

CITY OF CORNER BROOK
INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

MUNICIPAL PLAN AMENDMENT No. 21-02

June 2022

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
CORNER BROOK INTEGRATED MUNICIPAL SUSTAINABILITY PLAN
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 Municipal Plan Amendment No. 21-02.

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

Signed and sealed this 19 day of May, 2022.

dy for
Mayor: St. Laurent

Clerk: [Signature]



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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

MCIP: Randa James



(MCIP Seal)

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
CITY of CORNER BROOK INTEGRATED MUNICIPAL SUSTAINABILITY PLAN
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 Municipal Plan Amendment No. 21-02 on the 25th day of April, 2022, and
- b) gave notice of the adoption of the Municipal Plan Amendment No. 21-02 by Notice placed on the 4th day until 24th day of May, 2022 on the City's Planning Notification page, the West Coast Wire, the City's Twitter and Facebook Pages, and posted on the Notice Board at City Hall.
- c) set the 25th day of May, 2022 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 section 23 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook approves the Municipal Plan Amendment No. 21-02 as adopted.

SIGNED AND SEALED this 22 day of June, 2022

Mayor: _____

Clerk: _____

Municipal Plan/Amendment
REGISTERED

Number 1200-2022-051
Date 27 JULY 2022
Signature [Signature]



(Council Seal)

CITY OF CORNER BROOK

MUNICIPAL PLAN 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 inter-related designation changes 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 George Daddy Dawe Memorial Soccer Pitch as well as 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 Hillard's Road intersection. The site is immediately adjacent to an existing Mobile Home Park. A portion of the lands included in this designation change 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.

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 16th and 23rd, 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 designated Open Space. To keep the land use designations consistent within the City, staff chose to revert back to the original Open Space designation that includes George Daddy Dawe soccer pitch as the better fitting designation, as opposed to the Community Services designation 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.

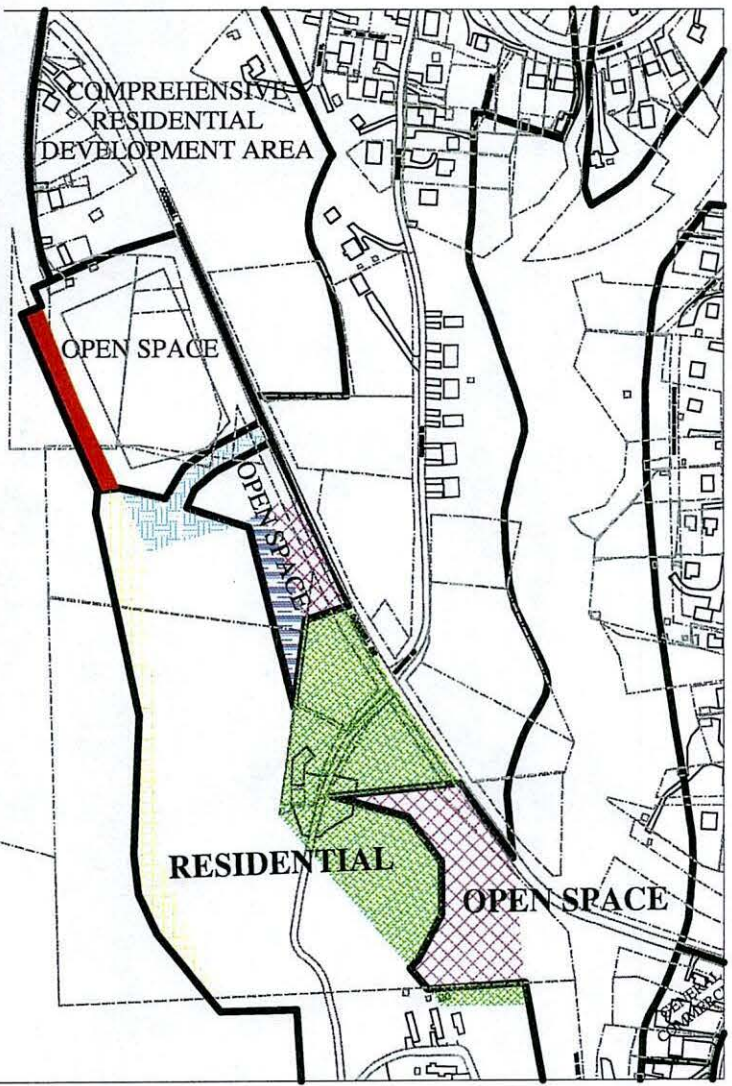
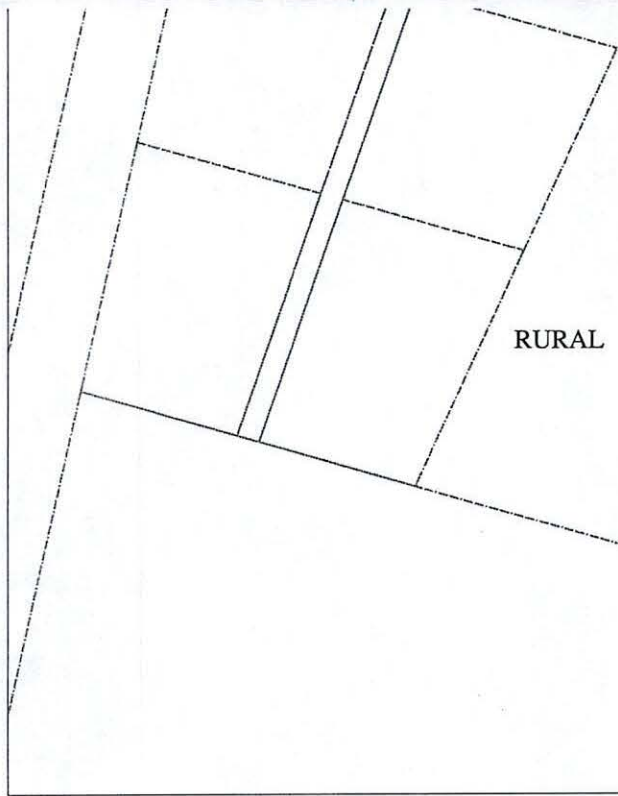
In general, the recommendation of the Commissioner is to approve the proposed Amendment with conditions. Details of this recommendation are outlined in the attached report. Subsection 23(1) of the Act requires that Council shall consider the report and recommendation submitted by the Commissioner. The 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 IMSP shall be amended by making the following land designation map changes as seen on the next page. This amendment is a map amendment only.

Municipal Plan/Amendment
REGISTERED

Number 1200-2022-051
Date 27 JULY 2022
Signature [Signature]



LEGEND

DESIGNATION BOUNDARY			
FROM: RURAL TO: OPEN SPACE		FROM: COMPREHENSIVE RESIDENTIAL DEVELOPMENT AREA TO: OPEN SPACE	
FROM: RURAL TO: RESIDENTIAL		FROM: RESIDENTIAL TO: OPEN SPACE	
FROM: OPEN SPACE TO: RESIDENTIAL		FROM: COMPREHENSIVE RESIDENTIAL DEVELOPMENT AREA TO: RESIDENTIAL	

CITY OF CORNER BROOK

PROJECT TITLE:
**INTEGRATED MUNICIPAL
SUSTAINABILITY PLAN 2012**

DRAWING TITLE:
**GENERALIZED FUTURE LAND USE
MAP A
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

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I hereby certify that this City of Corner Brook
Integrated Municipal Sustainability Plan 2012,
Map A 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 Integrated
Municipal Sustainability Plan 2012, Map A is
a correct copy of the Integrated Municipal
Sustainability Plan 2012, Map A approved by
the Council of the City of Corner Brook on the
22 day of JUNE, 2022
(month) (year)

MAYOR

CLERK

DATE

[Signature]
[Signature]
JUNE 22, 2022

(COUNCIL SEAL)

