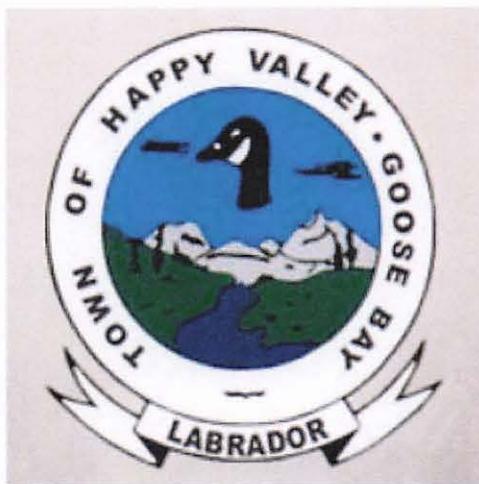


TOWN OF HAPPY VALLEY-GOOSE BAY

DEVELOPMENT REGULATIONS, 2018-2028



DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2024

(Map)

APRIL 2024

URBAN AND RURAL PLANNING ACT, 2000

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

RESOLUTION TO APPROVE

AMENDMENT No. 4, 2024

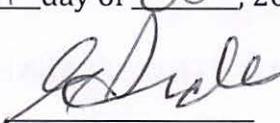
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Happy Valley-Goose Bay.

- a) adopted the Amendment No. 4, 2024 to the Town of Happy Valley-Goose Bay Municipal Plan on the 25 day of June 2024.
- b) gave notice of the adoption of the Amendment No. 4, 2024 to the Town of Happy Valley-Goose Bay Municipal Plan by advertisement on the Town webpage, Facebook page and social media, and published on the VOCM radio station website.
- c) set the 8th day of August 2024, at 12-noon at the Town Hall for the holding of a public hearing to consider objections and submissions.

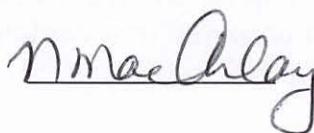
Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Happy Valley-Goose Bay approves the Amendment No. 4, 2024 to the Town of Happy Valley-Goose Bay Development Regulations as adopted (or as amended as follows).

SIGNED AND SEALED this 11 day of Oct, 2024

Mayor:



Town Manager/Clerk



Development Regulations/Amendment

REGISTERED

Number 2105-0006-2024

Date 21 OCT 2024

Signature Jeff Amundson

(Council Seal)

URBAN AND RURAL PLANNING ACT, 2000

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

RESOLUTION TO ADOPT

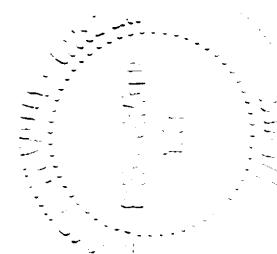
AMENDMENT No. 4, 2024

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. 4, 2024 to the Happy Valley-Goose Bay Development Regulations.

Adopted by the Town Council of Happy Valley-Goose Bay on June 25, 2024;

Signed and sealed this 11 day of Oct, 2024.

Mayor:



Clerk:



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

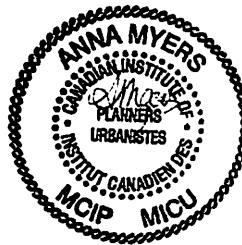
I certify that the attached Amendment No. 4, 2024 to the Town of Happy Valley-Goose Bay Municipal Plan has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP:



Anna Myers

Member of Institute of Planners (MCIP)



TOWN OF HAPPY VALLEY-GOOSE BAY

DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2024

BACKGROUND

The Town Council of Happy Valley-Goose Bay wishes to amend its Development Regulations.

Council will also consider an associated amendment to the 2018-2028 Municipal Plan.

The Town of Happy Valley-Goose Bay has received a request by an applicant to amend the zoning of the land behind their residence on 25 Montagnais Street from 'Open Space, Parks and Trails' to 'Residential Low Density-1' to allow for residential use of the land. This extension of the boundary will match the Residential Low Density-1 zoning of adjacent properties and does not negatively affect the overall open space area.

PUBLIC CONSULTATION

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input: the Notice was circulated on the Community Contact Platform on April 25, 2025 and it was posted on the Town website and Town Facebook page on April 24, 2024. There were two comments received which were in the nature of enquiries for further information regarding the amendment. No objections were expressed with regard to the amendment.

DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2024.

The Land Use Zoning map in the Development Regulations will be amended as shown on the following map.



Development Regulations/Amendment
REGISTERED

Number 105-0006-2024

Date 21 OCT 2024

Signature John Howard

Town of Happy Valley-Goose Bay

Development Regulations
Amendment No. 4, 2024



From Open Space, Parks & Trails to (OSPT)
Residential Low Density-1 (RLD-1)

Dated at Happy Valley-Goose Bay

This 11 day of Oct, 2024

Mayor

Town Clerk

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



Anna Myers, MCIP