



**Town of Gander**  
**Development Regulations Amendment**  
**No. 2, 2022**

**Rezones Land at 10 Carr Crescent and 175 Baird Place  
From Commercial General to Industrial General**

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

**John Baird, MCIP**



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

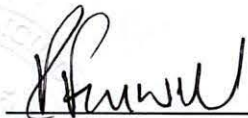
**Town of Gander  
Development Regulations Amendment No. 2, 2022**

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. 2, 2022.

Adopted by the Town Council of Gander on the 31<sup>st</sup> day of August 2022.

Signed and sealed this 4<sup>th</sup> 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

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

**Town of Gander  
Development Regulations Amendment No. 2, 2022**

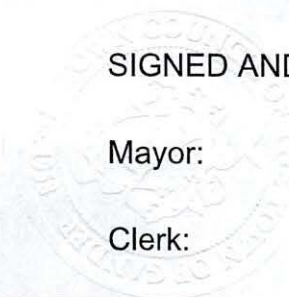
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Gander

- a) Adopted the Gander Development Regulations Amendment No. 2, 2022 on the 31<sup>st</sup> day of August 2022.
- b) Gave notice of the adoption of the Gander Development Regulations Amendment No. 2, 2022 by advertisement posted beginning on the 9<sup>th</sup> day of September 2022 as follows:
  - (i) On Council's website ([www.gandercanada.com](http://www.gandercanada.com))
  - (ii) On Council's Facebook and Twitter accounts
  - (iii) On local radio stations and community television channel
- c) Set the 28<sup>th</sup> 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. 2, 2022, as adopted

SIGNED AND SEALED this 4<sup>th</sup> day of October, 2022.

Mayor:

  
[Signature]

Clerk:

[Signature]

Development Regulations / Amendment

**REGISTERED**

Number 1760-2022-002

Date 5 DECEMBER 2022

Signature [Signature]

# **Town of Gander**

## **Development Regulations Amendment No. 2, 2022**

### **Background**

Amendment No. 2 to the Gander Development Regulations is enacted to comply with Gander Municipal Plan Amendment No. 1, 2022, which changes the designation of two sites at 175 Baird Place and 10 Carr Crescent from Commercial to Industrial.

Currently both sites are zoned **Commercial General** and are proposed for rezoning to **Industrial General**.

The rezoning of the Baird Place parcel will accommodate a proposed laydown yard for a construction company. Due to a street realignment in the area, the change will complement surrounding industrial uses along the remaining portion of Baird Place.

The rezoning of the Carr Crescent parcel will facilitate the sale of this land for an industrial purpose. This site was previously amended from Industrial General to Commercial General to accommodate a service business. The change back to Industrial General will better harmonize the property's use with existing industrial uses in the surrounding area.

The amendment rezones the following parcels of land from **Commercial General (CG)** to **Industrial General (IG)**:

- Approximately 0.75 hectares at 175 Baird Place
- Approximately 0.40 hectares at 10 Carr Crescent

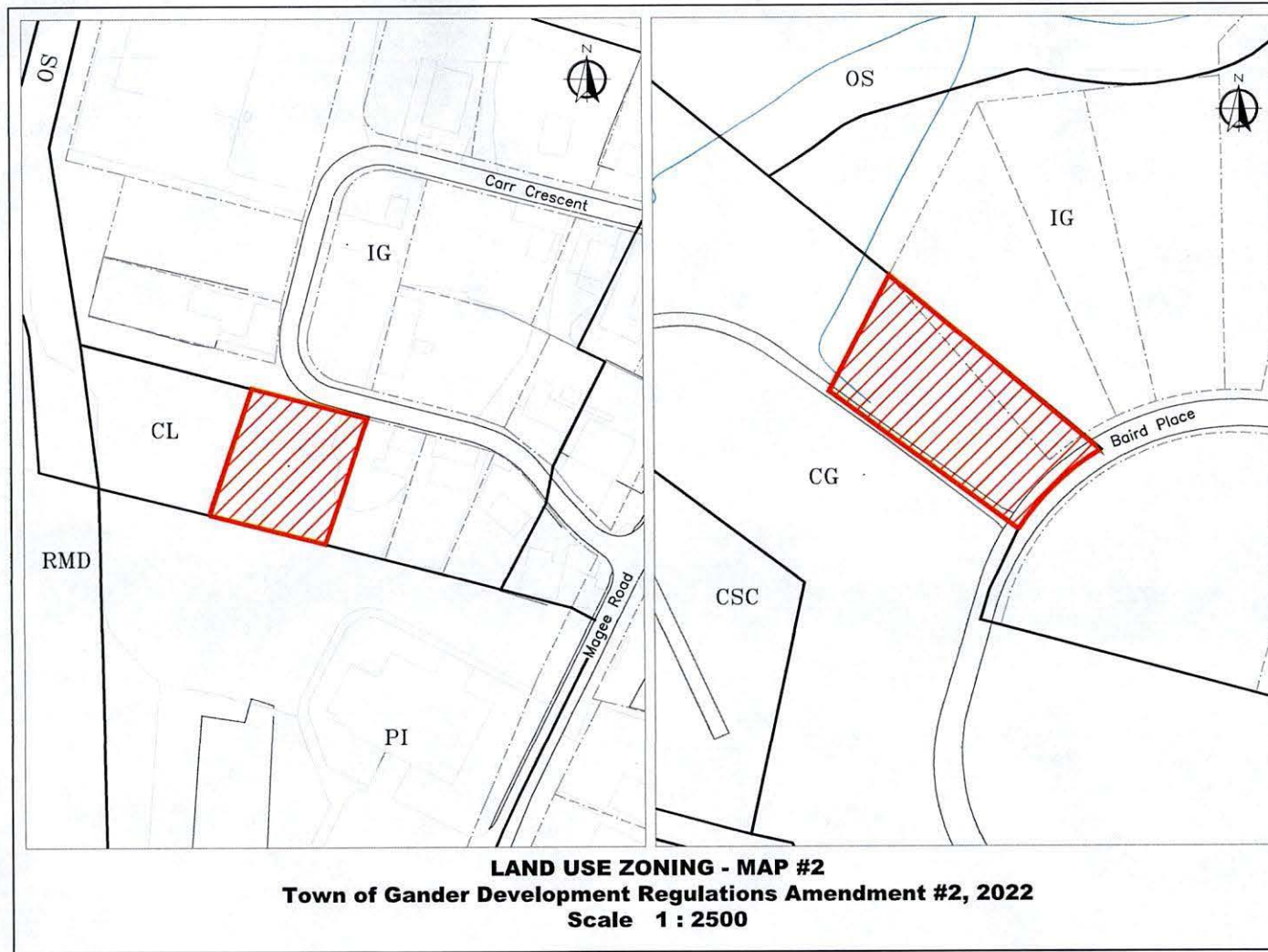
### **Public Consultation**

Public notice of the proposed amendment, along with corresponding Amendment No. 1 to the Gander Municipal Plan, included an advertisement on the Town of Gander website from February 25 to March 11, 2022, indicating Council's intention to amend the Development Regulations and indicating the time and date of the 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.


The Public Briefing session was scheduled in the Council Chambers at the Town Hall on March 15, 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. 2, 2022**

Gander Land Use Zoning Map 2 is amended as shown on the following page.



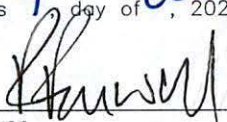
**TOWN OF GANDER**  
**TOWN OF GANDER DEVELOPMENT**  
**REGULATIONS**  
 Development Regulations Amendment #2, 2022


 Commercial General (CG) to Industrial General (IG)

Scale 1 : 2500

Dated at Gander, Newfoundland and Labrador

This 4 day of Oct, 2022

  
 Mayor

  
 Town Clerk

CANADIAN INSTITUTE OF PLANNERS  
 CERTIFICATION

I certify that the attached Development Regulations Amendment No. 2, 2022 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP: 

Development Regulations / Amendment  
**REGISTERED**

Number 1760-2022-002

Date 5 DECEMBER 2022

Signature 

