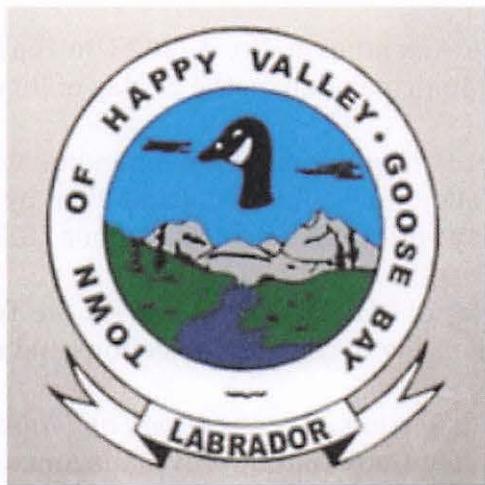


TOWN OF HAPPY VALLEY-GOOSE BAY

MUNICIPAL PLAN 2018-2028



MUNICIPAL PLAN AMENDMENT No. 1, 2023

(Text)

APRIL 2023

URBAN AND RURAL PLANNING ACT, 2000

**TOWN OF HAPPY VALLEY-GOOSE BAY
MUNICIPAL PLAN, 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 Municipal Plan as adopted (or as amended as follows).

SIGNED AND SEALED this 14 day of May, 2024

Mayor: J. D. Dickey

Town Clerk: N. MacLay

Municipal Plan/Amendment

REGISTERED

Number 2105-2024-001
Date 11 JUNE 2024
Signature J. D. Dickey

(Council Seal)

URBAN AND RURAL PLANNING ACT, 2000

TOWN OF HAPPY VALLEY-GOOSE BAY
MUNICIPAL PLAN, 2018-2028

RESOLUTION TO ADOPT

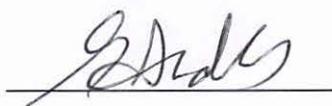
AMENDMENT No. 1, 2023

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 to the Town of Happy Valley-Goose Bay Municipal Plan.

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, 2023

Mayor:



Town Manager/Clerk:

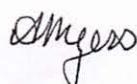


(Council Seal)

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

MUNICIPAL PLAN AMENDMENT No. 1, 2023

BACKGROUND

The Town Council of Happy Valley-Goose Bay wishes to amend its Municipal Plan. The proposed amendment seeks to change the 2018-2028 Municipal Plan.

Council will also consider an associated amendment to the 2018-2028 Development Regulations.

The Town of Happy Valley-Goose Bay has received a request by an applicant to operate a boarding kennel 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.

MUNICIPAL PLAN TEXT AMENDMENT No. 1, 2023

The Municipal Plan will be amended, as follows:

FROM:

3.5.5.

(5) Discretionary Uses: Data Centre; Retail associated with the primary industrial use;

TO:

3.5.5

(5) Discretionary Uses: Data Centre; Kennel, Retail associated with the primary industrial use;