

**CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS 2012**

DEVELOPMENT REGULATIONS AMENDMENT No. 22-01

March, 2023

URBAN AND RURAL PLANNING ACT

RESOLUTION TO ADOPT

CORNER BROOK

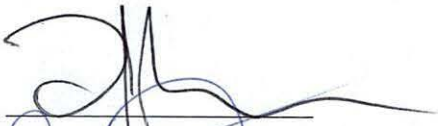
DEVELOPMENT REGULATIONS AMENDMENT No. 22-01

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. 22-01.

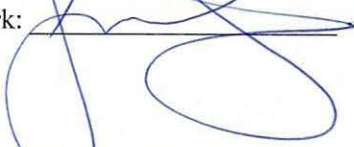
Adopted by the City Council of Corner Brook on the 13th day of February, 2023.

Signed and sealed this 15 day of February, 2023.

Mayor:



Clerk:



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 22-01 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:



(MCIP Seal)

URBAN AND RURAL PLANNING ACT

RESOLUTION TO APPROVE

CORNER BROOK

DEVELOPMENT REGULATIONS AMENDMENT No. 22-01


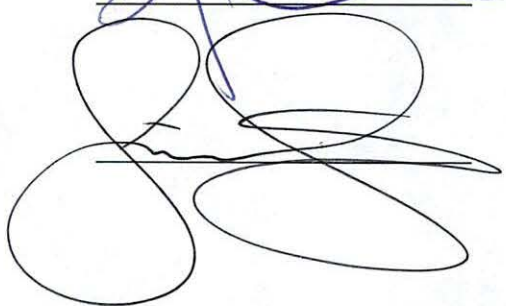
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook

- a) adopted the Development Regulations Amendment No. 22-01 on the 13th day of February, 2023, and
- b) gave notice of the adoption of the Development Regulations Amendment No. 22-01 by Notice inserted on the 22nd day February, 2023 and on the 1st day of March, 2023 in the West Coast Wire.
- c) set the 9th day of March at 7 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 Development Regulations Amendment No. 22-01 on the 13th day of March, 2023.

SIGNED AND SEALED this 14 day of March, 2023

Mayor:

Clerk:



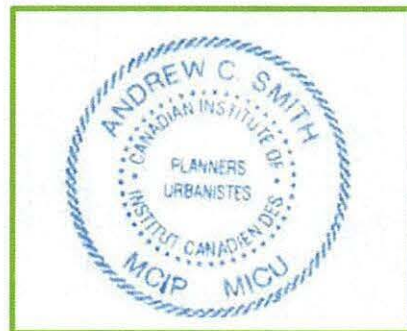
Canadian Institute of Planners Certification

I certify that the attached Development Regulations Amendment No. 22-01 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP:

A. Smith

Development Regulations/Amendment	
REGISTERED	
Number	<u>1200-2023-066</u>
Date	<u>17 APRIL 2023</u>
Signature	<u>A. Smith</u>



CITY OF CORNER BROOK

DEVELOPMENT REGULATIONS AMENDMENT No. 22-01

REZONING OF FORMER PRESENTATION SCHOOL LANDS AND SUPPORTING TEXT AMENDMENTS

Background

The purpose of this amendment is to rezone land at 21 Mount Bernard Avenue from 'Community Service (CS)' to 'Residential Low Density (RLD)' and to amend text provisions to accommodate the proposed and future similar reuse/redevelopment applications. The Planning Department has received an application to re-develop the former Presentation School for residential use (24 unit 'apartment building'). This amendment coincides with a map amendment to the City's Development Regulations (see 'Development Regulations Amendment No. 2022-01').

The applicant is proposing to use the existing structure with no expansion to the footprint of the building. The site is fully serviced. The connection to the northern building (Xavier House) is proposed to be demolished. Much of the existing site infrastructure, such as parking and landscaping, is proposed to be retained to help meet the use zone development standards for the development.

Re-development, infill, and intensification are strongly supported in the Municipal Plan (see outline of policies in 'Municipal Plan Amendment No. 22-01'). Policy 3.4.3 - 10 requires the authority to include provisions in the Development Regulations that give increased flexibility for "minor redevelopment, infill or building renovation projects that do not meet the more general regulations of the relevant zone as discretionary uses on a site-specific basis," provided that specific conditions are met. Although there are intensification conditions in numerous use zones, none speak specifically to increased flexibility for renovating and reusing existing buildings for the purposes of intensification. This policy thus supports the following text amendment affording increased flexibility for the proposed redevelopment and reuse of an existing building (i.e. where development standards cannot be met by virtue of redevelopment site constraints, the proposal may be considered as a discretionary use).

Further, in order to accommodate the proposed and future similar reuse/redevelopments, condition 1 of regulation 131 (conditions of 'Residential Low Density (RLD)' use zone) is proposed to be repealed. This condition lacks specificity for application and may prejudice the future development of other lots in the RLD use zone. The condition is unclear as to what constitutes "each" RLD use zone (i.e. this provision is open to legal challenge as the condition does not specify if "each" use zone is defined by lot boundaries or the assemblage of lots across continuous properties zoned RLD). There are other similar conditions in other use zones. Where the City is currently conducting a review of its Municipal Plan and Development Regulations,

these other conditions will be reassessed as a part of that process and is outside of the scope of this individual amendment.

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 December 21st, 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 was posted in the lobby at City Hall. The Public Consultation received no written comments or objections.

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 Land Use Planning Division on January 25, 2023.

Adoption by Council and Public Hearing

In accordance with Section 16 of the Act, Council adopted the Amendment on February 13, 2023. In accordance with Section 17 of the Act, notice of adoption and tentative public hearing date (March 9, 2023) was published in a locally circulated newspaper (West Coast Wire) on February 22, 2023 and March 1, 2023.

Where no objections were received two (2) days before the tentative public hearing date, Council cancelled the public hearing in accordance with Section 20 and subsection 21(1) of the Act.

Approval by Council

In accordance with Section 23 of the Act, Council approved the Amendment (as adopted) on March 13, 2023.

Development Regulations Amendment No. 22-01

The Corner Brook Development Regulations are hereby amended by:

- (1) Rezoning land at 21 Mount Bernard Avenue from 'Community Service (CS)' to 'Residential Low Density (RLD)' as per attached 'Land Use Zoning Map C-2 – (Amendment No. 22-01);
- (2) Repealing condition 1 of regulation 131 ('Residential Low Density (RLD)' use zone provisions); and

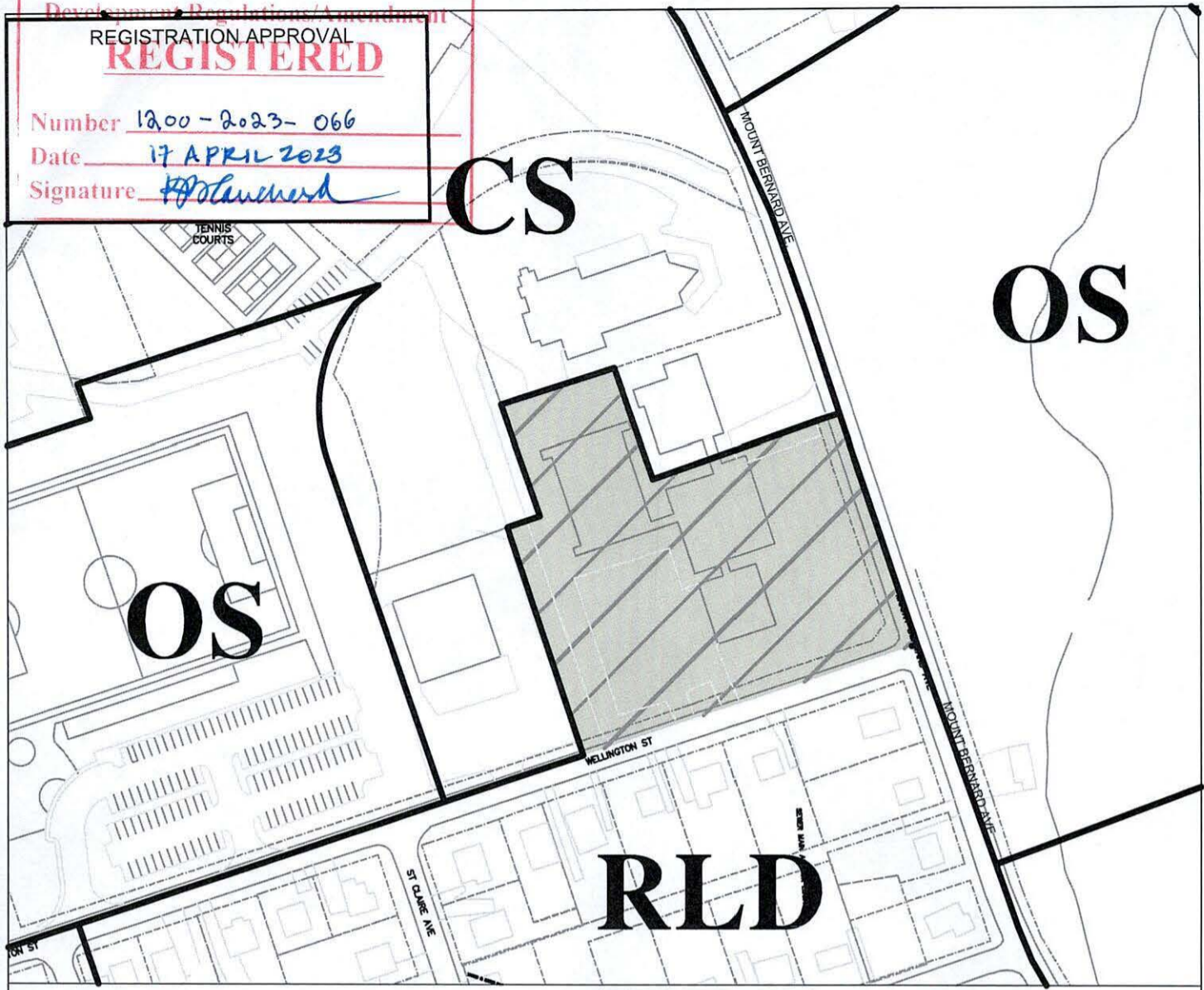
(3) Adding the following regulation 100 under 'Part II – General Development Standards':

100. Development Standards Exemption for the Reuse/Redevelopment of Existing Buildings

Despite any numerical development or subdivision standard in these regulations, including but not limited to required setbacks, yards, height restrictions, or minimum lot dimensions, the proposed redevelopment or reuse of an existing building with or without any associated subdivision may be considered as a discretionary use.

REGISTRATION APPROVAL
REGISTERED

Number 1200-2023-066
Date 17 APRIL 2023
Signature [Signature]



LEGEND ZONING BOUNDARY CHANGE FROM CS TO RLD

Zone Title	Zone Symbol	Zone Title	Zone Symbol	Zone Title	Zone Symbol
Residential Special Density	RSD	Downtown Commercial	DTC	Community Service	CS
Residential Low Density	RLD	Downtown Smithville	DTS	Innovation District	ID
Residential Medium Density	RMD	General Commercial	GC	Open Space	OS
Residential High Density	RHD	Residential/Commercial Mix	RCM	Cemetery	C
Mobile/Mini Home Residential	MHR	Highway and Tourist Commercial	HTC	Environmental Protection	EP
Mosaic Residential	MR	Shopping Centre	SC	Environmental Conservation	EC
Comprehensive Residential Development Area	CRDA	Large Scale Commercial	LSC	Protected Water Supply Area	PWSA
Townsite Residential	TR	Waterfront Mixed Use	WMU	Rural	R
Townsite Commercial	TC	General Industrial	GI	Solid Waste/Scrap Yard	SW/SY
Downtown Residential	DTR	Light Industrial	LI	Mineral Working	MW
		Hazardous Industrial	HI	Special Management Area	SMA

CITY OF CORNER BROOK

PROJECT TITLE:
DEVELOPMENT REGULATIONS 2012

DRAWING TITLE:
**LAND USE ZONING
MAP C-2 (AMENDMENT No. 22-01)**

City of Corner Brook
Community Services Department
Planning Division

DATE: NOVEMBER 2022

SCALE: 1:2000

N

DESCRIPTION

LAND USE ZONING TO CHANGE FROM COMMUNITY SERVICE TO RESIDENTIAL LOW DENSITY

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 C-2 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

M.C.I.P. [Signature]
DATE Dec. 2, 2022



(M.C.I.P. SEAL)

SEAL AND SIGNATURE

Certified that this City of Corner Brook Development Regulations a Plan 2012, Map C2 is a correct copy of the Development Regulations 2012, Map C2 approved by the Council of the City of Corner Brook on the 13 day of March, 2023 (month) (year)

MAYOR [Signature]
CLERK [Signature]
DATE March 17, 2023



(COUNCIL SEAL)