



**TOWN OF  
GANDER**

## **DEVELOPMENT REGULATIONS BY-LAW**

**Effective the 16<sup>th</sup> day of April, 2025  
Motion #25-085**

**1.0 Title**

- 1.1** This document will be known and cited as the “*Development Regulations By-Law*”.

**2.0 Adoption**

- 2.1** **WHEREAS** the Town of Gander is required under the *Urban and Rural Planning Act, 2000* to adopt a Municipal Plan and Development Regulations to guide land use planning and development.
- 2.2** **AND WHEREAS** Section 7 of the *Towns and Local Service Districts Act* authorizes the Town to make regulations respecting the design, construction, alteration, and occupancy of buildings within its jurisdiction.
- 2.3** Town Council of the Town of Gander hereby enacts the following:

**3.0 Purpose of By-Law**

- 3.1** The purpose of this by-law is to enforce the provisions of the Town’s Municipal Plan and Development Regulations, as enacted under the *Urban and Rural Planning Act, 2000*, and to regulate land use, zoning, building standards, and property maintenance in accordance with the *Towns and Local Service Districts Act*. .

**4.0 Definitions**

- 4.1** “Town” shall mean the Town of Gander.
- 4.2** “Council” shall mean the Town Council for the Town of Gander.
- 4.3** “The Act” shall mean the *Towns and Local Service Districts Act*.
- 4.4** “Development Regulations” shall mean the *Town of Gander Development Regulations* enacted by Council under the *Urban and Rural Planning Act, 2000*.
- 4.5** “Municipal Plan” shall mean the *Town of Gander Municipal Plan* as enacted by Council under the *Urban and Rural Planning Act, 2000*.
- 4.6** “Occupancy and Maintenance Regulations” shall mean the provincial *Occupancy and Maintenance Regulations* enacted under the *Urban and Rural Planning Act, 2000*.
- 4.7** “National Building Code of Canada (NBC)” shall mean the latest edition of the code that governs building construction standards in Canada.
- 4.8** “National Energy Code of Canada (NEC)” shall mean the latest edition of the energy efficiency standard for buildings in Canada.
- 4.9** “National Energy Code for Buildings (NECB)” shall mean the latest edition of the energy code specifically for non-residential buildings.
- 4.10** “Building Permit” shall mean written authorization from the Town allowing construction, alteration, or demolition of a building.
- 4.11** “Occupancy Permit” shall mean written authorization from the Town certifying that a building meets all relevant codes and regulations and is safe for use.



**4.12** “Demolition Permit” shall mean written authorization from the Town allowing the demolition of a structure under prescribed conditions.

**4.13** “Lot” shall mean a parcel of land defined by property boundaries for development purposes.

**4.14** “Zoning” shall mean the classification of land into districts that specify allowable uses and development standards.

## **5.0 Hierarchy of Authority**

**5.1** This *By-Law* is secondary to the *Towns and Local Service Districts Act (TLSDA)* and all other applicable legislation, including provincial and federal laws. In the event of a conflict, the provisions of the *Act* or other higher-level legislation shall prevail.

## **6.0 Application**

**6.1** This by-law applies to all members of the public, including Council.

**6.2** This By-Law applies to all lands within the municipal boundary of the Town of Gander.

## **7.0 Procedures**

### **7.1 Municipal Plan and Development Regulations**

**7.1.1** The Town of Gander Municipal Plan 2019-2029 is hereby adopted as the official planning document guiding growth and development.

**7.1.2** The Gander Development Regulations 2019-2029 are hereby incorporated into this By-Law and shall regulate zoning, subdivision control, and permitted land uses.

### **7.2 Zoning and Land Use**

**7.2.1** All land use and zoning within the Town shall comply with the Town of Gander Development Regulations, as enacted and amended.

**7.2.2** No development shall be carried out without the appropriate permits as required under the Town of Gander Development Regulations.

### **7.3 Building Permits and Occupancy**

**7.3.1** A development permit is required prior to construction, reconstruction, alteration, or relocation of any building.

**7.3.2** An occupancy permit must be obtained before any building is occupied.

### **7.4 Adoption of National Codes**

**7.4.1** Through adoption of this *Development Regulations By-Law*, and in accordance with *Section 7 (3) (a)* of the *Towns and Local Service Districts Act*, the Town shall adopt and enforce the following with any supplements or amendments to that code:

**a.)** National Building Code of Canada 2020.

**b.)** National Energy Code of Canada for Buildings 2020.



**7.5 Minimum Standards for Buildings**

**7.5.1** All buildings shall comply with the *National Building Code of Canada* and relevant provincial legislation

**7.5.2** Owners shall maintain their properties to prevent hazards to public health and safety

**7.6 Lot Size & Setbacks**

**7.6.1** Minimum lot sizes and building setbacks shall be as prescribed in the *Town of Gander Development Regulations 2019-2029*

**7.7 Demolition & Removal of Buildings**

**7.7.1** A permit is required for demolition or removal of any building

**7.7.2** The site must be cleared and restored upon completion of demolition

**7.8 Enforcement & Penalties**

**7.8.1** Violations of this By-Law shall be subject to fines, penalties as prescribed under the *Towns and Local Service Districts Act and any relevant municipal regulations*.

**7.8.2** The Town may issue stop-work orders, revoke permits, or take legal action to enforce compliance.

**7.8.3** This by-law shall not exclude the application of other penalties not expressly listed.

**8.0 Regular Review of the By-Law**

**8.1** The Town Council shall review this by-law every two (2) years to assess its effectiveness and identify potential areas for improvement or amendment.

**9.0 Effective Date**

**9.1** This by-law shall become effective upon the 16<sup>th</sup> day of April, 2025 by Motion #25-085.

**10.0 Publication**

**10.1** This by-law will be posted to the Town's Website following adoption by Council.

**11.0 Repeal of Previous By-Law**

**11.1** No prior by-laws are repealed by this regulation.