



Town of Gander
Development Regulations Amendment No. 3, 2022

**Adds Drinking Establishment as
a Discretionary Use in the Industrial General Zone**

**Prepared for the Town of Gander
By Baird Planning Associates**

John Baird, MCIP



**Urban and Rural Planning Act
Resolution to Adopt**


**Town of Gander
Development Regulations Amendment No. 3, 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. 3, 2022.

Adopted by the Town Council of Gander on the 31st day of August 2022.


Signed and sealed this 4th day of October, 2022.

Mayor: 

Clerk: 

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*.


John Baird, MCIP



Development Regulations/Amendment	
REGISTERED	
Number	<u>1760-2022-003</u>
Date	<u>5 DECEMBER 2022</u>
Signature	<u></u>

**Urban and Rural Planning Act
Resolution to Approve**

**Town of Gander
Development Regulations Amendment No. 3 2022**

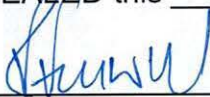
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Gander

- a) Adopted the Gander Development Regulations Amendment No. 3, 2022 on the 31st day of August 2022.
- b) Gave notice of the adoption of the Gander Development Regulations Amendment No. 3, 2022 by advertisement posted beginning on the 9th day of September 2022 as follows:
 - (i) On Council's website
 - (ii) On Council's Facebook and Twitter accounts
 - (iii) On local radio stations and community television channel
- c) Set the 28th day of September 2022 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 Development Regulations Amendment No. 3, 2022, as adopted

SIGNED AND SEALED this 4th day of October, 2022.

Mayor:



Clerk:



Town of Gander

Development Regulations Amendment No. 3, 2022

Background

Amendment No. 3 to the Gander Development Regulations is enacted to complement Gander Municipal Plan Amendment No. 2, 2022.

Council proposes to amend the Gander Development Regulations to add “drinking establishment” as a discretionary use in the Industrial General zone. This will correspond to the proposed change to Section 4.4.7 of the Municipal Plan, which adds “drinking establishment” as a discretionary use in the Industrial designation.

This proposal relates to an application to relocate an existing lounge at 57 McCurdy Drive, which is in the Commercial General zone, directly across the street to 58 McCurdy Drive, which is in the Industrial General zone. Council has deemed that this establishment would be compatible at this location, and that other sites in this industrial area might also be appropriate for this type of development.

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. 2, to the Gander Municipal Plan, included an advertisement on the Town of Gander website from July 14 to July 27, 2022, stating Council’s intention to amend the Municipal Plan and Development Regulations and indicating the time and date of a briefing session. Additionally, advertisements were placed on the Town of Gander Facebook and Twitter pages and local television and radio stations for a period of two weeks.

A Public Briefing session was scheduled in the Council Chambers at the Town Hall on July 27, 2022, commencing at 2:00pm. There were no attendees exclusive of Council and staff. No objections or other issues were raised during the Public Consultation.

Development Regulations Amendment No. 3, 2022

Town of Gander Development Regulations are amended as follows:

Section 9.14 - Industrial General (IG) Zone

ADD “Drinking Establishment” as a Discretionary Use Class in the Industrial General (IG) Use Zone Table.