

CITY OF CORNER BROOK
2012 DEVELOPMENT REGULATIONS

DEVELOPMENT REGULATIONS AMENDMENT DR13-08

OCTOBER, 2013

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

**CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT DR13-08**

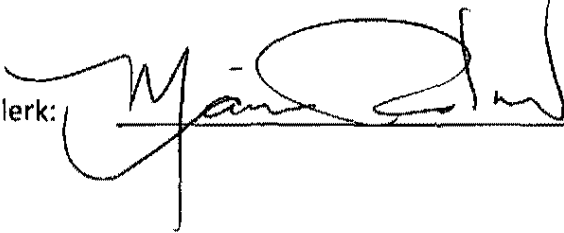
Under the authority of Section 16 of the Urban and Rural Planning Act 2000, the City of Corner Brook adopts the Corner Brook Development Regulations Amendment DR13-08.

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

Signed and sealed this 9 day of December, 2013.

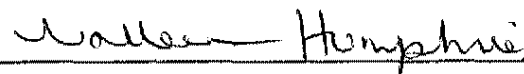
Mayor: 

(Council Seal)

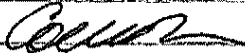
City Clerk: 

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment DR13-08 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>200-2013-029</u>
Date	<u>December 31, 2013</u>
Signature	<u></u>

CITY OF CORNER BROOK

DEVELOPMENT REGULATIONS AMENDMENT DR13-08

BACKGROUND:

The 2012 Development Regulations includes the Mosaic Residential Use Zone Table. Within the table are specific conditions with regard to the lot layout and designation to be applied when planning development within this zone; however, typographical errors have been identified within Condition 2.

The amendment is proposed in order to correct typographical errors within Condition 2. Lot Layout and Designation sections (d) and (f), in order to ensure consistency between the text and supporting illustrations. As well, a word must be removed from (f) in order to properly represent the design guidelines.

PUBLIC CONSULTATION:

During the preparation of this amendment, Council advertised the proposed amendments 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. There were no submissions in response to the public notification/consultation.

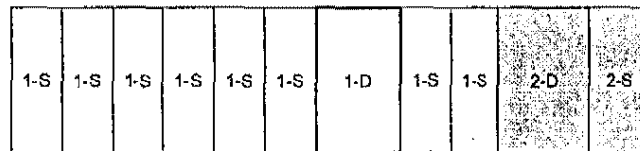
AMENDMENT:

The 2012 Development Regulations Use Zone Table for the Mosaic Residential zone is hereby amended by changing the figures in section 2.(d) and 2.(f) and removing the words "designation or", as per the attached copy of the affected page. The amended page is attached hereto.

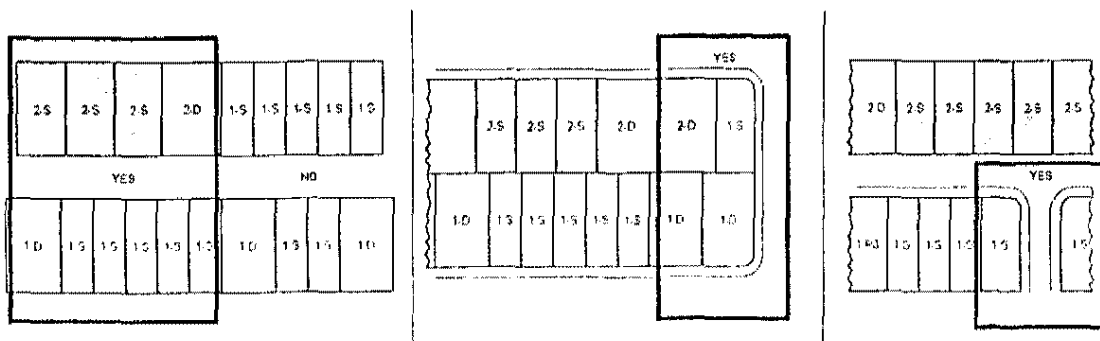
SCHEDULE C: Use Zone Tables

2. Lot Layout and Designation

- (a) Where feasible, streets shall be planned with a minimum of three (3) separate mosaic categories with each category having a lot from at least two (2) different designations.
- (b) Each street shall, where feasible, restart a gradation category within the length of the street.
- (c) No one category shall encircle others or dominate a node.
- (d) No more than six (6) single dwelling lots (S) shall occur in contiguity unless the seventh (7th) lot is designated as a double (D) or row dwelling (R). Continuation of single dwelling lots following this configuration shall be limited to two (2) at which point a different category and designation must occur.



- (e) No more than 3 double dwelling lots (D) shall occur in contiguity.
- (f) Lots of same category shall not back onto or be situated opposite of each other except where a run wraps around a cul-de-sac or crescent, or continues in a row on one side of a street.



- (g) Category-1 lots shall not be located at the end of a cul-de-sac.
- (h) No residential lot shall have a depth exceeding four times the frontage unless otherwise approved by the authority.

SCHEDULE C: Use Zone Tables

Row Dwellings

- (a) No more than six (6) row dwellings shall occur in contiguity and shall be separated from additional row dwellings by a minimum of two (2) single or double dwelling lots.
- (b) Lots designated for row dwellings shall have the designation letter followed by the number of dwellings planned in connection. For example, a lot planned for three-unit row dwelling in a category-1 areas would be shown on a plan as 1-R3.

Apartment Buildings

- (a) Lots designated for apartment buildings shall be located within or at the end of a row of Category-1 lots and shall not be located directly across from or connected to Category-3 or Category-4 lots, and
- (b) shall have the designation letter followed by the number of units planned for the apartment, not the number of bedrooms. For example, a lot planned for 30 unit apartment buildings shall be shown on a plan as A30. Separate plan and profile drawings showing the designation and arrangement of 1 and/or 2 and/or 3 and/or 4 bedroom apartments within a proposed apartment building will be required to accompany the overall site plan in order for proper assessment of required amount and location of parking and other features associated with the number of inhabitants planned for the building.

Corner Lots

- (a) The street flanking side yard of a corner lot shall be a minimum of five (5) meters.

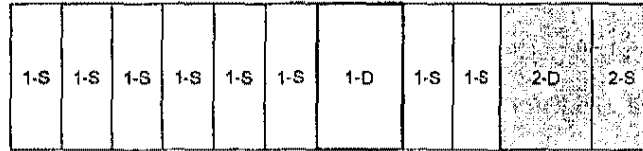
3. Accessory Buildings

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

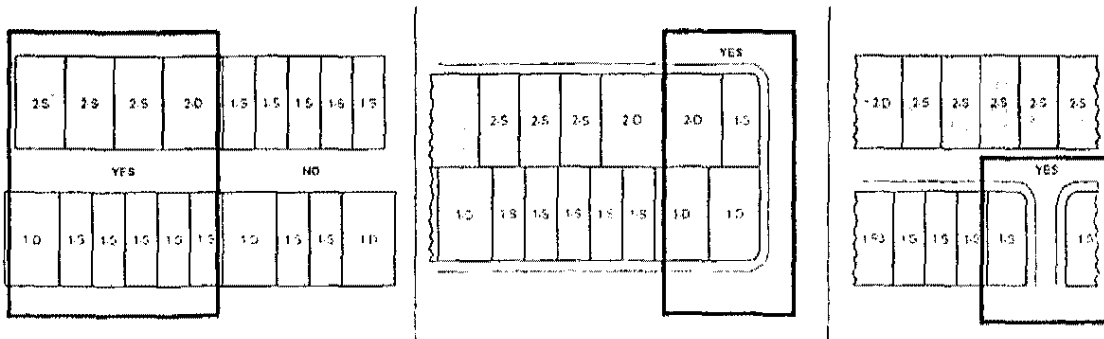
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