

**CITY OF CORNER BROOK
2112 DEVELOPMENT REGULATIONS**

**RESOLUTION TO APPROVE
DEVELOPMENT REGULATIONS AMENDMENT DR16-03**

DECEMBER, 2016

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE

CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT DR16-03

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 DR16-03 on the 19th day of September, 2016.
- b) gave notice of the adoption of the Development Regulations Amendment DR16-03 by advertisement inserted on the 5th 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 27th day of October, 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 DR16-03 on the 5th day of December, 2016, as adopted.

SIGNED AND SEALED this 23 day of December, 2016.

Mayor: [Signature]

Clerk: [Signature]

(Council Seal)

I hereby certify that this Development Regulations Amendment DR16-03 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

[Signature]

Colleen Humphries, M.C.I.P.

(seal)

1200-2017-042
January 25, 2017
[Signature]

**CITY OF CORNER BROOK
2012 DEVELOPMENT REGULATIONS**

**RESOLUTION TO ADOPT
AMENDMENT DR16-03**

JULY, 2016

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT

CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT DR16-03

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 DR16-03.

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

Signed and sealed this 23rd day of October, 2016.

GM
Mayor: Brend Faulstich

(Council Seal)

City Clerk: [Signature]

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment DR16-03 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 DR16-03

BACKGROUND:

Development Regulations Amendment DR16-03 is required in order to change the land use zoning of a parcel of land located at 355 O'Connell Drive, from Residential Medium Density to Light Industrial. The amendment is necessary in order to consolidate the existing lot under a single land use zone, Light Industrial. The portion of the lot to be rezoned is currently in use (legal non-conforming) as the parking lot for the existing office building and has been used for this purpose for several years. The amendment would also address a deficiency in the side yard development standard, by enabling the building to meet the required side yard within the land use zone in which the use is permitted.

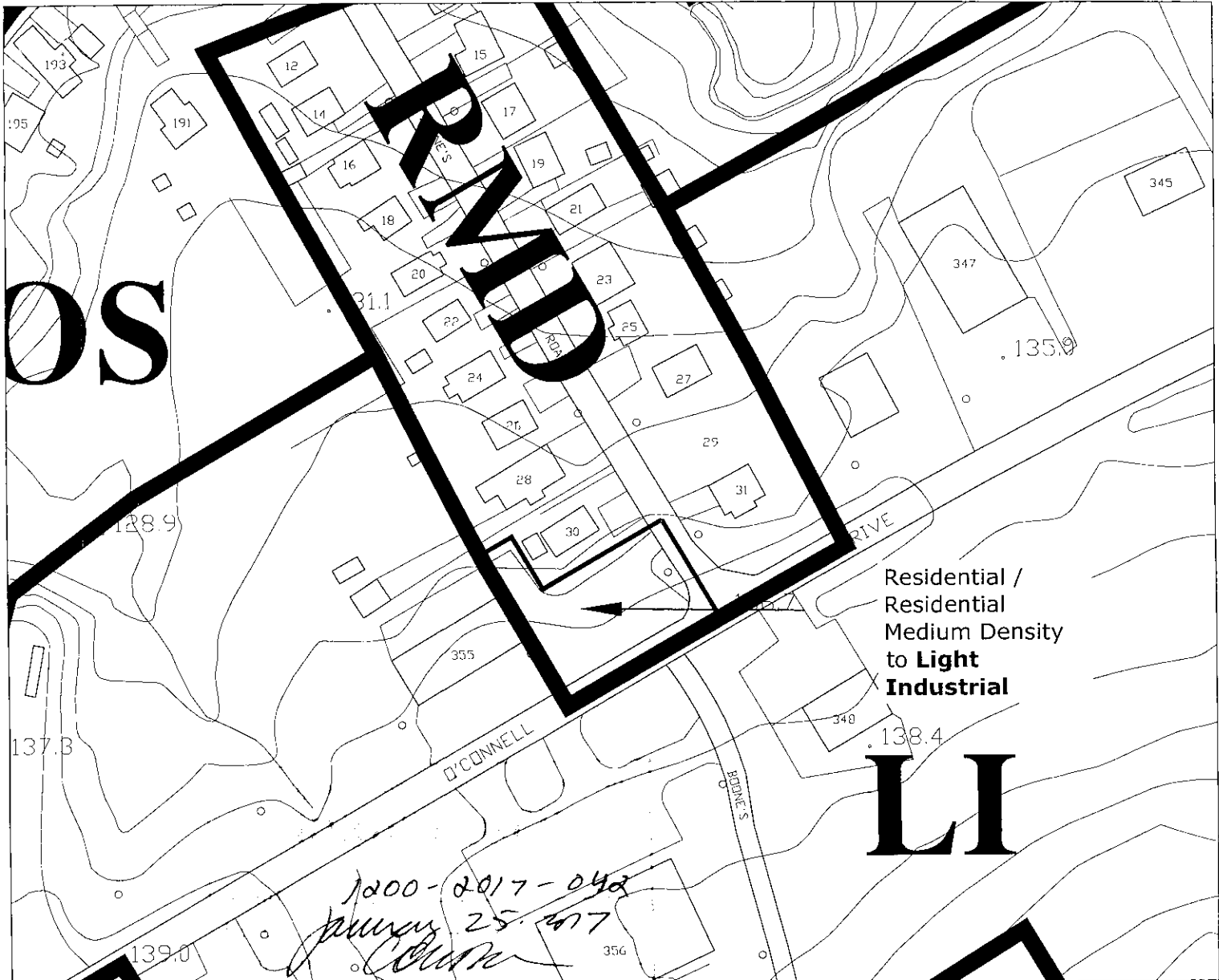
PUBLIC CONSULTATION:

During the preparation of this amendment, Council advertised the proposed amendment in the Western Star newspaper on April 30 and May 7, 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 thirteen (13) residents/property owners 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 Residential Medium Density and Light Industrial 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, seven (7) response forms were returned within the specified time period. As well, a resident visited the Planning Office for more information regarding the proposed amendment and development. Two submissions were in favour of the proposal and five were opposed.

AMENDMENT:

The 2012 Development Regulations Map C-2 is hereby amended by changing the land use zoning of the affected area at 355 O'Connell Drive from Residential Medium Density to Light Industrial, as per the attached copy of the map.



Residential /
Residential
Medium Density
to **Light
Industrial**

1000-2017-042
MAY 25 2017
[Signature]

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

PROJECT TITLE:
INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

DRAWING TITLE:
LAND USE ZONING MAP C2 (AMENDMENT DR16-03)

City of Corner Brook
Community Services Department
Planning Division

DATE: JULY 2016

SCALE: 1:1500

DESCRIPTION

LAND USE ZONING CHANGE FROM RESIDENTIAL MEDIUM DENSITY TO LIGHT INDUSTRIAL.

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.

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I hereby certify that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map C2 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

M.C.I.P. *[Signature]*
DATE Dec 23, 2016 (M.C.I.P. SEAL)

SEAL AND SIGNATURE

Certified that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map C2 is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map C2 approved by the Council of the City of Corner Brook on the 5th day of Dec 2016 (month) (year)

[Signature]
MAYOR

CLERK *[Signature]*
DATE Dec 23, 2016 (COUNCIL SEAL)