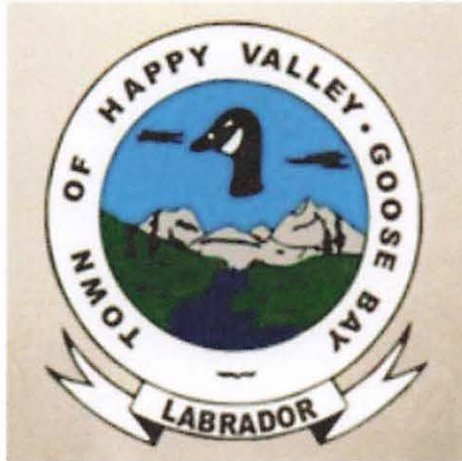


TOWN OF HAPPY VALLEY-GOOSE BAY

DEVELOPMENT REGULATIONS, 2018-2028



DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2023

(Text)

APRIL 2023

URBAN AND RURAL PLANNING ACT, 2000

**TOWN OF HAPPY VALLEY-GOOSE BAY
DEVELOPMENT REGULATIONS, 2018-2028**

RESOLUTION TO APPROVE

AMENDMENT No. 1, 2023

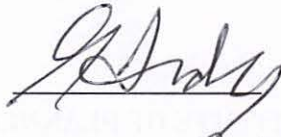
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Happy Valley-Goose Bay.

- a) adopted the Amendment No. 1, 2023 to the Town of Happy Valley-Goose Bay Municipal Plan on the 27 day of June 2023.
- b) gave notice of the adoption of the Amendment No. 1, 2023 to the Town of Happy Valley-Goose Bay Municipal Plan by advertisement inserted on the 22 day and the 25 day of November 2023 in the Telegram.
- c) set the 6th day of December, 2023, at 7 at the Town Hall for the holding of a public hearing to consider objections and submissions.

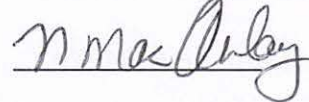
Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Happy Valley-Goose Bay approves the Amendment No. 1, 2023 to the Town of Happy Valley-Goose Bay Development Regulations as adopted (or as amended as follows).

SIGNED AND SEALED this 14 day of May, 2024

Mayor:



Town Manager/Clerk



Development Regulations/Amendment	
REGISTERED	
Number	<u>2105-2024-001</u>
Date	<u>11 JUNE 2024</u>
Signature	<u>[Handwritten Signature]</u>

(Council Seal)

URBAN AND RURAL PLANNING ACT, 2000

**TOWN OF HAPPY VALLEY-GOOSE BAY
DEVELOPMENT REGULATIONS, 2018-2028**

RESOLUTION TO ADOPT

AMENDMENT No. 1, 2023

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Happy Valley-Goose Bay adopts the Amendment No. 1, 2023 to the Happy Valley-Goose Bay Development Regulations.

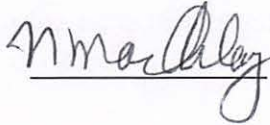
Adopted by the Town Council of Happy Valley-Goose Bay on the 27th day of June, 2023.

Signed and sealed this 14 day of May, 2024

Mayor:



Clerk:



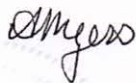
(Council Seal)



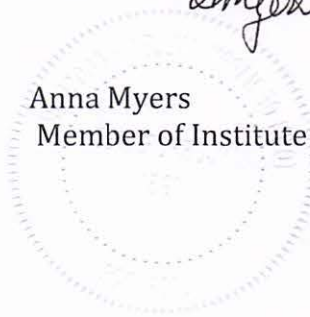
CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 1, 2023 to the Town of Happy Valley-Goose Bay Municipal Plan has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP:



Anna Myers
Member of Institute of Planners (MCIP)



TOWN OF HAPPY VALLEY-GOOSE BAY DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2023

BACKGROUND

The Town Council of Happy Valley-Goose Bay wishes to amend its Development Regulations. The proposed amendment will add the use 'Kennel' to the Discretionary Uses on the Use Zone Table for the Industrial-Commercial zone. An associated amendment (No. 1, 2023) to the 2018-2028 Municipal Plan will also be considered by Council.

The Town of Happy Valley-Goose Bay has received a request by an applicant to operate a Kennel in at 1A Halifax Street which is currently zoned as Industrial-Commercial. Currently, the SPCA operates their animal shelter in this area; however, when during the review of the Municipal Plan and Development Regulations in 2018, kennel was not included in the updated Use Zone Table. The Town Council feels that this use can be allowed in this zone provided that neighbouring property owners have the opportunity to comment on the proposed development; therefore, the use will be a discretionary use whereby Council will have the benefit of any comments from neighbouring business owners.

The policies for the Industrial Commercial zone are set out in 3.5.5 and indicate that this zone is to accommodate compatible commercial and industrial uses near a main road, fully or partially serviced, maximizing the use of the land, and applying mitigative measures, where necessary, to reduce conflicts. As a proposed discretionary use, the proposed kennel use meets these requirements.

PUBLIC CONSULTATION

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input.

As there is no local newspaper, Notices were placed on the Town webpage both in the notice section and on the planning page and on the Town Facebook page on April 19, 2023, to inform and to invite the public for input to the proposed changes in order to allow for the development of a kennel in this area. The last day for public input was May 5, 2023.

There were no submissions received by the Town regarding this amendment.

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2023.

The text in the Development Regulations will be amended as follows:

FROM:

3.5.3 Industrial Commercial (IND-C)

USE ZONE TABLE: INDUSTRIAL COMMERCIAL	
PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none">-All Commercial Land Use Class (5.2) EXCEPT Amusement Park/attraction (5.2.2), Campground (5.2.9), Child care-non-residential (5.2.10), Hotel (5.2.17), Resort (5.2.25)-Industrial – Light (5.3.9) AND Retail associated with the primary industrial use-Industrial – Mall (5.3.10)-Public Gathering Place – indoor (5.5.4)-Restaurant-Take out (5.2.26.1)-Uses set out in 3.1.5	<ul style="list-style-type: none">-Data Centre (5.3.17)

TO:

3.5.3 Industrial Commercial (IND-C)

USE ZONE TABLE: INDUSTRIAL COMMERCIAL	
PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none">-All Commercial Land Use Class (5.2) EXCEPT Amusement Park/attraction (5.2.2), Campground (5.2.9), Child care-non-residential (5.2.10), Hotel (5.2.17), Resort (5.2.25)-Industrial – Light (5.3.9) AND Retail associated with the primary industrial use-Industrial – Mall (5.3.10)-Public Gathering Place – indoor (5.5.4)-Restaurant-Take out (5.2.26.1)-Uses set out in 3.1.5	<ul style="list-style-type: none">-Data Centre (5.3.17)-Kennel (5.1.2.4)