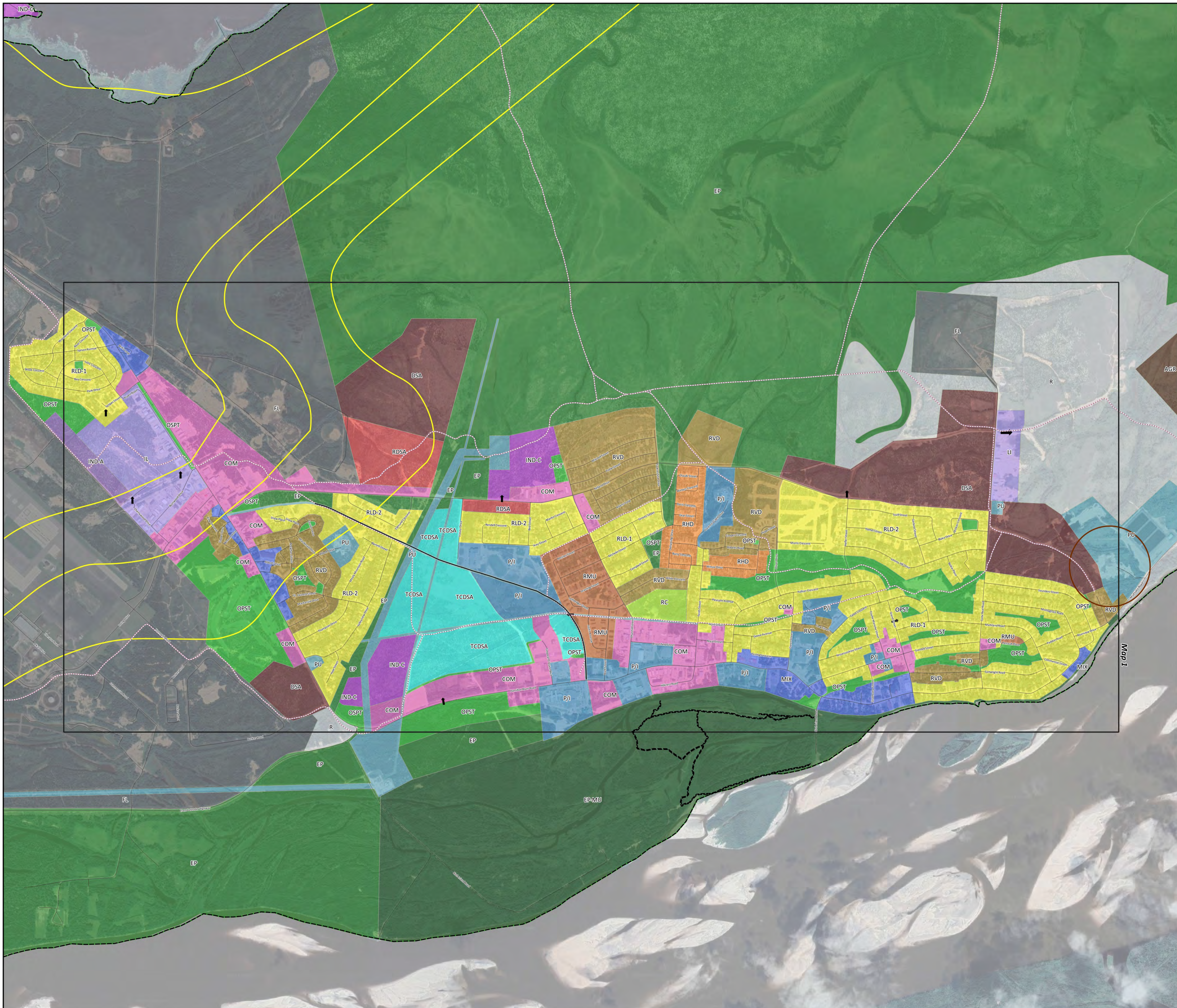
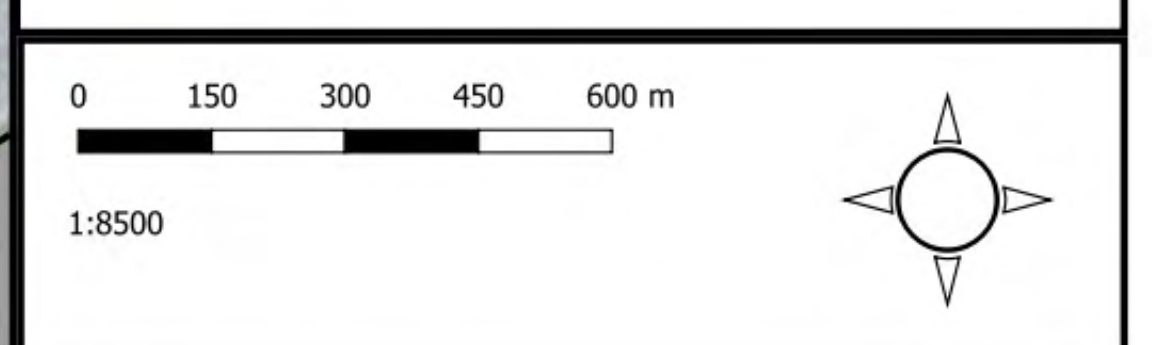




**Town of Happy Valley -
Goose Bay
Development Regulations
2018-2028
Land Use Zones
Map 1**



- Land Use Zone**
- Residential Low Density - Zone 1 (RLD-1)
 - Residential Low Density - Zone 2 (RLD-2)
 - Residential Varied Density (RVD)
 - Residential High Density (RHD)
 - Residential Multi-Unit (RMU)
 - Residential Cluster (RC)
 - Residential Rural (RR)
 - Cottage (COT)
 - Commercial (COM)
 - Mixed Use (MIX)
 - Industrial General (IG)
 - Industrial Aviation (IND-A)
 - Industrial Commercial (IND-C)
 - Industrial Light (IL)
 - Public/Institutional (P/I)
 - Environmental Protection-
Management Units (EP-MU)
 - Environmental Protection (EP)
 - Open Space, Parks & Trails (OSPT)
 - Agriculture (AGR)
 - Resource (R)
 - Public Utility (PU)
 - Federal Land (FL)
 - Development Scheme Area (DSA)
 - Town Centre Development Scheme Area (TCDSA)
 - Residential Development Scheme Area (RDSA)
- Overlays**
- Protected Road Access
 - Grand River Snowmobile Trails (GRSC)
 - Birch Island Trail
 - Non-motorized trail
 - Wellhead Protected Water Supply Buffer
 - Waste Disposal Buffer
 - Quarry Referral Buffer
 - Protected Road Buffer
 - Noise Exposure Forecast (NEF) Contour (30, 35, & 40)
 - Agricultural Development Area
 - Cottage Development Area
 - Terrington Basin Crown Land Reserve
 - Town Boundaries



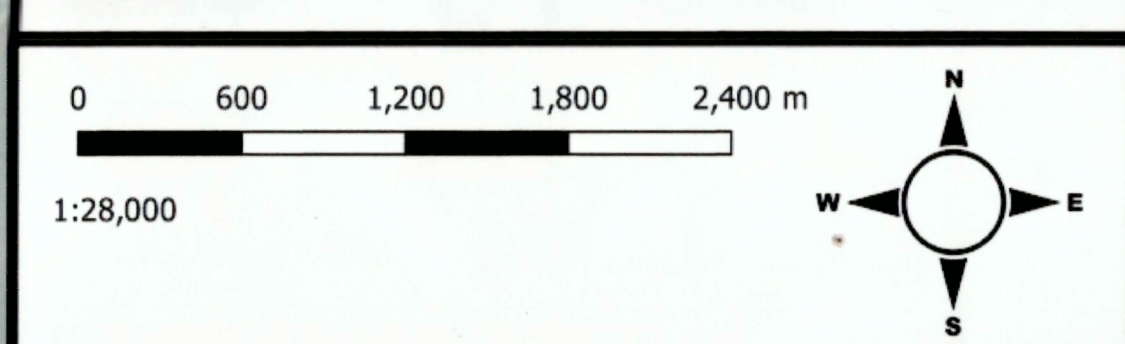
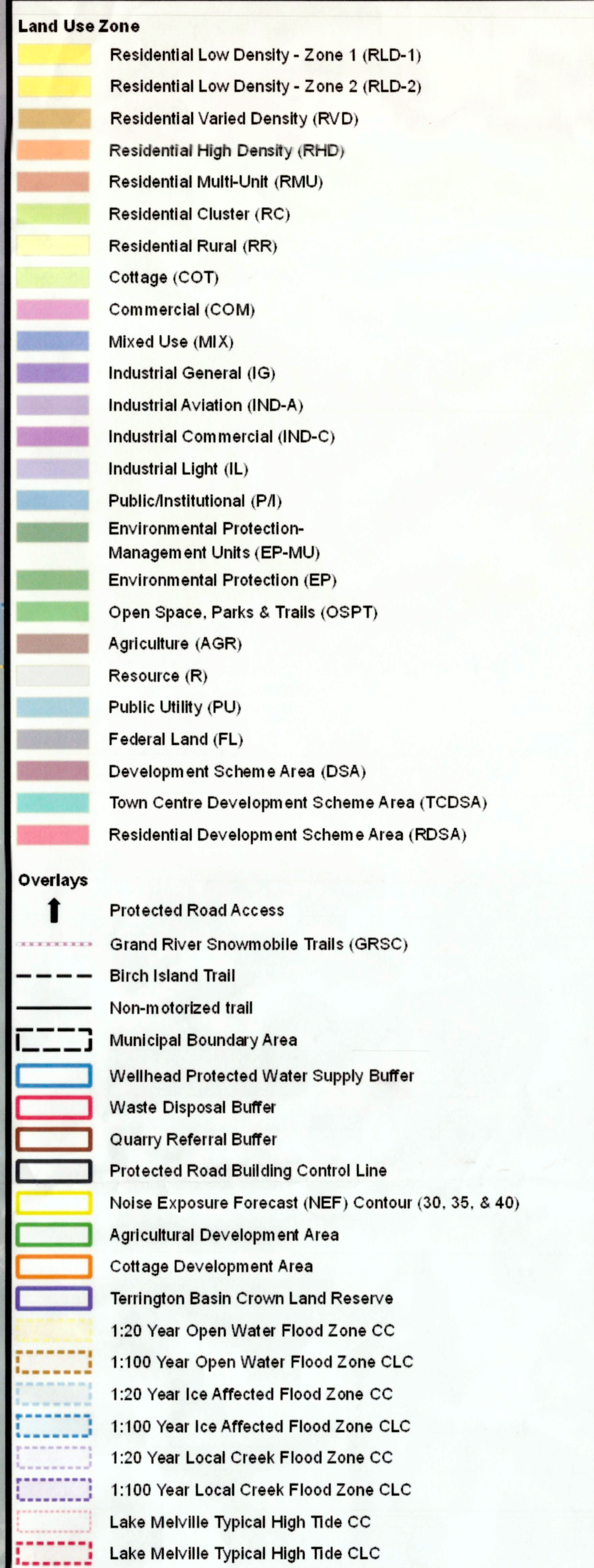
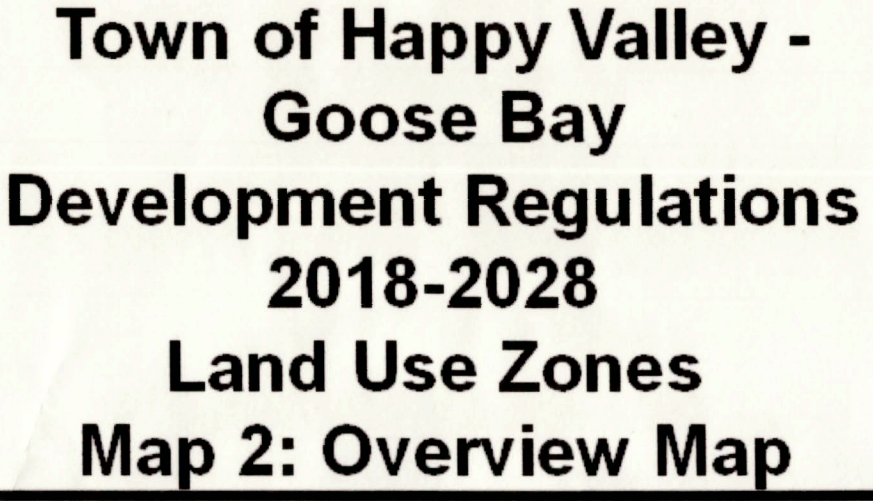
Dated at Happy Valley - Goose Bay
the ____ day of _____.

Mayor _____

Town Manager _____

I CERTIFY THAT THE DEVELOPMENT REGULATIONS MAP HAS
BEEN PREPARED IN ACCORDANCE WITH THE
REQUIREMENTS OF THE URBAN AND RURAL PLANNING ACT,
2000.

Anna Myers, MCIP




Dated at Happy Valley - Goose Bay
the _____ day of _____, _____.

Mayor

Town Manager

I CERTIFY THAT THE DEVELOPMENT REGULATIONS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE URBAN AND RURAL PLANNING ACT, 2000.



Anna Myers, MCIP

Development Regulations/Amendment


REGISTERED

Number 2105-2021-000

Date June 24, 2021

Signature [Signature]

Prepared by: A Parry
 Referenced Sources:
 Maryland Google, InReach Technologies 2020
 Grand River Ski/Snow Club, Ski/Snow Trails 2020
 Happa Valley-Groove Bn, Coalfield Poly Group 2018
 Happa Valley-Groove Bn, Blue Trails 2020
 Geo. H. Egan Wild Feline Sanctuary, 2020 and 100 Open Winter Flood Zones 2020
 and 100 Identified Flood Zones 2020
 Coordinate System: NAD83 HATM Zone 4


TRACT
 Prepared on: 2021-05-28