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**CITY OF CORNER BROOK  
RESOLUTION TO APPROVE**

**DEVELOPMENT REGULATIONS AMENDMENT DR15-03**

**NOVEMBER, 2015**

URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE

CITY OF CORNER BROOK  
DEVELOPMENT REGULATIONS AMENDMENT DR15-03

1200-2016-039  
February 1, 2016  
*[Signature]*

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 DR15-03 on the 29th day of June, 2015.
- b) gave notice of the adoption of the Development Regulations Amendment DR15-03 by advertisement inserted on the 7th day of October, 2015 and the 17th day of October, 2015 in the Western Star newspaper and on the City's website.
- c) set the 29th day of October, 2015 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 DR15-03 on the 7th day of December, 2015, with a change, as per the attached copy of Map C-2.

SIGNED AND SEALED this 23rd day of December, 2015.

Mayor: *[Signature]*

(Council Seal)

Clerk: *[Signature]*

I hereby certify that this Development Regulations Amendment DR15-03 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 DR15-03**

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 DR15-03.

Adopted by the City Council of Corner Brook on the 29<sup>th</sup> day of June, 2015.

Signed and sealed this 23<sup>rd</sup> day of December, 2015.

Mayor: \_\_\_\_\_

(Council Seal)

City Clerk: \_\_\_\_\_

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment DR15-03 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP: \_\_\_\_\_

(MCIP Seal)

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## CITY OF CORNER BROOK

### DEVELOPMENT REGULATIONS AMENDMENT DR15-03

#### **BACKGROUND:**

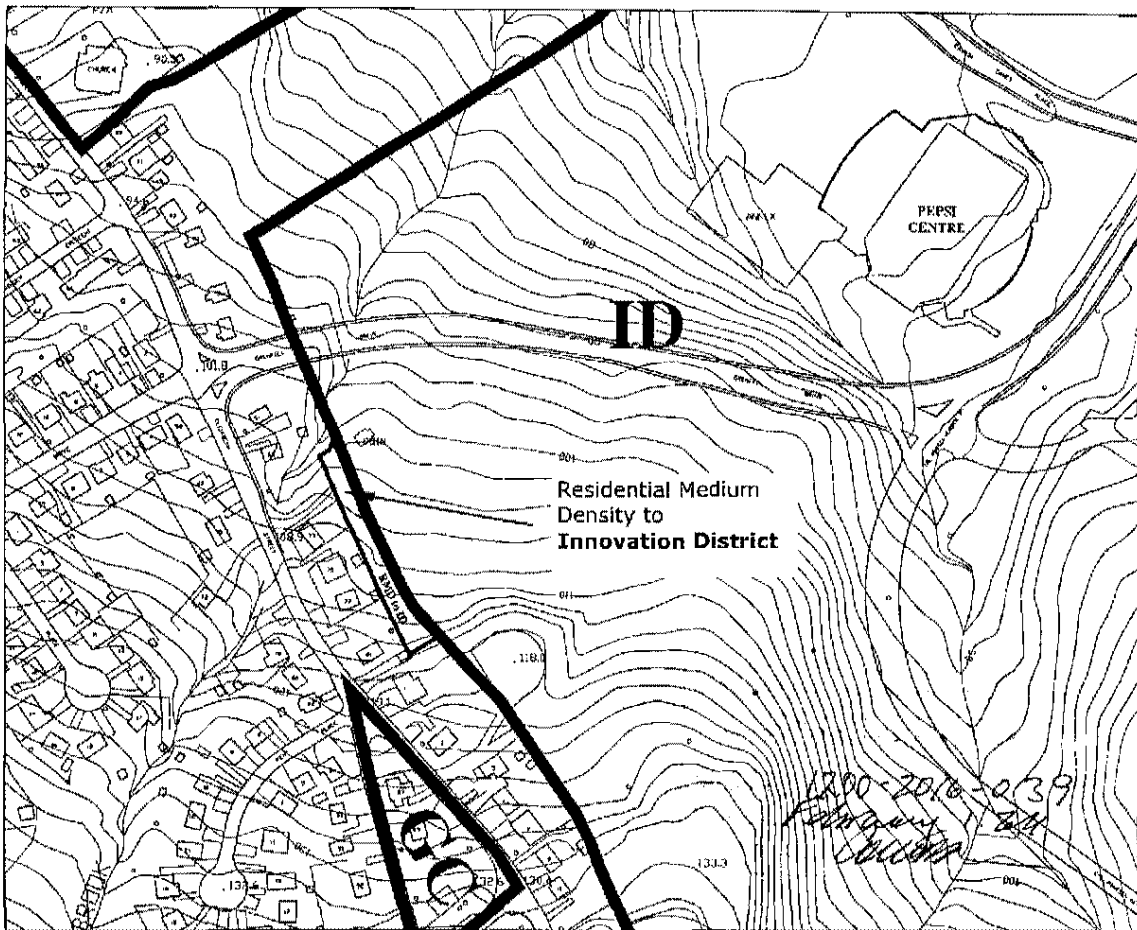
The amendment is proposed in order to change the land use zoning of an area of land off Elizabeth Street between civic numbers 63 and 73, and a strip of land at the rear of lots 73 to 81, from Residential Medium Density to Innovation District. The amendment is necessary to allow a driveway access to a commercial (hotel complex) site and to enable the commercial site to be fully located within the Innovation District land use zone.

#### **PUBLIC CONSULTATION:**

During the preparation of this amendment, Council advertised the proposed amendment in the Western Star newspaper on February 21 and February 28, 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. Seven (7) residents/property owners in close proximity to the subject site were provided with an information package. In response to the public notification of the proposed amendment, five submissions were received within the specified time period, from residents who had been provided with an information package regarding the proposed amendments.

#### **AMENDMENT:**

The 2012 Development Regulations Map C-2 is hereby amended by changing the land use zoning of the affected area off Elizabeth Street from Residential Medium Density zoning to Innovation District 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 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**


**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

**PROJECT TITLE:**  
**INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012**

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.

**DRAWING TITLE:**  
**LAND USE ZONING MAP C2 (AMENDMENT DR15-03)**

M.C.I.P. Walter Humphries  
 DATE Dec. 23, 2015 (M.C.I.P. SEAL)


**City of Corner Brook**  
 Community Services Department  
 Planning Division

DATE: DEC 2015

SCALE: 1:3000

N

**SEALED 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 22 day of December 2015 (month) (year)

**DESCRIPTION**

LAND USE ZONING CHANGE FROM RESIDENTIAL MEDIUM DENSITY TO INNOVATION DISTRICT.

MAYOR [Signature]

CLERK [Signature] (COUNCIL SEAL)

DATE Dec 23/15

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.