

CITY OF CORNER BROOK
2012 DEVELOPMENT REGULATIONS

DEVELOPMENT REGULATIONS AMENDMENT DR14-08

JANUARY, 2015

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT

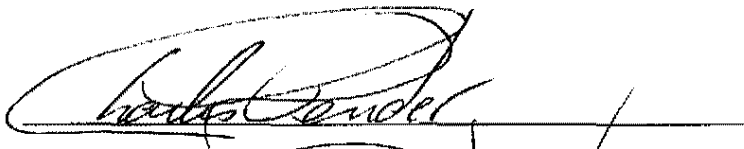
CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT DR14-08

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 DR14-08.

Adopted by the City Council of Corner Brook on the 19 day of January, 2015.

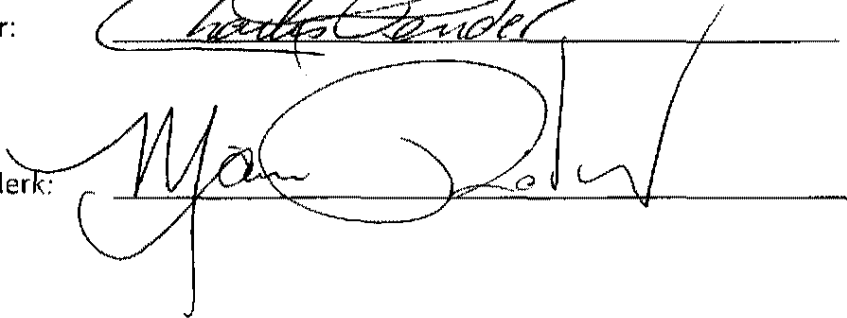
Signed and sealed this 22 day of January, 2015.

Mayor:



(Council Seal)

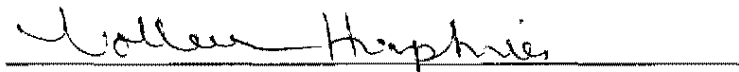
City Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment DR14-08 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>1200 - 2015 - 033</u>
Date	<u>February 16 2015</u>
Signature	<u>[Signature]</u>

CITY OF CORNER BROOK

DEVELOPMENT REGULATIONS AMENDMENT DR14-08

BACKGROUND:

The amendment is proposed in order to make a change to Condition no. 5 of the Large Scale Commercial Use Zone Table to change the maximum number of vehicles that may be stored on site at a vehicle dealership, listed as a Discretionary general industry classification of use, from 100 to 200 vehicles.

PUBLIC CONSULTATION:

During the preparation of this amendment, Council advertised the proposed amendments in the Western Star newspaper on November 8 and November 15, 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 within the specified time period.

AMENDMENT:

The 2012 Development Regulations Use Zone Table for the Large Scale Commercial zone is hereby amended by changing Condition no. 5 to increase the maximum number of vehicles that may be stored on-site at a vehicle dealership from 100 to 200 vehicles. Amended page for the zone is attached.

materials which may be considered to pose a danger or nuisance to users of the commercial residential use. Adequate buffering and/or screening may be required between commercial residential uses and existing industrial uses and such buffering shall be installed and maintained as the developer's (of the commercial residential lot) responsibility.

5. General Industry

Uses in this classification shall be restricted to vehicle dealerships with a maximum of 200 vehicles on-site, including cars and light passenger trucks and may include, as an accessory use, the sale and supply of other motorized vehicles, to be included in the total number of vehicles permitted on the lot, and may also include attached service bay areas or garages for the servicing and repair of vehicles.

6. Accessory Building

Accessory buildings in this zone shall conform to the requirements of Regulation 61, Accessory Commercial and Industrial Buildings, Part II of these Development Regulations.

7. Discretionary Use Classes

The discretionary use classes listed in this table may be permitted at the discretion of the Authority provided that they are complementary to uses within the permitted use classes or that their development will not inhibit or prejudice the existence or the development of such uses.