

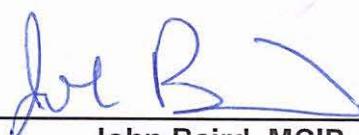
**TOWN OF DEER LAKE**  
**MUNICIPAL PLAN AMENDMENT No. 3, 2024**

**Residential Designation - Residential Floodway Fringe Zone**  
**Add Row Dwelling as a Discretionary Use**

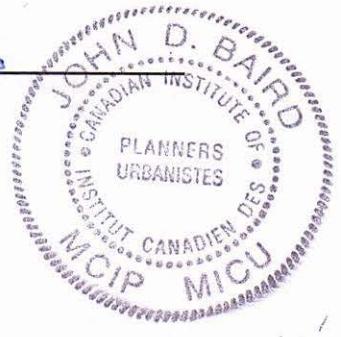
**Update environment departmental title**

**Prepared for the Town of Deer Lake**  
**by**  
**Baird Planning Associates**

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John Baird, MCIP



URBAN AND RURAL PLANNING ACT 2000  
RESOLUTION TO APPROVE  
TOWN OF DEER LAKE  
MUNICIPAL PLAN AMENDMENT No. 3, 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 Municipal Plan Amendment No. 3, 2024 on the 9<sup>th</sup> day of December 2024.
- b) Gave notice of the adoption of Deer Lake Municipal Plan Amendment No. 3, 2024 by advertisement posted on the 16<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. at the Town Hall, Deer Lake for the holding of a public hearing to consider objections and other representations.

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

SIGNED AND SEALED this 24 day of Feb 2025

Mayor: Mike Goosney  
Mike Goosney

(Council Seal)

Clerk: Lori Humphrey  
Lori Humphrey

Municipal Plan / Amendment REGISTERED	
Number	<u>1380-0011-2025</u>
Date	<u>March 20, 2025</u>
Signature	<u>Lori Ewong</u>

URBAN AND RURAL PLANNING ACT 2000  
RESOLUTION TO ADOPT  
TOWN OF DEER LAKE  
MUNICIPAL PLAN AMENDMENT No. 3, 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 Municipal Plan Amendment No. 3, 2024.

Adopted by the Town Council of Deer Lake on the 9<sup>th</sup> day of December 2024.

Signed and sealed this 24 day of Feb 2025

Mayor:

  
Mike Goosney

(Council Seal)

Clerk:

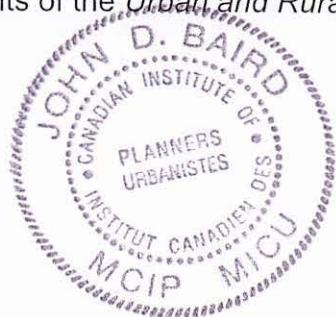
  
Lori Humphrey

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan Amendment No. 3, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:

  
John Baird



(MCIP Seal)

**TOWN OF DEER LAKE**  
**MUNICIPAL PLAN AMENDMENT No. 3, 2024**

**BACKGROUND**

The Town of Deer Lake has received an application to amend its Municipal Plan and Development Regulations to allow the development of a multi-unit residential building on the west side of Nicholasville Road. The current land use zone for the site is Residential Floodway Fringe, which corresponds to the 1:100-year flood risk area.

The amendment will add “*row dwelling*” as a discretionary use in the Residential Floodway Fringe zone.

The Section 15 review by the Department of Municipal and Provincial Affairs noted that the Municipal Plan had incorrect titles for the Provincial environment department and recommended that the amendment make a correction to the current name.

**PUBLIC CONSULTATION**

Public notice of the proposed amendment was posted on July 17, 2024, as follows:

- Town of Deer Lake website
- Town of Deer Lake Facebook page
- Bulletin boards at Town Hall and Deer Lake Post Office

The notice provided a period up to July 26, 2024, for the submission of written objections or other comments. No submissions were received.

**MUNICIPAL PLAN AMENDMENT No. 3, 2024**

**1. Section 5.2.6 - Residential Floodway Fringe Zone**

In Section 5.2.6.1 - Land Use

**DELETE** the following:

“(3) At Council’s discretion, bed and breakfasts, visitor rental dwellings, communications, energy generation facilities, recreational open space, and transportation uses may be permitted.”

And **REPLACE** with the following:

“(3) At Council’s discretion, bed and breakfasts, visitor rental dwellings, ***row dwellings***, communications, energy generation facilities, recreational open space, and transportation uses may be permitted.”

**2. Update Department and Division Titles**

**2A. From Environment and Conservation to Environment and Climate Change**

In the following Municipal Plan sections:

Section 2.3.7  
Section 5.1.2.1 (3)  
Section 5.1.2.1 (4)  
Section 5.1.3.2  
Section 5.1.4.2

**DELETE:** "Department of Environment and Conservation"

and

**REPLACE WITH:** "Department of Environment and Climate Change"

**2B. From Municipal Affairs and Environment to Environment and Climate Change**

In the following Municipal Plan sections:

Section 2.3.1  
Section 2.3.8  
Section 4.3.1(2)  
Section 5.1.3.2  
Section 5.1.4  
Section 5.1.4.2  
Table of Contents - 5.1.4

**DELETE:** "Department of Municipal Affairs and Environment"

and

**REPLACE WITH:** "Department of Municipal and Provincial Affairs"

**2C. From Water Resources Division to Water Resources Management Division**

In the following Municipal Plan sections:

Section 2.3.1  
Section 2.3.7 (3<sup>rd</sup> point)  
Section 5.1.2.1(4)  
Section 5.1.4  
Table of Contents – 5.1.4

**DELETE:** "Water Resources Division"

and

**REPLACE WITH:** "Water Resources Management Division"