

**TOWN OF DEER LAKE**  
**MUNICIPAL PLAN AMENDMENT No. 2, 2022**

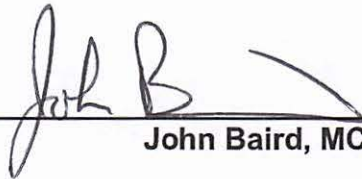
**Upper Humber River Subdivision Development**  
**Redesignate from Conservation and Commercial-Industrial to Residential**

**Prepared for the Town of Deer Lake**

**by**

**Baird Planning Associates**

**April 2023**



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**John Baird, MCIP**




**URBAN AND RURAL PLANNING ACT 2000**  
**RESOLUTION TO APPROVE**  
**TOWN OF DEER LAKE**  
**MUNICIPAL PLAN AMENDMENT No. 2, 2022**

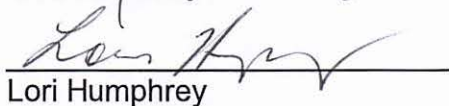
Under the authority of section 16, section 17, and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Deer Lake

- a) Adopted the Deer Lake Municipal Plan Amendment No. 2, 2022 on the 15<sup>th</sup> day of May 2023.
- b) Gave notice of the adoption of Deer Lake Municipal Plan Amendment No. 2, 2022 by advertisement posted on the 19<sup>th</sup> and 20<sup>th</sup> days of June 2023 as follows:
  - (i) Town of Deer Lake webpage – June 19<sup>th</sup>, 2023
  - (ii) Notice boards at Foodland, Coleman's and Lawton's – June 20, 2023
- c) Set the 5<sup>th</sup> day of July 2023 at 7:00 p.m. at the Town Hall, Deer Lake for the holding of a public hearing to consider objections and submissions.

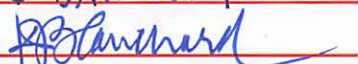
Under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Deer Lake approves the Deer Lake Municipal Plan as amended.

SIGNED AND SEALED this 10<sup>th</sup> day of August 2023

Mayor:   
Mike Gopsney

Clerk:   
Lori Humphrey

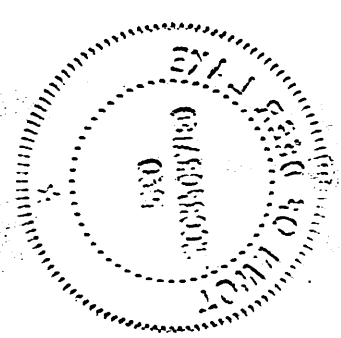


<b>Municipal Plan / Amendment</b>	
<b>REGISTERED</b>	
Number	<u>1380-2023-002</u>
Date	<u>8 JAN 2024</u>
Signature	<u></u>

THE UNITED STATES OF AMERICA  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D. C. 20535

TO: SAC, NEW YORK  
FROM: SAC, PHOENIX  
SUBJECT: [Illegible]

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200-226-2-10301  
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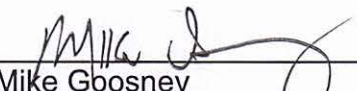
**URBAN AND RURAL PLANNING ACT 2000  
RESOLUTION TO ADOPT  
TOWN OF DEER LAKE  
MUNICIPAL PLAN AMENDMENT No. 2, 2022**

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. 2, 2022.

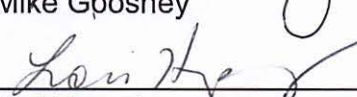
Adopted by the Town Council of Deer Lake on the 15<sup>th</sup> day of May 2023.

Signed and sealed this 10<sup>th</sup> day of August 2023

Mayor:

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

Clerk:

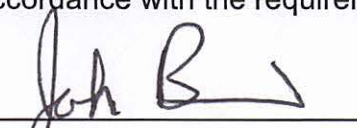
  
\_\_\_\_\_  
Lori Humphrey

(Council Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached MUNICIPAL PLAN Amendment No. 2, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:

  
\_\_\_\_\_  
John Baird

(MCIP Seal)

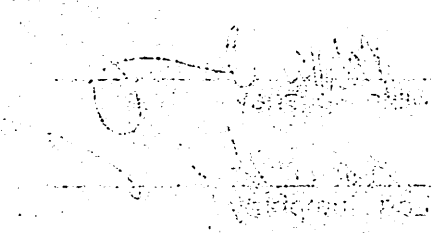
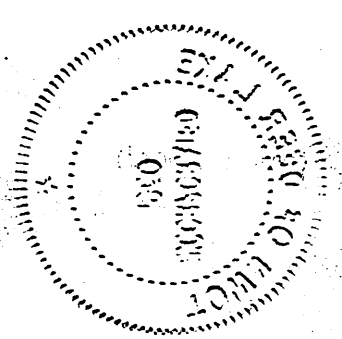


REPUBLIC OF THE PHILIPPINES  
DEPARTMENT OF HEALTH  
BUREAU OF PHARMACY, CHEMISTRY AND FOOD

TO THE HONORABLE SECRETARY, DEPARTMENT OF HEALTH  
AND TO THE HONORABLE SECRETARY, BUREAU OF PHARMACY, CHEMISTRY AND FOOD

FOR YOUR INFORMATION AND RECORD, I AM PLEASURED TO ADVISE YOU THAT

THE FOLLOWING PRODUCT HAS BEEN REGISTERED AND IS NOW AVAILABLE FOR SALE:

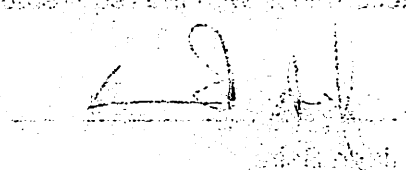


Very truly yours,  
[Signature]

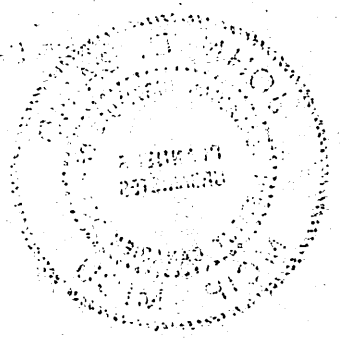
YOUR COOPERATION IN THIS MATTER IS APPRECIATED.

Very truly yours,  
[Signature]

Very truly yours,  
[Signature]



Very truly yours,  
[Signature]





**TOWN OF DEER LAKE**  
**MUNICIPAL PLAN AMENDMENT No. 2, 2022**

**BACKGROUND**

The Town of Deer Lake has received an application to develop a residential subdivision on the east side of Humber River and south of Old Bonne Bay Road (Route 430). The subdivision will connect in the south to Humberview Road and in the east to Bennett Avenue and the Trans Canada Highway. The proposed subdivision will include up to 114 residential lots as well as a playground and community rest area.

Approval of the development will require an amendment to the Municipal Plan involving the following changes.

- Redesignation of 4.3 hectares from Conservation to Residential.
- Redesignation of 3.2 hectares from Commercial-Industrial to Residential.

The proposed area to be amended from Conservation to Residential is buffered from the Humber River shoreline based on the following restrictive parameters:

- At no point will it encroach closer than 30 metres from the Humber River shoreline.
- At no point will it encroach into the Upper Humber River Habitat Management Unit, which is subject to a stewardship agreement between the Town and Provincial Wildlife Division.
- At no point will it encroach closer than 5 metres from the existing nature trail running parallel to Humber River.
- At no point will it encroach into the 1:20-year and 1:100-year flood risk areas as delineated in the recent Humber River Flood Study.

The shoreline buffer resource map delineating each of these restrictive parameters in relation to the proposed amendment area is provided below.

Policy 4.3.8 of the Municipal Plan states the following with respect to the Upper Humber River Management Unit and two other habitat management units that are subject to stewardship agreements between the Town and the Wildlife Division.

*“4.3.8 Habitat Conservation*

*Council decisions affecting wetlands and known waterfowl habitat will be guided by the Deer Lake Habitat Conservation Plan, which is the basis of a Stewardship Agreement entered into between the Town and the Province. Council will ensure existing and future Habitat Management Units are environmentally protected. As of the adoption of this Municipal Plan, these include the Junction Brook Bog, Island, and Upper Humber River Habitat Management Units. All lands within these Units are designated Conservation on the Future Land Use maps.”*

As per comments received from Jonathan Sharpe, Municipal Habitat Stewardship Coordinator with the Wildlife Division and other respondents to the public notice (see Public Consultation section below), this amendment will include the following conditions.



- No development will be permitted within the Conservation buffer area other than the existing municipal nature trail and minor associated facilities such as park benches
- No private trails will be permitted in the Conservation buffer area to connect residential properties to the municipal nature trail or the Humber River shoreline
- Neither the developer, residential property owners, or other persons will be permitted to clear trees or other vegetation in any part of the Conservation buffer area
- ATVs, dirt bikes, snowmobiles, and other motorized vehicles will not be permitted in the Conservation buffer area
- No boats, docks or other boat landing facilities will be permitted anywhere in this section of Humber River
- The Town will make new residents aware of the intent of the shoreline buffer and will include restrictions against cutting trees, building trails, boating facilities, motorized recreational vehicle use, etc. as a condition specified in all development permits issued for properties that abut the Conservation buffer area.
- The Town may consider providing limited access points from the subdivision to the municipal nature trail as an alternative to property owners building their own trails.

## **PUBLIC CONSULTATION**

Council provided public notice of the proposed amendment via its website ([www.deerlake.ca](http://www.deerlake.ca)), its Facebook page, and physical postings at the Town Office, Foodland, Colemans, Bella Rae Variety, Home Hardware and Simmons Tire. Council directly notified the Wildlife Division with whom it has a Municipal Stewardship Agreement for the protection of the Upper Humber River Management Unit, a stewardship area located near the proposed development.

Three responses were received.

1. D. Jean Young (email-April 19, 2022). Objects to the amendment for the following reasons:
  - Updated flood mapping is not available
  - Subdivision will encroach on hiking trails
  - Great care must be taken before changing conservation areas
  - May cost taxpayers more money because of flooding
  - May reduce income from tourists who like to walk the trails
2. Mark Keough (verbal comments submitted to Director of Operations). Objects to the amendment for the following reasons:
  - A larger buffer is required for this area
  - Residents will encroach on the EP zone with their ATV's and dirt bikes
  - Boaters will look to gain access to the waters of the Humber River.
3. Jonathan Sharpe, Program Coordinator - Municipal Habitat Stewardship, Wildlife Division, Department of Fisheries, Forestry and Agriculture (letter-April 22, 2022). The letter states that its intention is to provide input prior to the formal approval/permitting process. The following summarizes the main points of the letter.
  - Refers to the stewardship agreement between the Town and the Department for the conservation of the Upper Humber River Management Unit located close to

- the proposed subdivision
- The Management Unit takes in a lush riparian landward buffer, a small island and adjoining freshwater wetland
  - Area has abundant emergent and submerged vegetation (e.g., Cattails, Reed Canary Grass, Rushes, low shrubs), a variety of waterfowl species, shelter for beavers, and various songbird species
  - An interpretive nature trail follows the riverbank, some of which may require re-routing away from the proposed subdivision area
  - Residential development is not consistent with conservation of the adjacent 30-metre riparian buffer. No development should be approved within the buffer itself.
  - The development may create a desire for viewing and trail access to the river by residents of the proposed subdivision
  - New residents should be made aware of the intent of the buffer and that cutting trees and building trails will not be permitted. Town should consider including such restrictions in building lot agreements
  - The Town may consider providing limited access points to the trail as opposed to property owners building their own trails

#### **MUNICIPAL PLAN AMENDMENT No. 2, 2022**

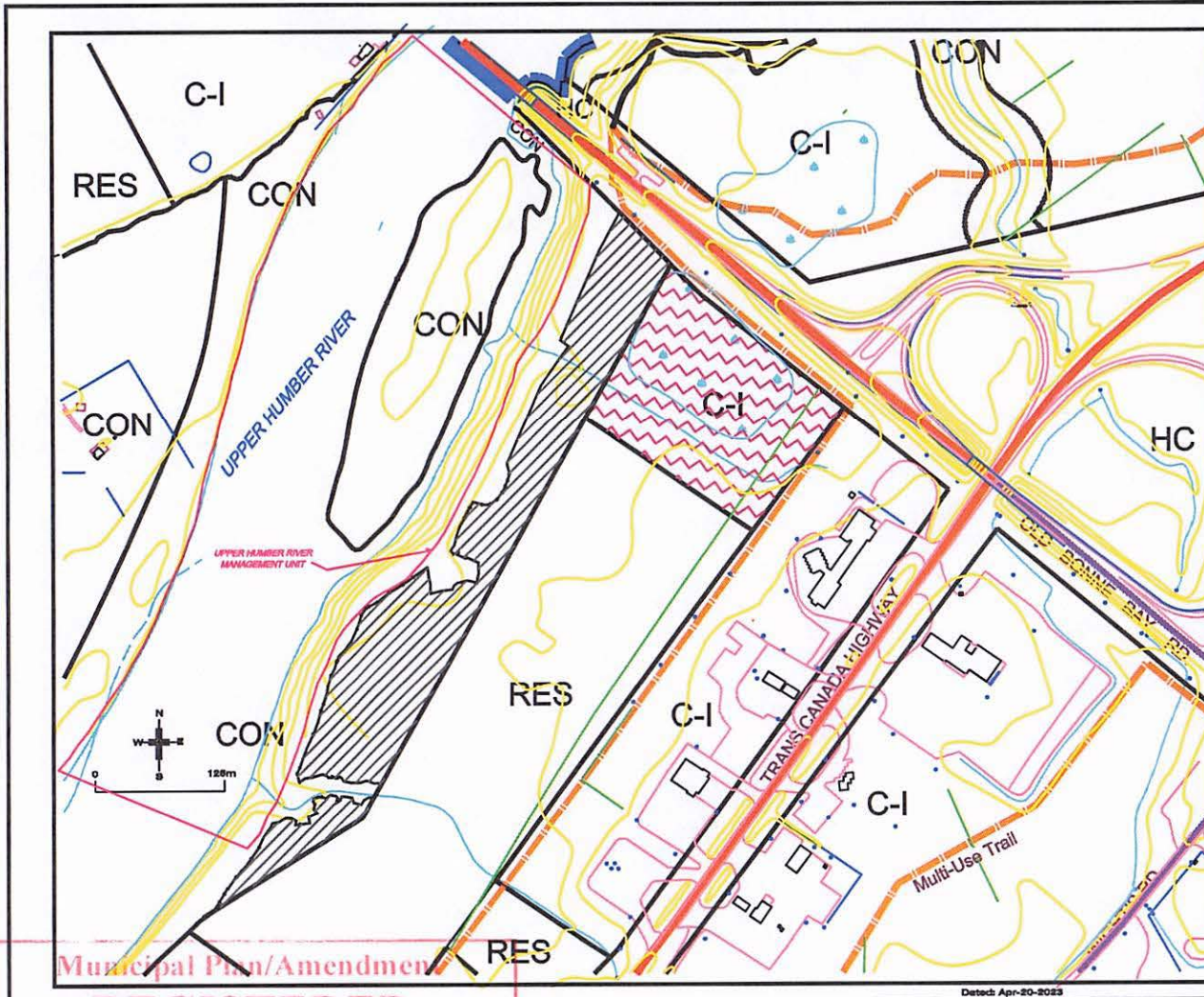
The Deer Lake Future Land Use Map is amended as shown on the following page. It redesignates:

1. 4.3 hectares from Conservation to Residential
2. 3.2 hectares from Commercial-Industrial to Residential


This amendment includes the following restrictive conditions that Council will require of the land developer as well as future landowners and residents of the subdivision:


- No development will be permitted within the Conservation buffer area other than the existing municipal nature trail and minor associated facilities such as park benches
- No private trails will be permitted in the Conservation buffer area to connect residential properties to the municipal nature trail or the Humber River shoreline
- Neither the developer, residential property owners, or other persons will be permitted to clear trees or other vegetation in any part of the Conservation buffer area
- Use of ATVs, dirt bikes, snowmobiles, and other motorized vehicles will not be permitted in the Conservation buffer area
- No boats, docks or other boat landing facilities will be permitted anywhere in this section of Humber River
- The Town will include restrictions against cutting trees, building trails, boating facilities, motorized recreational vehicle use, etc. as a condition specified in all development permits issued for properties that abut the Conservation future land use designation.



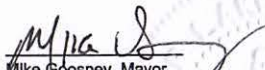


**Town of Deer Lake**  
 Municipal Plan 2019-2029  
 Future Land Use Map 2  
 Amendment No. 2, 2022

 From: Conservation  
 To: Residential

 From: Commercial-Industrial  
 To: Residential

Dated in the Town of Deer Lake, Newfoundland and Labrador  
 This 10th day of August, 2022

  
 Mike Goosney, Mayor

  
 Lori Humphrey, Town Clerk

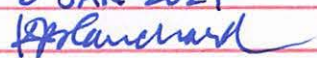
I certify that this Municipal Plan amendment for the Town of Deer Lake has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2006.

  
 John Baird, MCIP

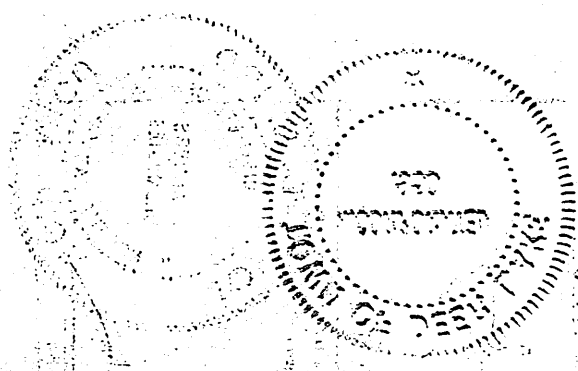


Municipal Plan/Amendment

**REGISTERED**

Number 1380-2023-002  
 Date 8 JAN 2024  
 Signature 

Dated: Apr-20-2023



*Dr. S. J. ...*

*Dear Sir,*

*100 ...*

*...*

*...*

*...*

100 ...  
...



