

**CITY OF CORNER BROOK  
RESOLUTION TO APPROVE**

**DEVELOPMENT REGULATIONS AMENDMENT DR14-02**

**AUGUST, 2014**

URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE

CITY OF CORNER BROOK  
DEVELOPMENT REGULATIONS AMENDMENT DR14-02

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 Development Regulations Amendment DR14-02 on the 26<sup>th</sup> day of May, 2014.
- b) gave notice of the adoption of the Development Regulations Amendment DR14-02 by advertisement inserted on the 7<sup>th</sup> day of June, 2014 and the 14<sup>th</sup> day of June, 2014 in the Western Star newspaper and on the City's website.
- c) set the 26<sup>th</sup> 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 DR14-02 on the 18<sup>th</sup> day of August, 2014, as adopted.

SIGNED AND SEALED this 19<sup>th</sup> day of August, 2014.

Mayor:

Clerk:

(Council Seal)

I hereby certify that this Development Regulations Amendment DR14-02 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**

(seal)

Number 1200-2014-031

Date September 15, 2014

Signature [Signature]

URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT

CITY OF CORNER BROOK  
DEVELOPMENT REGULATIONS AMENDMENT DR14-02

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 DR14-02.

Adopted by the City Council of Corner Brook on the 26<sup>th</sup> day of may, 2014.

Signed and sealed this 19<sup>th</sup> day of August, 2014.

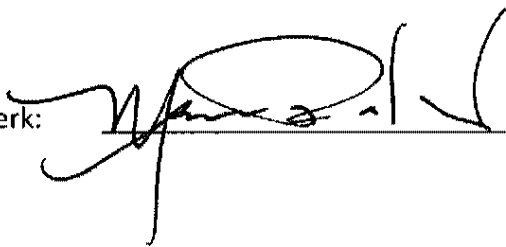
Mayor:



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(Council Seal)

City Clerk:

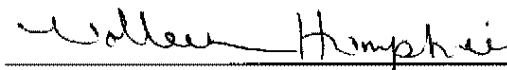


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CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment DR14-02 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP:



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(MCIP Seal)

## **CITY OF CORNER BROOK**

### **DEVELOPMENT REGULATIONS AMENDMENT DR14-02**

#### **BACKGROUND:**

The amendment is proposed in order to change the land use zoning of land off Pratt Street from Rural to Residential Medium Density in order to accommodate future residential subdivision development.

#### **PUBLIC CONSULTATION:**

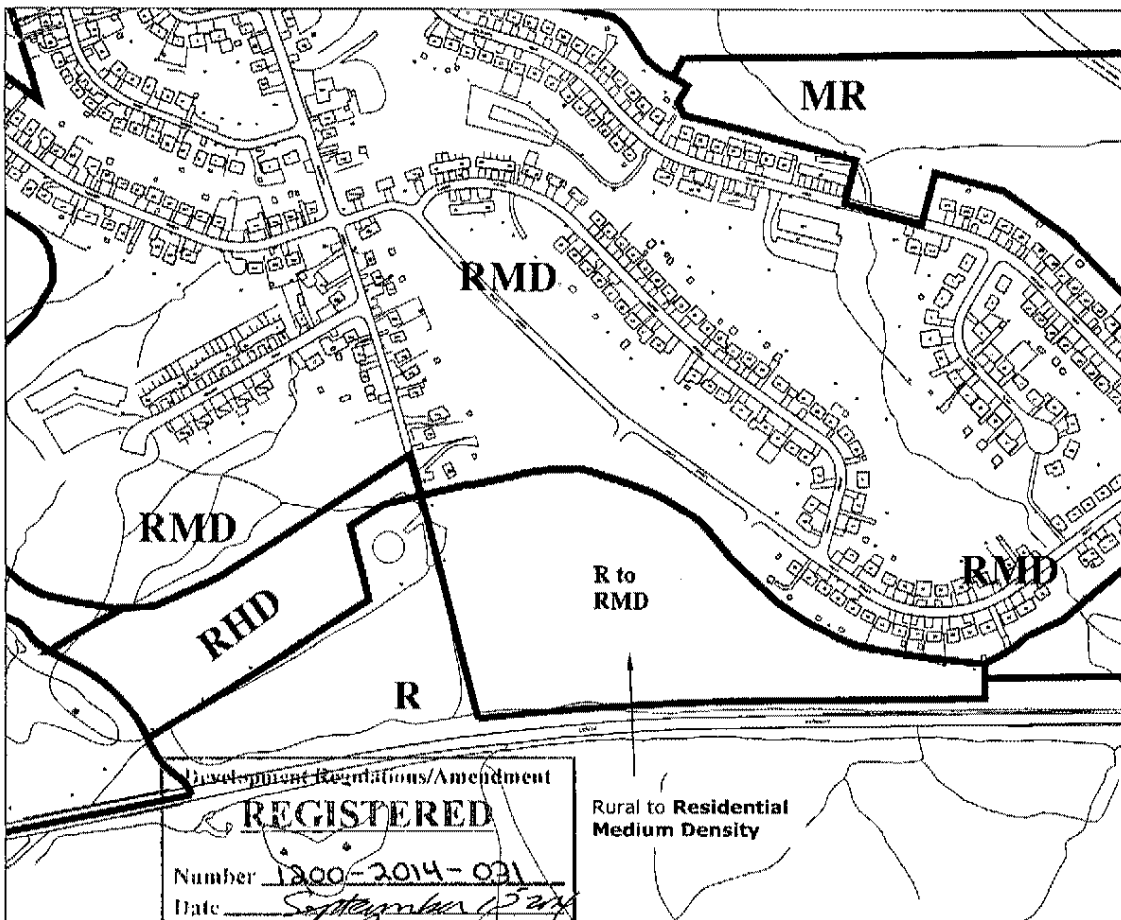
During the preparation of this amendment, Council advertised the proposed amendment in the Western Star newspaper on February 22, 2014 which advised of Council's intention to seek the said amendment to its Development Regulations. In addition to this, the proposed amendment was posted on the City's website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

Twenty-three property owners/residents were provided with information packages (one resident owns two properties so only received one package) that included a letter describing the proposed amendments, a site plan identifying the existing and proposed zoning of the affected area, Use Zone Tables for the Rural and Residential Medium Density zones, and self-addressed, stamped return envelope were provided to property owners adjacent to or near the site.

Of the 23 information packages that were distributed, 10 response forms were returned (43.5%). Of those, 8 residents oppose the rezoning to permit residential development and 2 support the proposal. There were no other submissions from the general public other than those received from neighbourhood residents who had been provided with an information packages.

#### **AMENDMENT:**

The 2012 Development Regulations Map C-2 is hereby amended by changing the land use zoning of the affected area off Pratt Street from Rural land use zoning to Residential Medium Density land use zoning, as per the attached copy of the map.



Development Regulations/Amendment  
**REGISTERED**  
 Number 1200-2014-021  
 Date September 12, 2014  
 Signature [Signature]

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

CITY OF CORNER BROOK

PROJECT TITLE:

INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I hereby certify that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map C2 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

DRAWING TITLE:

LAND USE ZONING MAP C2 (AMENDMENT DR14-02)

M.C.I.P. [Signature]

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 C2 is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map C2 approved by the Council of the City of Corner Brook on the 18th day of August, 2014 (month) (year)



City of Corner Brook  
 Community Services Department  
 Planning Division

DATE: APRIL 2014

SCALE: 1:6000



DESCRIPTION

LAND USE ZONING CHANGE FROM RURAL TO RESIDENTIAL MEDIUM DENSITY.

MAYOR [Signature]

CLERK [Signature] (COUNCIL SEAL)

DATE Aug. 19 / 14

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.