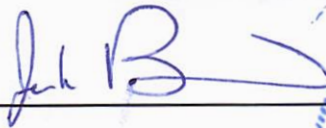


**TOWN OF DEER LAKE
DEVELOPMENT REGULATIONS
AMENDMENT No. 8, 2025**

From Rural to Public Use

**Residential Care Home
Route 430 (Northern Peninsula Highway)**

**Prepared by
John Baird, MCIP**

A handwritten signature in blue ink, appearing to read 'John Baird', is written over a horizontal line.

URBAN AND RURAL PLANNING ACT 2000
RESOLUTION TO APPROVE
TOWN OF DEER LAKE
DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2025

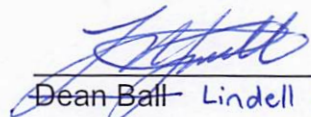
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Deer Lake

- a) Adopted the Deer Lake Development Regulations Amendment No. 8, 2025 on the 9th day of March 2026.
- b) Gave notice of the adoption of Deer Lake Municipal Plan Amendment No. 8, 2025 by advertisement posted on the 11th day of March 2026 on Council's website and Facebook page and on bulletin boards at the Town Office and Deer Lake Arena.
- c) Set the 31st day of March 2026 at 7:00 p.m. at the Deer Lake Town Hall 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 Development Regulations as amended.

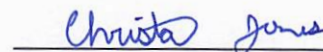
SIGNED AND SEALED this 3rd day of June 2026

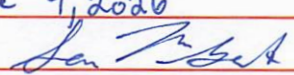
Deputy Mayor:


~~Dean Ball~~ Lindell Smith

(Council Seal)

Deputy Clerk:


~~Lori Humphrey~~ Christa Jones

Development Regulations / Amendment	
REGISTERED	
Number	<u>1380-0022-2026</u>
Date	<u>June 9, 2026</u>
Signature	

**URBAN AND RURAL PLANNING ACT 2000
RESOLUTION TO ADOPT
TOWN OF DEER LAKE
DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2025**

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. 8, 2025.

Adopted by the Town Council of Deer Lake on the 9th day of March 2026.

Signed and sealed this 3rd day of June 2026

Deputy Mayor:


~~Dean Ball~~ Lindell Smith

Deputy Clerk:

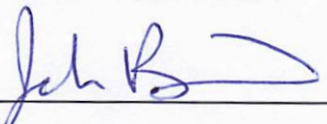

~~Lori Humphrey~~ Christa Jones

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 8, 2025 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. 8, 2025

BACKGROUND

Amendment No. 8, 2025 to the Deer Lake Development Regulations is enacted to comply with Amendment No. 7, 2025 to the Deer Lake Municipal Plan. The amendment will accommodate development of a proposed residential care home for men on the west side of Route 430 near the town's northern boundary.

The amendment will rezone approximately 13.0 hectares from **RURAL** to **PUBLIC USE**. It will also amend Condition 2 of the Public Use zone table to authorize Council at its discretion to approve developments in the Public Use zone that are not connected to municipal water and sewer services.

PUBLIC CONSULTATION

Public notice of the proposed amendment was posted on August 20, 2025, requesting submission of objections or other comments by 3:00 P.M., Wednesday, September 3, 2025. Notices were posted on Council's website and Facebook page, as well as the bulletin board at the Hodder Memorial Recreation Complex.

One email was received requesting clarification of what a residential care home means and the intended use of the proposed development. The Town Manager responded with a detailed explanation. No other comments were received.

DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2025

1. Part 9.15 – Public Use Zone

DELETE Condition 2 in the Public Use zone table, which states the following:

“Municipal Services

Development will be not permitted in the Public Use zone unless it can be connected to municipal water and sewer services.”

and

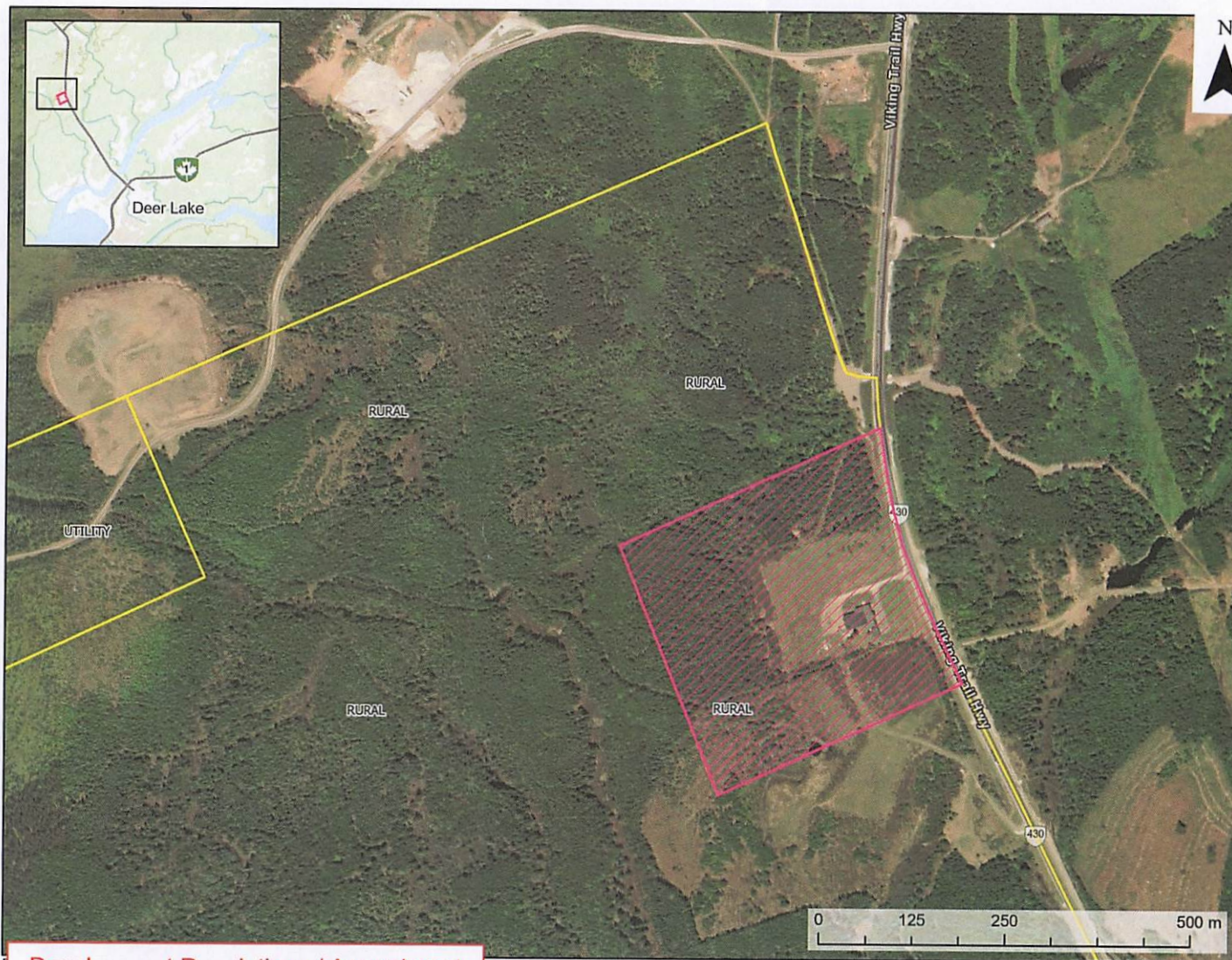
REPLACE with the following:

“Municipal Services

Except as approved otherwise at the discretion of Council, development will be not permitted in the Public Use zone unless it can be connected to municipal water and sewer services.”

2. Land Use Zoning Map

As shown on the following page, the Deer Lake Land Use Zoning Map is amended to rezone approximately 13.0 hectares on the west side of Route 430 from Rural to Public Use.

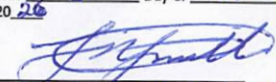


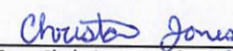
Town of Deer Lake

Development Regulations 2019- 2029
Land Use Zoning - Map 2
Amendment No. 8, 2025

 From: Rural (RU)
To: Public Use (PU)

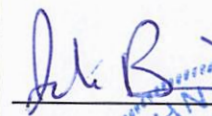
Dated at Deer Lake, Newfoundland and Labrador
This 3rd Day of June
20 26

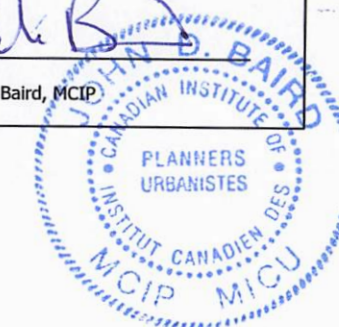

Mayor, Dean Ball Deputy Mayor, Lindell Smith


Town Clerk, Lori Humphrey Christa Jones

(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 1380-0022-2026

Date June 9, 2026

Signature 