

**CITY OF CORNER BROOK**  
**2012 DEVELOPMENT REGULATIONS**

**AMENDMENT DR14-04**  
**AUGUST, 2014**

**URBAN AND RURAL PLANNING ACT**  
**RESOLUTION TO APPROVE**  
**CITY OF CORNER BROOK**  
**DEVELOPMENT REGULATIONS AMENDMENT DR14-04**

Development Regulations Amendment	
<b>REGISTERED</b>	
Number	<u>1200-2015-034</u>
Date	<u>February 17, 2015</u>
Signature	<u>[Signature]</u>

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 DR14-04 on the 20th day of October, 2014.
- b) gave notice of the adoption of the Development Regulations Amendment DR14-04 by advertisement inserted on the 1st day of November, 2014 and the 8th day of November, 2014 in the Western Star newspaper and on the City's website.
- c) set the 20th day of November, 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 DR14-04 on the 15th day of December, 2014, as adopted.

SIGNED AND SEALED this 21st day of January, 2015.

Mayor:

Clerk:

(Council Seal)

I hereby certify that this Development Regulations Amendment DR14-04 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

Colleen Humphries

Colleen Humphries, M.C.I.P.

(seal)

URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT

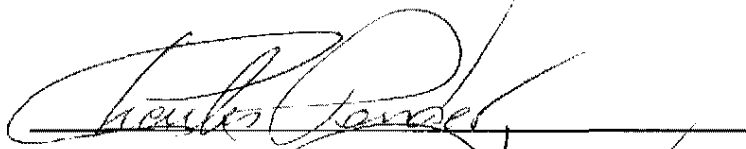
CITY OF CORNER BROOK  
DEVELOPMENT REGULATIONS AMENDMENT DR14-04

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 DR14-04.

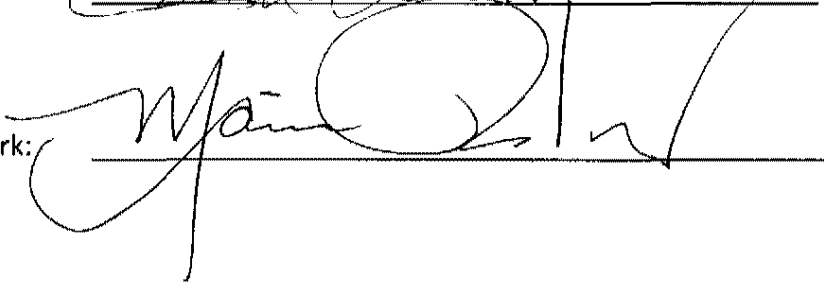
Adopted by the City Council of Corner Brook on the 20<sup>th</sup> day of October, 2014.

Signed and sealed this 21<sup>st</sup> day of January, 2015.

Mayor:



City Clerk:

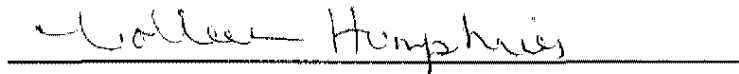


(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment DR14-04 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 DR14-04**

#### **BACKGROUND:**

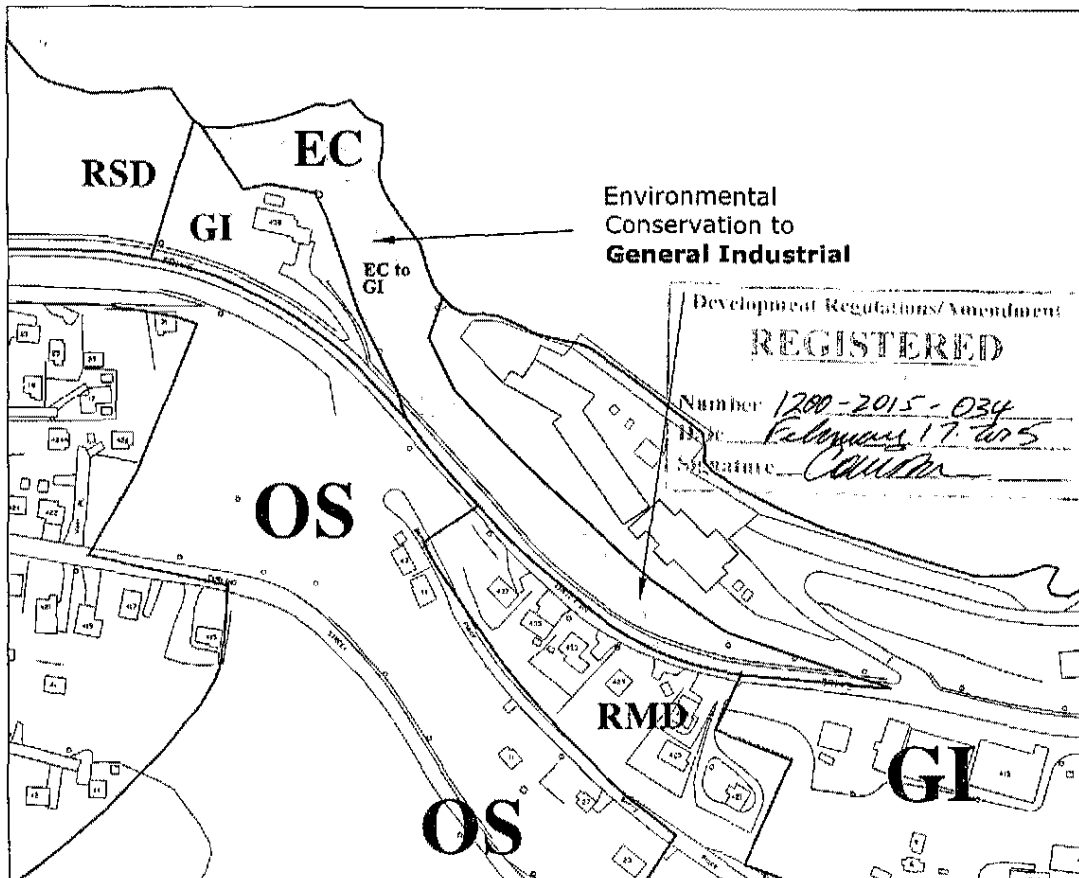
The amendment is proposed in order to change the land use zoning of an area of land adjacent to the fish processing plant on Griffin Drive, from Environmental Conservation to General Industrial in order to accommodate future industrial expansion.

#### **PUBLIC CONSULTATION:**

During the preparation of this amendment, Council advertised the proposed amendment in the Western Star newspaper on June 7 and June 14, 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 June 24, 2014. There were no submissions in relation to the public notice.

#### **AMENDMENT:**

The 2012 Development Regulations Map C-1 is hereby amended by changing the land use zoning of the subject area off Griffin Drive from Environmental Conservation land use zoning to General Industrial land use 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 Single-Use	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	WMU	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-1 (AMENDMENT DR14-04)



City of Corner Brook  
Community Services Department  
Planning Division

DATE: AUGUST 2014

SCALE: 1:2500



### DESCRIPTION

LAND USE ZONING TO CHANGE FROM ENVIRONMENTAL  
CONSERVATION TO GENERAL INDUSTRIAL.

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-1 has been prepared in accordance  
with the requirements of the Urban and Rural  
Planning Act.

M.C.I.P.

DATE

*Shelley Thompson*  
*Jan 22, 2015*

(M.C.I.P. SEAL)

### SEAL AND SIGNATURE

Certified that this City of Corner Brook Integrated  
Municipal Sustainability Plan 2012, Map C-1 is  
a correct copy of the Integrated Municipal  
Sustainability Plan 2012, Map C-1 approved by  
the Council of the City of Corner Brook on the  
15 day of December 2014.

MAYOR

CLERK

DATE

*[Signature]*  
*[Signature]*  
*Jan 21, 2015*

(COUNCIL SEAL)