Municipal Plan 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 Municipal Plan as adopted (or as amended as follows).

SIGNED AND SEALED this 28 day of July, 2026.

Mayor: _____

Town Clerk: _____

(Council Seal)

Municipal Plan/Amendment
REGISTERED
Number 1825-0002-2026
Date October 5, 2026
Signature _____

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 3, 2026

TOWN OF GILLAMS MUNICIPAL PLAN, 2017-2027

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 Town of Gillams Municipal Plan.

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

Signed and sealed this 28 day of July, 2026.

Mayor: Charlotte Lahaie

Town Clerk: Shelly Dillon

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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

ANNA MYERS CANADIAN INSTITUTE OF PLANNERS INSTITUT CANADIEN DES URBANISTES MCIP MICU

A Myers

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

TOWN OF GILLAMS
MUNICIPAL PLAN AMENDMENT
AMENDMENT No. 3, 2026

BACKGROUND

The Town Council of Gillams wishes to amend its Municipal Plan. The proposed amendment seeks to change the 2017-2027 Municipal Plan text and Future Land Use 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 on Parkvale Drive and extends to Farm Road, which is a publicly maintained road.

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. The Town of Gillams is committed to protecting and maximizing the orderly development of the limited future residential area identified in the CDA.

The proposed changes are consistent with the Town goal regarding housing and policy regarding the residential and mixed development uses:

> **Goal 2 Housing** - Encourage the development of good quality, appropriate quantity and mix of housing types to address the needs of local residents especially seniors.
>
> **Policy MD-2:** It shall be a policy of Council to permit residential uses in the form of single dwellings with subsidiary apartments/granny flats, and double dwellings as the primary use within the Mixed Use designation. Council may permit on a discretionary basis, a wider range of higher density residential uses it deems appropriate, where such uses are determined to be compatible with the existing rural - residential nature of the community. Examples of such uses include: seniors' housing and retirement developments and care homes as row housing or apartment

form provided that the sites are either on municipal water and sewer or can meet the requirements of Service NL for an un-serviced site.

Policy MD-5: It shall be a policy of Council to permit the use of a modular home as a permanent residence that is certified as meeting construction standards set by the Canadian Standards Association (CSA) subject to terms and conditions outlined in Schedule C of the Development Regulations.

Policy MD-6: It shall be a policy of Council to permit as a discretionary use, on an existing residential lot, the development of a dwelling unit known as a garden suite, intended for the sole occupancy of not more than two senior adults who are related to the owner/occupier of the principle residence, and subject to terms and conditions outlined in Schedule C of the Development Regulations. In such cases, Council must be satisfied that:

(a) The lot that has standard frontage on a publicly maintained road;
(b) Municipal water and sewer services can be provided to the development;
(c) Adequate access is provided to the lot; and
(d) Development will not prejudice the future use of adjacent lands.

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 the 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.

Council is also considering amendments to the 2017-2027 Development Regulations Land Use Zoning map that will allow for mixed development at this site. The CDA designation will be replaced with the Mixed Development and Rural designations.

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.

TEXT CHANGES TO MUNICIPAL PLAN, 2017-2027

FROM:

Objective B

Encourage new and infill development in the areas of the town with existing water and sewer services that have capacity, or where these services can be easily and efficiently provided.

TO:

Objective B

Encourage new and infill development in the areas of the town with existing water and sewer services that have capacity, or where these services can be easily and efficiently provided; and allow for onsite services for residential development in areas where it is economically not feasible to provide municipal services.

FROM:

Objective D

Ensure that access and rights-of-way are created to connect existing serviced areas to Comprehensive Development Areas (CDAs) where the cost of extending services is feasible.

TO:

Objective D

Ensure that access is provided to back lands in areas of undeveloped land that are proposed for subdivision as a condition for residential subdivision and that rights-of-way are created to connect existing serviced areas are provided where the cost of extending services is feasible.

FROM:

Policy G-1:

It shall be a policy of Council to direct new development in accordance with the Future Land Use Map, as amended from time to time, and in accordance with the policies of this Plan. Generally speaking, new residential development will be located in areas of Town that can be easily and economically serviced. New commercial development will be concentrated along Route 440 and where it meets Farm Road in lands designated for Mixed Development.

TO:

Policy G-1:
It shall be a policy of Council to direct new development in accordance with the Future Land Use Map, as amended from time to time, and in accordance with the policies of this Plan. Generally speaking, new residential development will be located in areas of Town that can be easily and economically serviced; however, for areas where extension of municipal services is not feasible, onsite services may be provided in compliance with provincial regulations. New commercial development will be concentrated along Route 440 and where it meets Farm Road in lands designated for Mixed Development.

FROM:

4.2 SPECIFIC LAND USE POLICIES

The land resources of the Gillams Planning Area shall be managed in accordance with the proposed land uses shown on the Future Land Use Map and the land use policies of this Municipal Plan.

Land use designations include:

- Residential
- Mixed Development
- Comprehensive Development Area
- Rural
- Conservation

TO:

The land resources of the Gillams Planning Area shall be managed in accordance with the proposed land uses shown on the Future Land Use Map and the land use policies of this Municipal Plan.

Land use designations include:

- Residential
- Mixed Development
- Rural
- Conservation

DELETE:

4.2.3 Comprehensive Development Area (CDA) Land Use Policies

General Intent

A Comprehensive Development Area has been set aside to ensure the availability of land for controlled future residential growth and expansion of the town. Council has identified an area of 40 acres of vacant land off Farm Road where it will require a development scheme to be approved before development will be permitted to proceed. This Comprehensive Development Area is identified on the Future Land Use Map and is subject to the terms and conditions contained in the Development Regulations.

Policy CDA-1: The area designated as Comprehensive Development Area on the Future Land Use Map, shall be further categorized on the Land Use Zoning Map as the following zone: Comprehensive Development Area - CDA. The requirements of this zone are outlined in the Schedule C of the Development Regulations.

Policy CDA-2: It shall be a policy of Council to permit existing non-conforming uses to continue subject to section 108 of the Urban and Rural Planning Act.

Policy CDA-3: It shall be a policy of Council to permit Conservation, Utilities, Maintenance and Operation of Existing Uses in the Comprehensive Development Area.

Policy CDA-4: It shall be a policy of Council to require that the proponent of a proposed development prepare a Development Scheme in compliance with Section 29 of the Urban and Rural Planning Act, 2000, before any development is permitted in a Comprehensive Development Area.

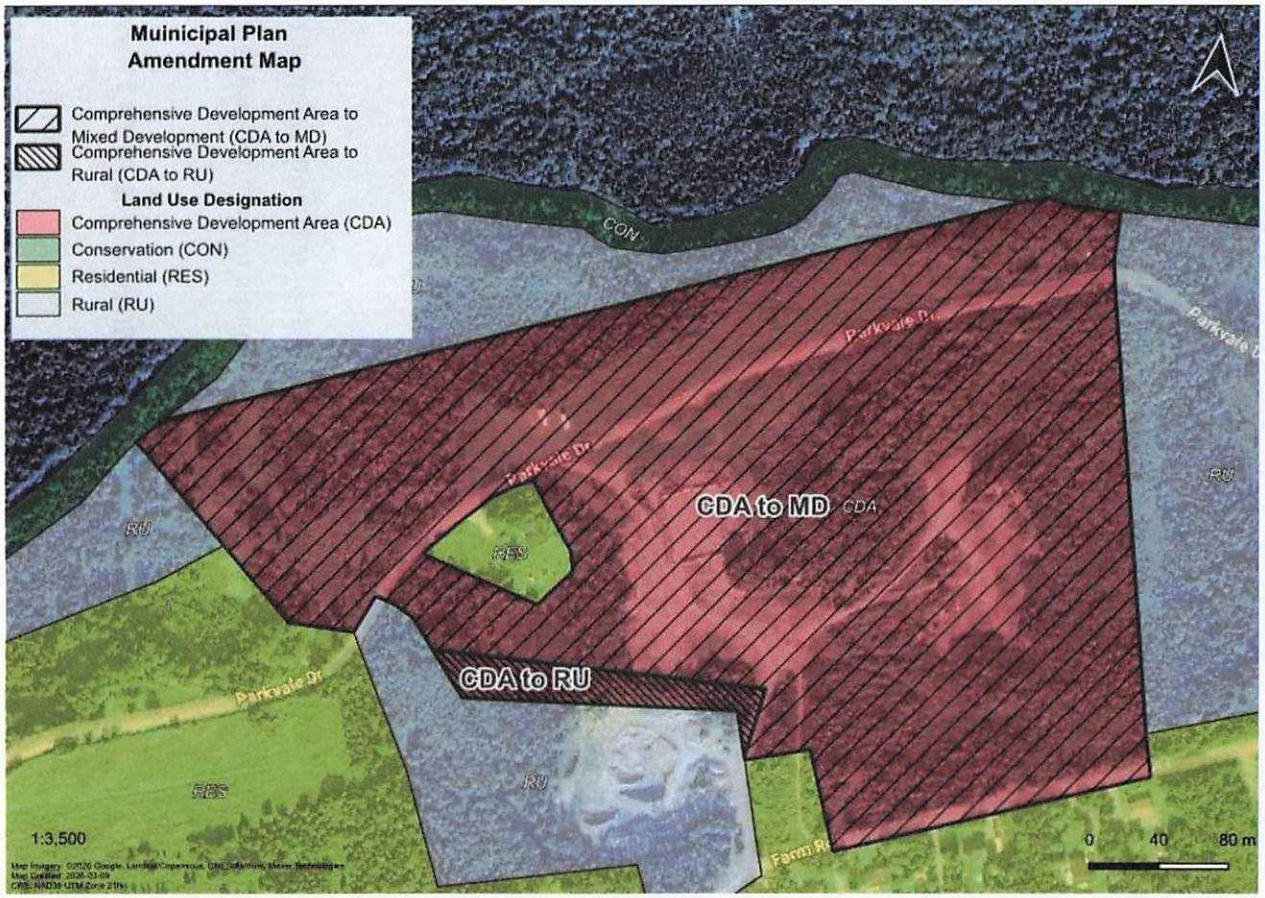
Policy CDA-5: It shall be a policy of Council to require that any Comprehensive Development Area be rezoned to the appropriate land use designation before it is developed for any subdivision or other development beyond that permitted under this section of the Plan.

Policy CDA-6: It shall be a policy of Council that the boundaries of all Comprehensive Development Areas be set out more precisely when a Development Scheme is to be prepared.

Policy CDA-7: It shall be a policy of Council to preserve road access points to a Comprehensive Development Area, as outlined on the Future land Use Map.

MAP CHANGES TO MUNICIPAL PLAN, 2017-2027

The Municipal Plan's Future Land Use Map proposed for amendment is as shown on the attached Municipal Plan Amendment No. 3, 2026 Map.



Municipal Plan/Amendment

REGISTERED

Number 1825-0002-2026

Date October 5, 2026

Signature

Town of Gillams
Municipal Plan
Amendment No. 3, 2026

CDA to MD

From: Comprehensive Development Area
to Mixed Development

CDA to RU

From: Comprehensive Development Area
to Rural

Dated at Gillams
This 28 day of July, 2026

Mayor

Town Clerk **(Town seal)**

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

ANNA MYERS
CANADIAN INSTITUTE OF PLANNERS
INSTITUT CANADIEN DES URBANISTES
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