

**CITY OF CORNER BROOK
2012 DEVELOPMENT REGULATIONS**

**RESOLUTION TO APPROVE
DEVELOPMENT REGULATIONS AMENDMENT DR16-05**

MAY, 2017

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE**

**CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT DR16-05**

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 DR16-05 on the 10th day of April, 2017.
- b) gave notice of the adoption of the Development Regulations Amendment DR16-05 by advertisement inserted on the 15th day of April, 2017 and the 22nd day of April, 2017 in the Western Star newspaper and on the City's website.
- c) set the 11th day of May, 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 DR16-05 on the 27th day of May, 2017, with a typographical error corrected. Specifically, the correct name of the actual map being amended was included in the Amendment section of the Resolution of Adoption document. Only Map C1 is being changed, not Maps C1 and C2 as originally identified. The map attached to the document is a correct copy of the map being amended.

SIGNED AND SEALED this 8 day of June, 2017.

Mayor: [Signature]

Clerk: [Signature]

(Council Seal)

I hereby certify that this Development Regulations Amendment DR16-05 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

[Signature]

Colleen Humphries, M.C.I.P.

(seal)

1200-2017-046
June 24/2017
Eddie Joyce

**CITY OF CORNER BROOK
2012 DEVELOPMENT REGULATIONS**

**RESOLUTION TO ADOPT
AMENDMENT DR16-05
JANUARY, 2017**


**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT**

**CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT DR16-05**

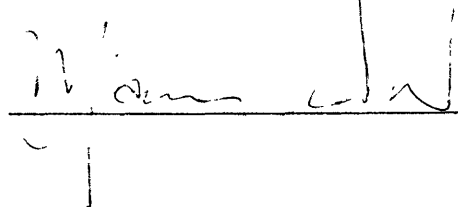
Under the authority of Section 16 of the Urban and Rural Planning Act 2000, the City of Corner Brook adopts the Corner Brook Development Regulations Amendment DR16-05.

Adopted by the City Council of Corner Brook on the 16th day of April, 2017.

Signed and sealed this _____ day of _____, 2017.

Mayor: 

(Council Seal)

City Clerk: 

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment DR16-05 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP: 

(MCIP Seal)

CITY OF CORNER BROOK

DEVELOPMENT REGULATIONS AMENDMENT DR16-05

BACKGROUND:

Development Regulations Amendment DR16-05 is required to change the land use zoning of a parcel of land located off Shamrock Crescent, specifically at the rear of lots 77 and 79, from Open Space zoning to Residential Medium Density zoning. The amendment is necessary in order to enable lot 79 to consolidate additional land within its lot boundary; therefore, it must be changed to Residential Medium Density zoning, and to enable the existing lot 77 to be completely located within the Residential Medium Density zone.

The amendments will realign the Open Space and Residential Medium Density land use zoning boundaries in the vicinity of civic addresses 77 and 79 Shamrock Crescent in a manner that will place the entirety of each property, and a portion of City land to the rear of those properties, within the Residential Medium Density zone. The new alignment of the boundary shall not extend into the existing Open Space buffer along the Lewin Parkway or the 15 metre buffer along Bell's Brook, as determined by utilizing available mapping. The land to be rezoned at the rear of lot 79 is considered as excess Open Space land that may be consolidated with the lot to create a larger rear yard and there will be no impact upon the functioning of the buffer. The rezoning of land at the rear of lot 77 is necessary to address a discrepancy in the land use zoning map boundaries whereby a portion of this lot was included in the Open Space zone but should be included within the Residential Medium Density zone.

PUBLIC CONSULTATION:

During the preparation of this amendment, Council advertised the proposed amendment in the Western Star newspaper on July 30 and August 6, 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 seven (7) 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 Open Space and Residential Medium Density zones and a map identifying the existing and proposed zoning of the affected area. There were three (3) responses forms received within the specified time frame. Two of the respondents support the amendment as proposed, including the response of the new property owner of 79 Shamrock Crescent

(the property changed ownership during the public consultation process); the third respondent objects to the proposal as it may relate to the location of a snowmobile trail.

AMENDMENT:

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

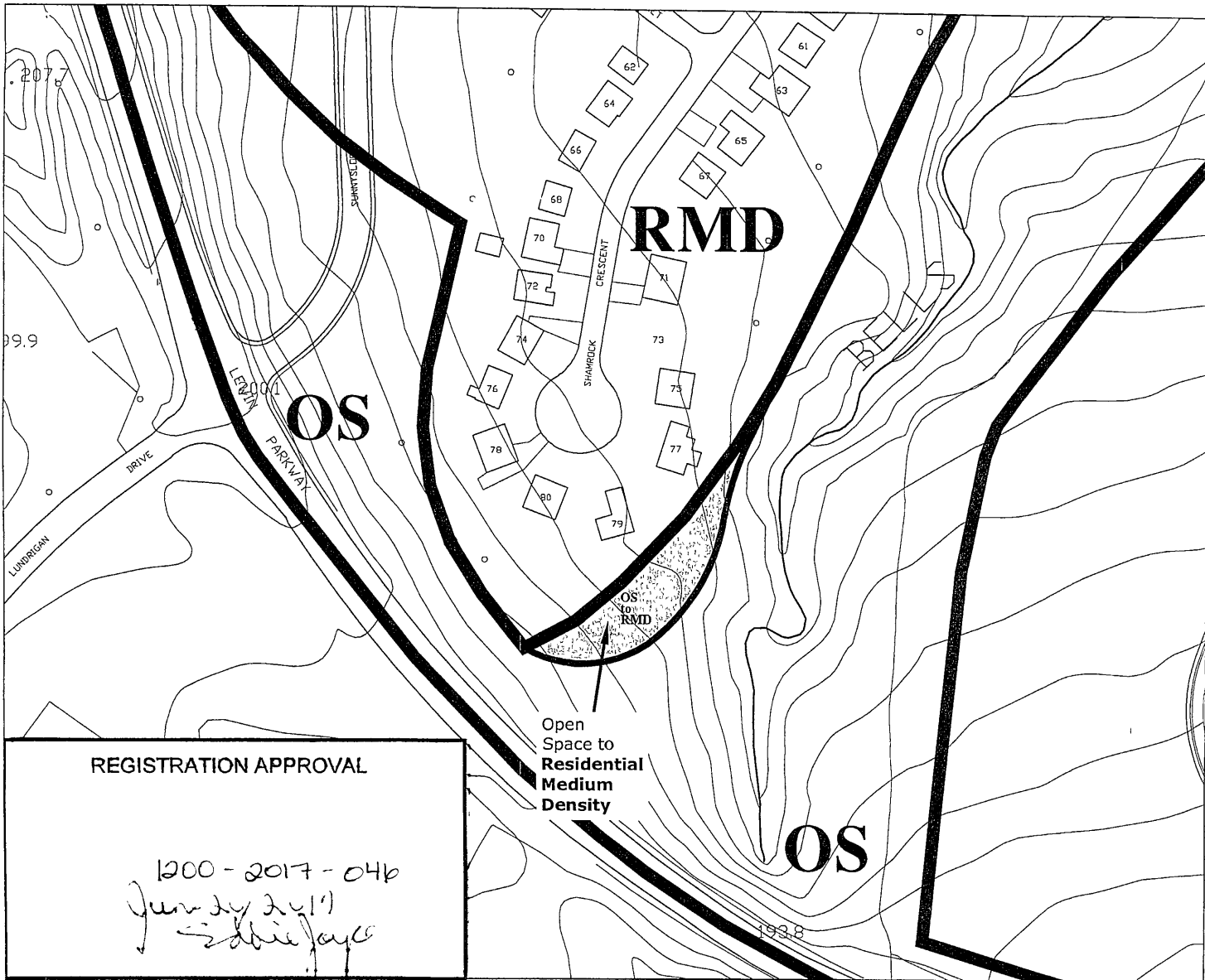
(the property changed ownership during the public consultation process); the third respondent objects to the proposal as it may relate to the location of a snowmobile trail.

AMENDMENT:

The 2012 Development Regulations Maps C-1 and ~~C-2~~^{is} are hereby amended by changing the land use zoning of the affected area off Shamrock Crescent from Open Space land use zoning to Residential Medium Density land use zoning, as per the attached ~~copies~~^{copy} of the map.

CAF

may.26/17



REGISTRATION APPROVAL

1200-2017-046
 Jan 27, 2017
 Eddie Joyce

Open Space to Residential Medium Density

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 C1 (AMENDMENT DR16-05)



City of Corner Brook
 Community Services Department
 Planning Division

DATE: NOV 2016

SCALE 1:2000



DESCRIPTION

LAND USE ZONING CHANGE FROM OPEN SPACE 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.

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I hereby certify that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map C1 has been prepared in accordance with the requirements of the Urban and Rural Planning Act

M.C.I.P. [Signature]

DATE Jan 27, 2017 (M.C.I.P. SEAL)

SEAL AND SIGNATURE

Certified that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map C1 is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map C1 approved by the Council of the City of Corner Brook on the 27 day of May, 2017 (month) (year)

MAYOR [Signature]

CLERK [Signature] (COUNCIL SEAL)

DATE Jan 27, 2017