

**CITY OF CORNER BROOK
2012 DEVELOPMENT REGULATIONS**

**AMENDMENT DR13-02
OCTOBER, 2013**

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE**

**CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT DR13-02**

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 Corner Brook 2012 Development Regulations on the 18th day of November, 2013.
- b) gave notice of the adoption of the Development Regulations Amendment DR13-02 by advertisement inserted on the 8th day of January, 2014 and the 11th day of January, 2014 in the *Western Star* newspaper and on the City's website.
- c) set the 28th day of January, 2014 at 7:00 p.m. at City Hall, 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 approved the Corner Brook 2012 Development Regulations on the 17th day of February, 2014, as adopted.

SIGNED AND SEALED this 20th day of February, 2014.

Mayor: Charles Domb

Clerk: Maria Golew

Development Regulations/Amendment	
REGISTERED	
Number	<u>1200-2014-023</u> (Council Seal)
Date	<u>May 9, 2014</u>
Signature	<u>Colleen</u>

I hereby certify that this Development Regulations Amendment DR13-02 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Colleen Humphries

Colleen Humphries, M.C.I.P. (seal)

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT**

**CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT DR13-02**

Under the authority of Section 16 of the Urban and Rural Planning Act 2000, the City of Corner Brook adopts the Corner Brook Development Regulations Amendment DR13-02.

Adopted by the City Council of Corner Brook on the 18th day of November, 2013.

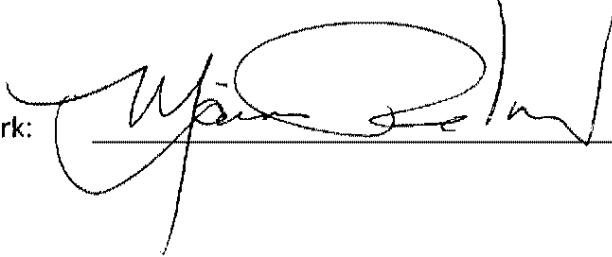
Signed and sealed this 20th day of February, 2014.

Mayor:



(Council Seal)

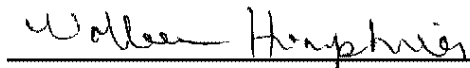
City Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment DR13-02 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP:



(MCIP Seal)

CITY OF CORNER BROOK

DEVELOPMENT REGULATIONS AMENDMENT DR13-02

BACKGROUND:

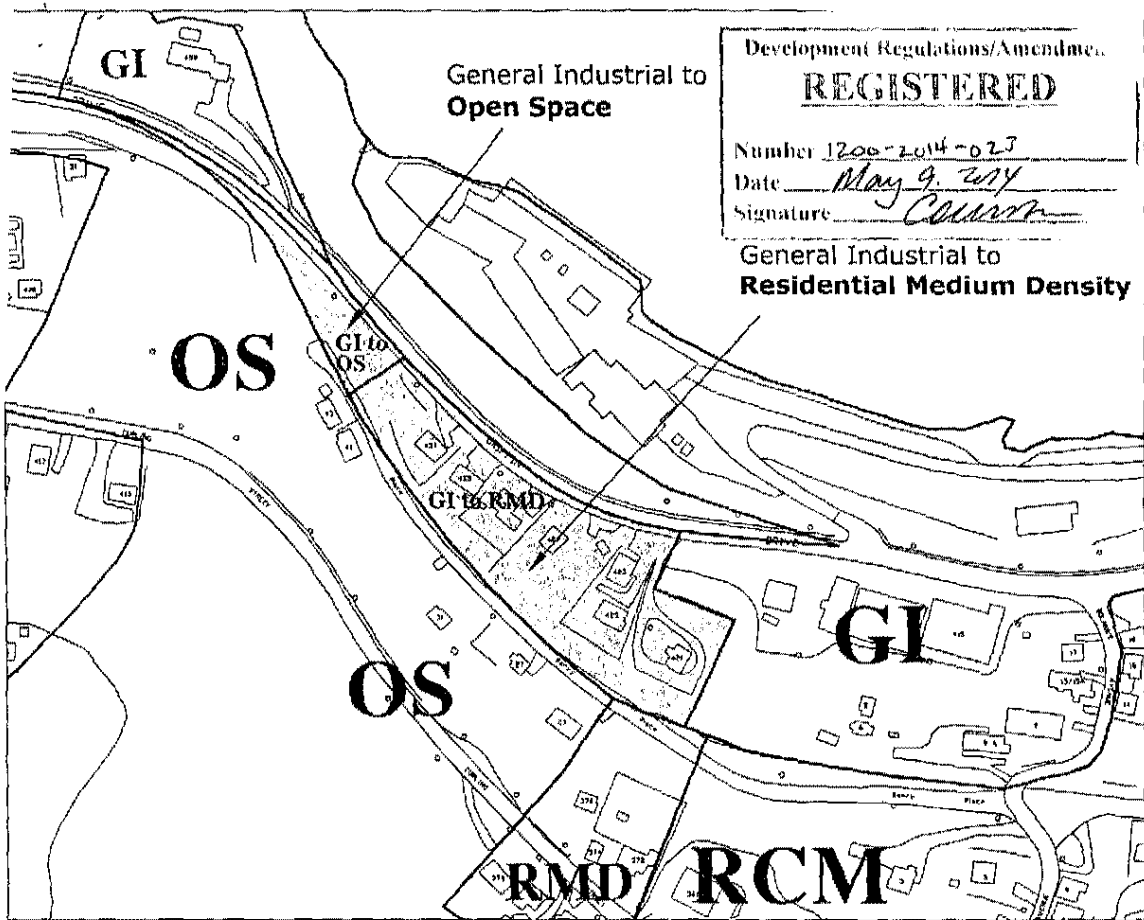
The amendment is proposed in order to change the land use zoning of the property at 429 Griffin Drive from General Industrial zoning to Residential Medium Density zoning in order to demolish the existing dwelling and redevelop the property with a new single dwelling. As well, five other existing residential properties, considered as legal non-conforming residential uses, in close proximity to the original subject property, will be included within the proposed new Residential Medium Density land use zone. As part of this amendment process, a small remnant parcel of General Industrial land will be changed to Open Space zoning.

PUBLIC CONSULTATION:

During the preparation of this amendment, Council advertised the proposed amendment in the Western Star newspaper on August 24, 2013 and August 31, 2013, which advised of Council's intention to seek the said amendment to its 2012 Development Regulations. In addition to this, the proposed amendment was posted on the City's website and was available for viewing at City Hall. The owners of the six existing residential properties within the affected area (including the owner of the property at 429 Griffin Drive) were consulted and there were three submissions in response to the public notification within the specified time period. All responses were in favour of the proposed amendment. There were no other responses in relation to the public notification/consultation.

AMENDMENT:

The 2012 Development Regulations Map C-1 is hereby amended by changing the land use zoning of the affected area from General Industrial to Residential Medium Density and Open Space, as per the attached copy of the map.



Development Regulations/Amendment
REGISTERED
 Number 1200-2014-023
 Date May 9, 2014
 Signature Council

General Industrial to
Residential Medium Density

LEGEND

ZONING BOUNDARY

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	SWISY
Downtown Residential	DTR	Light Industrial	LI	Mineral Working	MW
		Hazardous Industrial	HI	Special Management Area	SMA

CITY OF CORNER BROOK

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

PROJECT TITLE:
INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

I hereby certify that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map C-1, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

DRAWING TITLE:
LAND USE ZONING MAP C-1 (AMENDMENT DR13-02)

M.C.I.P. Walter Humphreys
 DATE February 20, 2014 (M.C.I.P. SEAL)

City of Corner Brook
 Community Services Department
 Planning Division
 DATE: OCTOBER 2013
 SCALE: 1:2500

SEAL AND SIGNATURE
 Certified that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map C-1 is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map C-1 approved by the Council of the City of Corner Brook on the

DESCRIPTION
 LAND USE ZONING TO CHANGE FROM GENERAL INDUSTRIAL TO RESIDENTIAL MEDIUM DENSITY AND OPEN SPACE

17th day of February, 2014
 (month) (year)

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.

MAYOR Walter Humphreys
 CLERK Walter Humphreys (COUNCIL SEAL)
 DATE February 20, 2014