



**Town of Gander
Municipal Plan Amendment
No. 1, 2022**

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

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

John Baird, MCIP



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

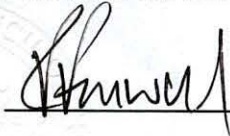
**Town of Gander
Municipal Plan Amendment No. 1, 2022**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Gander adopts Municipal Plan Amendment No. 1, 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:

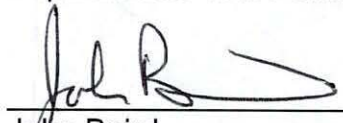


Clerk:



Canadian Institute of Planners Certification

I certify that the attached Municipal Plan have been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.



John Baird



Urban and Rural Planning Act Resolution to Approve

Town of Gander Municipal Plan Amendment No. 1, 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 Municipal Plan Amendment No. 1, 2022 on the 31st day of August 2022.
- b) Gave notice of the adoption of the Gander Municipal Plan Amendment No. 1, 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 Municipal Plan Amendment No. 1, 2022, as adopted.

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

Mayor: _____

Clerk: _____

Municipal Plan / Amendment	
REGISTERED	
Number	<u>1760-2022-001</u>
Date	<u>5 DECEMBER 2022</u>
Signature	<u>[Signature]</u>

Town of Gander

Municipal Plan Amendment No. 1, 2022

Introduction

The Town of Gander, incorporated in 1958, adopted a Municipal Plan and Development Regulations in 2021. The Town now wishes to amend the Municipal Plan and this report has been prepared to explain the proposed changes, and to serve as a basis for consideration by the general public before they are approved by Council and submitted to the Minister of Municipal Affairs for registration.

Background

The Town Council proposes to amend the Gander Municipal Plan to change the Future Land use designation of two land parcels at 175 Baird Place and 10 Carr Crescent from **Commercial** to **Industrial**. The Baird Place parcel is approximately 0.75 hectares in area and the Carr Crescent parcel approximately 0.4 hectares in area.

The two parcels are currently located in the Commercial designation in the Municipal Plan and in the Commercial General zone in the Development Regulations. Section 4.3.1 of the Municipal Plan states that land is designated Commercial to allow for a range of commercial uses including retail, service, and light industrial uses.

The redesignation 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 also complement surrounding industrial uses along the remaining portion of Baird Place.

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

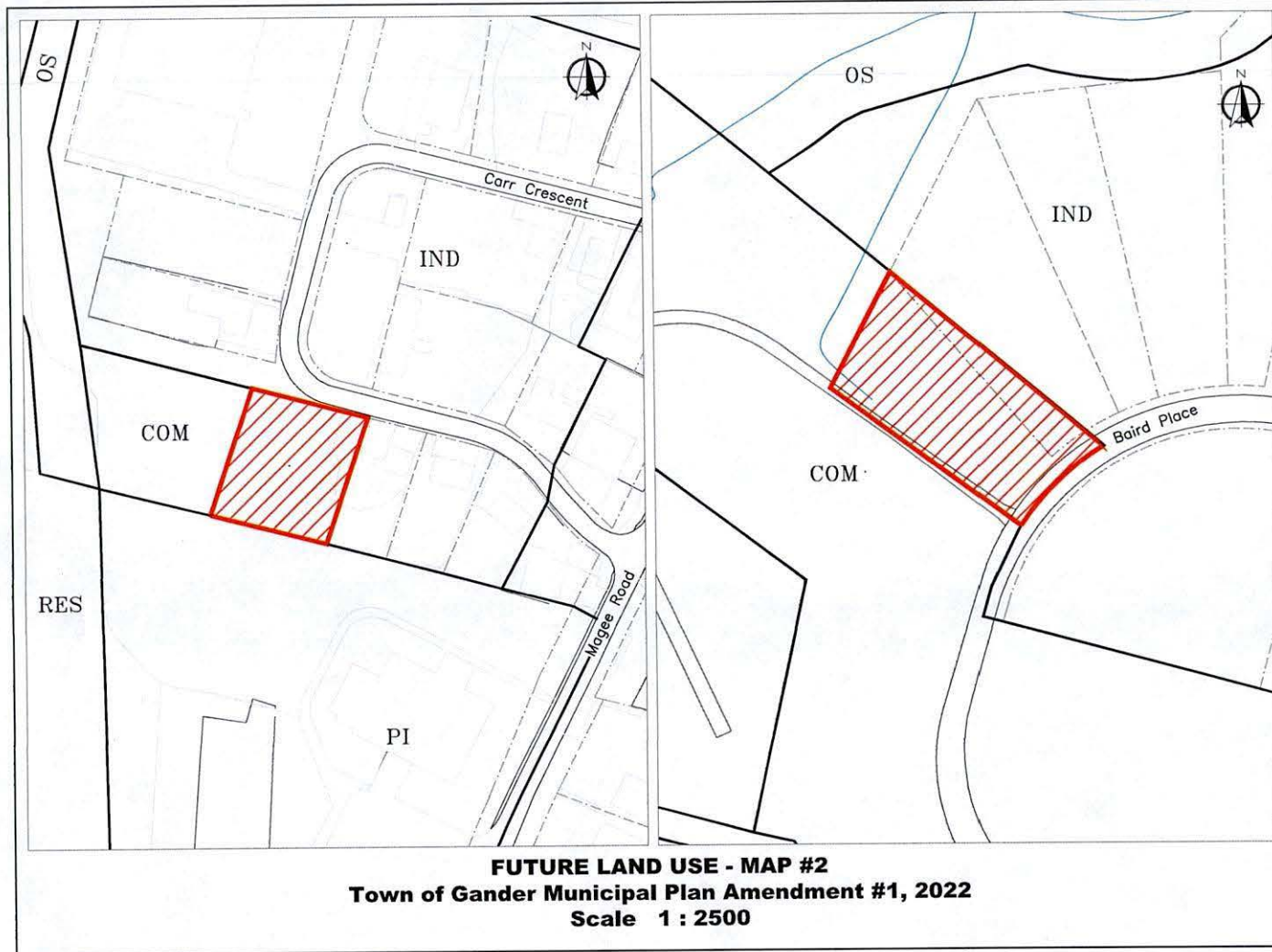
Public Consultation

Public notice of the proposed amendment, along with corresponding Amendment No. 2, to the Gander Development Regulations, included an advertisement on the Town of Gander website from February 25 to March 11, 2022, indicating Council's intention to amend the Municipal Plan 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.

A 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.

Gander Municipal Plan Amendment No. 1, 2022

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



TOWN OF GANDER
TOWN OF GANDER MUNICIPAL PLAN
 Municipal Plan Amendment #1, 2022

Commercial (COM) to Industrial (IND)

Scale 1 : 2500

Dated at Gander, Newfoundland and Labrador

This 4 day of oct, 2022

[Signature]
 Mayor

[Signature]
 Town Clerk

CANADIAN INSTITUTE OF PLANNERS
 CERTIFICATION

I certify that the attached Municipal Plan Amendment No. 1, 2022 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP: [Signature]

Municipal Plan / Amendment
REGISTERED

Number 1760-2022-001

Date 5 DECEMBER 2022

Signature [Signature]

