

**CITY OF CORNER BROOK  
RESOLUTION TO APPROVE**

**DEVELOPMENT REGULATIONS AMENDMENT DR14-03**

**SEPTEMBER, 2014**

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

**CITY OF CORNER BROOK  
DEVELOPMENT REGULATIONS AMENDMENT DR14-03**

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 DR14-03 on the 2nd day of July, 2014.
- b) gave notice of the adoption of the Development Regulations Amendment DR14-03 by advertisement inserted on the 12th day of July, 2014 and the 19th day of July, 2014 in the *Western Star* newspaper and on the City's website.
- c) set the 7th day of August, 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 DR14-03 on the 15th day of September, 2014, as adopted.

SIGNED AND SEALED this 30<sup>th</sup> day of September, 2014.

Mayor: [Signature]

Clerk: [Signature]

(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*.

[Signature]

Colleen Humphries, M.C.I.P.

Development Regulations Amendment
<b>REGISTERED</b> (seal)
Number <u>1700-2014-032</u>
Date <u>December 12, 2014</u>
Signature <u>[Signature]</u>

**CITY OF CORNER BROOK  
2012 DEVELOPMENT REGULATIONS**

**RESOLUTION TO ADOPT**

**AMENDMENT DR14-03**

**JUNE, 2014**

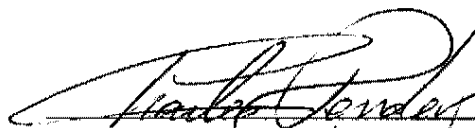
**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT**

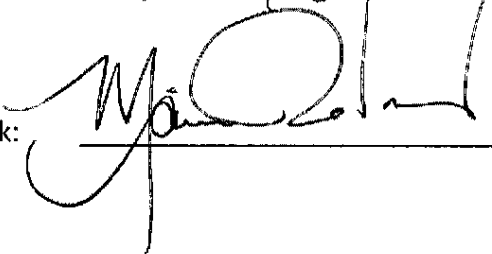
**CITY OF CORNER BROOK  
DEVELOPMENT REGULATIONS AMENDMENT DR14-03**

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 DR14-03.

Adopted by the City Council of Corner Brook on the 2nd day of July, 2014.

Signed and sealed this 30<sup>th</sup> day of September, 2014.

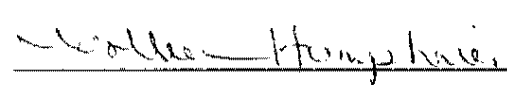
Mayor: 

City Clerk: 

(Council Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment DR14-03 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 DR14-03

#### **BACKGROUND:**

The amendment is required in order to change the existing land use zoning of an area of land within the proposed development scheme area of the Country Road Development Scheme: MacDonald Brown Drive Area Plan from Mosaic Residential to Residential Medium Density. A corresponding Municipal Plan amendment is not necessary, as the Municipal Plan currently identifies the land as Residential land use designation, so only a zoning map change is necessary.

#### **PUBLIC CONSULTATION:**

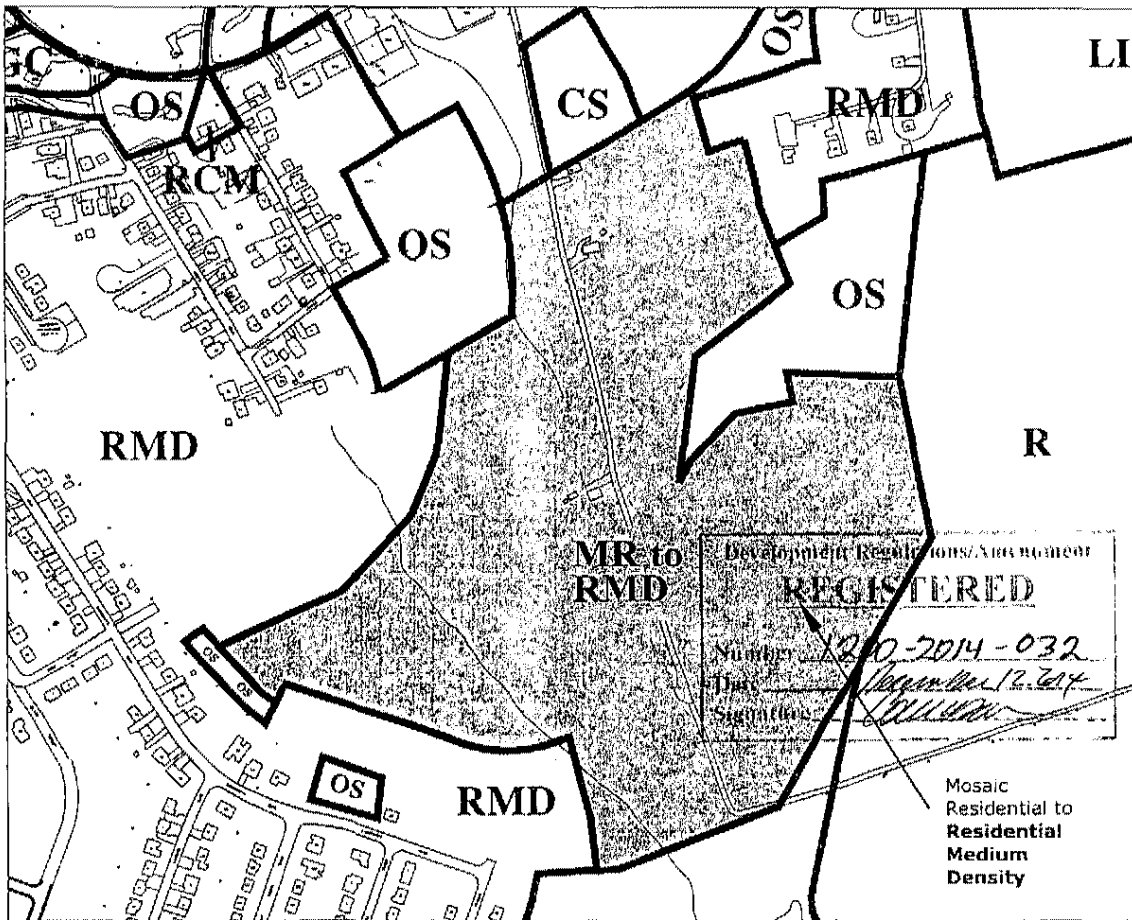
During the preparation of the amendment, the proposal was advertised in the Western Star newspaper on March 22<sup>nd</sup> and March 29<sup>th</sup>, 2014, which advised of Council's intention to seek a the amendment to its Development Regulations. In addition to this, the proposed amendment was posted on the City's website and was available for viewing at City Hall until April 30, 2014.

Sixteen residents owning land within the affected proposed amendment area were provided with information packages, which included a letter/response form describing the proposed amendment (and proposed Country Road Development Scheme: MacDonald Brown Drive Area Plan, being processed concurrent with the proposed amendment), a summary document explaining the details of the development scheme area, a plan of the existing scheme 1994 Country Road Development Scheme, the proposed Country Road Development Scheme: MacDonald Brown Drive Area Plan, and a plan identifying the proposed areas of change, the use zone tables for the Mosaic Residential and Residential Special Density zones, and a self-addressed, return stamped envelope.

Of the 16 information packages that were distributed, 4 response forms were returned (25%). Of those, three residents support both the new development scheme as well as the proposed amendment to change the zoning from Mosaic Residential to Residential Medium Density; one resident supports the proposed rezoning but objects to the new development scheme. There were no other submissions from the general public other than those received from residents who had been provided with an information package. Several residents visited City Hall to view the information and/or called the Planning Office to discuss the proposals.

**AMENDMENT:**

The 2012 Development Regulations Map C-2 is hereby amended by changing the land use zoning of the affected area (and also more specifically described as being within the proposed Country Road Development Scheme: MacDonald Brown Drive Area Plan), from Mosaic Residential to Residential Medium Density zoning, as per the attached copy of the map.



Mosaic Residential 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	SW/SY
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**

DRAWING TITLE:  
**LAND USE ZONING MAP C2 (AMENDMENT DR14-03)**

City of Corner Brook  
Community Services Department  
Planning Division

DATE: JUNE 2014

SCALE: 1:5000

DESCRIPTION  
LAND USE ZONING CHANGE FROM MOSAIC RESIDENTIAL 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. Colleen Humphries  
DATE Oct. 8, 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 15 day of September, 2014 (month) (year)

MAYOR [Signature]  
CLERK [Signature] (COUNCIL SEAL)  
DATE Sept 30/14