



Town of Happy Valley-Goose Bay
Policy Statement

Index: Public Works		Policy Number: PW0017	
Approved Date: September 17, 2013	Effective Date: January 1, 2021	Revision Date: December 15, 2020	
Authority: 12th Council of the Town of Happy Valley-Goose Bay			Page 1 of 1

Topic: LANDSCAPE REQUIREMENTS

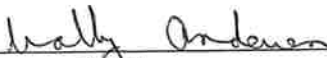
Policy Statement:

The Town of Happy Valley-Goose Bay requires a landscape and layout plan prior to the issuance of a building permit for; Building and Development in the Commercial Zone, Residential Zone, multiple unit row dwelling and apartment building, and commercial-residential. Refundable fees associated as per F0005, upon completion in two-year timeframe.

An approved landscape and layout plan along with a timeframe for completion will be a condition of the permit.

A landscape and layout plan on a scalable drawing must be submitted that show;

1. A defined parking entry aisle from the street and a parking area. These areas are to be either asphalt or a solid, dust free surface of Class A aggregate.
2. The remainder of the building line setback (except the vehicle entry aisle) including the front yard depth is to be landscaped with grass, shrubs and trees on 4 inches of black earth.
3. The plan must show all the property. All the property must be indicated to be one of the following three surfaces:
 - a. Covered with 4 inches of soil and landscaped (required fronting the street),
 - b. A solid dust free surface consisting of asphalt or Class A aggregate, or
 - c. Left in its natural state (to be covered with soil and landscaped if disturbed during construction); An alternative surface may be considered by Town staff provided it meets the objectives of the policy.
4. If outdoor storage is proposed it must be shown as a durable, dust free surface on the site plan. Council may or may not approve outdoor storage depending upon the wording in the zone. (Note: Regulations require fencing of storage areas.)



Mayor, Wally Andersen



Town Clerk, Nadine MacAulay