



Town of Gander Municipal Plan Amendment No. 2, 2022

Adds Drinking Establishment as a Discretionary Use in the Industrial Designation

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

John Baird, MCIP



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

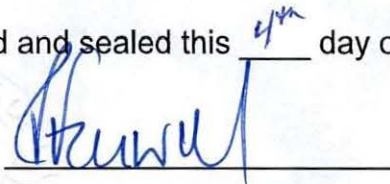
**Town of Gander
Municipal Plan Amendment No. 2, 2022**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Gander adopts Municipal Plan Amendment No. 2, 2022.

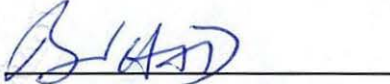
Adopted by the Town Council of Gander on the 31st day of August 2022.

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

**Municipal Plan/Amendment
REGISTERED**

Number 1760-2022-002
Date 5 DECEMBER 2022
Signature [Handwritten Signature]



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

**Town of Gander
Municipal Plan 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 Municipal Plan Amendment No. 2, 2022 on the 31st day of August 2022.
- b) Gave notice of the adoption of the Gander Municipal Plan Amendment No. 2, 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.

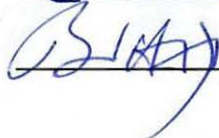
Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Gander approves the Gander Municipal Plan Amendment No. 2, 2022, as adopted.

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

Mayor:



Clerk:



Town of Gander

Municipal Plan Amendment No. 2, 2022

Introduction

The Town of Gander, incorporated in 1958, adopted a Municipal Plan and Development Regulations in 2009. 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

Council proposes to amend the Gander Municipal Plan to add “drinking establishment” as a discretionary use in the Industrial designation. A corresponding amendment to the Development Regulations will add ‘drinking establishment’ as a Discretionary Use Class in the Industrial General zone.

This proposal relates to an application to relocate an existing lounge at 57 McCurdy Drive, which is in the Commercial designation, directly across the street to 58 McCurdy Drive, which is in the Industrial designation. 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.

Council therefore proposes to amend the Municipal Plan to provide it with discretionary authority to consider applications for drinking establishments in the Industrial designation and correspondingly in the Industrial General zone of the Development Regulations.

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. 3, to the Gander Development Regulations, included an advertisement on the Town of Gander website from July 14 to July 27, 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 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.

Amendment No. 2, 2022

Gander Municipal Plan, 2019 - 2029, is amended as follows.

1. Section 4.4.7 - Industrial General Zone (page 38)

Under the heading, Land Use,

DELETE the following clause:

- (4) Uses that may be permitted at Council's discretion include crematoriums, crop agriculture, emergency services, general services, hazardous industry, lumber yards, recreational open space, recycling depots, recycling facilities, salvage yards and waste transfer stations.

AND REPLACE WITH the following:

- (4) Uses that may be permitted at Council's discretion include crematoriums, crop agriculture, emergency services, general services, hazardous industry, lumber yards, recreational open space, recycling depots, recycling facilities, salvage yards, waste transfer stations, **and drinking establishments.**"