

**CITY OF CORNER BROOK**  
**INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012**

**MUNICIPAL PLAN AMENDMENT NO. 22-01**

**March, 2023**

**URBAN AND RURAL PLANNING ACT**

**RESOLUTION TO ADOPT**

**CORNER BROOK MUNICIPAL PLAN 2012**

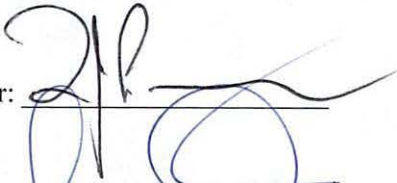
**AMENDMENT No. 22-01**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook adopts the Corner Brook Municipal Plan Amendment No. 22-01.

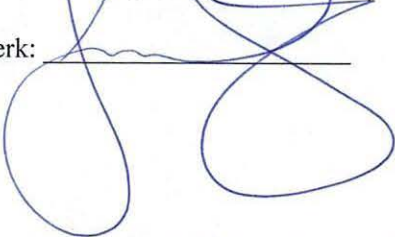
Adopted by the City Council of Corner Brook on the 13th day of February, 2023.

Signed and sealed this 15 day of February, 2023.

Mayor:



Clerk:

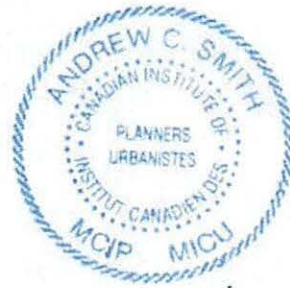


(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan 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 MUNICIPAL PLAN 2012**  
**AMENDMENT No. 22-01**

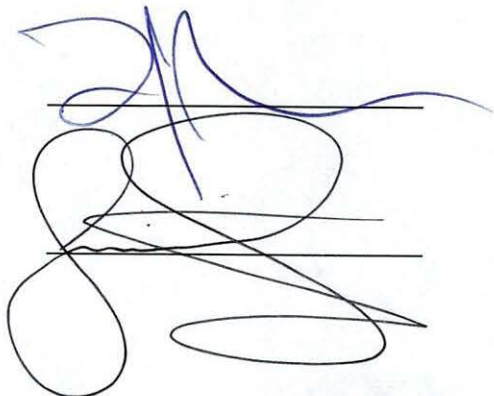
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook

- a) adopted the Municipal Plan Amendment No. 22-01 on the 13th day of February, 2023, and
- b) gave notice of the adoption of the Municipal Plan Amendment 22-01 by Notice inserted on the 22<sup>nd</sup> day February, 2023 and the 1<sup>st</sup> day of March, 2023 in the West Coast Wire.
- c) set the 9<sup>th</sup> 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.

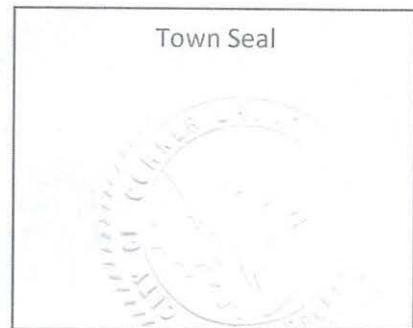
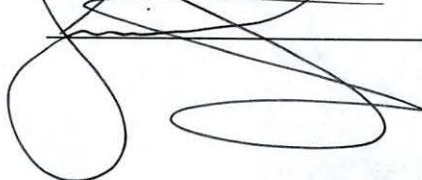
Now under section 23 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook approves the Municipal Plan Amendment No. 22-01 on the 13<sup>th</sup> day of March, 2023.

SIGNED AND SEALED this 14 day of March, 2023

Mayor:



Clerk:



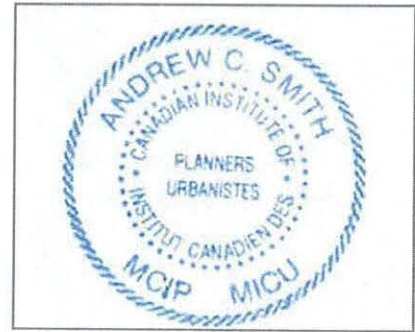
**Canadian Institute of Planners Certification**

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

MCIP/FCIP:

*A. Smith*

<b>Municipal Plan/Amendment</b>	
<b><u>REGISTERED</u></b>	
Number	<u>1200-2023-052</u>
Date	<u>17 APRIL 2023</u>
Signature	<u><i>A. Smith</i></u>



# CITY OF CORNER BROOK MUNICIPAL PLAN 2012

## AMENDMENT No. 22-01

### RE-DESIGNATION OF FORMER PRESENTATION SCHOOL LANDS

#### Background

The purpose of this amendment is to re-designate land at 21 Mount Bernard Avenue from 'Community Service (CS)' to 'Residential (RES).' 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 and text 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. Although not formally defined in the Municipal Plan or Development Regulations, subsection 3.4.1 provides direction on what constitutes 'intensification' development:

*Intensification may include, but is not restricted to, the following: infill on vacant or under developed lots, redevelopment of an area by replacing underutilized or underperforming structures with new structures or uses, higher-density development than existing today, conversion of existing buildings to allow for new or more intensive uses and creation of subsidiary apartments or other multi-unit housing within existing buildings. [Emphasis added]*

Under this broad qualification, the proposed development constitutes 'intensification'. This form of development capitalizes on existing public services and infrastructure. Further, the proposed development is within close proximity to the downtown, which allows for reduced private vehicle dependence and helps facilitate active modes of transportation such as walking and cycling. Relevant policies of the Municipal Plan that support the application include:

*3.3.3 - 01. The Authority shall support and encourage more compact development, including intensification in areas that are deemed appropriate by this Plan and the Authority.*

*3.4.3 - 01. The Authority shall support and promote more efficient use of land and resources by encouraging intensification within the Municipal Services Area in locations deemed appropriate by this Plan and the Authority.*

*3.4.3 - 03. The Authority shall value and encourage residential intensification as a means of improving housing affordability and choice*

*3.4.3 - 04. In general, intensification shall be encouraged or considered within appropriate residential and commercial areas where the proposed development is at a higher density than adjacent uses provided that there is no adverse impact on the adjacent uses and the character and quality of the surrounding context.*

*3.4.3 - 07. Intensification may only occur where there are existing or planned municipal services to support it and where there is no undue impact on existing servicing capacity, as demonstrated to the satisfaction of the Authority.*

Although policies 3.4.3 - 05 and 06 appear prima facie unsupportive of intensification and re-development associated with the 'Residential Low Density (RLD)' use zone, these provisions are interpreted to restrict intensification within existing use zones. In this case, a new RES designation and RLD use zone is proposed to be created; thus policies 05 and 06 do not apply. The RES designation and RLD use zone are proposed in this case to minimize the potential future uses on site and provide some harmonization with other RLD use zones in the area, south of Wellington Street (e.g. the 'boarding house residential' use is permitted in the RMD use zone but prohibited in the RLD use zone).

Further, 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 associated text amendment to the development regulations (see 'Development Regulations Amendment No. 22-01') 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)

### **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 21<sup>st</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 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.

### **Municipal Plan Amendment No. 22-01**

The Corner Brook Integrated Municipal Sustainability Plan is hereby amended by re-designating land at 21 Mount Bernard Avenue from 'Community Service (CS)' to 'Residential (RES)' as per attached 'Generalized Future Land Use Map A – Amendment No. 22-01.'

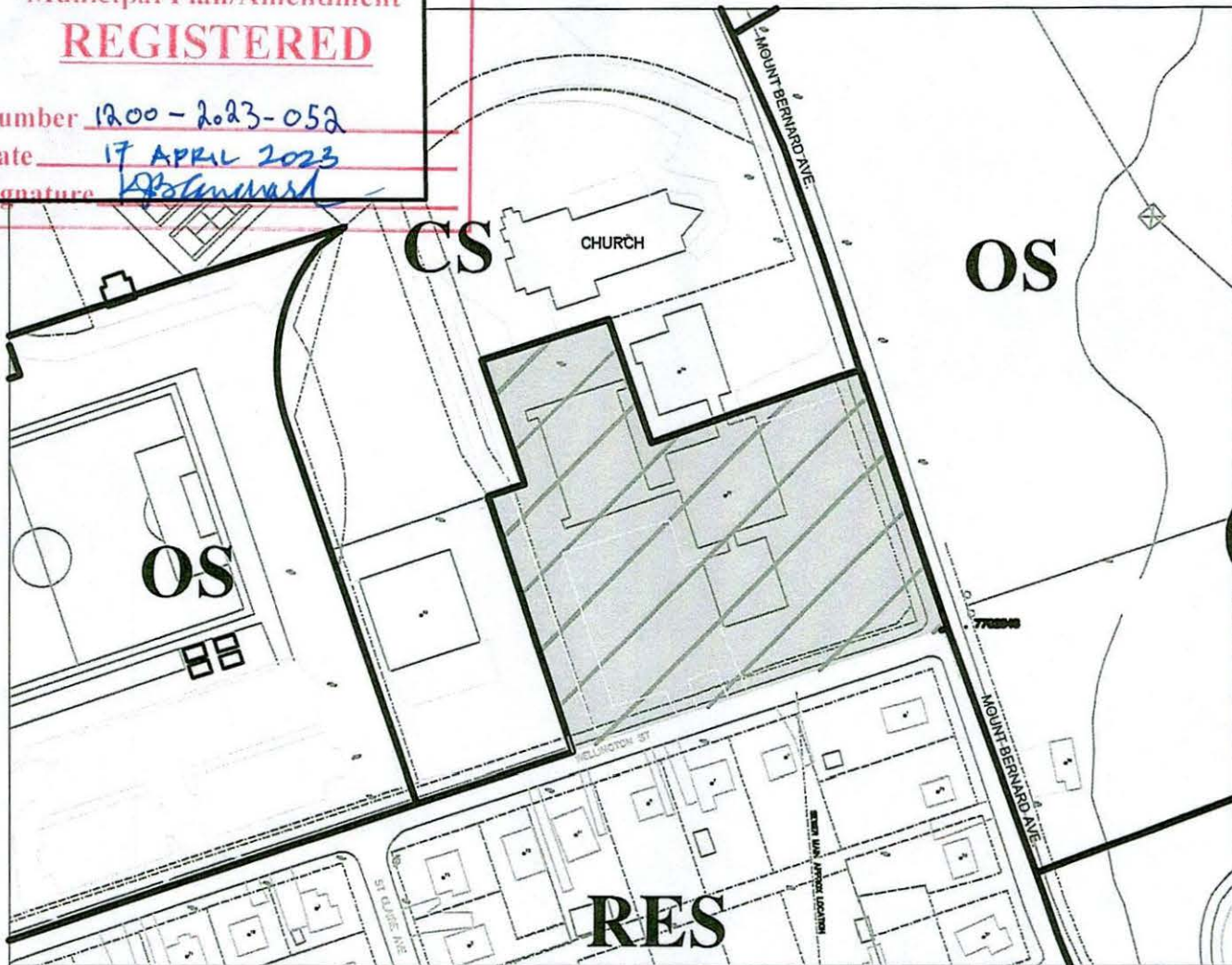
REGISTRATION APPROVAL

**REGISTERED**

Number 1200-2023-052

Date 17 APRIL 2023

Signature [Signature]



LEGEND

DESIGNATION BOUNDARY



CHANGE FROM CS TO RES

Land Use Designations

Residential	RES
Comprehensive Residential Development Area	CRDA
Townsite Heritage Conservation District	THCD
Downtown	DT
General Commercial	GC
Residential/Commercial Mix	RCM
Highway and Tourist Commercial	HTC
Shopping Centre	SC

Land Use Designation

Large Scale Commercial	LSC
Waterfront Mixed Use	WMU
General Industrial	GI
Light Industrial	LI
Hazardous Industrial	HI
Community Service	CS
Innovation District	ID
Open Space	OS

Land Use Designation

Cemetery	C
Environmental Protection	EP
Environmental Conservation	EC
Protected Water Supply Area	PWSA
Rural	R
Solid Waste/Scrap Yard	SW/SY
Mineral Working	MW
Special Management Area	SMA

CITY OF CORNER BROOK

PROJECT TITLE:

**INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012**

DRAWING TITLE:

**GENERALIZED FUTURE LAND USE MAP A AMENDMENT NO. 22-01**



City of Corner Brook  
Community Services Department  
Planning Division

DATE: NOV 2022

SCALE: 1:2000



DESCRIPTION

LAND USE DESIGNATION TO CHANGE FROM COMMUNITY SERVICE TO RESIDENTIAL

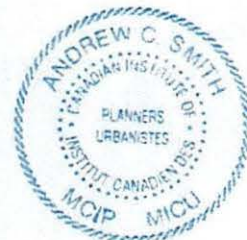
THIS MAP IS A GRAPHICAL REPRESENTATION OF THE CITY OF CORNER BROOK SHOWING THE APPROXIMATE LOCATION OF ROADS, BUILDINGS AND OTHER ELEMENTS. THIS MAP IS NOT A LAND SURVEY AND IS NOT INTENDED TO BE USED FOR LEGAL DESCRIPTIONS.

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I hereby certify that this City of Corner Brook 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. [Signature]

DATE Dec. 2, 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 13 day of March, 2023 (month) (year)

MAYOR [Signature]

CLERK [Signature]

DATE March 14, 2023



(COUNCIL SEAL)