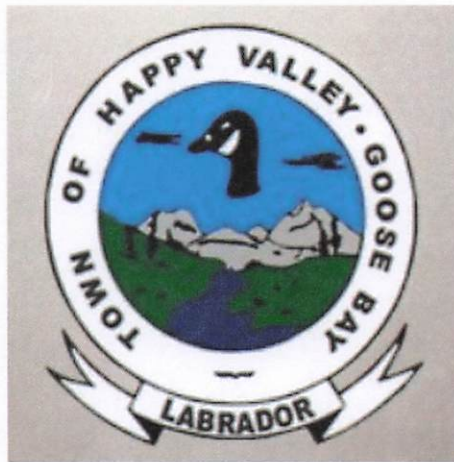


**TOWN OF HAPPY VALLEY-GOOSE BAY**

**DEVELOPMENT REGULATIONS, 2018-2028**



**DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2025**

(Industrial Light to Industrial-Commercial)

**URBAN AND RURAL PLANNING ACT, 2000**

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

**RESOLUTION TO ADOPT**

**AMENDMENT No. 11, 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. 11, 2025 to the Happy Valley-Goose Bay Development Regulations.

Adopted by the Town Council of Happy Valley-Goose Bay , 2026;

Signed and sealed this 5 day of Feb, 2026.

Mayor: W. Bert Pomroy

Clerk: N Macleby



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Amendment No. 11, 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: Ameyo

Anna Myers  
Member of Institute of Planners (MCIP)



<b>Development Regulations/Amendment</b>	
<b>REGISTERED</b>	
Number	<u>2105-0008-2026</u>
Date	<u>March 20, 2026</u>
Signature	<u>Anna Myers</u>

## **TOWN OF HAPPY VALLEY-GOOSE BAY**

### **DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2025**

#### **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 properties that are facing Cherrywood Drive, Burnwood Drive and Aspen Road from Industrial Light to Industrial-Commercial.

At the time of the Municipal Plan and Development Regulations review in 2018, the Town considered this area for light industrial use only. The Light Industrial use occurs on the north or west side respectively for each road and the Commercial zone is on the opposite side of the road. Existing non-conforming uses, such as offices, continued to operate in the updated Light Industrial zone. Over time, there has been more interest in a mix of uses in the area. As the Commercial lands are almost completely occupied now, landowners wish to have commercial uses allowed on the side of the road zoned 'Industrial Light.'. The Council for Happy Valley-Goose Bay wishes to encourage economic development by providing flexibility of land uses in this prime area of the community. This reflects a gradation of land use from Commercial on the main streets (Hamilton River Road and Loring Drive), to Industrial-Commercial on the secondary streets; note that the backlands will remain Industrial Light. This proposed change allows for more flexibility to accommodate an evolving commercial/industrial mix of in new businesses in this area.

The amendments proposes that the properties that access onto Cherrywood Drive, Burnwood Drive and Aspen Road will be rezoned from Industrial Light to Industrial Commercial. This will allow for a wide range of commercial uses, including offices. Industrial Commercial allows for light industrial uses as well.

## **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 and it was posted on the Town website and Town Facebook page on October 2, 2025..

There were no submissions received.

## **DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2025.**

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

# Town of Happy Valley-Goose Bay

Development Regulations  
Amendment No. 11, 2025

From Industrial Light to Industrial Commercial

Dated at Happy Valley-Goose Bay

This 5 day of Feb, 2026

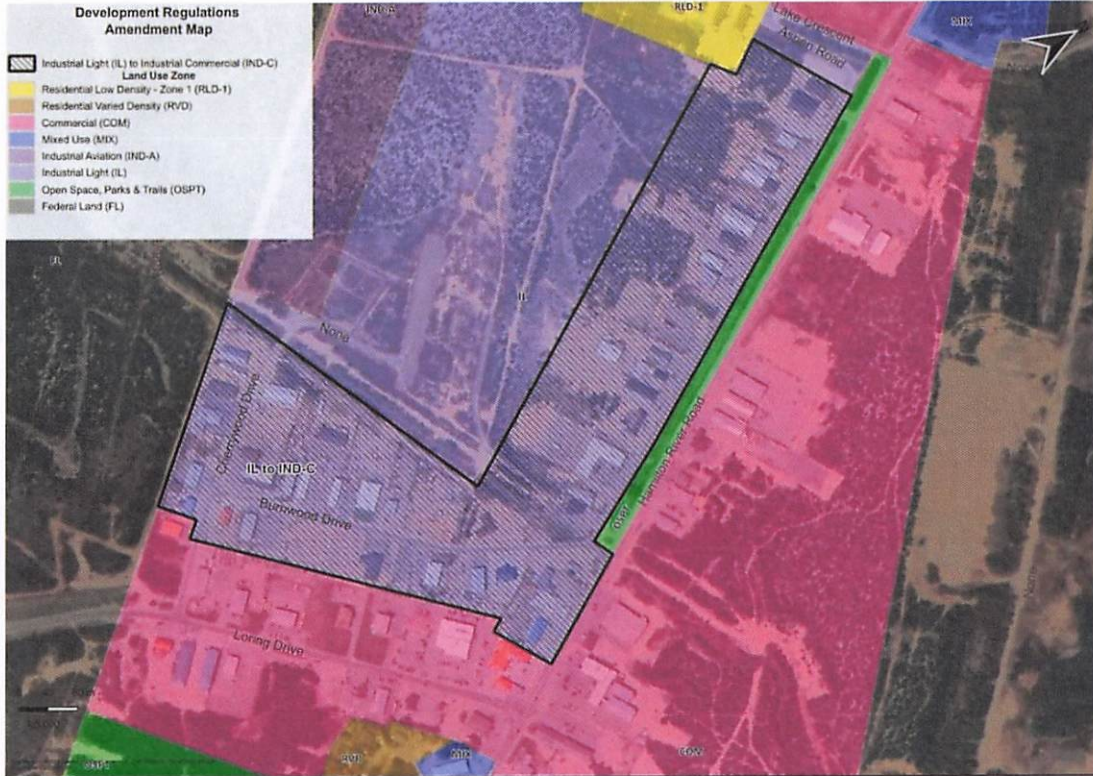
*W. Bestromany*  
Mayor

*Anna Myer*  
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*  
Anna Myers, MCIP



Development Regulations/Amendment

**REGISTERED**

Number 2105-0008-2026

Date March 20, 2026

Signature Sen [Signature]