



**Town of
Gander**

**Land Use Zoning, Subdivision and Advertisement
(Development Regulations)
Amendment No. 1, 2022**

Prepared by the

Town of
Gander



February 10, 2022

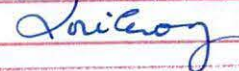
**Urban and Rural Planning Act
Resolution to Adopt
Town of Gander
Development Regulations
Amendment No. 1, 2022**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Gander adopts the Gander Development Regulations Amendment No. 1, 2022.

Adopted by the Town Council of Gander on the 16th day of February, 2022.

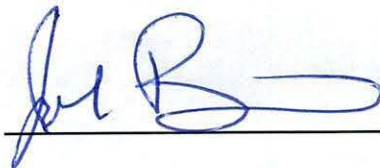
Signed and sealed this 21st day of February, 2022.

Mayor: 
Clerk: 

Development Regulations/Amendment	
REGISTERED	
Number	<u>1760-2022-001</u>
Date	<u>March 10, 2022</u>
Signature	<u></u>

Canadian Institute of Planners Certification

I certify that the attached Development Regulations amendment has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.





Town of Gander

Development Regulations Amendment

No. 1, 2022

Purpose

The proposed Development Regulations Amendment No. 1, 2022 will remove condition:

“9.9.2 Industrial Uses

A light or general industrial use, if permitted at Council’s discretion, will be limited to one that involves the assembly of component parts and will not involve chemical processes that might result in the emission of gases, use of high volumes of water, or generate significant truck traffic”.

respecting the Discretionary Uses classifications of Light Industry and General Industry in the **Commercial General** Use Zone Table.

Council is proposing this condition be removed from **Commercial General** use zone table, thereby permitting more flexibility and a broader range of Light and General Industry type uses in Commercial General zones

Public Consultation

During the preparation of this amendment, Council undertook the following initiatives so that individuals and groups could provide input.

Advertisements were placed on the Town of Gander Website, Facebook, Twitter, local television and local radio stations for a period of two weeks, indicating Council’s intention to amend the Development Regulations and inviting comments and representation.

There were two (2) pieces of representation received by the deadline date of Friday, February 4, 2022. Council reviewed the correspondence and felt that all concerns could be met, due to the uses being at the discretion of Council.

Amendment No. 1, 2022

The Gander Land Use Zoning, Subdivision and Advertisement (Development) Regulations shall be amended as follows:

Remove condition "**9.9.2 Industrial Uses**

A light or general industrial use, if permitted at Council's discretion, will be limited to one that involves the assembly of component parts and will not involve chemical processes that might result in the emission of gases, use of high volumes of water, or generate significant truck traffic". from the list of conditions in the **Commercial General Use Zone Table**.