

**CITY OF CORNER BROOK  
DEVELOPMENT REGULATIONS 2012**

**DEVELOPMENT REGULATIONS AMENDMENT No. 21-02**

**June 2022**

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
CITY OF CORNER BROOK  
DEVELOPMENT REGULATIONS AMENDMENT No. 21-02**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook adopts the Corner Brook Development Regulations Amendment No. 21-02.

Adopted by the City Council of Corner Brook on the 25<sup>th</sup> day of APRIL, 2022.

Signed and sealed this 19 day of May, 2022

DM for  
Mayor: [Signature]

Clerk: [Signature]



(Council Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment No 21-02 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: Randa James



CIP Seal)

**URBAN AND RURAL PLANNING ACT**  
**RESOLUTION TO APPROVE**  
**CITY OF CORNER BROOK**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 21-02**

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook

- a) adopted the Development Regulations Amendment No. 21-02 on the 25th day of April, 2022.
- b) gave notice of the adoption of the Development Regulations Amendment No. 21-02 by Notice placed on the 4th day until the 24th day of May , 2022 on the City's Planning Notification page, the West Coast Wire, the City's Facebook and Twitter Pages and posted on the Notice Board at City Hall.
- c) set the 25th day of May at 7:00 p.m. at the City Hall, 5 Park Street, Corner Brook, for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook approves the Development Regulation Amendment as adopted.

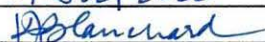
SIGNED AND SEALED this 22 day of June, 2022

Mayor: 

Clerk: 

Development Regulations Amendment

**REGISTERED**

Number 1200-2022-065  
Date 27 JULY 2022  
Signature 



(Council Seal)

**CITY OF CORNER BROOK**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 21-02**

**BACKGROUND**

The City Council of Corner Brook wishes to amend its Integrated Municipal Sustainability Plan. The Planning Department has received an application for a series of a series of inter-related rezonings on O'Connell Drive to permit a new 50-unit Mini Home Subdivision, referred to as Valley View Estates, which includes the Public Benefit of a new 50 stall gravel parking lot for the George Daddy Dawe Memorial Soccer Pitch as well as some additional Open Space.

The Applicants are proposing to develop a fifty (50) unit Mini Home development located in the vicinity of the O'Connell Drive and Hilliard's Road intersection. The site is immediately adjacent to an existing Mobile Home Park. A portion of the lands included in this rezoning were purchased from the City to make this possible to proceed. There is an existing single family home that will be incorporated through the changes with a goal of achieving the best and highest use for these lands.

This rezoning is proposed to achieve the following:

- To enlarge the existing Mobile/Mini Home Residential (MHR) zone to permit a new 50-unit Mini Home Subdivision (Valley View Estates);
- To enlarge the existing George Daddy Dawe Memorial Soccer Pitch area to allow room for a new 50 stall gravel parking lot for the soccer pitch by changing Rural (R) lands to Open Space (OS);
- To remove the current non-conforming status of 84 Hilliard's Road, an existing, developed, single residential property, by changing the property zone from the current Comprehensive Residential Density Area (CRDA) to Residential Medium Density (RMD);
- To provide added RMD sites to be developed with access via Hilliard's Road;
- To provide additional OS zoned lands adjacent the George Daddy Dawe Memorial Soccer Pitch and O'Connell Drive as additional amenity space;
- To provide additional OS zoned lands to supplement the OS protection for the existing watercourse, Petries Brook, as well as provide additional amenity space for uses such as Community Gardens

**POLICY SUPPORT**

The General Growth Planning Policies (3.3.3) of the IMSP apply as well as the Residential Policies (4.2.3) and Objectives (4.2.2).

The Comprehensive Residential Development Area Policy 4.3.3.09 identifies that:

“Minor amendments to adopted CRDAs may be made by the Authority subject to public consultation, public notification of the proposed amendments and Council approval. Amendments which affect land use designation shall be made in accordance with the provisions for plan amendment as set out in the Urban and Rural Planning Act.”

The City has no Comprehensive Development Plan for this CRDA zoned area and with the minor nature of the changes, The City has proceeded with the amendment process to make this change. This proposal meets the requirements of the 2012 IMSP and DR.

This proposal requires map amendments to both the Integrated Municipal Sustainability Plan (IMSP) and Development Regulations. (See associated Development Regulations Amendment No. 21-02).

### **PUBLIC CONSULTATION**

The proposed amendment(s) were advertised as per the URPA s. 14 to satisfy public consultation requirements. A Notice of Public Consultation was posted on the City's IMSP / Development Regulation Amendments web page, in the West Coast Wire on February 16<sup>th</sup> and 23<sup>rd</sup>, 2022, and The City Twitter and Facebook Pages advising of Council's intent to pursue the proposed amendment(s). The notices requested written comments from the public that may support or oppose the amendment(s). The same will be posted in the lobby at City Hall.

The Public Consultation received no written comments but a single phone call of non-support.

After the initial public consultation phase it was noted that all areas within the City that include lands like soccer fields, softball fields, and other outdoor recreational facilities, are all zoned Open Space. To keep the zoning consistent within the City, staff chose to revert back to the original Open Space zone that includes George Daddy Dawe soccer pitch as the better fitting zone, as opposed to the Community Services zone that was proposed in the initial amendment.

### **PROVINCIAL RELEASE**

In accordance with section 15 of the Act, City staff forwarded the Amendment to the provincial Department of Municipal Affairs and Environment for review. Where no agency or departmental interests were identified, the Amendment was released from the Local Governance and Planning Division on March, 2022.

### **ADOPTION BY COUNCIL AND PUBLIC HEARING**

In accordance with section 16 of the Act, Council adopted the Amendment on April 25, 2022. In accordance with section 17 of the Act, notice of adoption and tentative public hearing date (May 25, 2022) was published in a locally circulated newspaper (West Coast Wire) on May 4 and May 11, 2022. Where objections were received before the tentative public hearing date, Council proceeded with the public hearing pursuant to subsections 18(2) and 21(2) of the Act. Following the public hearing held at 7:00p.m. in City Hall on the above-noted date, the Commissioner submitted her report to Council in accordance with subsection 22(1) of the Act.

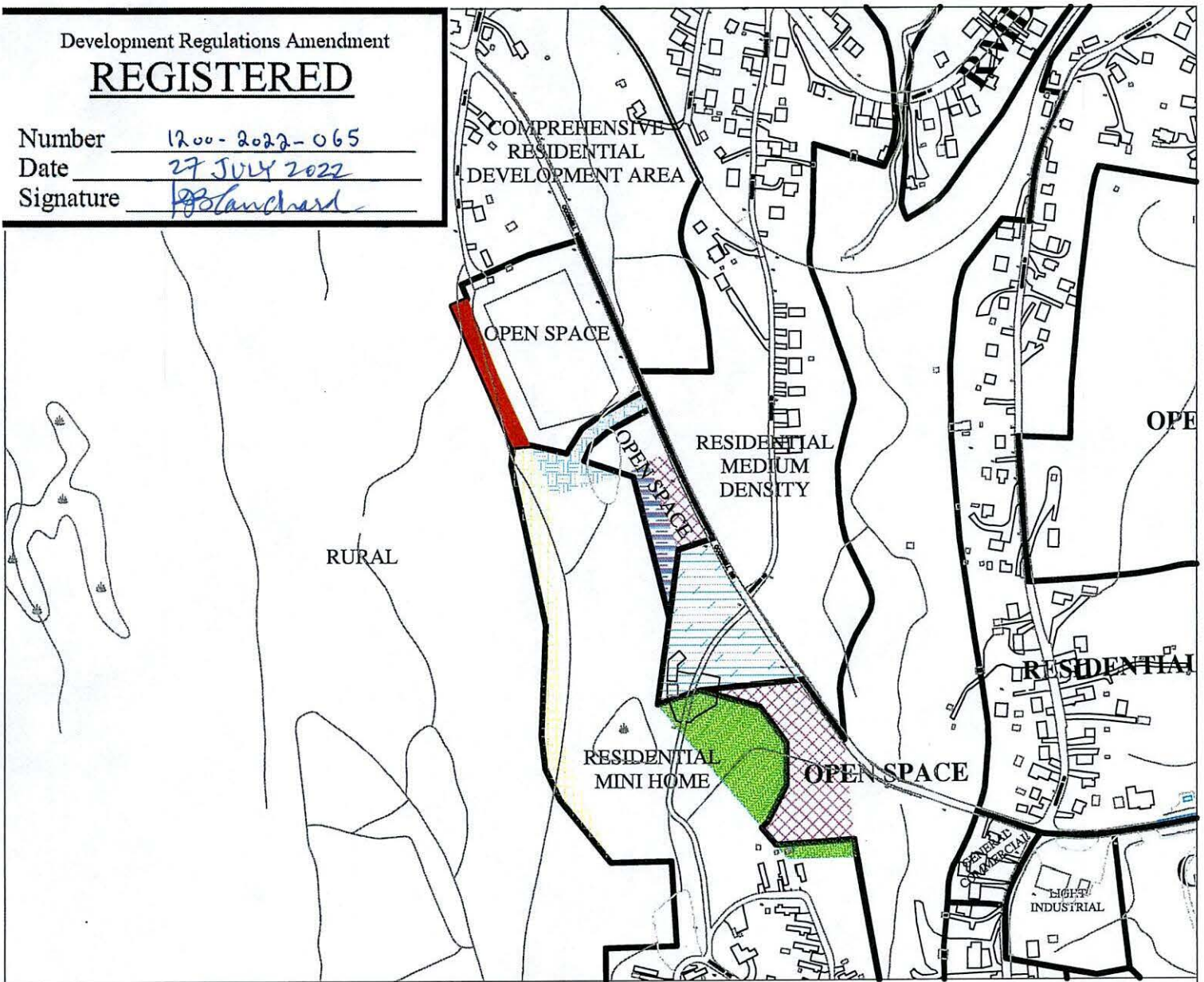
In general, the recommendation of the Commissioner is to approve the proposed Amendment with conditions. Details of this recommendation are outlined in the attached report. Subsection 23(1) of the Act requires that Council shall consider the report and recommendation submitted by the Commissioner. The recommendation of the Commissioner, however, is not binding on the final decision of Council to approve the Amendment.

**AMENDMENT No. 21-02**

The Corner Brook Development Regulations shall be amended by making the following zoning map changes as seen on the next page. This amendment is a map amendment only.

**REGISTERED**

Number 1200-2022-065  
 Date 27 JULY 2022  
 Signature [Signature]



LEGEND ZONING BOUNDARY

- FROM: RURAL TO: OPEN SPACE
- FROM: RURAL TO: MINI HOME RESIDENTIAL
- FROM: MINI HOME RESIDENTIAL TO: OPEN SPACE
- FROM: OPEN SPACE TO: MINI HOME RESIDENTIAL
- FROM: COMPREHENSIVE RESIDENTIAL DEVELOPMENT AREA TO: OPEN SPACE
- FROM: COMPREHENSIVE RESIDENTIAL DEVELOPMENT AREA TO: RESIDENTIAL MEDIUM DENSITY
- FROM: COMPREHENSIVE RESIDENTIAL DEVELOPMENT AREA TO: MINI HOME RESIDENTIAL

**CITY OF CORNER BROOK**

PROJECT TITLE:  
**FOR DEVELOPMENT REGULATIONS 2012**

DRAWING TITLE:  
**LAND USE ZONING MAP C1 AMENDMENT No. 21-02**

**City of Corner Brook**  
 Community Services Department  
 Planning Division

DATE: MARCH 2022  
 SCALE: 1:5000

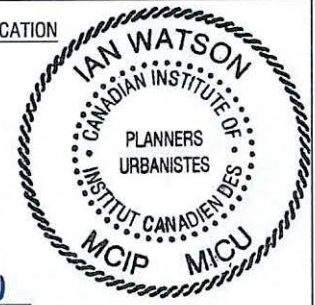
DESCRIPTION

**TO PERMIT A NEW 50 MINI HOME DEVELOPMENT AND NEW PARKING AREA FOR SOCCER PITCH.**

THIS MAP IS A GRAPHICAL REPRESENTATION OF THE CITY OF CORNER BROOK SHOWING THE APPROXIMATE LOCATION OF ROADS, BUILDINGS AND OTHER ELEMENTS. THIS MAP IS NOT A LAND SURVEY AND IS NOT INTENDED TO BE USED FOR LEGAL DESCRIPTIONS.

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I hereby certify that this City of Corner Brook Development Regulations 2012, Map C1 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.



M.C.I.P. IAN WATSON  
 DATE JUNE 29, 2022

(M.C.I.P SEAL)

SEAL AND SIGNATURE

Certified that this City of Corner Brook Development Regulations 2012, Map C1 is a correct copy of the Development Regulations 2012, Map C1 approved by the Council of the City of Corner Brook on the 22 day of JUNE, 2022

(month) (year)

MAYOR [Signature]  
 CLERK [Signature]  
 DATE JUNE 22, 2022

(COUNCIL SEAL)