

**CITY OF CORNER BROOK
RESOLUTION TO APPROVE**

DEVELOPMENT REGULATIONS AMENDMENT DR14-01

AUGUST, 2014

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

**CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT DR14-01**

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 DR14-01 on the 26th day of May, 2014.
- b) gave notice of the adoption of the Development Regulations Amendment DR14-01 by advertisement inserted on the 7th day of June, 2014 and the 14th day of June, 2014 in the Western Star newspaper and on the City's website.
- c) set the 26th day of June, 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 Development Regulations Amendment DR14-01 on the 18th day of August, 2014, as adopted.

SIGNED AND SEALED this 19th day of August, 2014.

Mayor:

Charles Tonder

Clerk:

Maria R. H.



(Council Seal)

I hereby certify that this Development Regulations Amendment DR14-01 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

Colleen Humphries
Colleen Humphries, M.C.I.P.

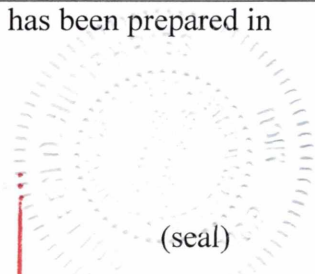
Development Regulations/Amendment

REGISTERED

Number 1260-2014-030

Date September 15, 2014

Signature Colleen Humphries



(seal)

CITY OF CORNER BROOK
2012 DEVELOPMENT REGULATIONS

AMENDMENT DR14-01

APRIL, 2014

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT

CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT DR14-01

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 DR14-01.

Adopted by the City Council of Corner Brook on the 26th day of May, 2014.

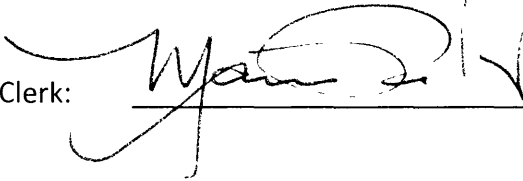
Signed and sealed this 19th day of August, 2014.

Mayor:



(Council Seal)

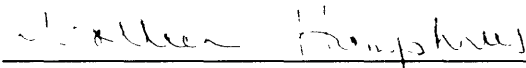
City Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment DR14-01 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 DR14-01

BACKGROUND:

The amendment is proposed in order to change the land use zoning of land off St. Mark's Avenue from Open Space and Community Service to Residential Medium Density in order to accommodate future residential development.

PUBLIC CONSULTATION:

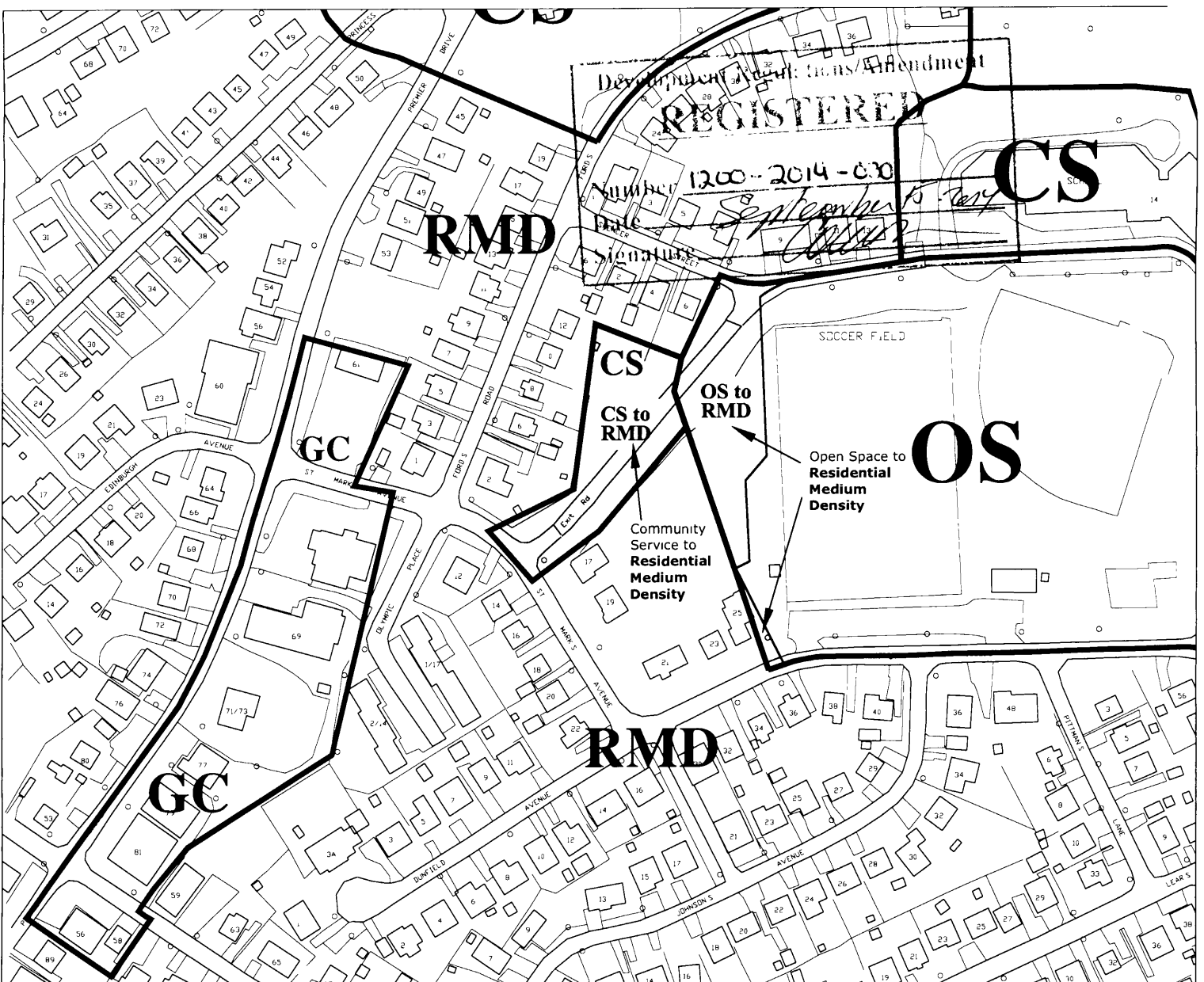
During the preparation of this amendment, Council advertised the proposed amendment in the Western Star newspaper on February 22, 2014 which advised of Council's intention to seek the said amendment to its Development Regulations. In addition to this, the proposed amendment was posted on the City's website and was available for viewing at City Hall until March 14, 2014.

Twenty-seven property owners/residents were provided with information packages that included a letter describing the proposed amendment, a site plan identifying the existing and proposed zoning of the affected area, Use Zone Tables for the Community Service, Open Space and Residential Medium Density zones, and a self-addressed, stamped return envelope were provided to property owners adjacent to or near the site.

Of the 27 information packages that were distributed, 5 response forms were returned (19%). Of those, 2 residents oppose the rezoning to permit residential development, 2 support the proposal, and one respondent did not indicate either support or objection (she was contacted by telephone and said she did not wish to fill out a new form but stated it didn't matter "one way or another" to her). There were no other submissions from the general public other than those received from neighbourhood residents who had been provided with an information package.

AMENDMENT:

The 2012 Development Regulations Map C-2 is hereby amended by changing the land use zoning of the affected area off St. Mark's Avenue from Open Space and Community Service land use zoning to Residential Medium Density zoning, as per the attached copy of the map.



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	CRDA	Large Scale Commercial	LSC	Protected Water Supply Area	PWSA
Development Area		Waterfront Mixed Use	VMU	Rural	R
Townsite Residential	TR	General Industrial	GI	Solid Waste/Scrap Yard	SW/SY
Townsite Commercial	TC	Light Industrial	LI	Mineral Working	MW
Downtown Residential	DTR	Hazardous Industrial	HI	Special Management Area	SMA

CITY OF CORNER BROOK

PROJECT TITLE

INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

DRAWING TITLE

LAND USE ZONING MAP C-2 (AMENDMENT DR14-01)



City of Corner Brook
Community Services Department
Planning Division

DATE APRIL 2014

SCALE 1:2500



DESCRIPTION

LAND USE ZONING TO CHANGE FROM OPEN SPACE AND COMMUNITY SERVICE TO RESIDENTIAL MEDIUM 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 Integrated Municipal Sustainability Plan 2012, Map C-2 has been prepared in accordance with the requirements of the Urban and Rural Planning Act

M C I P *Shelley Thompson*

DATE *Aug 20, 2014*

(M C I P SEAL)

SEAL AND SIGNATURE

Certified that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map C-2 is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map C-2 approved by the Council of the City of Corner Brook on the

18th day of *August*, 2014
(month) (year)

MAYOR *[Signature]*

CLERK *[Signature]*

DATE *Aug. 19/14*

(COUNCIL SEAL)