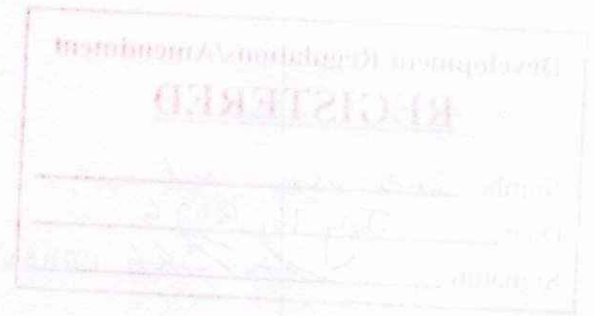
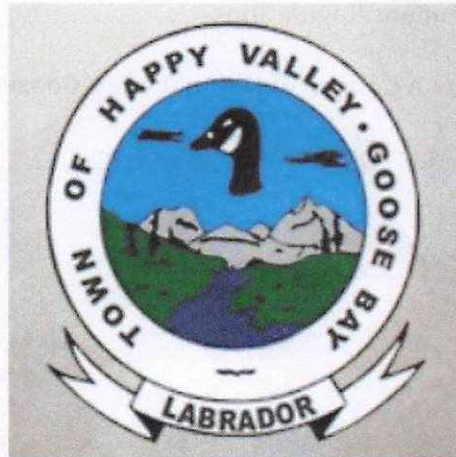




TOWN OF HAPPY VALLEY-GOOSE BAY

DEVELOPMENT REGULATIONS, 2018-2028



DEVELOPMENT REGULATIONS AMENDMENT No. 12, 2026

(Residential Varied to Residential Multi-Unit)

Development Regulations/Amendment

REGISTERED

Number 2105-0010-2026

Date July 16, 2026

Signature [Signature]

URBAN AND RURAL PLANNING ACT, 2000

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

RESOLUTION TO ADOPT

AMENDMENT No. 12, 2026

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. 12, 2026 to the Happy Valley-Goose Bay Development Regulations.

Adopted by the Town Council of Happy Valley-Goose Bay on June 23, 2026.

Signed and sealed this 9 day of July, 2026.

Mayor:

[Signature: W. Bert Pomeroy]

Town Clerk:

[Signature: N. Mackelley]

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 12, 2026 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:

[Signature: Anna Myers]

Anna Myers

Member of Institute of Planners (MCIP)



TOWN OF HAPPY VALLEY-GOOSE BAY

DEVELOPMENT REGULATIONS AMENDMENT No. 12, 2026

BACKGROUND

The Town Council of Happy Valley-Goose Bay wishes to amend its Development Regulations. The Town of Happy Valley-Goose Bay wishes to rezone a property on Kelland Drive from Residential Varied Density zone to Residential Multi-Unit zone to accommodate a Personal Care Facility as a discretionary use.

The Town has received a request from the developer of the West of Hefler Subdivision to rezone land that they own from Residential Varied Density (RVD) zone to Residential Multi Unit (RMU) zone. The land is located in the RVD zone which does not allow for a Personal Care Facility.

The purpose of this request is to enable the development of a personal care facility which would consist of 10 each level (1) care rooms and 10 each level (2) care along with the associated offices and systems for the operation of the facility. This facility would be approved and licensed by the provincial authorities having jurisdiction. The facility would be run and operated by an established and successful not-for-profit organization - the HVGB Housing and Homelessness Coalition

The 2.38 ha property is located facing Kelland Drive to the north and Oliver Street to the east, which will provide primary access. It is in close proximity to seniors housing projects and amenities (see map).

To the south and west, the property abuts ongoing higher density housing allowed in the RVD zone. The proposed personal care facility is compatible with the surrounding residential development which is solely dedicated to seniors ageing well-in-place housing developments. A buffer will be provided around the entire development site and will include a fire lane around the entire site.

The site does not hinder access to future development in adjacent the lands.

The area is already designated Residential in the Municipal Plan; therefore, only an amendment to the Development Regulations is required to change the zone from Residential Varied Density to Residential Multi-Unit zone.

PUBLIC CONSULTATION

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input: the Notice was posted at the following locations: Town Hall and Stadium on May 11, 2026, and it was posted on social media on the Town Instagram and Town Facebook page on May 12, 2026.

No submissions were received by the Town.

DEVELOPMENT REGULATIONS AMENDMENT No. 12, 2026

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



Development Regulations/Amendment
REGISTERED

Number 2105-0010-2026

Date July 16, 2026

Signature [Signature]

Town of Happy Valley-Goose Bay

Development Regulations Amendment No. 12, 2026



From Residential Varied to Residential Multi-Unit

Dated at Happy Valley-Goose Bay

This 7 day of July, 2026

[Signature]
Mayor

[Signature]
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.



[Signature]
Anna Myers, MCIP

NOTICES

Poster at Town Hall

