

**TOWN OF GAMBO**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2026**

**Rezone From Rural and Tourism Recreation to Residential Seasonal  
and  
Add Single Dwelling as a Discretionary Use in Tourism Recreation Zone**

**Mint Brook Resource Road**

**Prepared by  
John Baird, MCIP**



**URBAN AND RURAL PLANNING ACT 2000**  
**RESOLUTION TO APPROVE**  
**TOWN OF GAMBO**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2026**

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Gambo

- a) Adopted the Gambo Development Regulations Amendment No. 3, 2026 on the \_\_\_ day of \_\_\_\_\_ 2026.
- b) Gave notice of the adoption of Gambo Development Regulations Amendment No. 3, 2026 by advertisement posted on the \_\_\_ day of \_\_\_\_\_ 2026 on \_\_\_\_\_
- c) Set the day of \_\_\_\_\_ 2026 at 7:00 p.m. at the Town Hall, Gambo for the holding of a public hearing to consider objections and other representations.

Under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Gambo approves the Gambo Development Regulations as amended.

SIGNED AND SEALED this \_\_\_\_\_ day of \_\_\_\_\_ 2026

Mayor: \_\_\_\_\_  
Peter Lush

(Council Seal)

Clerk: \_\_\_\_\_  
Lorne Greene

Development Regulations / Amendment <b>REGISTERED</b> Number _____ Date _____ Signature _____
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**URBAN AND RURAL PLANNING ACT 2000**  
**RESOLUTION TO ADOPT**  
**TOWN OF GAMBO**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2026**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Gambo adopts the Gambo Development Regulations Amendment No. 3, 2026.

Adopted by the Town Council of Gambo on the \_\_\_ day of \_\_\_\_\_ 2026.

Signed and sealed this \_\_\_ day of \_\_\_\_\_ 2026

Mayor:

\_\_\_\_\_  
Peter Lush

(Council Seal)

Clerk:

\_\_\_\_\_  
Lorne Greene

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached DEVELOPMENT REGULATIONS Amendment No. 3, 2026 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:

\_\_\_\_\_  
John Baird

(MCIP Seal)



**TOWN OF GAMBO**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2026**

**BACKGROUND**

The Town of Gambo has received a request to amend its Development Regulations to allow the development of unserviced residential dwellings south of the Mint Brook Resource Road. The proposed amendment will rezone approximately 2.40 hectares from **RURAL** to **RESIDENTIAL SEASONAL** and another 0.25 hectares from **TOURISM RECREATION** to **RESIDENTIAL SEASONAL**.

The applicant also wishes to develop a residential home at the existing Mint Brook campground site. To accommodate this request, the proposed amendment will add “single dwelling” as a Discretionary Use Class in the Tourism Recreation zone.

**PUBLIC CONSULTATION**

*Forthcoming*

**DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2026**

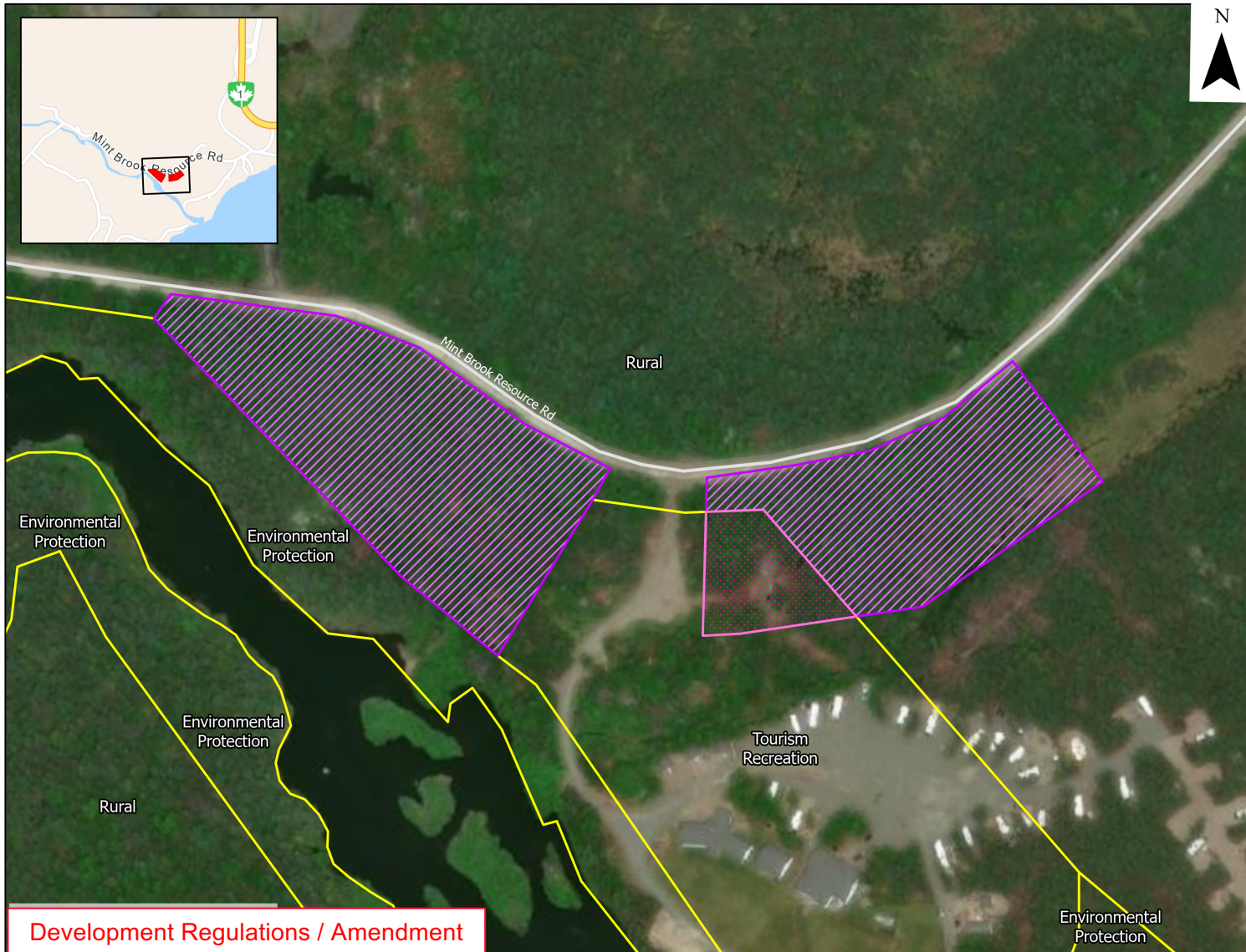
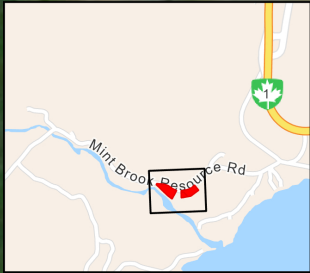
**1. Tourism Recreation (TR) Zone (see Amendment No. 2, 2018)**

**ADD** the following to the Discretionary Use Classes in the Tourism Recreation Use Zone Table:

- *single dwelling*

**2. Land Use Zoning Map**

As shown on the following page, the Gambo Land Use Zoning Map is amended to rezone approximately 2.40 hectares on the south side of Mint Brook Resource Road from Rural to Residential Seasonal and 0.25 hectares from Tourism Recreation to Residential Seasonal.



**Town of Gambo**

**Development Regulations 2014  
Land Use Zoning  
Amendment No. 3, 2026**

-  From: Rural (RU)  
To: Residential Seasonal (RS)
-  From: Tourism Recreation (TR)  
To: Residential Seasonal (RS)

Dated at Gambo, Newfoundland and Labrador  
This \_\_\_\_\_ Day of \_\_\_\_\_,  
20\_\_

\_\_\_\_\_  
Mayor, Peter Lush

\_\_\_\_\_  
Town Clerk, Lorne Greene

(Council Seal)

I certify that this Development Regulations amendment for the Town of Gambo has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000:

\_\_\_\_\_  
John Baird, MCIP

**Development Regulations / Amendment  
REGISTERED**

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

