

CITY OF CORNER BROOK
2012 DEVELOPMENT REGULATIONS

DEVELOPMENT REGULATIONS AMENDMENT DR13-04

OCTOBER, 2013

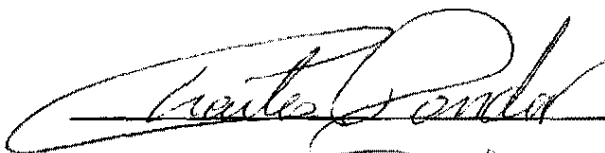
URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT

CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT DR13-04

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 DR13-04.

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

Signed and sealed this 9 day of December, 2013.

Mayor: 

City Clerk: 

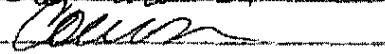
(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment DR13-04 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP: 

(MCIP Seal)

Development Regulations Amendment
REGISTERED
Number <u>1200-2013-025</u>
Date <u>December 31, 2013</u>
Signature <u></u>

CITY OF CORNER BROOK

DEVELOPMENT REGULATIONS AMENDMENT DR13-04

BACKGROUND:

The amendment is proposed in order to remove the maximum building line setback standard from the single, double and row dwelling classifications of use in the Residential Special Density, Residential Low Density, Residential Medium Density, Residential High Density, Mobile/Mini Home Residential, and Townsite Residential Use Zone Tables of the 2012 Development Regulations.

PUBLIC CONSULTATION:

During the preparation of this amendment, Council advertised the proposed amendments in the Western Star newspaper on August 21 and August 28, 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. There were no submissions in response to the public notification within the specified time period.

AMENDMENT:

The 2012 Development Regulations Use Zone Tables for the Residential Special Density, Residential Low Density, Residential Medium Density, Residential High Density, Mobile/Mini Home Residential and Townsite Residential zones are hereby amended by deleting the maximum building line setback standard from the "Standards" section of the table for each of the applicable zones. Amended pages for each zone are attached.

(Consolidated)

SCHEDULE C: Use Zone Tables

USE ZONE TABLE

130. RESIDENTIAL SPECIAL DENSITY

PERMITTED USE CLASSES - (see Regulation 127) Single dwelling, recreational open space*. *(See condition no. 8)
DISCRETIONARY USE CLASSES - (see Regulations 26 and 128) Double dwelling, antenna, child care, garden suite, home based occupation*, boarding house**. *(See condition no. 2), **(See condition no. 9)

STANDARDS	WHERE PERMITTED			
	Single Dwelling	Double Dwelling		
Lot area (m ²) minimum	836	578*		
Floor area (m ²) minimum	110	110*		
Frontage (m) minimum	21	27		
Building Line Setback (m) (min)	min: 8	min: 8		
Side yard Width (m) (minimum)	1.2 3	3 3		
Rear yard Depth (m) (minimum)	12	12		
Lot Coverage (%) Maximum	33	33		
Height (m)	8	8		
*Per dwelling unit.(See Conditions)				

SCHEDULE C: Use Zone Tables

CONDITIONS FOR RESIDENTIAL SPECIAL DENSITY ZONE

1. Accessory Buildings

Accessory buildings in this zone shall conform to the requirements of Regulation 62, Accessory Residential Buildings, in Part II of these Development Regulations.

2. Home Occupation/Home Office

Home based occupations include the following: home office, personal service, medical and professional service, family child care. A home based occupation or home office may be permitted at the discretion of Council, subject to the following conditions:

- (a) The use is clearly a subsidiary use to the single dwelling, double dwelling use classes and does not detract from the residential character of the neighbourhood.
- (b) No wholesale sales or storage of goods is carried out, any retail sales are incidental and subsidiary to the permitted use and that no repairs to vehicles or heavy equipment are carried out.
- (c) The use does not alter the residential appearance or require external modification of the dwelling unit.
- (d) Activities associated with the use shall be carried out inside the dwelling unit or inside a building separate from the dwelling unit but on the same lot.
- (e) Not more than twenty-five percent of the floor area of the dwelling unit up to a maximum of forty-five square metres is devoted to the use. The dwelling unit must continue to meet the dwelling unit minimum floor area requirements.
- (f) The use is operated by a resident of the dwelling unit and does not employ more than one person in addition to the resident on site.

SCHEDULE C: Use Zone Tables

USE ZONE TABLE

130. RESIDENTIAL SPECIAL DENSITY

<p>PERMITTED USE CLASSES - (see Regulation 127) Single dwelling, recreational open space*. *(See condition no. 8)</p>
<p>DISCRETIONARY USE CLASSES - (see Regulations 26 and 128) Double dwelling, antenna, child care, garden suite, home based occupation*, boarding house**. *(See condition no. 2), **(See condition no. 9)</p>

STANDARDS	WHERE PERMITTED			
	Single Dwelling	Double Dwelling		
Lot area (m ²) minimum	836	578*		
Floor area (m ²) minimum	110	110*		
Frontage (m) minimum	21	27		
Building Line Setback (m) (min)	min: 8	min: 8		
Side yard Width (m) (minimum)	1.2 3	3 3		
Rear yard Depth (m) (minimum)	12	12		
Lot Coverage (%) Maximum	33	33		
Height (m)	8	8		
*Per dwelling unit.(See Conditions)				

SCHEDULE C: Use Zone Tables

CONDITIONS FOR RESIDENTIAL SPECIAL DENSITY ZONE

1. Accessory Buildings

Accessory buildings in this zone shall conform to the requirements of Regulation 62, Accessory Residential Buildings, in Part II of these Development Regulations.

2. Home Occupation/Home Office

Home based occupations include the following: home office, personal service, medical and professional service, family child care. A home based occupation or home office may be permitted at the discretion of Council, subject to the following conditions:

- (a) The use is clearly a subsidiary use to the single dwelling, double dwelling use classes and does not detract from the residential character of the neighbourhood.
- (b) No wholesale sales or storage of goods is carried out, any retail sales are incidental and subsidiary to the permitted use and that no repairs to vehicles or heavy equipment are carried out.
- (c) The use does not alter the residential appearance or require external modification of the dwelling unit.
- (d) Activities associated with the use shall be carried out inside the dwelling unit or inside a building separate from the dwelling unit but on the same lot.
- (e) Not more than twenty-five percent of the floor area of the dwelling unit up to a maximum of forty-five square metres is devoted to the use. The dwelling unit must continue to meet the dwelling unit minimum floor area requirements.
- (f) The use is operated by a resident of the dwelling unit and does not employ more than one person in addition to the resident on site.

SCHEDULE C: Use Zone Tables

USE ZONE TABLE

131. RESIDENTIAL LOW DENSITY

<p>PERMITTED USE CLASSES - (see Regulation 127) Single dwelling, recreational open space* *(See condition no. 9)</p>
<p>DISCRETIONARY USE CLASSES - (see Regulations 26 and 128) Double dwelling, row dwelling, apartment building, antenna, child care, home based occupation*, boarding house**. *(See condition no. 3), **(See condition no. 10)</p>

STANDARDS	WHERE PERMITTED						
	Single Dwelling	Double Dwelling	Row Dwelling	APARTMENT BUILDING**			
				1-Bed Apt.	2-Bed Apt.	3-Bed Apt.	4-Bed Apt.
Lot area (m ²) Minimum (m)	mi: 650	mi: 450 *	340 *Average	mi: 240 *	mi: 320 *	mi: 360 *	mi: 400 *
Floor area (m ²) Minimum	110	110 *	100 *	50 *	60 *	70 *	80 *
Frontage (m) minimum	20	25	10*	Apt. Bldg. - 5 Units or more		Apt. Bldg. - 4 Units or less	
				30		26	
Building Line Setback (m) (min)	mi: 8	min: 8	min: 9	9-one storey 10-two storey		9-one storey 10-two storey	
Side yard Width (m) (minimum)	1.2 3	3 3	3 3	5		4	
Rear yard depth (m) (minimum)	12	12	12	15		14	
Lot coverage (%) Maximum	33	33	33	33		33	
Height (m) Maximum	8	8	8	10		8	

*Per dwelling unit.(See Conditions)

**No greater than four bedrooms shall be permitted in an apartment unit.

SCHEDULE C: Use Zone Tables

CONDITIONS FOR RESIDENTIAL LOW DENSITY ZONE

1. Residential Density

In each Residential Low Density Zone there shall be not more than 33% apartment units, row housing units or a combination of apartment and row housing units, the remainder being either single or double dwellings or a combination of single and double dwellings.

2. Accessory Buildings

Accessory buildings in this zone shall conform to the requirements of Regulation 62, Accessory Residential Buildings, in Part II of these Development Regulations.

3. Home Occupations/Home Office

Home based occupations include the following: home office, personal service, medical and professional service, family child care. A home based occupation or home office may be permitted at the discretion of council, subject to the following conditions:

- (a) The use is clearly a subsidiary use to the single dwelling, double dwelling, row dwelling use classes and does not detract from the residential character of the neighbourhood.
- (b) No wholesale sales or storage of goods is carried out, any retail sales are incidental and subsidiary to the permitted use and that no repairs to vehicles or heavy equipment are carried out.
- (c) The use does not alter the residential appearance or require external modification of the dwelling unit.
- (d) Activities associated with the use shall be carried out inside the dwelling unit or inside a building separate from the dwelling unit but on the same lot.

SCHEDULE C: Use Zone Tables

USE ZONE TABLE

132. RESIDENTIAL MEDIUM DENSITY

<p>PERMITTED USE CLASSES - (see Regulation 127)</p> <p>Single dwelling, double dwelling, recreational open space.</p>
<p>DISCRETIONARY USE CLASSES - (see Regulations 26 and 128)</p> <p>Row dwelling, apartment building, place of worship, educational, convenience store, antenna, child care, boarding house residential, home based occupation*.</p> <p>*(See condition no. 6)</p>

STANDARDS	WHERE PERMITTED						
	Single Dwelling	Double Dwelling	Row Dwelling	APARTMENT BUILDING**			
				1-Bed Apt.	2-Bed Apt.	3-Bed Apt.	4-Bed Apt.
Lot area (m ²) Minimum (mi)	mi: 450	mi: 335 *	240 * Aver- age	mi: 160*	mi: 200*	mi: 225*	mi: 240*
Floor area (m ²) Minimum	80	80 *	65 *	40 *	50 *	60 *	70 *
Frontage (m) Minimum (mi)	mi: 15	mi: 22	mi: 10*	Apt. Bldg. - 5 Units or more		Apt. Bldg. - 4 Units or less	
				25		23	
Building Line Setback (m) (min)	mi: 7	mi: 7	mi: 8	8-one storey 10-two storey		8-one storey 9-two storey	
Side yard Width (m) (minimum)	1.2 3	3 3	3 3	5		4	
Rear yard depth (m) (minimum)	8	8	10	14		12	
Lot coverage (%) Maximum	33	33	33	33		33	
Height (m) Maximum	8	8	10	10		8	
*Per Dwelling Unit(See Conditions)							
**No greater than four bedrooms shall be permitted in an apartment unit.							

SCHEDULE C: Use Zone Tables

9. Recreational Open Space

Uses in this classification are limited to parks and playgrounds.

10. Boarding House

Uses in this classification are limited to the Bed and Breakfast example of boarding house, and are subject to the following conditions:

- (a) Each Bed and Breakfast shall comply with the National Building Code of Canada, the National Fire Code of Canada, the National Plumbing Code of Canada and the Life Safety Code as adopted by the Authority.
- (b) One parking space shall be required for each Bed and Breakfast guest room/suite. The minimum required parking for the dwelling use must continue to be met.

11. Discretionary Use Classes

The discretionary use classes listed in this table may be permitted at the discretion of the Authority provided that they are complementary to uses within the permitted use classes or that their development will not inhibit or prejudice the existence or the development of such uses.

SCHEDULE C: Use Zone Tables

USE ZONE TABLE

133. RESIDENTIAL HIGH DENSITY

<p>PERMITTED USE CLASSES - (see Regulation 127) Single dwelling, double dwelling, row dwelling, apartment building and recreational open space.</p>
<p>DISCRETIONARY USE CLASSES - (see Regulations 26 and 128) Place of worship, educational, convenience store, collective residential, child care, boarding house residential, antenna, home based occupation*.</p>
<p>*(See condition no. 6)</p>

STANDARDS	WHERE PERMITTED						
	Single Dwelling	Double Dwelling	Row Dwelling	APARTMENT** BUILDING			
				1 Bed Apt	2 Bed Apt	3 Bed Apt	4 Bed Apt
Lot area (m ²) Minimum (mi)	mi: 375	mi: 275*	200 *	135 *	170 *	185 *	200 *
Floor area (m ²) minimum	70	70 *	60 *	40 *	50 *	60 *	70*
Frontage (m) Minimum (mi)	mi: 12	mi: 20	(average) 10 *	Apt. Bldg. - 5 Units or more		Apt. Bldg. - 4 Units or less	
				25		23	
Building Line Setback (m) (minimum)	mi: 6	mi: 6	mi: 8	8-one storey 10-two storey		8-one storey 9-two storey	
Side yard Width (m) (minimum)	1.2 3	3 3	3 3	5		4	
Rear yard Depth (m) (minimum)	8	8	8	14		12	
Lot Coverage (%) Maximum	33	33	33	33		33	
Height (m)	8	8	8	10		8	
<p>* Per Dwelling Unit(See Conditions) **No greater than four bedrooms shall be permitted in an apartment unit.</p>							

SCHEDULE C: Use Zone Tables

CONDITIONS FOR RESIDENTIAL HIGH DENSITY ZONE

1. Residential Density

In each Residential High Density Zone there shall be not more than 50% apartment units, row housing units or a combination of apartment and row housing units, the remainder being either single or double dwellings or a combination of single and double dwellings.

2. Site Standards – Discretionary Uses

Where permitted, a place of worship, an educational use, a boarding house use, a collective residential use and a child care use shall conform to the minimum frontage, building line setback, side yard and rear yard requirements and the maximum lot coverage and height requirements specified for a single dwelling.

3. Educational Uses

The only educational uses that may be permitted on a discretionary basis are elementary and junior high schools.

4. Convenience Stores

Convenience stores will only be permitted as a discretionary use under the following conditions:

- (a) The store shall form part of, or be attached to a dwelling unit.
- (b) The retail use shall be subsidiary to the residential character of the area, and shall not affect residential amenities of adjoining properties.
- (c) Advertisement to the building shall not exceed three square metres in area.
- (d) A minimum of 2 off-street parking spaces is required for the use of customers or as is set out in Schedule D, whichever is the greater. This requirement is in

SCHEDULE C: Use Zone Tables

USE ZONE TABLE

134. MOBILE/ MINI HOME RESIDENTIAL

<p>PERMITTED USE CLASSES - (see Regulation 127) Mobile or Mini Home</p>
<p>DISCRETIONARY USE CLASSES - (see Regulations 27 and 128) Recreational open space, convenience store, antenna, single dwelling, home based occupation*. *(See condition no. 10)</p>

STANDARDS	
Lot Area (sq.m) (Minimum)	366 sq.m (min.)
Floor area (sq.m) (Minimum)	60 sq.m.
Floor area (sq.m) (Maximum)	Single Unit 100 sq.m. Double Wide Unit 170 sq.m.
Lot Frontage (m) (Minimum)	12.2 m.
Rear yard depth (Minimum)	2.6 m.
Side yards width (Minimum)	1.2 m. & 3 m.
Building line setback (Minimum)	5 m. min. & 6.5 m. max.
Lot coverage (%) (Maximum)	33
Height (m)	6 m.

SCHEDULE C: Use Zone Tables

CONDITIONS FOR MOBILE/MINI-HOME RESIDENTIAL ZONE

1. Advertisement Requirements

- (a) The erection or display of advertisements specified in Part II Regulation 63. (a) is permitted without application to the Authority.
- (b) No other advertisements are permitted in this zone.

2. General Conditions

- (a) A mobile or mini home lot must be provided with a mobile home stand capable of supporting the maximum anticipated load of the mobile home throughout all seasons of the year without settlement or other movement.
- (b) A mobile or mini home stand must be designed to fit the dimensions of the particular mobile home plus extensions positioned on the mobile home stand and must be paved or provided with some other hard surface.
- (c) A mobile or mini home on a Mobile Home Stand shall be supported and secured by foundation walls, piers, posts or other means, carried to a depth sufficient to prevent movement by frost and sufficient to support the anticipated load at such points on its chassis frame as required.
- (d) Anchors in the form of eyelets embedded in concrete, screw augers or head anchors or alternative devices acceptable to the Authority must be provided at all corners of the mobile home stand and at additional points where necessary to secure the mobile home against the forces exerted by wind.
- (e) Anchors or devices must be connected to each anchor point of the mobile or mini home chassis frame by a cable or other device approved by the Authority.
- (f) Anchors and connections must be capable of withstanding a tension of at least 2,180 kilograms.

SCHEDULE C: Use Zone Tables

USE ZONE TABLE

137. TOWNSITE RESIDENTIAL

<p>PERMITTED USE CLASSES - (see Regulation 127) Single dwelling, double dwelling, recreational open space.</p>
<p>DISCRETIONARY USE CLASSES - (see Regulations 26 and 128) Row dwelling, place of worship, child care, home based occupation*, boarding house residential**. * (See condition no. 3), **(See condition no. 8)</p>

	STANDARDS		WHERE PERMITTED
	Single Dwelling	Double Dwelling	Row Dwelling
Lot area (m ²) Minimum (mi)	mi: 375	mi: 275*	200 *
Floor area (m ²) Minimum	70	70*	60*
Frontage (m) Minimum (mi)	mi: 12	mi: 20	min: 10*
Building Line Setback (m) Minimum (mi)	mi: 3	mi: 3	mi: 6
Side yard Width (m) (minimum)	1,2 3	3 3	3 3
Rear yard depth (m) (minimum)	8	8	10
Lot coverage (%) Maximum	33	33	33
Height (m) Maximum	8	8	10
*Per Dwelling Unit (See Conditions).			

CONDITIONS FOR TOWNSITE RESIDENTIAL ZONE

1. Site Standards - Discretionary Uses

Where permitted, a place of worship, a child care use and boarding house residential use shall conform to the frontage, building line setback, side yard, rear yard, lot coverage and height requirements specified for a single dwelling.

2. Accessory Buildings

Accessory buildings in this zone shall conform to the requirements of Regulation 62, Accessory Residential Buildings, in Part II of these Development Regulations.

3. Home Occupations/Home Office

Home based occupations include the following: home office, personal service, medical and professional service, family child care. A home based occupation or home office may be permitted at the discretion of council, subject to the following conditions:

- (a) The use is clearly a subsidiary use to the single dwelling, double dwelling, row dwelling use classes and does not detract from the residential character of the neighbourhood.
- b) No wholesale sales or storage of goods is carried out, any retail sales are incidental and subsidiary to the permitted use and that no repairs to vehicles or heavy equipment are carried out.
- (c) The use does not alter the residential appearance or require external modification of the dwelling unit.
- (d) Activities associated with the use shall be carried out inside the dwelling unit or inside a building separate from the dwelling unit but on the same lot.