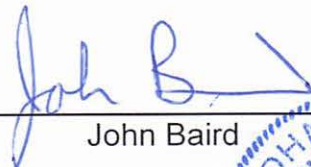




Town of Gander
Municipal Plan Amendment
No. 4, 2023

Prepared for the Town of Gander
By Baird Planning Associates

July, 2023


John Baird



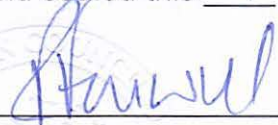
Urban and Rural Planning Act Resolution to Adopt Town of Gander Municipal Plan Amendment No. 4, 2023

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Gander adopts Municipal Plan Amendment No. 4, 2023.

Adopted by the Town Council of Gander on the 7th day of June, 2023.

Signed and sealed this 7 day of July, 2023.

Mayor:

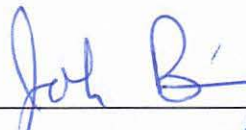



Clerk:



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*.





Municipal Plan/Amendment	
REGISTERED	
Number	<u>1760-2023-003</u>
Date	<u>3 Aug 2023</u>
Signature	<u>[Handwritten Signature]</u>

Union and Joint Planning Act
Reservation to A Joint
Town of Gander
Municipal Plan Amendment
No. 2023

The purpose of this amendment is to provide for the joint planning and reservation of land for the Town of Gander and the Union of Gander.

This amendment is necessary to ensure that the land is reserved for the purposes of the Union of Gander and the Town of Gander.

The amendment is proposed to be adopted by the Council of the Town of Gander and the Council of the Union of Gander.



Approved by the Council of the Town of Gander on this _____ day of _____, 2023.

Approved by the Council of the Union of Gander on this _____ day of _____, 2023.

Municipal Plan Amendment	
REGISTERED	
Number _____	_____
Date _____	_____
Signature _____	_____



Urban and Rural Planning Act Resolution to Approve Town of Gander Municipal Plan Amendment No. 4, 2023

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. 4, 2023 on the 7th day of June, 2023.
- b) Gave notice of the adoption of the Gander Municipal Plan Amendment No. 4, 2023 by advertisement posted beginning on the 13th day of June, 2023 as follows:
 - (i) On the Town's website (www.gandercanada.com) commencing June 13, 2023
 - (ii) Local Paper (Central voice) June 21 and 28, 2023
- c) Set the 6th day of July, 2023 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. 4, 2023, as adopted.

SIGNED AND SEALED this 7 day of July, 2023.

Mayor:



Clerk:



Town of Gander

Municipal Plan Amendment No. 4, 2023

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.

Proposed Amendment

Council has received an application to amend the Gander Municipal Plan to permit a hair salon in an Industrial General zone.

Currently, Personal Service (hair salons) is neither a permitted nor discretionary use in the Industrial General zone.

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. 6, 2023 to the Gander Development Regulations, included an advertisement on the Town of Gander website from April 3, 2023 to April 17, 2023, indicating Council's intention to amend the Municipal Plan and indicating the time and date of the briefing session

A Public Briefing session was scheduled in the Council Chambers at the Town Hall on April 17, 2023, commencing at 2:00pm. There were no attendees exclusive of Council and staff. No objections or other issues were raised during the Public Consultation.

MUNICIPAL PLAN AMENDMENT NO. 4, 2023

SECTION 4.4.7 Industrial General

Under the heading, Land Use, **DELETE subsection (4), which states 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 and waste transfer stations and drinking establishments.

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 and waste transfer stations, drinking establishments, and **personal services.***