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**CITY OF CORNER BROOK  
2012 DEVELOPMENT REGULATIONS**

**RESOLUTION TO ADOPT  
DEVELOPMENT REGULATIONS AMENDMENT DR15-05  
JUNE, 2015**



URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT

CITY OF CORNER BROOK  
DEVELOPMENT REGULATIONS AMENDMENT DR15-05

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 DR15-05.

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

Signed and sealed this 15 day of July, 2015.

~~Mayor:~~ Jim Geord Stahler

(Council Seal)

City Clerk:

[Signature]

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment DR15-05 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP:

Walker Humphries

(MCIP Seal)

Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>1200-2015-038</u>
Date	<u>September 4, 2015</u>
Signature	<u>[Signature]</u>

**CITY OF CORNER BROOK**

**DEVELOPMENT REGULATIONS AMENDMENT DR15-05**

**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 a condition to the Mosaic Residential Use Zone Table in the City of Corner Brook 2012 Development Regulations to give Council discretion to decrease one side yard of a double dwelling, of any category of lot, from 3 metres to 1.2 metres. Currently, both side yards of a double dwelling must be 3 metres.

The new numbering in this regulation will reflect the addition 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 May 27<sup>th</sup> and June 6<sup>th</sup>, 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 is hereby amended by adding a condition to the Mosaic Residential Use Zone Table in the City of Corner Brook 2012 Development Regulations to give Council discretion to decrease one side yard of a double dwelling, of any category of lot, from 3 metres to 1.2 metres.

The numbering will change in this regulation to reflect the addition of this condition. Amended pages for the zone are attached.

## **Report on the Public Consultation Process for Development Regulations Amendment DR15-05 (“stand alone” text amendment)**

Development Regulations Amendment DR15-05 is required in order to add a condition to the Mosaic Residential Use Zone Table in the City of Corner Brook 2012 Development Regulations to give Council discretion to decrease one side yard of a double dwelling, of any category of lot, from 3 metres to 1.2 metres. Currently, both side yards of a double dwelling must be 3 metres.

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 amendments in the Western Star newspaper on May 27<sup>th</sup> and June 6<sup>th</sup>, 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.

Council’s consideration is required at this time in order to proceed to the next phase of adoption of the proposed amendment and subsequent submission to the to the Department of Municipal and Intergovernmental Affairs for registration of the amendment to make the proposed changes to the Mosaic Residential Use Zone Table.

**4. Rear Yard**

The Authority reserves the right to reduce the rear yard requirement for single dwelling and double dwelling to 7.25 metres, where, in the opinion of the Authority, the reduction to the rear yard area will not result in a negative impact on the adjoining properties.

**5. Side Yard**

At the discretion of Council one side yard of a double dwelling, of any category of lot, may be decreased from 3 metres to 1.2 metres, if the double dwelling is side by side. In exercising its discretion, Council shall consider the impact on surrounding development, taking into account the established side yard requirement of the adjacent undeveloped lot(s) as well as any existing adjacent side yard of developed lot(s).

**6. Subdivision & Consolidation of Land**

- (a) In order to ensure the integrity of the Mosaic residential density plan, subdivision or consolidation of residential lots shall not be permitted.
- (b) Notwithstanding condition (a), the authority may, upon development of no less than 60% percent of the original site plan, permit the subdivision of lots originally designated for apartment buildings into Category-1 designations only. Subdivision for this purpose shall conform to the requirements for Lot Layout and Designation.
- (c) A Comprehensive Mosaic Residential Development Plan shall conform to the requirements of the Subdivision Design Procedures and Engineering Standards for the City of Corner Brook.

**7. Convenience Stores**

Convenience stores will only be permitted as a discretionary use under the following conditions:

- (a) The store shall form part of, or be attached to a dwelling unit located within 150 meters of a node or intersection.
- (b) The retail use shall be subsidiary to the residential character of the area, and shall not affect residential amenities of adjoining properties.
- (c) Advertisement to the building shall not exceed three square metres in area.

#### 4. Rear Yard

The Authority reserves the right to reduce the rear yard requirement for single dwelling and double dwelling to 7.25 metres, where, in the opinion of the Authority, the reduction to the rear yard area will not result in a negative impact on the adjoining properties.

#### ~~5.~~ Side Yard (NEW)

Proposed Development Regulations  
Text Amendment DR15-05

At the discretion of Council one side yard of a double dwelling, of any category of lot, may be decreased from 3 metres to 1.2 metres, if the double dwelling is side by side. In exercising its discretion, Council shall consider the impact on surrounding development, taking into account the established side yard requirement of the adjacent undeveloped lot(s) as well as any existing adjacent side yard of developed lot(s).

#### ~~6.~~ 6. Subdivision & Consolidation of Land

- (a) In order to ensure the integrity of the Mosaic residential density plan, subdivision or consolidation of residential lots shall not be permitted.
- (b) Notwithstanding condition (a), the authority may, upon development of no less than 60% percent of the original site plan, permit the subdivision of lots originally designated for apartment buildings into Category-1 designations only. Subdivision for this purpose shall conform to the requirements for Lot Layout and Designation.
- (c) A Comprehensive Mosaic Residential Development Plan shall conform to the requirements of the Subdivision Design Procedures and Engineering Standards for the City of Corner Brook.

#### ~~6.~~ 7. Convenience Stores

Convenience stores will only be permitted as a discretionary use under the following conditions:

- (a) The store shall form part of, or be attached to a dwelling unit located within 150 meters of a node or intersection.
- (b) The retail use shall be subsidiary to the residential character of the area, and shall not affect residential amenities of adjoining properties.
- (c) Advertisement to the building shall not exceed three square metres in area.

Note: Sequential numbering will change accordingly.

