

**CITY OF CORNER BROOK
RESOLUTION TO APPROVE**

DEVELOPMENT REGULATIONS AMENDMENT DR15-06

APRIL, 2016

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT DR15-06

DR15-2016-040
May 3, 2016
CUMM

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 DR15-06 on the 17th day of March, 2016.
- b) gave notice of the adoption of the Development Regulations Amendment DR15-06 by advertisement inserted on the 12th day of March, 2016 and the 19th day of March, 2016 in the Western Star newspaper and on the City's website.
- c) set the 15th day of April, 2016 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 DR15-06 on the 15th day of April, 2016, as adopted.

SIGNED AND SEALED this 22nd day of April, 2016.

Mayor: [Signature]

Clerk: [Signature]

(Council Seal)

I hereby certify that this Development Regulations Amendment DR15-06 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

[Signature]

Colleen Humphries, M.C.I.P.

(seal)

**CITY OF CORNER BROOK
2012 DEVELOPMENT REGULATIONS**

**RESOLUTION TO ADOPT
AMENDMENT DR15-06
JANUARY, 2016**

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

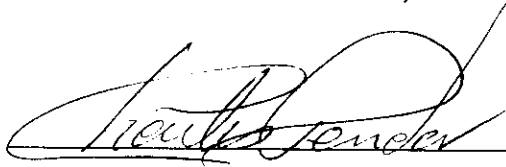
**CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT DR15-06**

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 DR15-06.

Adopted by the City Council of Corner Brook on the 7th day of March, 2016.

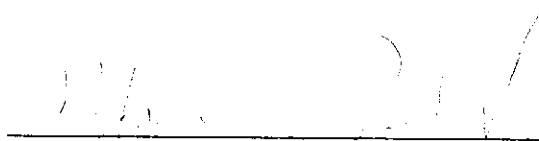
Signed and sealed this 22nd day of April, 2016.

Mayor:



(Council Seal)


City Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment DR15-06 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 DR15-06

BACKGROUND:

The amendment is proposed in order to:

1. Permit the “amusement” classification of use as a discretionary use of the **General Industrial Use Zone Table** by adding the classification to the Discretionary Use Class Table of the Zone.
2. Permit the “general assembly” classification of use as a discretionary use of the **General Industrial Use Zone Table** by adding the classification to the Discretionary Use Class Table (with an asterisk) of the zone and by adding a new condition which limits examples of the use classification to gymnasias, bowling alleys and other similar indoor recreational/fitness facilities.
3. Permit the “general assembly” classification of use as a discretionary use of the **Light Industrial Use Zone Table** by adding the classification to the Discretionary Use Class Table of the zone and by adding a new condition which limits examples of the use to indoor recreational facilities such as gymnasias, including climbing apparatus and/or facilities, bowling alleys, and similar recreation and fitness uses.

PUBLIC CONSULTATION:

During the preparation of this amendment, Council advertised the proposed amendment in the Western Star newspaper on December 12, and December 19, 2015 which advised of Council’s intention to seek the said amendments 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.

There were no submissions in response to the public notification of the proposed amendments.

AMENDMENT:

The 2012 Development Regulations General Industrial Use Zone Table and Light Industrial Use Zone Table are hereby amended by adding the classifications and conditions in the appropriate locations of each Use Zone as described and as per the attached amended pages for each zone.

USE ZONE TABLE

148. LIGHT INDUSTRIAL

<p>PERMITTED USE CLASSES - (see Regulation 127)</p> <p>Light industry, service station, animal, amusement, catering, taxi stand, general service, general industry*</p> <p>*(See condition no. 7)</p>
<p>DISCRETIONARY USE CLASSES - (see Regulations 26 and 128)</p> <p>Transportation, passenger assembly, child care, all use classes in the business and personal service uses group, shop, recreational open space, convenience store, funeral home, antenna, hazardous industry*, general assembly**.</p> <p>*(See condition no. 6) **(See condition no. 9)</p>

CONDITIONS

(Amended Date)

1. Development Standards

- (a) The development standards for this zone shall be as follows:
 - (i) Minimum Building Line Setback 8 metres
 - (ii) Minimum Side yard Width 2 and 5 metres
 - (iii) Minimum Rear yard Depth 12 metres
 - (iv) Maximum Height 15 metres

2. Advertisements Relating to Onsite Uses

The conditions which shall apply to the erection or display of advertisements on any lot or site occupied by a use permitted or existing as a legal non-conforming use in this use zone shall be as follows:

- (a) The size, shape, illumination and material construction of the advertisement shall meet the requirements of the Authority, having regard to the safety and

7. General Industry Class

Only general garages of the general industry class shall be permitted in this zone.

8. Screening and Outdoor Storage

Where land designated industrial abuts or is close to a residential land use, then the owner of such industrial site shall provide an adequate buffer strip between any new industrial building or exterior industrial activity and such residential area. The buffer shall include the provision of such natural or structural barrier as may be required and shall be maintained by the owner or occupier to the satisfaction of the Council.

The outdoor storage of goods, materials or equipment shall be conducted as neatly and orderly as possible giving consideration to the overall site appearance and visual or other impact upon adjoining industrial uses or nearby residential or other areas. Consideration will also be given as to the storage of materials and equipment with regard to the safety of authorized personnel and general public where applicable. Outdoor storage is prohibited in the building line setback.

9. General Assembly

(Amended Date)

Uses in this classification shall be limited to gymnasias, bowling alleys and other similar indoor recreational/fitness facilities.

10. Accessory Buildings

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

11. 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.

USE ZONE TABLE

148. LIGHT INDUSTRIAL

<p>PERMITTED USE CLASSES - (see Regulation 127)</p> <p>Light industry, service station, animal, amusement, catering, taxi stand, general service, general industry*</p> <p>*(See condition no. 7)</p>
<p>DISCRETIONARY USE CLASSES - (see Regulations 26 and 128)</p> <p>Transportation, passenger assembly, child care, all use classes in the business and personal service uses group, shop, recreational open space, convenience store, funeral home, antenna, hazardous industry*, general assembly**.</p> <p>*(See condition no. 6) **(See condition no. 9)</p>

CONDITIONS

1. Development Standards

(a) The development standards for this zone shall be as follows:

- (i) Minimum Building Line Setback 8 metres
- (ii) Minimum Side yard Width 2 and 5 metres
- (iii) Minimum Rear yard Depth 12 metres
- (iv) Maximum Height 15 metres

2. Advertisements Relating to Onsite Uses

The conditions which shall apply to the erection or display of advertisements on any lot or site occupied by a use permitted or existing as a legal non-conforming use in this use zone shall be as follows:

(a) The size, shape, illumination and material construction of the advertisement shall meet the requirements of the Authority, having regard to the safety and

7. General Industry Class

Only general garages of the general industry class shall be permitted in this zone.

8. Screening and Outdoor Storage

Where land designated industrial abuts or is close to a residential land use, then the owner of such industrial site shall provide an adequate buffer strip between any new industrial building or exterior industrial activity and such residential area. The buffer shall include the provision of such natural or structural barrier as may be required and shall be maintained by the owner or occupier to the satisfaction of the Council.

The outdoor storage of goods, materials or equipment shall be conducted as neatly and orderly as possible giving consideration to the overall site appearance and visual or other impact upon adjoining industrial uses or nearby residential or other areas. Consideration will also be given as to the storage of materials and equipment with regard to the safety of authorized personnel and general public where applicable. Outdoor storage is prohibited in the building line setback.

9. General Assembly (NEW)

Uses in this classification shall be limited to gymnasia, bowling alleys and other similar indoor recreational/fitness facilities.

9-10. Accessory Buildings

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

~~10~~ 11. 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.

USE ZONE TABLE

148. GENERAL INDUSTRIAL

<p>PERMITTED USE CLASSES (see Regulation 127) General industry, service station, light industry, taxi stand, passenger assembly and animal.</p>
<p>DISCRETIONARY USE CLASSES (see Regulations 26 and 128) Transportation, catering, child care, all use classes in the business and personal service uses group, shop, recreational open space, antenna, convenience store, hazardous industry*, commercial residential**, amusement, general assembly***. *(See condition no. 6) ** (See condition no. 8) *** (See condition no. 9)</p>

CONDITIONS

(Amended Date)

1. Development Standards

(a) The development standards for this zone shall be as follows:

- (i) Minimum Building Line Setback 10 metres
- (ii) Minimum Side yard Width 2 and 5 metres
- (iii) Minimum Rear yard Depth 15 metres
- (iv) Maximum Height 15 metres

2. Advertisements Relating to Onsite Uses

The conditions which shall apply to the erection or display of advertisements on any lot or site occupied by a use permitted or existing as a legal non-conforming use in this use zone shall be as follows:

- (a) The size, shape, illumination and material construction of the advertisement shall meet the requirements of the Authority, having regard to the safety and convenience of users of the adjacent streets and sidewalk and the general amenities of the surrounding areas.

8. Commercial Residential

Commercial residential uses, limited to hotels and motels, may be permitted at the discretion of the Authority at suitable locations in the General Industrial zone provided that they are complementary to uses within the permitted use class or that their development will not inhibit or prejudice the existence of the development of such uses. Furthermore, commercial residential uses may only be considered at appropriate sites which have adequate water, sewer, and fire protection services necessary for the size and scale of the development and that meet with the satisfaction of the Authority. The use must be accessible by fire department and other emergency vehicles. All parking for commercial residential uses must be available within the lot on which the use is developed. Commercial residential uses may not be located adjacent to or near any industrial use, as determined by the Authority, if such adjacent or nearby use involves the bulk storage of hazardous 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.

9. General Assembly

Uses in this classification shall be limited to gymnasias, bowling alleys and other similar indoor recreational/fitness facilities.

(Amended Date)

10. Accessory Buildings

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

11. 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.

USE ZONE TABLE

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<p>DISCRETIONARY USE CLASSES (see Regulations 26 and 128)</p> <p>Transportation, catering, child care, all use classes in the business and personal service uses group, shop, recreational open space, antenna, convenience store, hazardous industry*, commercial residential**, amusement, general assembly***.</p> <p>*(See condition no. 6) ** (See condition no. 8) *** (See condition no. 9)</p>

CONDITIONS

1. Development Standards

(a) The development standards for this zone shall be as follows:

- (i) Minimum Building Line Setback 10 metres
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The conditions which shall apply to the erection or display of advertisements on any lot or site occupied by a use permitted or existing as a legal non-conforming use in this use zone shall be as follows:

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