

**CITY OF CORNER BROOK  
2112 DEVELOPMENT REGULATIONS**

**RESOLUTION TO APPROVE  
DEVELOPMENT REGULATIONS AMENDMENT DR16-04**

**MARCH, 2017**

URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE

CITY OF CORNER BROOK  
DEVELOPMENT REGULATIONS AMENDMENT DR16-04

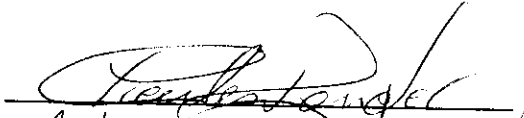
Under the authority of Section 16, Section 17 and Section 18 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook

- a) adopted the Development Regulations Amendment DR16-04 on the 5<sup>th</sup> day of December, 2017. 6 (CH)
- b) gave notice of the adoption of the Development Regulations Amendment DR16-04 by advertisement inserted on the 14<sup>th</sup> day of January, 2017 and the 21<sup>st</sup> day of January, 2017 in the Western Star newspaper and on the City's website.
- c) set the 9<sup>th</sup> day of February, 2017 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 DR16-04 on the 6<sup>th</sup> day of March, 2017, as adopted.

SIGNED AND SEALED this 22<sup>nd</sup> day of March, 2017.

Mayor:




Clerk:



(Council Seal)

I hereby certify that this Development Regulations Amendment DR16-04 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.



Colleen Humphries, M.C.I.P.

(seal)

**CITY OF CORNER BROOK  
2012 DEVELOPMENT REGULATIONS**

**RESOLUTION TO ADOPT  
AMENDMENT DR16-04  
OCTOBER, 2016**

URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT

CITY OF CORNER BROOK  
DEVELOPMENT REGULATIONS AMENDMENT DR16-04

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 DR16-04.

Adopted by the City Council of Corner Brook on the 5<sup>th</sup> day of December, 2016.

Signed and sealed this 22<sup>nd</sup> day of March, 2017.

Mayor:

  
\_\_\_\_\_

City Clerk:

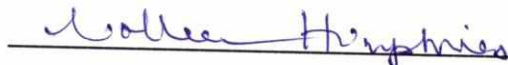
  
\_\_\_\_\_

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment DR16-04 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP:

  
\_\_\_\_\_

(MCIP Seal)

Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>1200.2017.044</u>
Date	<u>April 4/17</u>
Signature	<u>Edna Joyce</u>

## **CITY OF CORNER BROOK**

### **DEVELOPMENT REGULATIONS AMENDMENT DR16-04**

#### **BACKGROUND:**

Development Regulations Amendment DR16-04 is required in order to change the land use zoning of a parcel of land located off Georgetown Road, in the vicinity south east of the intersection with O'Connell Drive, from Light Industrial to Residential Medium Density. The amendment is necessary in order to create an additional residential lot, to front onto Georgetown Road.

#### **PUBLIC CONSULTATION:**

During the preparation of this amendment, Council advertised the proposed amendment in the Western Star newspaper on August 20 and August 27, 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.

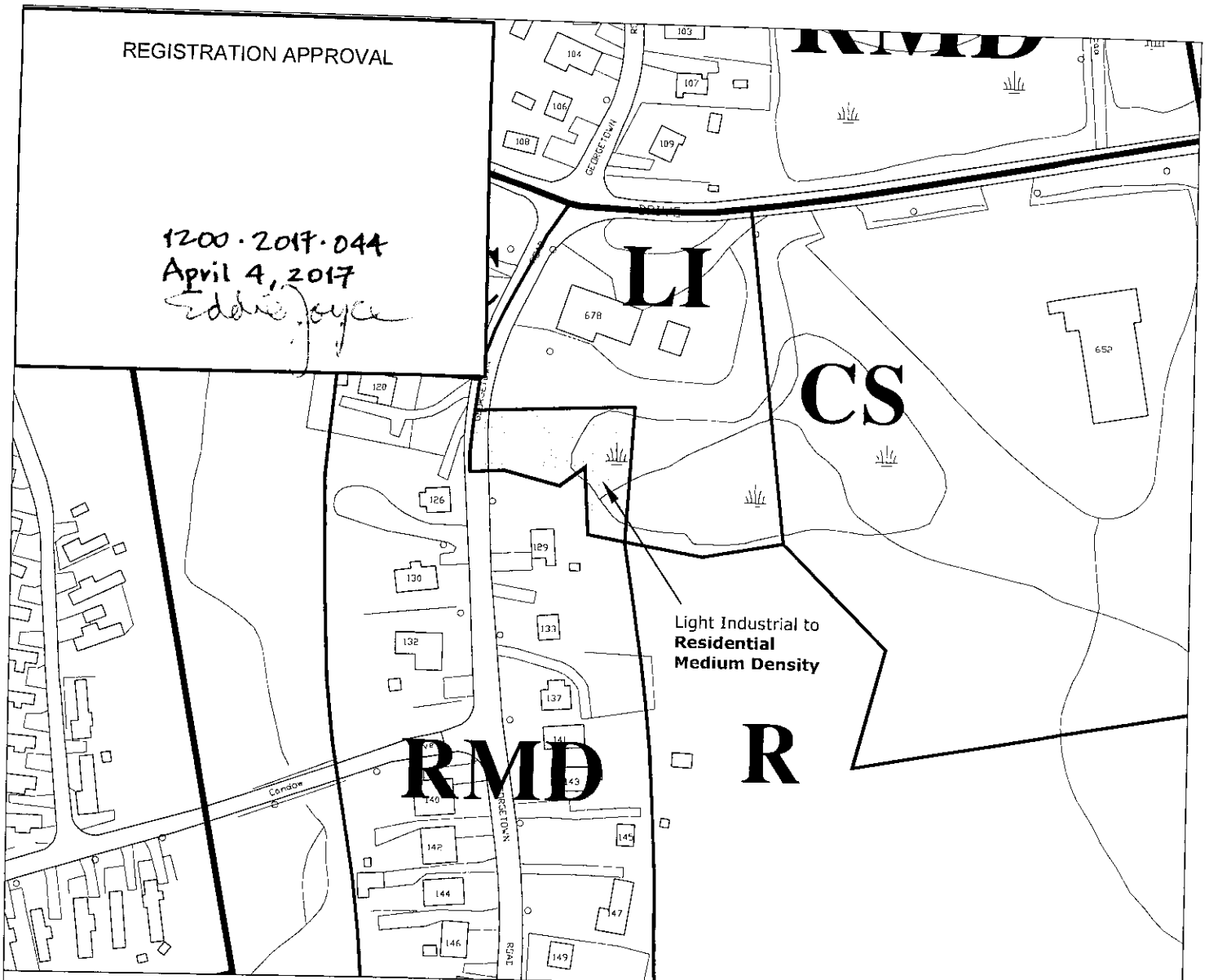
A neighbourhood consultation process was carried out and ten (10) residents/property owners in close proximity to the subject site were provided with an information package which included a letter of explanation/response form, the Use Zone Tables of the Residential Medium Density and Light Industrial zones and a map identifying the existing and proposed zoning of the affected area. There were four (4) responses in relation to the neighbourhood consultation within the specified time frame. All responses support the proposed amendment.

#### **AMENDMENT:**

The 2012 Development Regulations Map C-1 is hereby amended by changing the land use zoning of the affected area off Georgetown Road from Light Industrial land use zoning to Residential Medium Density land use zoning, as per the attached copy of the map.

REGISTRATION APPROVAL

1200-2017-044  
 April 4, 2017  
*Eddie Joyce*



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-1 (AMENDMENT DR16-04)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I hereby certify that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map C-1 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

M.C.I.P. *Colleen Humphries*

DATE *March 22, 2017*

(M.C.I.P. SEAL)

SEAL AND SIGNATURE

Certified that this City of Corner Brook integrated Municipal Sustainability Plan 2012, Map C-1 is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map C-1 approved by the Council of the City of Corner Brook on the *6th* day of *March* *2017* (month) (year)

MAYOR *[Signature]*

CLERK *[Signature]*

(COUNCIL SEAL)

DATE *March 22, 2017*



DATE: OCTOBER 2016

SCALE: 1:2000



DESCRIPTION

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

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.