

# MINUTES

Regular Meeting of Council  
Wednesday, January 18, 2023 @ 4:00 pm  
Council Chambers

**Present:**

P. Farwell	Mayor
B. Ford	Deputy Mayor
T. Pollett	Councillor
P. Woodford	Councillor
G. Brown	Councillor
S. Handcock	Councillor

**Advisory and Resource:**

D. Chafe	CAO
B. Hefford	Town Clerk
K. Hiscock	Director of Corporate Services
J. Blackwood	Director of Planning and Development
N. Newell	Director of Community Services
H. Lowe	Director of Public Safety & Protective Services
K. White	Communications Officer

**Regrets:**

W. Hoffe	Councillor
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## 1. CALL TO ORDER

The Meeting was called to order at 4:00pm.

## 2. VISITORS/PRESENTATIONS

None.

## 3. APPROVAL OF AGENDA

### Motion #23-001

#### Approval of Agenda

Moved by Councillor Woodford and seconded by Councillor Handcock that the Agenda for the Regular Meeting of Council on January 18, 2023 be adopted.

In Favour: 6      Opposing: 0

**Decision:** Motion carried.

#### **4. MINUTES FOR APPROVAL**

##### **Motion #23-002**

##### **Regular Minutes for Approval**

Moved by Councillor Pollett and seconded by Councillor Woodford that the Minutes from the Regular Meeting of Council on December 21, 2022 be adopted as presented.

In Favour: 6      Opposing: 0

**Decision:** Motion carried.

#### **5. BUSINESS ARISING FROM PREVIOUS MINUTES**

None.

#### **6. REPORTS – STANDING COMMITTEES:**

##### **A. Community Services Committee:**

The Community Services report was presented by Councillor Pollett.

The Community Services meeting was held on January 4, 2023. The meeting was chaired by T. Pollett, Councillor. Other members present included: B. Ford, Deputy Mayor; G. Brown, Councillor; N. Newell, Director of Community Services; B. Hefford; Town Clerk.

The following items were discussed:

##### **Antique and Classic Cars Club re Central Meet**

The Department has been contacted by organizers of the Newfoundland Antique and Classic Car Club for an event in 2023. This event would be held over three days, and they are looking for support from the Town of Gander to host a meet and greet event as well as help with planning which may consist of a car show fundraiser, a social event, and a parade. The Committee feels that this is a great opportunity for the community and looks forward to having the event later this year and asked the Department to work with the group.

##### **Cobb's Pond Rotary Park Christmas Lights**

The Committee discussed correspondence from a resident and general inquiries from the public about decorating the walkway around the bowl at Cobb's Pond Rotary Park with Christmas lights. This would be like what has been done in other communities. The Committee felt there is an opportunity for local groups interested in this idea to work together to make this project happen.

The Director advised that planning is required to consider things such as:

- electrical requirements
- labor required for installation
- clearing snow and ice from the walkway
- budget requirements
- sponsorship opportunities

The Committee would like the Department to invite interested groups to a meeting to discuss this project further.

## **2024 NL Winter Games**

The Committee has begun working on the 2024 NL Winter Games which is scheduled for February 24 - March 3, 2024. There are still vacant positions on the Executive and Host Committees and the committee is looking for interested individuals to fill these positions. The position of Secretary is vacant on the Executive Committee as well as some on the host committee such as Directors of I.T., Accommodations, and Security as well as other general volunteer positions. Each position has a description of duties. If anyone is interested in volunteering and being part of the Committee, please contact the Community Services Department at 651-5927 or email [recreation@gandercanda.com](mailto:recreation@gandercanda.com).

## **Outdoor Rink**

The Department began work on the outdoor rink last week, which will be located on the ballfield with the lights. Flooding will take place in the evenings since the weather is more favorable at that time. The public will be notified when it is open with the times and rules.

## **Upcoming Events**

The following events will be taking place in the coming months:

Jan 21	Silver Jets hosts the Western Divisional Skating Competition
Jan 27 - 29	Gander Minor Hockey hosts U15 Tournament
Feb 3 – 5	AAA Female Hockey Tournament
Feb 11	Gander Minor Hockey Novice Jamboree
Feb 17 – 18	SnoBreak

## **B. Municipal Works & Services Committee:**

The Municipal Works & Services Committee report was presented by Councillor Woodford.

The Municipal Works & Services Committee meeting was held on January 4, 2023. The meeting was chaired by P. Woodford, Councillor. Other members present included: S. Handcock,

Councillor; T. Pollett, Councillor; B. Ford, Deputy Mayor; J. Blackwood, Director of Municipal Works & Services (A); B. Hefford, Town Clerk; G. Whitt, Administrative Support Clerk.

The following items were discussed:

### **2023 Snow Plan Review**

Deputy Mayor Ford and Councilor Pollett brought forward to the committee concerns they had received from the business owners of 300 and 318 Airport Boulevard related to Municipal snow clearing operations. The business owners had indicated that Councils existing snow plan does not align with the operational needs of their business, and they have, on occasion engaged private contractors to clear the parking lot in front of their property to provide access to their customers.

The Committee is recommending that the department review Councils 2022-2023 Snow plan and provide recommendations on how the Town owned commercial parking lots could be raised from the existing classification of Priority 3 to Priority 2.

### **Notable Dates**

There is no Transfer Station Event scheduled for the month of February. The next Transfer Station event on McCurdy Drive is scheduled for March 11<sup>th</sup>. The hours of operation are 8 a.m. – 4 p.m.

Council would like to remind residents that details of notable dates and events can be viewed on the Town of Gander Website at [www.gandercanada.com](http://www.gandercanada.com).

### **C. Public Safety & Protective Services Committee:**

The Public Safety & Protective Services Committee report was presented by Councillor Handcock.

The Public Safety & Protective Services Committee was held on January 6, 2023. The meeting was chaired by S. Handcock, Councillor. Other members present included: G. Brown, Councillor; P. Woodford, Councillor; T. Pollett, Councillor; H. Lowe, Director of Protective Services/Fire Chief; T. Byrne, Administrative Human Resource Coordinator; G. Whitt, Administrative Support Clerk.

The following items were discussed:

### **Fireworks Complaints**

The Committee reviewed correspondence from residents with concerns of the hours of fireworks on New Year's Eve on behalf of many pet owners within the Town of Gander and also setting off fireworks for various holidays throughout the year. The resident believes the fireworks should be set for one hour.

The Committee noted that fireworks brochures should be distributed and available where fireworks are able to be purchased and handed out at the same time as fireworks are purchased.

### **Traffic Sign Placement**

A traffic sign has arrived, and the Director asked Council where the sign should be located first. Council agrees that the placement of the sign will be on Rowsell Boulevard.

### **Department Activity Report**

- The “Adopt-A-Hydrant” campaign is ongoing until March 31<sup>st</sup>, 2023 with weekly prizes to be won. Participants are invited to submit a picture of the fire hydrant, the location and hydrant number that was cleared to [hlowe@gandercanada.com](mailto:hlowe@gandercanada.com) to be entered for a weekly prize. There should be a one-meter area cleared of snow around the hydrant on all sides and a path to the street. Please refrain from throwing snow onto the street or sidewalk, be aware of traffic and your own safety. Thank you to everyone that keeps their hydrants cleared.
- “Keep the Wreath Green” campaign kick-off saw GFR and MEO members participate by pumping gas with M.A.D.D. members, Military Police and RCMP at Mr. T’s Ultramar gas bar. Had 3726 views on our GFR Facebook page.
- “Fire Chief for a Day” winner was Nash Vey. Some of the duties he participated in were operating a fire hose while flowing water, operating the pump on the fire truck, rode in the fire truck, checked all the equipment on the fire truck, wore and used a SCBA and did the daily page test. Had 5816 views on our GFR Facebook page.
- “Ember” our Elf on the shelf visited GFR and daily pictures were posted. Had a total of 63,373 views on our GFR Facebook page.
- “Warm the Wee Ones” campaign brought in 391 pieces of clothing that were donated to the Salvation Army. Thank you to everyone that donated articles of clothing.

The Committee requested Council be informed of fundraisers such as the moose burger sale, as they may like to volunteer to the cause.

### **D. Planning & Development Committee:**

The Planning & Development Committee report was presented by Councillor Handcock.

The Planning & Development Committee meeting was held on January 10, 2023. The meeting was chaired by G. Brown, Councillor. Other members present included: B. Ford, Deputy Mayor; S. Handcock, Councillor; T. Pollett, Councillor; J. Blackwood, Director of Planning & Development.

The following items were discussed:

## Residential Landscaping Regulations – Second Reading

The Committee reviewed the Residential Landscaping Regulations with proposed changes as brought forward at the regularly scheduled Council meeting held on November 15, 2022. After observing a relatively low uptake in the program, the Committee is suggesting that the allowable time period to permit new home developers to avail of the program be extended from 24 months to 36 months and that staff work to help educate new builders on the program in hopes that more people will plant trees on their residential lots and reclaim the deposit held by the Town. No objections were received to the proposed revision.

### Motion #23-003

#### Residential Landscaping Regulations – Second Reading

Moved by Councillor Brown and seconded by Councillor Pollett that the Residential Landscaping Regulation be amended as attached.

In Favor: 6      Opposing: 0

**Decision:** Motion carried.

## Home Based Business – 84 Morgan Drive

The Committee reviewed a Home-Based Business application from a resident at 84 Morgan Drive. The applicant, *Triple A Repair* is seeking Council's permission to operate a home office for a mobile small engine repair service from that property.

It is noted that home occupation is permitted as a discretionary use for the zone in which this property is located. Discretionary use notices were advertised with one objection being received by the advertised deadline.

### Motion #23-004

#### Home Based Business – 84 Morgan Drive

Moved by Councillor Brown and seconded by Deputy Mayor Ford that *Triple A Repair* be permitted to operate a home office for mobile small engine (snow blower) repair service from 84 Morgan Drive and that no repair services will be permitted to be carried out on that property.

In Favor: 6      Opposing: 0

**Decision:** Motion carried.

The Chair advised that the objection received and considered as part of this recommendation relating to concerns about repairs being completed at the home residence. There is a condition attached to the occupancy permit, which specifically prohibits this activity.

**Freedom Village Inc. – Extension to Development Agreement**

Correspondence was received from Mr. Shawn Warren representing Freedom Village Inc. requesting an extension from Council to finalize a development agreement for Cobb’s Pond Residential Land Development. Mr. Warren indicated that their intent is to proceed to construction early in the spring of 2023 however, to do so will require additional time to work with Town staff to finalize construction drawings, review specifications, and generate a development agreement that both Council and Freedom Village Inc. can execute.

After discussing the project’s development progress to date, the Committee feels the requested extension is reasonable.

**Motion #23-005**

**Freedom Village Inc. – Extension to Development Agreement**

Moved by Councillor Brown and seconded by Councillor Handcock that Freedom Village Inc. be granted an extension until March 31<sup>st</sup>, 2023, to finalize and execute a development agreement with the Town for Cobb’s Pond Residential Land Development.

In Favor:        6        Opposing:        0

**Decision:**        Motion carried.

**Chamber of Commerce Meeting – Economic Development**

The Committee discussed a recent meeting between Council and representatives from the Local Chamber of Commerce regarding mutually concerning items including, capacity building in housing, specifically affordable housing and rental units, and the availability of flights in and out of Gander.

The Committee was encouraged with the recent collaboration between the two organizations and discussed strategies on how the department could help move them forward. The Director will follow up with the CAO on actioning the items raised in the most recent meeting.

**Gander Sports Complex – Update**

The Committee discussed the progress of the Gander Sports Complex and scheduling for completion. The Director advised that two subtrades required to complete the rubberized track and the synthetic playing field are scheduled for early next construction season. Residents are

reminded that this is still an active construction site and although potential hazards have been identified and barricades have been erected, residents are asked to avoid this area for their safety and to help prevent damage to the new infrastructure.

#### **E. Governance & Legislative Services Committee:**

The Governance & Legislative Services Committee report was presented by Deputy Mayor Ford.

The Governance & Legislative Services Committee was held on January 11, 2023. The meeting was chaired by B. Ford, Deputy Mayor. Other members present included: G. Brown, Councillor; B. Hefford, Town Clerk/Director of Governance & Legislative Services; K. Bull, Deputy Municipal Clerk.

The following items were discussed:

#### **Government of Canada News Release**

The Committee was pleased to see that the Government of Canada has awarded two contracts to support the CH-149 Cormorant helicopter fleet and ensure the continued contribution of the fleet to Canada's search and rescue (SAR) operations, including at 9-Wing Gander. The Committee feels that this is a positive economic indicator for the Town.

#### **FCM Attendance**

The 2023 Federation of Canadian Municipalities Conference and Trade Show will take place in Toronto from May 25 – 28.

Councill will be participating in this convention as it is an opportunity to become engaged in the latest trends impacting Municipalities in Canada.

#### **F. Corporate Services Committee:**

The Corporate Services Committee report was presented by Councillor Woodford.

The Corporate Services Committee meeting was held on January 11, 2023. The meeting was chaired by P. Woodford, Councillor. Other members present included: T. Pollett, Councillor; G. Brown, Councillor; K. Hiscock, Director of Corporate Services; D. Chafe, CAO; B. Hefford, Town Clerk.

The following items were discussed:



## **Annual Audit Support**

Correspondence from the Town of St. George's on their recent submission to the Honorable Krista Lynn-Howell-MHA regarding auditing services was presented for review. The request was to permit municipalities to engage the services of a CPA to conduct a review engagement versus an annual audit.

One reason mentioned for this request was the shortage of auditors responding to their recent tender for auditing services. The Town of Gander has not experienced this issue and received several competitive bids recently for the annual audit.

The Committee discussed the importance of an audit as compared to a review engagement and feels the additional cost is warranted to ensure a thorough review of the financial records.

## **Municipal Assessment Agency - Update**

Correspondence from the Municipal Assessment Agency on the recent updates to the agency was reviewed by the Committee.

Some of the items discussed in the correspondence were as follows:

- The Board of Director's meeting was held in St. John's on December 1st with the main item discussed being the acceptance of the 2023-2024 budget.
- A customer satisfaction survey was mailed to 415 residential property owners randomly selected from the 680 residents that called inquiring about their 2023 property assessments. The agency received 84 responses from the total mailouts and is currently documenting and reviewing the responses.
- The Agency's newest client is the Town of Colinet which signed on November 7, 2022.
- The next Board meeting is scheduled to be held on February 17th, via teleconference.

## **Canoe Purchasing**

A requirement of the Canoe Procurement Program is that the Town of Gander inform the public of participation in this program. The contact details and timeframe of participation will be posted on the Town of Gander website.

**Motion #23-006**  
**Canoe Purchasing**

Moved by Councillor Woodford and seconded by Councillor Brown that the Town of Gander participate in the Canoe Procurement MNL Municipal Group Buying Program for 2023.

In Favor:       6       Opposing:     0

**Decision:**     Motion carried.

**Tender – Sale of One Used 1990 Flygt Generator OC22-11**

The Corporate Services Committee was presented with the results of the open call for bids for the sale of one (1) Used 1990 Flygt Generator. There were three submissions received, with the highest bid that met specifications submitted by Ronald Stroud in the amount of \$2,531.39, HST included.

**Motion #23-007**

**Tender – Sale of One Used 1990 Flygt Generator OC22-11**

Moved by Councillor Woodford and seconded by Deputy Mayor Ford the open call for bid # OC 22-11 for the sale of One (1) Used 1990 Flygt Generator be awarded to Ronald Stroud in the amount of \$2,531.39, HST included.

In Favor:       6       Opposing:     0

**Decision:**     Motion carried.

**Fire Truck Auction**

At the previous Committee meeting, the tender for the sale of one (1) 1994 Volvo FL-5 EF Series Fire Truck was cancelled due to the lack of bids.

Through discussions between Corporate Services and the Fire Department it was determined the best approach to sell the fire truck was to engage the services of Ritchie Brother’s, an auction Company in St. John’s, NL.

As per the auction process, the fire truck will remain in Gander until a bid is accepted with the shipping costs being paid by the purchaser. The minimum bid will be established in consultation with the auction company and the Fire Department. The fee retained by the company for its services is 7.5% of the sale price.

The Committee agreed with this approach and is hoping the fire truck will be sold in the near future at a reasonable price.

#### **G. Committee of the Whole:**

The Committee of the Whole report was presented by Deputy Mayor Ford.

The Committee of the Whole meeting was held on January 12, 2023. The meeting was chaired by P. Farwell, Mayor. Other members present included: B. Ford, Deputy Mayor; G. Brown, Councillor; T. Pollett, Councillor; S. Handcock, Councillor; P. Woodford, Councillor; D. Chafe, CAO; B. Hefford, Town Clerk; H. Lowe, Director of Public Safety and Protective Services; J. Blackwood, Director of Planning and Development; N. Newell, Director of Community Services; K. Hiscock, Director of Corporate Services.

The following items were discussed:

#### **Street Naming Policy D008**

The Committee was presented with a draft Street Naming Policy referred from the Community Services Committee.

The recommended changes include:

1. Under guidelines a), change interest to commitment. It will now read *'residents who have had long standing careers or commitment to the aviation industry and/or who have received accolades for their outstanding accomplishments'*.
2. Under procedures, remove *'new names must not be identical or similar sounding to an existing street name. Consideration will not be given to street names that are difficult to spell or pronounce or be a name that can be spelled or pronounced in a number of different ways'*. This point is clearly stated under guidelines and does not need to be in the policy twice.
3. Nominators will be notified that their submission is received and will only be contacted once the name is chosen from the master list.
4. Include a short biography of the nominated individual with the master list.

#### **Motion #23-008**

#### **Street Naming Policy D008**

Moved by Deputy Mayor Ford and seconded by Councillor Woodford that the Street Naming Policy D008 be presented for first reading.

In Favor: 6      Opposing: 0

**Decision:** Motion carried.

## 2023 Snow Plan

Following the Committee meeting the Director (A) of Municipal Works met with the Director of Community Services, responsible for the Community Centre Parking Lot; the Fire Chief, responsible for the Fire Hall Parking Lot; and the Supervisor of Municipal Works to discuss options for increased service levels for Town owned commercial parking lots. The following recommendations were presented to Council for their review and consideration:

- a. The Town of Gander tender a contract inviting private operators to bid on providing snow clearing and ice control services for the Town owned commercial parking lots
- b. Provide a subsidy to individual business owners located at Town owned commercial parking lots to help offset the cost for them to engage private contractors to provide snow clearing and ice control services
- c. Move Town owned commercial parking lots from Priority 3 to Priority 2, reducing the overall level of service in that category
- d. Create an additional route with associated equipment and operators

### Motion #23-009

#### 2023 Snow Plan

Moved by Deputy Mayor Ford and seconded by Councillor Brown that the Town of Gander Snow Plan be amended to have Town owned commercial parking lots moved from Priority 3 to Priority 2. This trial will be on a pilot basis for the remainder of 2023 winter snow clearing season and subject to review.

In Favor:        6        Opposing:        0

**Decision:**        Motion carried.

Business owners located adjacent to these parking lots will be notified of the proposed changes and staff will monitor snow clearing and ice control operations throughout town to try and identify any impact this change has on operations and customer service.

Residents and business owners are encouraged to contact 651-5938 to alert Town staff to issues or concerns you are facing related to snow and ice control issues throughout town.

## MNL Symposium

The Town of Gander will be hosting the 2023 Municipalities NL Symposium from May 4 - 6. Councilor's interested in attending are asked to advise the Town Clerk's Office for registration.

Council is also pleased that MNL continues to support Gander as a preferred destination for conventions and meetings.

### **Town of Gander Instagram Launch**

The Town of Gander has officially launched an Instagram Account. The profile name is 'townofgandernl'. Residents are encouraged to follow Instagram to receive content updates on exciting things happening in the Town of Gander and within the community at large.

Council congratulated Kayla White, Communications Officer for her continued effort to increase the public engagement efforts of the Town of Gander.

#### **H. Other Reports:**

None

#### **7. ADMINISTRATION**

None

#### **8. CORRESPONDENCE**

None

#### **9. NEW BUSINESS**

The Mayor wished Councillor Hoffe and former Councillor Blundon well following recent health challenges.

## 10. ADJOURNMENT

### Motion #23-010

#### Adjournment

There being no further business, it was moved by Councillor Pollett and seconded by Deputy Mayor Ford that the meeting be adjourned.

In Favor: 6      Opposing: 0

**Decision:** Motion carried.

The meeting adjourned at 4:46 p.m.

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**P. Farwell, Mayor**

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**B. Hefford, Town Clerk**



## RESIDENTIAL LANDSCAPING REGULATIONS

Adopted by the Town Council of the Town of Gander on the **28<sup>th</sup>** day of **February, 2018** and to come into effect as of the **1<sup>st</sup>** day of **March, 2018**.

A copy of these Regulations was forwarded to the Minister of Municipal Affairs and Environment on the **8<sup>th</sup>** day of **March, 2018**.

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MAYOR

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TOWN CLERK

**PUBLISHED BY AUTHORITY**

The following regulations have been made by the Town of Gander under the provisions of Section 35(1)(c) and any other section found enabling, of the Urban and Rural Planning Act, 2000, as amended.

Adopted by the Town Council of the Town of Gander on the 28<sup>th</sup> day of February, 2018.

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**MAYOR**

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**TOWN CLERK**

**RESIDENTIAL LANDSCAPING REGULATIONS**

1. These regulations may be cited as the Town of Gander Residential Landscaping Regulations.
2. Modifications to existing driveways or installation of a new driveway on a corner lot require a permit from the Town of Gander.
3. Application for a permit can be made at:

**Town Hall**  
Engineering Department  
100 Elizabeth Drive  
Gander, NL A1V 1G7

**Phone**  
(709) 651-5915

**Permit Fee:**

Driveway permit \$25.00  
Curb cutdown \$20/M (Min. \$100 charge)  
Sidewalk Removal & Replacement \$175/M  
Fee to be paid upon submission of application.

**General Information**

The purpose of this landscape regulation is to ensure a suitable level of appearance in residential areas. The following landscape standard represents the Town of Gander's minimum criteria for landscape design of new residential properties and upgrading to existing properties. Landscaping must be completed while adhering to the Town of Gander's grading requirements.



## Application

Residential properties, as identified above, will be required to adhere to the standards outlined within this document. Landscaping shall be a condition of the issuance of an Occupancy Permit for new dwellings and shall apply to said residential properties within the Town of Gander.

## Process

At the building permit application stage of a new home the landscape standards outlined within this schedule shall be presented to the applicant. When a building permit for a new home is issued, the applicable landscape standards outlined within this document shall apply. The inspector has the discretion to approve minor variances of these guidelines. Landscaping for new residential properties must be completed while adhering to the Town of Gander's grading requirements.

## Definitions

1. **Landscaping** means any combination of trees, shrubs, flowers, grass or other horticultural elements, decorative stonework, paving, screening or other architectural elements, all of which is designed to enhance the visual amenity of a property or to provide a screen between properties in order to mitigate objectionable features between them.
2. **Hard Landscaping** means landscaping for the purpose of parking and pedestrian traffic. This landscaping shall include but not be limited to, asphalt, concrete, patio/paving stones, class 'A' or other similar material as approved by the Town of Gander.
3. **Soft Landscaping** means landscaping used for drainage control, erosion control and the beautification of property. This landscaping shall include but not be limited to, sodding, seeding, ornamental stone, shrubs, trees and the like.
4. **Inspector** means any person appointed and engaged as an Inspector by the Authority.
5. **Front Yard** means the area between the established front building line and the curb

## Standards

Once an occupancy permit has been issued the owner shall have **one year** to complete front yard landscaping and **three years** to complete the remaining property to the following standards:

- The entire property must be landscaped from boundary to boundary, front and rear.
- Landscaping of Town road right of ways adjacent the property shall be the responsibility of the property owner. All areas between the curb/sidewalk and the property boundary are to be landscaped.
- Areas with sodding or seeding will require a minimum 100mm of topsoil.

- The property owner/contractor must ensure that the lot is landscaped and in conformance with the Town of Gander's grading policy.
- Existing landscape features may be retained at the discretion of the authority if the existing landscaping does not pose erosion and drainage control issues and achieves the intent of this document.
- Landscaping shall not be completed in any manner that violates any municipal or provincial regulation or standards.
- The property owner shall not shed water or direct drainage onto adjacent properties in conformance with the provincial Occupancy and Maintenance Regulations.
- All embankments shall be treated with Soft-Cover Landscaping to aid in the control of drainage and erosion.
- Where the applicant proposes to use landscape materials for ground cover other than seed or sod (e.g. ground cover perennials, mulching, ornamental stone, as approved by the Inspector), it shall be ensured that the material is appropriately contained, stays in place and does not spill onto the sidewalk or into the street right-of-way.
- Not more than 50% of the front yard is to be hard landscaped unless otherwise approved by Council.
- Not more than 50% of the street frontage shall be driveway. Row dwellings, with smaller minimum street frontage requirements, will be permitted to have hard surfaced driveways to a maximum of 3.5 metres.
- Driveways shall not be located within:
  - 0.3m of the boundary on the driveway side (greater distance may be required depending on lot grading).
  - 3.5m of the boundary on the non-driveway side.
- Driveways shall be hard surfaced and conform to section 71 of the Town of Gander's Development Regulations.
- Second driveways are only permitted by widening of existing approved driveway.
- On a corner lot, a second driveway may be approved off the secondary street. Both driveways should be on the side away from the intersection.
- No vehicular access shall be closer than 10 metres to the street line of any street.
- Circular driveways will only be considered by special permission of Council.
- Walkways leading to secondary entrances may be established in a minor sideyard provided 1.5 metres of soft landscaped area is left from the outside edge of the walkway to the property line.

### **Tree Planting**

- A minimum of one tree shall be planted in the front yard on every newly developed residential lot (property).
- A deposit of \$300.00 shall be attached to each new Building Permit, refundable upon confirmation that a tree has been planted on that property.

If a tree has not been planted within the specified time period, not exceeding ~~24 months~~, **36 months** the Town of Gander shall retain the deposit to be placed in a Civic Enhancement tree fund. These funds will be used to plant trees at other locations within the community. The applicant who applies for the building permit is responsible for informing the Town that the regulation has been met before the ~~24 month~~ **36 month** period has passed in order to receive the refund.

- Information regarding types of deciduous and coniferous trees, such as recommended species, growth habits and heights, and planting details, can be found online in the Town of Gander's Landscape Regulations [www.gandercanada.com](http://www.gandercanada.com).
- Planting under distribution lines may be permitted subject to the approval of the utility provider.
- No tree shall be planted closer than 3.0 metres from any water/sewer line.

