

Modifications to existing driveways or installation of a new driveway on a corner lot require a permit from the Town of Gander.

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

Purpose

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

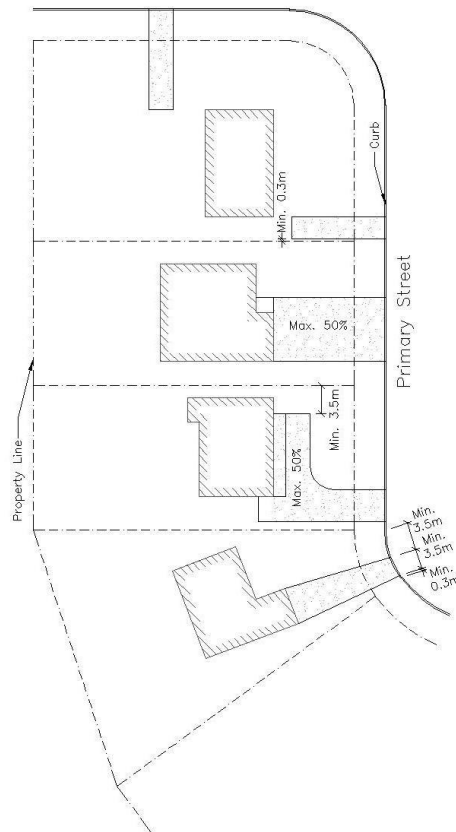
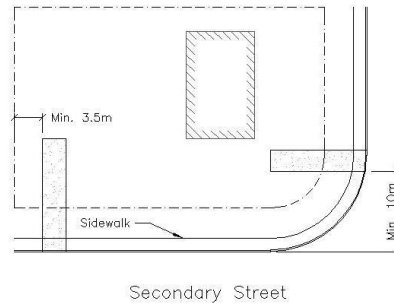
- 1. Landscaping** means any combination of trees, shrubs, flowers, grass or other horticultural elements, decorative stonework, paving, screening or other architectural elements, all of which is designed to enhance the visual amenity of a property or to provide a screen between properties in order to 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.



Residential Landscaping Regulations

PROCESS GUIDE

Adopted:
May 3, 2017



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