

**CITY OF CORNER BROOK
2112 DEVELOPMENT REGULATIONS**

**RESOLUTION TO APPROVE
DEVELOPMENT REGULATIONS AMENDMENT DR16-02**

MARCH, 2017

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE

CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT DR16-02

1300-2017-015
H. Paul
E. J. Jones

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 DR16-02 on the 19th day of September, 2016.
- b) gave notice of the adoption of the Development Regulations Amendment DR16-02 by advertisement inserted on the 8th day of October, 2016 and the 15th day of October, 2016 in the Western Star newspaper and on the City's website.
- c) set the 3rd day of November, 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 DR16-02 on the 6th day of March, 2017, as adopted.

SIGNED AND SEALED this 21st day of March, 2017.

Mayor:

[Signature]

(Council Seal)

Clerk:

[Signature]

I hereby certify that this Development Regulations Amendment DR16-02 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 DR16-02
AUGUST, 2016**

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT

CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT DR16-02

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 DR16-02.

Adopted by the City Council of Corner Brook on the 19th day of September, 2016.

Signed and sealed this 21st day of March, 2017.

Mayor:

[Signature]

(Council Seal)

City Clerk:

[Signature]

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment DR16-02 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP:

[Signature]

(MCIP Seal)

**CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT DR16-02**

BACKGROUND:

Development Regulations Amendment DR16-02 is required in order to change the land use zoning of a parcel of land located off Spencer Street, west of the former G.C. Rowe Junior High School, from Community Service zoning to Residential Medium Density zoning. The amendment is necessary in order to enable consolidation of this parcel of land with the adjacent (west) private parcel of land to create a residential lot, to front onto Spencer Street.

PUBLIC CONSULTATION:

During the preparation of this amendment, Council advertised the proposed amendment in the Western Star newspaper on January 23 and January 30, 2016 which advised of Council's intention to seek the said amendment 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.

A neighbourhood consultation process was carried out and sixteen (16) residents/property owners, including the Newfoundland and Labrador English School District, in close proximity to the subject site were provided with an information package which included a letter of explanation/response form, the Use Zone Tables of the Community Service and Residential Medium Density Use Zone Tables and a map identifying the existing and proposed zoning of the affected area. In response to the public notification and neighbourhood consultation, ten (10) response forms were returned within the specified time period. As well, two residents made telephone call inquiries to the Planning Office for information regarding the proposed amendments and development and three residents visited the office to discuss the matter. Nine of the respondents (residents) object to the amendment as proposed, while the Newfoundland and Labrador English School District does not object to the proposed amendments. Comments were summarized and included in the Report on the Public Consultation Process.

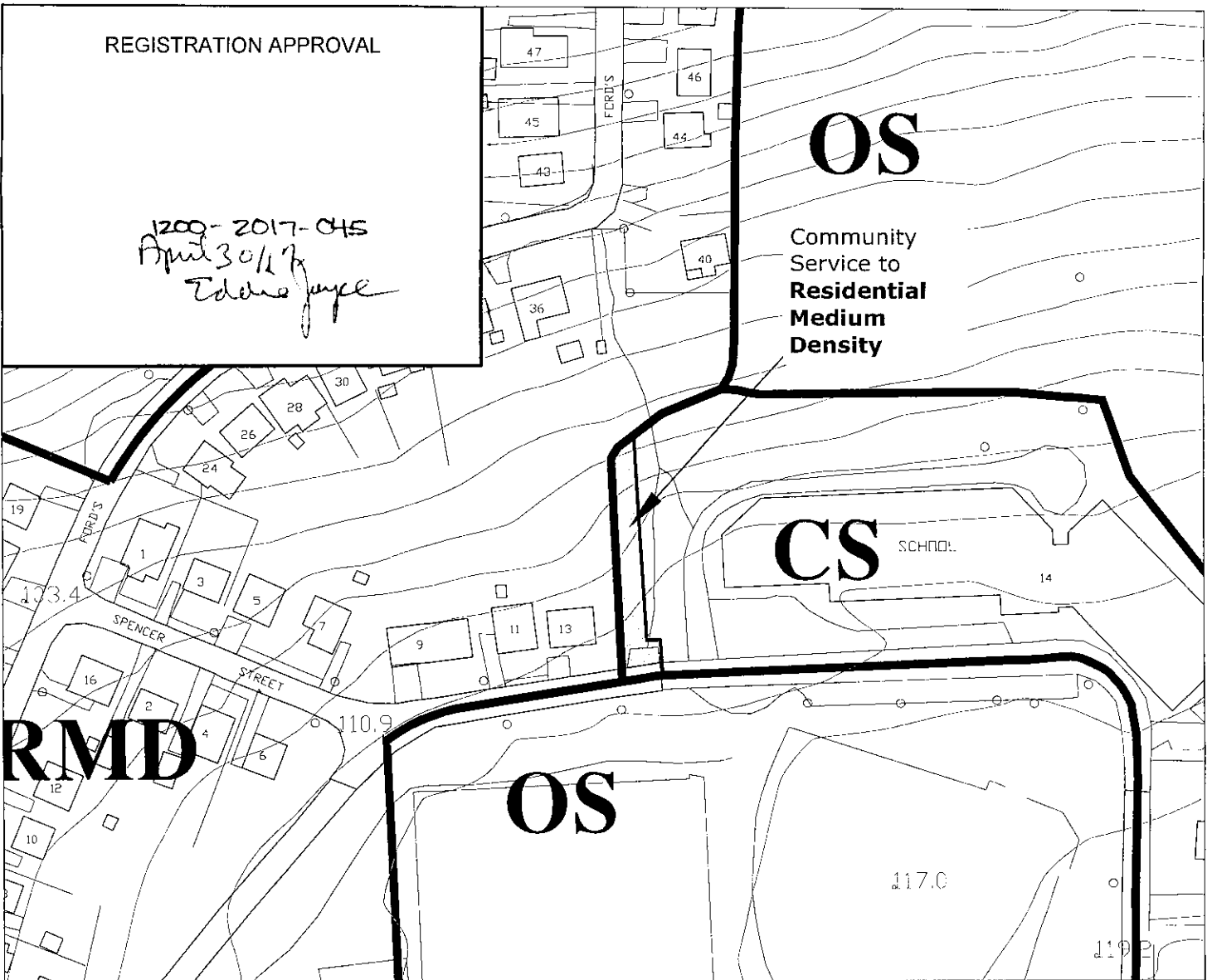
A meeting was held between members of the Community Development and Planning standing committee and area residents on June 9, 2016.

AMENDMENT:

The 2012 Development Regulations C-2 is hereby amended by changing the land use zoning of the subject area at Spencer Street from Community Service to Residential Medium Density, as per the attached copy of the map.

REGISTRATION APPROVAL

1200-2017-045
 April 30/17
 Edna Juge



OS

Community Service to Residential Medium Density

CS

SCHOOL

RMD

OS

117.0

119.2

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	CRDA	Large Scale Commercial	LSC	Protected Water Supply Area	PWSA
Development Area		Waterfront Mixed Use	WMU	Rural	R
Townsite Residential	TR	General Industrial	GI	Solid Waste/Scrap Yard	SW/SY
Townsite Commercial	TC	Light Industrial	LI	Mineral Working	MW
Downtown Residential	DTR	Hazardous Industrial	HI	Special Management Area	SMA

CITY OF CORNER BROOK

PROJECT TITLE:

INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

DRAWING TITLE:

LAND USE ZONING MAP C-2 (AMENDMENT DR16-02)



City of Corner Brook
 Community Services Department
 Planning Division

DATE: AUGUST 2016

SCALE: 1:1500



DESCRIPTION

LAND USE ZONING CHANGE FROM COMMUNITY SERVICE TO RESIDENTIAL MEDIUM DENSITY

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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.

M.C.I.P. *Debra Thompson*

DATE *March 21, 2017*

(M.C.I.P. SEAL)

SEAL 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 6th day of March, 2017 (month) (year)

MAYOR

CLERK

DATE *March 21, 2017*

(COUNCIL SEAL)

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.