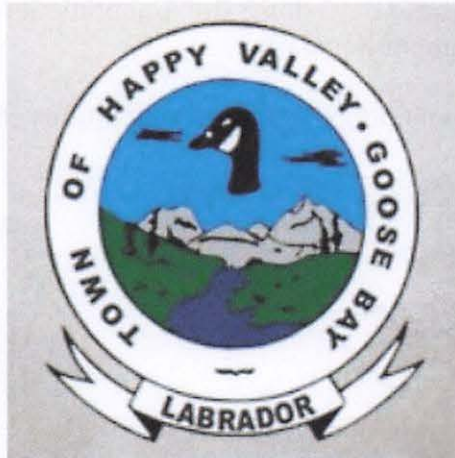


TOWN OF HAPPY VALLEY-GOOSE BAY

DEVELOPMENT REGULATIONS, 2018-2028



DEVELOPMENT REGULATIONS AMENDMENT No. 9, 2025

(Mineral Lands Division Quarry Referral)

FEBRUARY 2025

URBAN AND RURAL PLANNING ACT, 2000

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

**RESOLUTION TO ADOPT
AMENDMENT No. 9, 2025**

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. 9, 2025 to the Happy Valley-Goose Bay Development Regulations.

Adopted by the Town Council of Happy Valley-Goose Bay on _____, 2025.

Signed and sealed this 28th day of May, 2025.

Mayor:



Town Clerk:



(Council Seal)



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 9, 2025 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*.

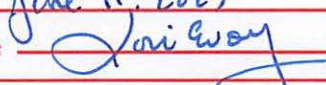
MCIP:



Anna Myers

Member of Institute of Planners (MCIP)



Development Regulations/Amendment	
REGISTERED	
Number	<u>2105-0007-2025</u>
Date	<u>June 11, 2025</u>
Signature	

TOWN OF HAPPY VALLEY-GOOSE BAY DEVELOPMENT REGULATIONS AMENDMENT No. 9, 2025

BACKGROUND

The Town Council of Happy Valley-Goose Bay wishes to amend its Development Regulations 2018-2028.

The purpose of this amendment is to clarify the process for working with the Mineral Lands Division of the Government of Newfoundland and Labrador regarding development within the vicinity of Mineral Working operations.

The change to the Development Regulations outlining the proposed process has been verified with the Mineral Lands Division. It establishes a referral buffer where the Town and the Division can consider greater flexibility in planning development to ensure the continued operation of quarries but also mitigate potential conflict with other proposed development.

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 posted at the entrance to Town Hall and the local Post office on March 11, 2025 and also placed on the Town webpage and on the Town Facebook page on March 11, 2025. Proof of notification is attached to this amendment. The last day for public input was March 31, 2025.

The Town had paper copies showing the changes for public to view at the Town office or the public could request a copy by email.

The Town received one enquiry and Town staff responded. Copies of the correspondence is attached to this amendment. Once clarification was provided by Town staff, there was no further submissions or comments regarding the amendment.

DEVELOPMENT REGULATIONS AMENDMENT No. 9, 2025.

The proposed changes to the text in the Development Regulations are set out as follows:

5.3.12 Mineral Working

FROM:

- (4) Council shall be satisfied that the mineral working areas will not create a nuisance and will not adversely affect the amenity of the specified development or natural feature, no mineral working shall be located closer than the minimum distances set out below to the specified development or natural feature by implementing the following buffers:

Minimum Buffer Distance of Pit and Quarry Workings	
-From existing or proposed Residential Development:	
- where no blasting is involved	300 m
- where blasting is involved	1000 m
-From any other developed area or area likely to be developed during the life of the pit or quarry working.....	150 m
-From a Public highway or street.....	50 m
-From a Protected Road.....	90 m
-From a Waterbody or watercourse.....	50 m
Note: where a minimum required distance was originally observed when choosing the location of the quarry, quarrying should not be discontinued or impeded where the buffer is reduced to less than the required distance due to encroachment of development towards the quarry.	

TO:

For development applications near a Mineral Working (quarry)

(4) The following requirements apply to Mineral workings and development in the vicinity of Mineral Workings:

- a. For development applications within 300 metres of a Mineral Working (quarry) operation:
 - i. the Town shall consult with the Mineral Lands Division on the advisability of allowing the encroachment of the other land use towards the Mineral Working. After consulting with the Mineral Lands Division, the Town may approve a development within 300 metres provided all other requirements of the Town are met.
 - ii. Where applicable minimum required distances were observed when originally permitting a Mineral Working, the Mineral Working shall not be discontinued or impeded where the buffer is reduced to less than the required distance(s) due to encroachment of development or zoning boundaries towards the Mineral Working.
- b. For new Mineral Working (quarry):
 - i. The distance of a new Mineral Working site from a Public Highway, a Protected Road and a waterbody or watercourse shall be consistent with the requirements of the provincial government departments with jurisdiction, as communicated through the quarry application referral process administered by the Mineral Lands Division.
 - ii. For proposed new Mineral Workings, the Town shall refer the application to the Mineral Lands Division if the following are met:
 - A. with no blasting, crushing, or screening proposed: referral required if another land use is located within 300 metres;
 - B. with blasting, crushing, or screening proposed: referral required if another land use is located within 1000 metres;
 - iii. The Town may allow a new Mineral Working (quarry) operation to be established less than the specified referral distance from another land use (300 metres or 1000 metres, as applicable), provided that the Town is satisfied that the Mineral Working shall not adversely affect adjacent uses and after consultation with the Mineral Land Division regarding review of the proposal.
 - iv. In reviewing a proposal for a quarry site within the specified referral distance from another land use (300 metres or 1000 metres, as applicable), the Town shall consult with the Mineral Lands Division in

assessing whether, and to what extent, mitigating factors apply.

Mitigating factors may include (but may not be limited to):

- I. The distance of the proposed Mineral Working (quarry) from other land uses;
 - II. The nature of other land uses in terms of the potential to be adversely affected by a Mineral Working;
 - III. Whether quarry operations will be located “below grade” relative to other land uses, which will serve to dampen noise and provide visual screening;
 - IV. Whether quarry operations will be separated from other land uses by stands of trees located within the line of sight, which will serve to provide visual screening and dampen noise;
 - V. Other mitigations proposed by the applicant that are intended to address potential adverse effects or other potential impacts;
 - VI. Mitigations that may be imposed upon the applicant by the Mineral Lands Division and (or) the Town that are intended to address potential adverse effects or other potential impacts.
 - VII. The Town may require the applicant to submit a document prepared to the satisfaction of the Town that describes and illustrates in sufficient detail measures that will be implemented to mitigate, reduce, limit or eliminate potential adverse effects on other land uses or potential impacts on the environment. The Town shall refer the document to the Mineral Lands Division for their review and feedback and to ensure the consistency of the document with materials submitted to the provincial permitting process.
- c. The Town may require special conditions to mitigate, reduce, limit, or eliminate any anticipated negative effects.
- d. In recognition that it is in the provincial interest to ensure that quarry resources are available for extraction to meet the demand for materials for local, regional, or provincial use or for export, the Mineral Lands Division may advise the Town on the resource-justification for a proposed Mineral Working (quarry) and the Town shall factor-in this advice when exercising its authority to determine whether to approve the proposed Mineral Working (quarry).

In 4.3 Buffers and Separation Distances Between Land Uses

FROM:

Table 1: Separation Between Non-Residential Uses and Residential Uses		
Non-residential uses:	Buffer	Mandatory (M)or
Agriculture – farm operation for	600	M
Amusement establishment	45	R
Auto repair, body repair, car wash	20	R
Bar, club, lodge,	100	R
Cottage	-	At discretion of Council
Crematorium	70	R
Industrial – general and hazardous	100	R
Industrial – light	10	R
Kennel - > 4 dog runs	215	R
Kennel – four or fewer dog runs	100	R
Mineral working-where no blasting is	300	M
Mineral working-where blasting is	1000	M
Public institutional	3	R
Restaurant – drive through	3	R
Salvage/scrap yard	300	M
Solid waste recycling/disposal	300	R

Table 2: Separation Between Non-Residential Uses (minimum)		
Uses	Separation distance in metres (m)	Mandatory (M)or Recommended
Agriculture farm	45 from Centerline of Street	M
Cottage	30 m from Watercourse	M
Crematorium	30 m to adjacent industrial uses	R
Mineral working	150 m from proposed development	M
	90 m from Designated Protected Road	M
	50 m from Local public roads and watercourse	M
	50 m Commercial, public & institutional uses	M
Salvage/scrap yard	100 m from Existing/future commercial areas	M
	50 m Public highway or street	M
	50 m from Watercourse/water body	M
Solid waste recycling/disposal and composting sites	150 m from Potential development areas	R
	50 m from Watercourse/ water body	M
	90 m Class I and II Protected Roads	M
	50 m from Class III and IV Protected Roads &	M
Waste Management Site	1.6 km radius for referrals to Pollution Prevention Branch for any proposed	M

TO:


Table 1: Separation Between Non-Residential Uses and Residential Uses		
Non-residential uses:	Buffer	Mandatory (M) or
Agriculture – farm operation for	600	M
Amusement establishment	45	R
Auto repair, body repair, car wash	20	R
Bar, club, lodge,	100	R
Cottage	-	At discretion of Council
Crematorium	70	R
Industrial – general and hazardous	100	R
Industrial – light	10	R
Kennel - > 4 dog runs	215	R
Kennel – four or fewer dog runs	100	R
Public institutional	3	R
Restaurant – drive through	3	R
Salvage/scrap yard	300	M
Solid waste recycling/disposal	300	R

Table 2: Separation Between Non-Residential Uses (minimum)		
Uses	Separation distance in metres (m)	Mandatory (M) or Recommended
Agriculture farm	45 from Centerline of Street	M
Cottage	30 m from Watercourse	M
Crematorium	30 m to adjacent industrial uses	R
Salvage/scrap yard	100 m from Existing/future commercial areas	M
	50 m Public highway or street	M
	50 m from Watercourse/water body	M
Solid waste recycling/disposal and composting sites	150 m from Potential development areas	R
	50 m from Watercourse/ water body	M
	90 m Class I and II Protected Roads	M
	50 m from Class III and IV Protected Roads &	M
Waste Management Site	1.6 km radius for referrals to Pollution Prevention Branch for any proposed	M

NOTICES

Town website

From: [Town of Happy Valley-Goose Bay](#)
To: [Mark Unruhant, Engineering Technician](#)
Subject: Notice of Public Consultation: Development Regulations No. 9, 2025
Date: Tuesday, March 11, 2025 11:56:55 AM



**URBAN AND RURAL PLANNING ACT, 2000
NOTICE OF PROPOSED CHANGE TO THE
TOWN OF HAPPY VALLEY-GOOSE BAY
DEVELOPMENT REGULATIONS, 2018-2028**

DEVELOPMENT REGULATIONS AMENDMENT No. 9, 2025

Public Notice

Information for the Public
Release Date: March 11, 2025



Town Council of Happy Valley-Goose Bay is considering a change to the Town of Happy Valley-Goose Bay Development Regulations, 2018-2028.

The purpose of this amendment is to clarify the process for working with the Mineral Lands Division of the Government of Newfoundland and Labrador regarding development within the vicinity of Mineral Working operations.

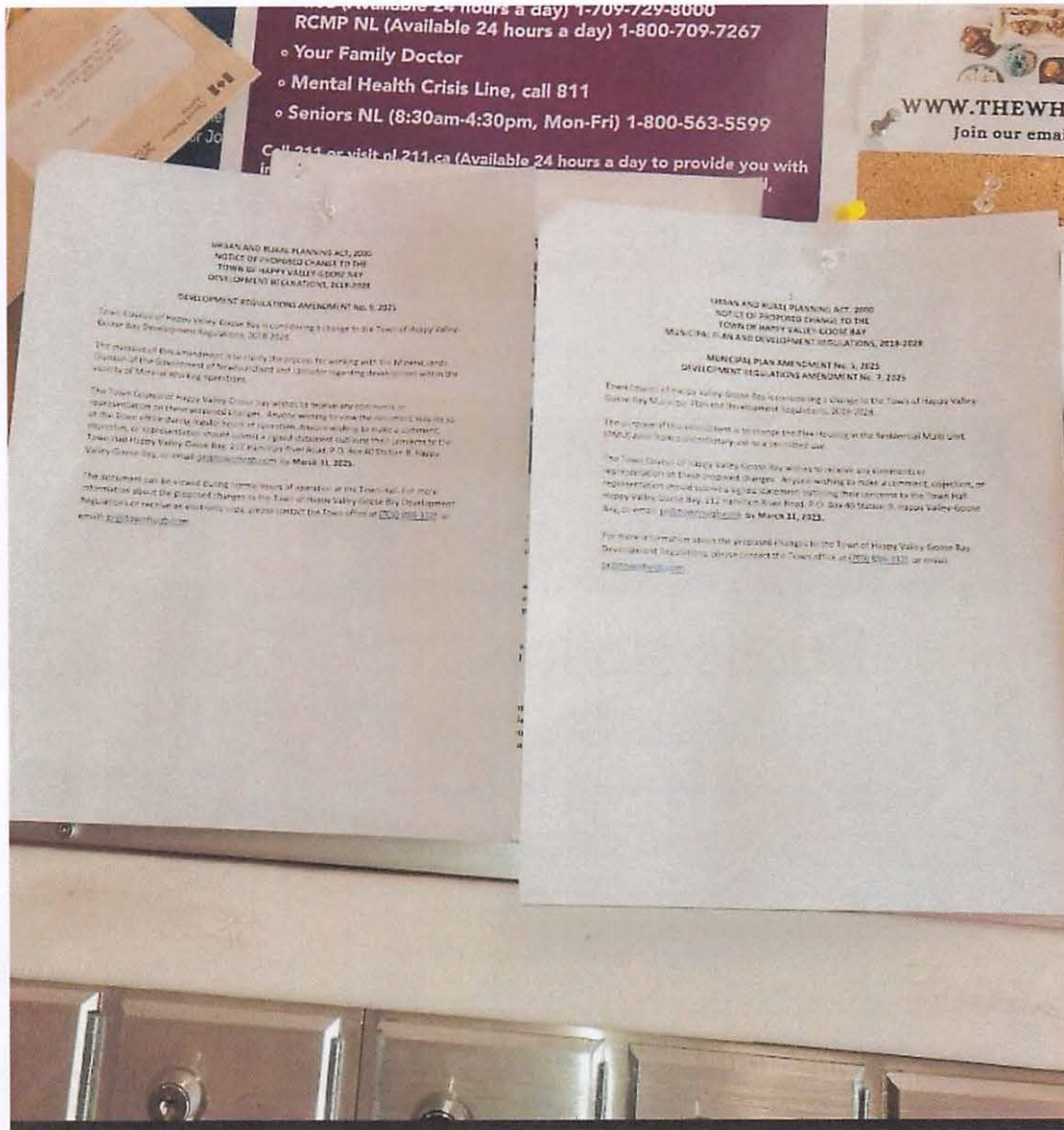
The Town Council of Happy Valley-Goose Bay wishes to receive any comments or representation on these proposed changes. Anyone wishing to view the document may do so at the Town office during regular hours of operation. Anyone wishing to make a comment, objection, or representation should submit a signed statement outlining their concerns to the Town Hall Happy Valley-Goose Bay, 212 Hamilton River Road, P.O. Box 40 Station B, Happy Valley-Goose Bay, or email: pr@townhvgb.com by **March 31, 2025**.

The document can be viewed during normal hours of operation at the Town Hall. For more information about the proposed changes to the Town of Happy Valley-Goose Bay Development Regulations or receive an electronic copy, please contact the Town office at [\(709\) 895-3321](tel:709-895-3321) or email: pr@townhvgb.com

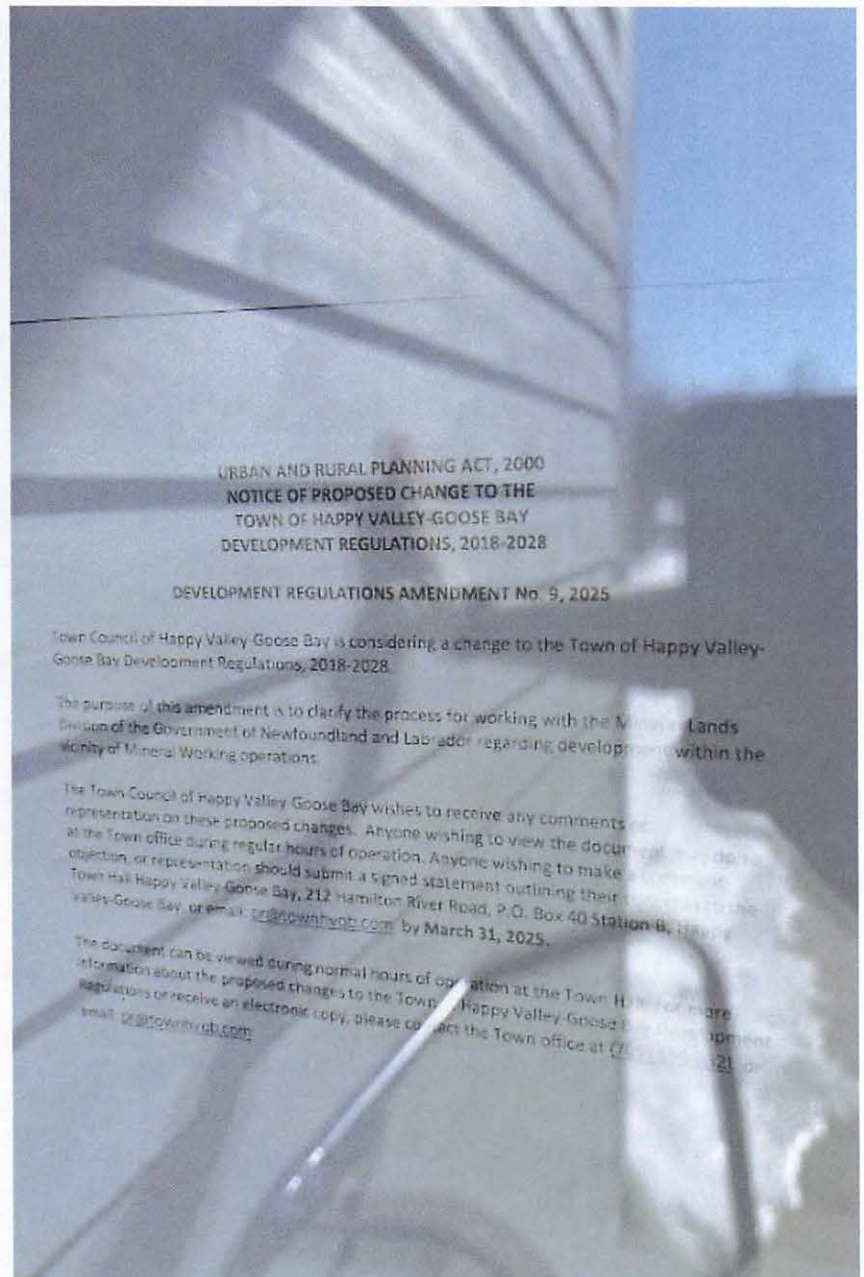
Town of Happy Valley-Goose Bay



Post Office



Town Hall







SUBMISSIONS

There was only one enquiry regarding this amendment. Town staff responded and no further comments were made by the resident.

From: [REDACTED], Engineering Technician
To: "[REDACTED]"
Cc: [REDACTED], Director of Engineering
Subject: RE: Proposed changes to development regulations
Date: Monday, March 31, 2025 12:11:00 PM
Attachments: DRA9 Public Review.pdf
DRA 8 Public Review.pdf
MPA6 Public Review.pdf
MPA5 Public Review.pdf
DRA7 Public Review.pdf
DRA6 Public Review.pdf
[REDACTED]

See the attached Development Regulation / Municipal Plan Auggested Amendments with a bief clarification on each one:

- * DRA6 - Townhouses have always been a discretionary use in this zone, this is just a clarification on the setback distance requirements for a townhouse vs plex house, house, etc...

- * DRA7/MPA 5 - Adding Plex House from a discretionary use to a permitted use in the Residential Multi Unit Zone (Learning, Lethbridge, Justin, Brett St Area). Most of the houses in the zone are all ready plex houses, so it makes sense to make it permitted Vs Discretionary

- * DRA8/MPA 6 - This is just a housekeeping item as we wanted to avoid any future confusion by clearly stating the OSTP zone that houses the golf course allows for a golf course as at a minimum a discretionary use.

- * DRA9 - The purpose of this amendment is to clarify the process for working with the Mineral Lands Division of the Government of Newfoundland and Labrador regarding development within the vicinity of Mineral Working operations. The change to the Development Regulations outlining the proposed process has been verified with the Mineral Lands Division. It establishes a referral buffer where the Town and the Division can consider greater flexibility in planning development to ensure the continued operation of quarries but also mitigate potential conflict with other proposed development.

If you have any further questions,
Hopefully this clarifies the amendments.
Please advise

[REDACTED]
Engineering Technician
Town of Happy Valley-Goose Bay

PO Box 40 Station B
Happy Valley-Goose Bay NL A0P 1E0
Office: (709) 896-3593

-----Original Message-----

From: Public Relations <pr@townhvgb.com>
Sent: Wednesday, March 12, 2025 8:45 AM
To: [REDACTED], Engineering Technician <muntech@townhvgb.com>
Subject: FW: Proposed changes to developement regulations

-----Original Message-----

From: [REDACTED] >
Sent: Tuesday, March 11, 2025 7:17 PM
To: Public Relations <pr@townhvgb.com>
Subject: Proposed changes to developement regulations
May I have a copy of the proposed changes. Please send to:
[REDACTED]

Thankyou in advance.

[REDACTED]
Sent from my iPad
[REDACTED]