

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

REGISTERED

Number _____

Date _____

Signature _____

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

Public notice of the proposed amendment was posted on Wednesday, March 25, 2026, requesting comments no later than April 8. The notice was posted on Council’s website, Facebook page and at the Town Hall, Gambo Post Office, Dark Cove Post Office, Gambo Pharmachoice, The Rock Chicken Bar, and Freshwater Décor.

No written submissions were received.

DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2026

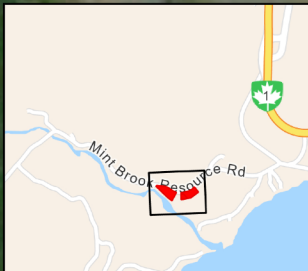
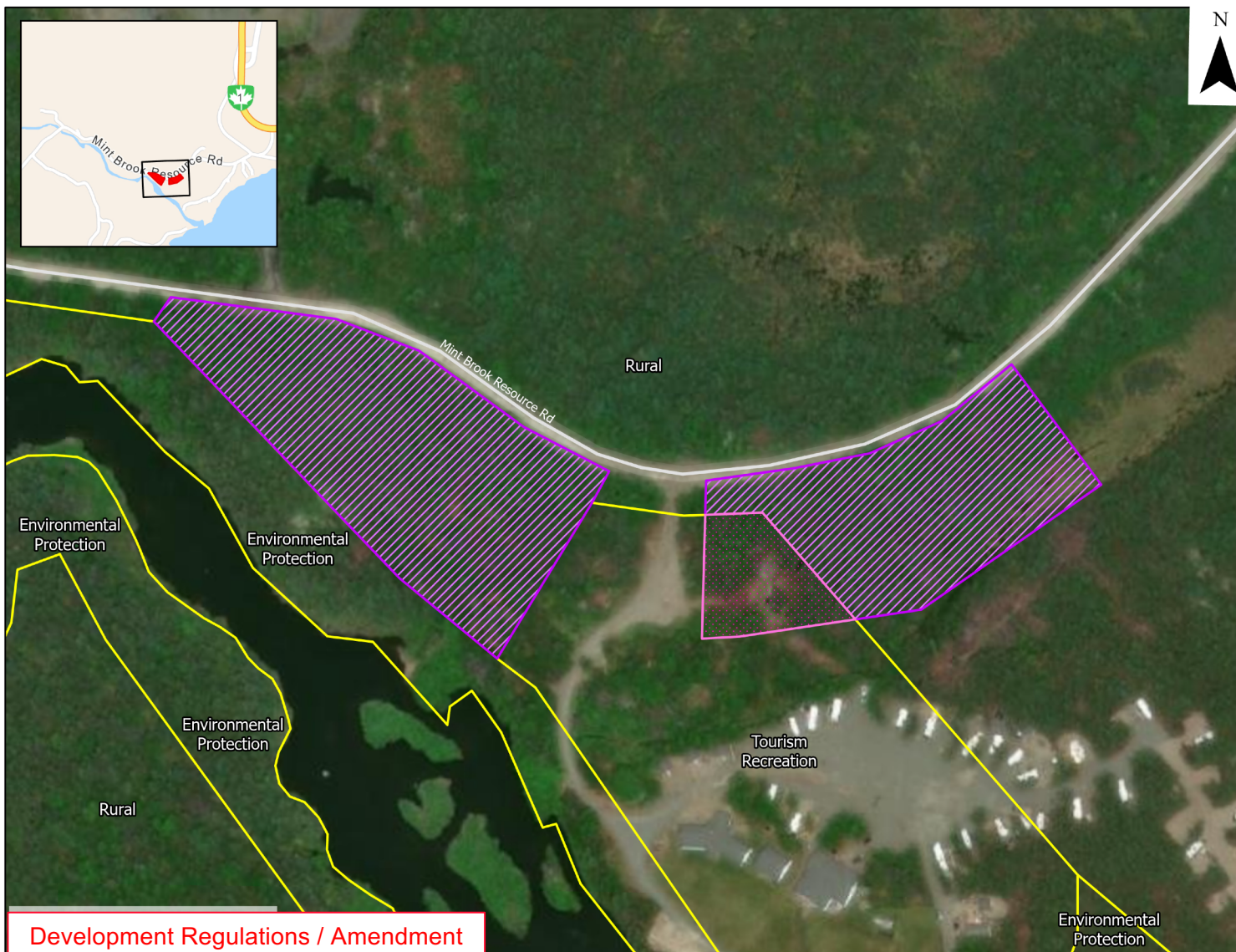
1. Tourism Recreation (TR) Zone (see Amendment No. 2, 2018)

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 _____

