



**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
- Terrierton Basin Crown Land Reserve
- TownBoundaries

0 150 300 450 600 m
1:8500

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

DRAFT MAP

