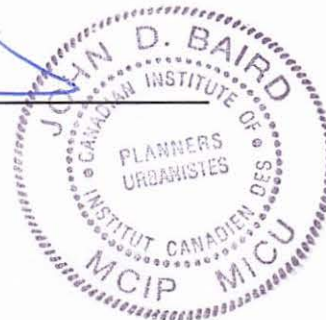
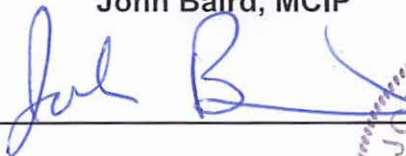


**TOWN OF DEER LAKE
DEVELOPMENT REGULATIONS
AMENDMENT No. 7, 2024**

**From Rural and Residential Medium Density
to Commercial-Light Industrial
South of Glide Lake Road**

Prepared by
John Baird, MCIP



URBAN AND RURAL PLANNING ACT 2000
RESOLUTION TO APPROVE
TOWN OF DEER LAKE
DEVELOPMENT REGULATIONS AMENDMENT No. 7, 2024


Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Deer Lake

- a) Adopted the Deer Lake Development Regulations Amendment No. 7, 2024 on the 27th day of January 2025.
- b) Gave notice of the adoption of Deer Lake Municipal Plan Amendment No. 5, 2024 by advertisement posted on the 28th day of January 2025 on Council's Facebook page and notice boards at the Town Hall and Hodder Memorial Recreation Complex.
- c) Set the 12th day of February 2025 at 7:00 p.m. for receipt of written objections and other representations for consideration by the Public Hearing Commissioner.

Under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Deer Lake approves the Deer Lake Development Regulations as amended.

SIGNED AND SEALED this 24 day of February 2025

Mayor:


Mike Goosney

(Council Seal)

Clerk:


Lori Humphrey

Development Regulations / Amendment	
REGISTERED	
Number	<u>1380 - 0020 - 2025</u>
Date	<u>March 20, 2025</u>
Signature	<u>Lori Humphrey</u>

THE UNITED STATES OF AMERICA
DEPARTMENT OF THE ARMY
WASHINGTON, D. C.

TO THE SECRETARY OF THE ARMY
FROM THE CHIEF OF STAFF

SUBJECT: [Illegible]

[Illegible text]

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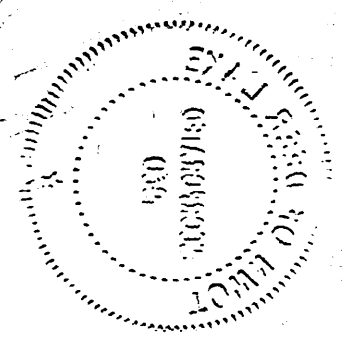
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URBAN AND RURAL PLANNING ACT 2000
RESOLUTION TO ADOPT
TOWN OF DEER LAKE
DEVELOPMENT REGULATIONS AMENDMENT No. 7, 2024

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Deer Lake adopts the Deer Lake Development Regulations Amendment No. 7, 2024.

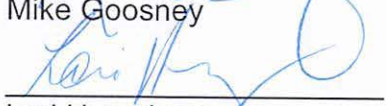
Adopted by the Town Council of Deer Lake on the 27th day of January 2024.

Signed and sealed this 24 day of February 2025


Mayor:


Mike Goosney

Clerk:


Lori Humphrey

(Council Seal)



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION.

I certify that the attached Development Regulations Amendment No. 7, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

MCIP:


John Baird

(MCIP Seal)



RECEIVED THE FOLLOWING INFORMATION

FROM THE FOLLOWING SOURCE

ON THE FOLLOWING DATE

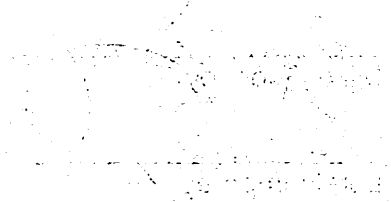
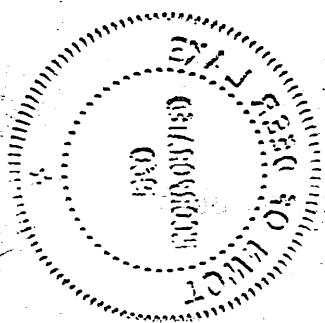
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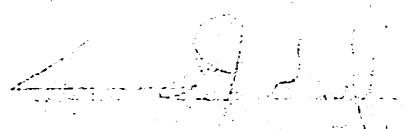
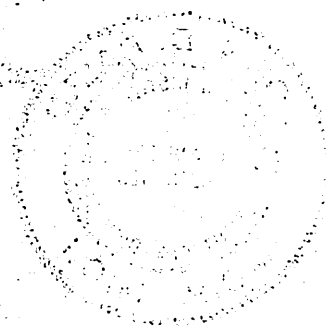
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ON THE FOLLOWING DATE

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TOWN OF DEER LAKE
DEVELOPMENT REGULATIONS AMENDMENT No. 7, 2024

BACKGROUND

Amendment No. 7, 2024 to the Deer Lake Development Regulations is enacted to comply with Amendment No. 6, 2024 to the Deer Lake Municipal Plan. The amendment will accommodate development of a proposed retail area on the east side of the Trans Canada Highway and south of Glide Lake Road. The retail area will be accessed from the western interchange into Deer Lake.

The amendment will rezone approximately 37.0 hectares from **RURAL** to **COMMERCIAL-LIGHT INDUSTRIAL** and approximately 1.3 hectares from **RESIDENTIAL MEDIUM DENSITY** to **COMMERCIAL-LIGHT INDUSTRIAL**.

PUBLIC CONSULTATION

Public notice of the proposed amendment was posted on October 23 and 24, 2024 requesting submission of objections or other comments by 12:00 Noon, November 5, 2024. Notices were posted:

- On Council's website on October 24 (<https://deerlake.ca/deer-lake-municipal-plan-and-development-regulations-proposed-rezoning-amendment-glide-lake-road-area/>)
- On Council's Facebook page on October 23
- On the Town Office bulletin board on October 23
- On the Deer Lake stadium bulletin board on October 23

Images of the public notices are attached.

No written of other comments were received by Council as of the November 5 deadline.

DEVELOPMENT REGULATIONS AMENDMENT No. 7, 2024

The Deer Lake Land Use Zoning Map is amended as shown on the attached map.



Town of Deer Lake

Development Regulations 2019- 2029
Land Use Zoning - Map 2
Amendment No. 7, 20__



From: Residential Medium Density to
(RMD)
To: Commercial Light Industrial (CL1)



From: Rural (RU)
To: Commercial Light Industrial (CL1)

Dated at Deer Lake, Newfoundland and Labrador
This 24 Day of Feb
2025

Mayor, Mike Goosney

Town Clerk, Lori Humphrey

(Council Seal)

I certify that this Development Regulations
amendment for the Town of Deer Lake has been
prepared in accordance with the requirements of
the Urban and Rural Planning Act 2000:

John Baird, MCIP

Development Regulations / Amendment
REGISTERED

Number 1380-0020-2025

Date March 20, 2025

Signature Chris Ewing

