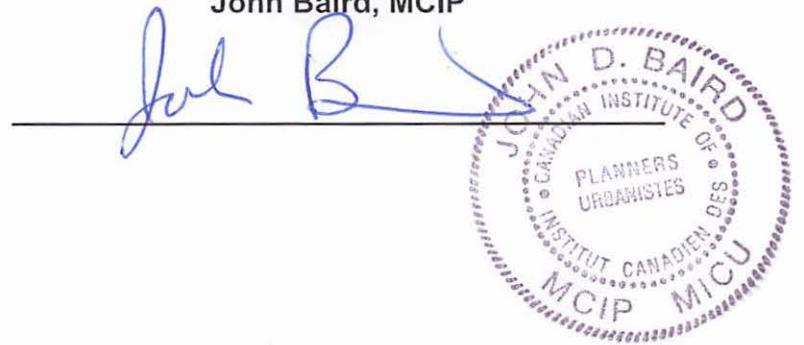


**TOWN OF DEER LAKE  
DEVELOPMENT REGULATIONS  
AMENDMENT No. 7, 2024**

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

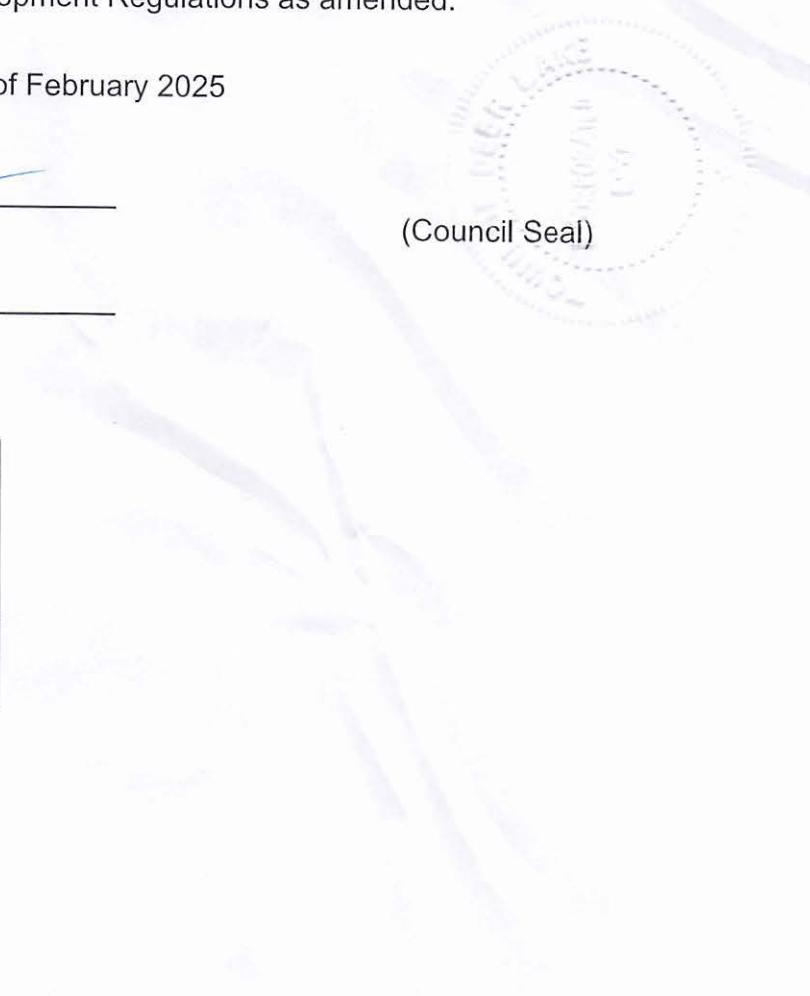
Under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Deer Lake approves the Deer Lake Development Regulations as amended.

SIGNED AND SEALED this 24 day of February 2025

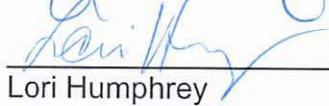
Mayor:

  
\_\_\_\_\_  
Mike Goosney

(Council Seal)



Clerk:

  
\_\_\_\_\_  
Lori Humphrey

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



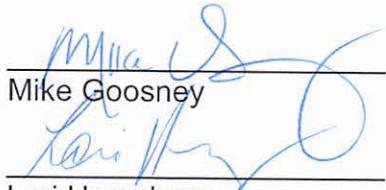
URBAN AND RURAL PLANNING ACT 2000  
RESOLUTION TO ADOPT  
TOWN OF DEER LAKE  
DEVELOPMENT REGULATIONS AMENDMENT No. 7, 2024

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.

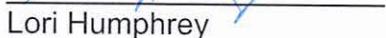
Adopted by the Town Council of Deer Lake on the 27<sup>th</sup> day of January 2024.

Signed and sealed this 24 day of February 2025

Mayor:

  
Mike Goosney

Clerk:

  
Lori Humphrey

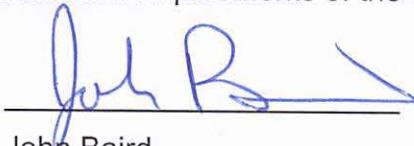
(Council Seal)



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION.

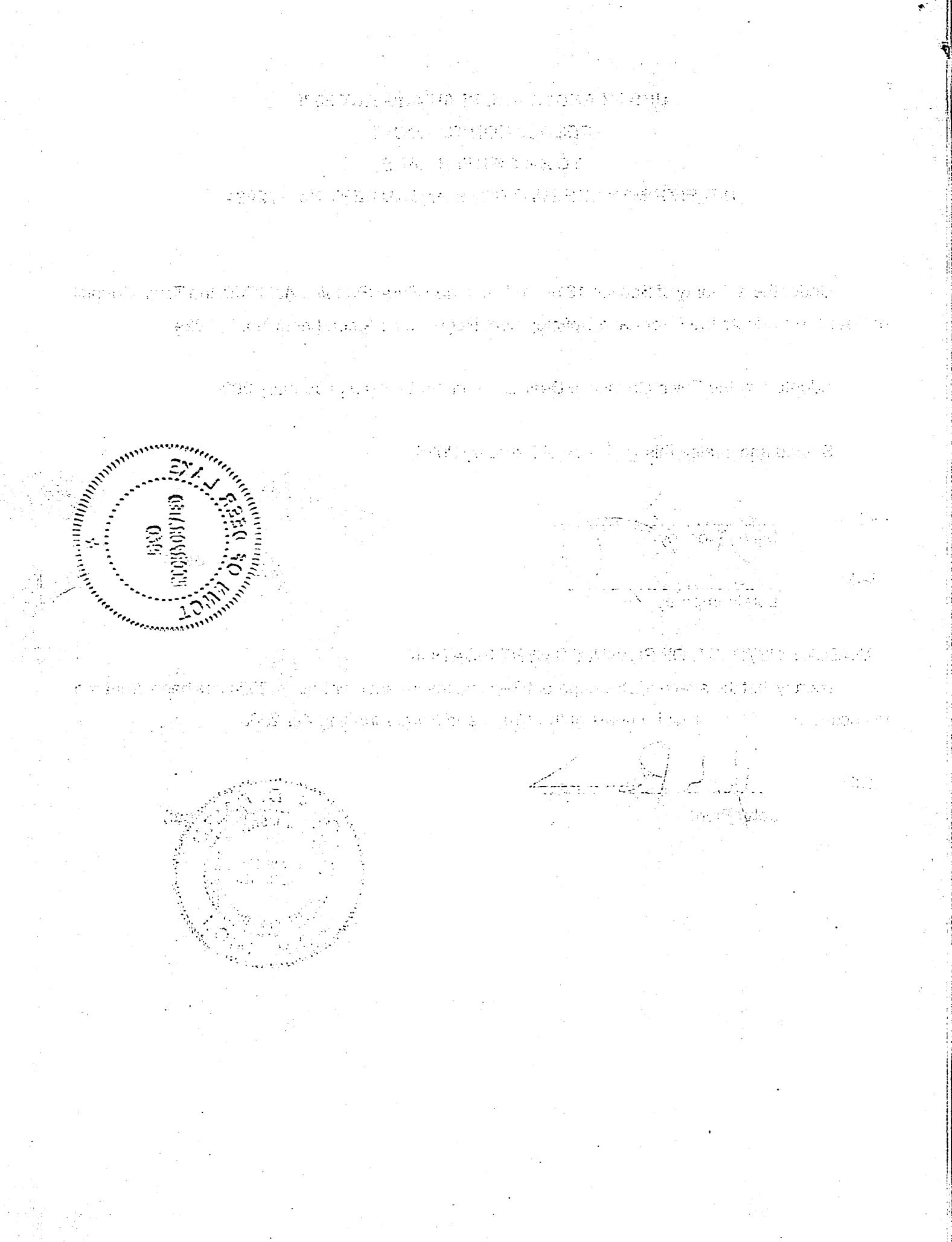
I certify that the attached Development Regulations Amendment No. 7, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

MCIP:

  
John Baird

(MCIP Seal)





**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 or 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, 2025	
<p>From: Residential Medium Density to (RMD) To: Commercial Light Industrial (CLI)</p> <p>From: Rural (RU) To: Commercial Light Industrial (CLI)</p>	
<p>Dated at Deer Lake, Newfoundland and Labrador This <u>24</u> Day of <u>Feb</u>, 2025</p> <p><i>Mike Goosney</i> Mayor, Mike Goosney <i>Lori Humphrey</i> Town Clerk, Lori Humphrey</p> <p>(Council Seal)</p>	

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*  
John Baird, MCIP

