

**CITY OF CORNER BROOK  
2012 DEVELOPMENT REGULATIONS**

**RESOLUTION TO ADOPT  
DEVELOPMENT REGULATIONS AMENDMENT DR15-01  
MARCH, 2015**

URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT

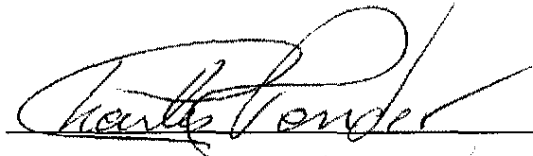
CITY OF CORNER BROOK  
DEVELOPMENT REGULATIONS AMENDMENT DR15-01

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 DR15-01.

Adopted by the City Council of Corner Brook on the 16<sup>th</sup> day of March, 2015.

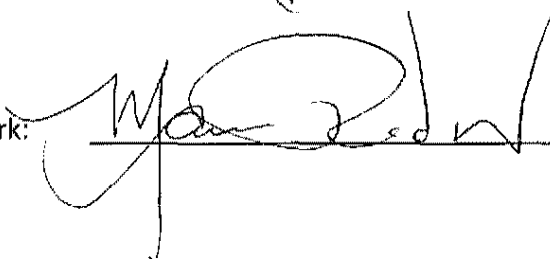
Signed and sealed this 31<sup>st</sup> day of March, 2015.

Mayor:

  
\_\_\_\_\_

(Council Seal)

City Clerk:

  
\_\_\_\_\_

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment DR15-01 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>1200-2015-037</u>
Date	<u>City May 8, 2015</u>
Signature	<u>[Handwritten Signature]</u>

## **CITY OF CORNER BROOK**

### **DEVELOPMENT REGULATIONS AMENDMENT DR15-01**

#### **BACKGROUND:**

The amendment is proposed in order to make changes to the Permitted and Discretionary Use Classes of the Downtown Smithville Use Zone Table to add “shop” as a Permitted classification of use of the Downtown Smithville Use Zone Table and to allow “convenience store” and “take-out food service” as Discretionary uses, by removing Condition no. 7, which only allows these as accessory uses. The existing Condition no. 7 will be removed and the new numbering in this regulation will reflect removal of this condition.

This is a Development Regulations text amendment only; therefore, there is no corresponding Municipal Plan amendment.

#### **PUBLIC CONSULTATION:**

During the preparation of this amendment, Council advertised the proposed amendment in the Western Star newspaper on January 24 and January 31, 2015 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 Downtown Smithville zone is hereby amended by adding “shop” as a Permitted classification of use of the Downtown Smithville Use Zone Table and making “convenience store” and “take-out food service” Discretionary uses, by removing Condition no. 7, which only allows these as accessory uses. The numbering will change in this regulation to reflect the removal of this condition. Amended pages for the zone are attached.

**USE ZONE TABLE**

**1. DOWNTOWN SMITHVILLE**

<p><b>PERMITTED USE CLASSES</b> (See Regulation 127)</p> <p>Theatre, cultural and civic, general assembly, place of worship, passenger assembly, club and lodge, catering, shop, child care, commercial residential**, office, medical and professional, personal service, general service, communications, police station, indoor market, outdoor market, conservation, apartment building**</p> <p>** (See condition no. 4)</p>
<p><b>DISCRETIONARY USE CLASSES</b> (See Regulations 26 and 128)</p> <p>Educational, amusement, indoor assembly, collective residential**, recreational open space, take-out food service, convenience store.</p> <p>** (See condition no. 4)</p>

**CONDITIONS**

**1. Development Standards**

- (a) Minimum Building Height 6.5 metres or 2-storeys
- (b) Maximum Height 24 metres
- (c) Minimum Building Line Setback 0 metres
- (d) All other development standards to be determined through a Comprehensive Development Plan

**2. Non-Conforming Uses**

Regulation 82 and/or Regulation 83 apply to legal use of buildings or land as nonconforming uses in this zone.

**3. Developments and Improvements**

- (a) Existing uses within this zone may continue.
- (b) No major developments or improvements shall take place in this zone until a Comprehensive Development Plan has been adopted by the Authority for the entire area or a portion thereof, as the Authority deems necessary.
- (c) Some limited uses may be permitted subject to satisfactory servicing, road access and fire protection, provided that the uses will not inhibit or prejudice the remaining land from comprehensive development.
- (d) Costs associated with preparation of a Comprehensive Development Plan shall be the responsibility of the Applicant.
- (e) A Comprehensive Development Plan shall include land use, road layout, water, sewer and storm water services, parking, site access, service access, pedestrian movement and public access to the water's edge, landscaping, built form, locations of public spaces and development standards.
- (f) A Comprehensive Development Plan for this area shall be supported by a Land Use Assessment Report, which shall include, but is not limited to, assessment and mitigation of flood risk and assessment and mitigation of potential hazardous materials on the site or within the soil. The Comprehensive Development Plan and Land Use Assessment Report may be combined.

**4. Residential Uses Restrictions**

Residential uses shall not be permitted at or below the ground level of any building in this zone. Apartment buildings that are not developed as part of a mixed-use commercial development must utilize the ground floor for non-habitable activities or parking. The ground floor of commercial residential or collective residential uses shall not be utilized as habitable rooms.

**5. Parking**

Above-grade or surface parking shall not be permitted between a public street or public open space and the Building Line.

**6. Drive-Thru Uses**

Drive-thru facilities will not be permitted in the Downtown Smithville zone.

**7. 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.

**8. 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.