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**CITY OF CORNER BROOK  
2012 DEVELOPMENT REGULATIONS**

**RESOLUTION TO APPROVE  
DEVELOPMENT REGULATIONS AMENDMENT DR16-06**

**MAY, 2017**

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

**CITY OF CORNER BROOK  
DEVELOPMENT REGULATIONS AMENDMENT DR16-06**

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 DR16-06 on the 11<sup>th</sup> day of April, 2017.
- b) gave notice of the adoption of the Development Regulations Amendment DR16-06 by advertisement inserted on the 15<sup>th</sup> day of April, 2017 and the 15<sup>th</sup> day of April, 2017 in the Western Star newspaper and on the City's website.
- c) set the 11<sup>th</sup> 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 DR16-06 on the 11<sup>th</sup> day of May, 2017, as adopted.

SIGNED AND SEALED this 8<sup>th</sup> day of June, 2017.

Mayor: [Signature]

(Council Seal)

Clerk: [Signature]

I hereby certify that this Development Regulations Amendment DR16-06 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

[Signature]

Colleen Humphries, M.C.I.P.

(seal)

1000-2017-047  
June 20/2017  
Eddie Joyce

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**CITY OF CORNER BROOK**  
**2012 DEVELOPMENT REGULATIONS**

**RESOLUTION TO ADOPT**  
**AMENDMENT DR16-06**  
**JANUARY, 2017**


URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT

CITY OF CORNER BROOK  
DEVELOPMENT REGULATIONS AMENDMENT DR16-06

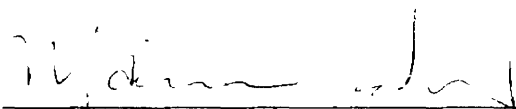
Under the authority of Section 16 of the Urban and Rural Planning Act 2000, the City of Corner Brook adopts the Corner Brook Development Regulations Amendment DR16-06.

Adopted by the City Council of Corner Brook on the 17<sup>th</sup> day of April, 2017.

Signed and sealed this 8 day of June, 2017.

Mayor:  \_\_\_\_\_

(Council Seal)

City Clerk:  \_\_\_\_\_

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment DR16-06 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 DR16-06

#### **BACKGROUND:**

Development Regulations Amendment DR16-06 is required in order to change the land use zoning of a parcel of land located off Park Drive. It has been determined that portions of several residential properties on Park Drive fall within the Open Space zone and in some cases the zone passes through dwellings. The remainder of the affected properties falls within the Residential Medium Density zone.

The amendments are necessary in order to realign the Open Space and Residential Medium Density zoning boundaries from civic address 29 through to 43 Park Drive in a manner that will place the entirety of each property within the RMD zone, as well as each of the three City leased land portions to the rear of lots 37 through 41, within the RMD zone. The boundary locations described are considered as a mapping discrepancy that must be addressed.

As a result of the public consultation process, it has been determined to slightly alter the original proposed zoning boundary lines to result in a realignment of the boundary in the area of the Open Space zone that provides access from Park Drive to the larger Open Space site at the rear of the residential properties. The Open Space zone boundary will now be located to coincide with the rear property boundary of the Academy Canada property so that a small portion of the Community Service zone will also be amended and change to the Open Space zone in this location. The Residential Medium Density zone boundary will extend slightly beyond (south of) the side boundary of the residential property at 29 Park Drive.

The amendment is proposed as described above, as it is felt that the slight changes now proposed will not have any negative impact upon the adjoining properties or result in any material change from the originally proposed zoning boundary lines and will still permit an appropriate access to the Open Space site at the rear of the residential properties

#### **PUBLIC CONSULTATION:**

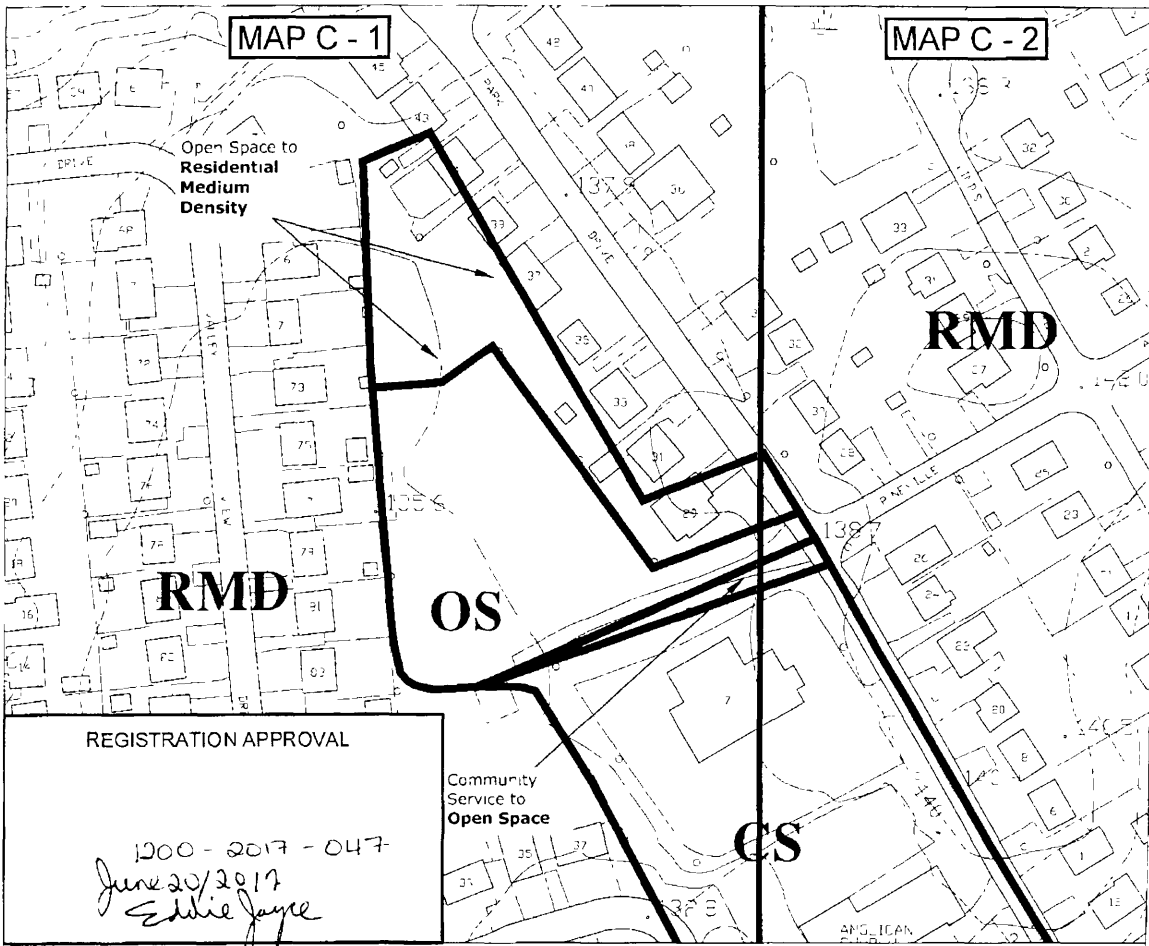
During the preparation of this amendment, Council advertised the proposed amendment in the Western Star newspaper on July 30 and August 6, 2016 which advised of Council's intention to seek the said amendment to its Development Regulations. In addition to this, the proposed amendment was posted on the City's website and was available for viewing at City Hall

A neighbourhood consultation process was carried out and fourteen (14) 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 (originally) proposed zoning of the affected area. There were five (5) responses in relation to the neighbourhood consultation within the specified time frame

As well, two residents visited the Planning Office to seek additional information and discuss the matter further. All responses support the proposed amendment, subject to the comments they provided.

**AMENDMENT:**

The 2012 Development Regulations Maps C-1 and C-2 are hereby amended by changing the land use zoning of the affected area off Park Drive from Open Space land use zoning to Residential Medium Density land use zoning, and Community Service land use zoning to Open Space land use zoning, as per the attached copies of the maps.



**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

<b>CITY OF CORNER BROOK</b>		CANADIAN INSTITUTE OF PLANNERS CERTIFICATION	
<b>PROJECT TITLE</b> INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012		I hereby certify that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map <u>1 &amp; 2</u> has been prepared in accordance with the requirements of the Urban and Rural Planning Act.	
<b>DRAWING TITLE</b> LAND USE ZONING MAP C-1 & MAP C-2 (AMENDMENT DR16-06)		M.C.P. <u>[Signature]</u> DATE <u>June 20, 2017</u> (M.C.P. SEAL)	
City of Corner Brook Community Services Department Planning Division		<b>SEAL AND SIGNATURE</b> Certified that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map <u>1 &amp; 2</u> is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map <u>1 &amp; 2</u> approved by the Council of the City of Corner Brook on the <u>11</u> day of <u>July</u> 20 <u>17</u> (month) (year)	
DATE OCT 2016 SCALE 1:1500		MAYOR <u>[Signature]</u> CLERK <u>[Signature]</u> (COUNCIL SEAL) DATE <u>June 20, 2017</u>	
<b>DESCRIPTION</b> LAND USE ZONING TO CHANGE FROM OPEN SPACE AND COMMUNITY SERVICE 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.			





**AFFIDAVIT**

**NEWFOUNDLAND**

**CANADA**

**TO WIT**

I, Maïna Redmond, hereby make Oath and say that:

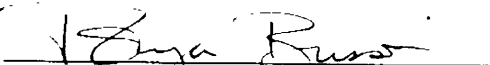
1. In accordance with Sections 24 and 35(5), of the Urban and Rural Planning Act, the City Council of Corner Brook gave notice of the adoption of the Corner Brook Municipal Plan Amendment MP16-06 and Development Regulations Amendment DR16-06, by advertisement inserted on the 15th day of April, 2017, and the 22nd day of April, 2017, in the Western Star newspaper.
  
2. The City Council of Corner Brook set the 11th day of May, 2017, at 7:00 pm at City Hall, Corner Brook for the holding of a Public Hearing to consider objections and representations to the Corner Brook Municipal Plan Amendment MP16-06 Development Regulations Amendment DR16-06
  
3. There were no written representations from the general public with respect to the Corner Brook Municipal Plan Amendment MP16-06 and Development Regulations Amendment DR16-06 within the specified time period.
  
4. The Public Hearing, scheduled for May 11th, 2017, was cancelled.
  
5. The City Council of Corner Brook approved the Corner Brook Municipal Plan Amendment MP16-04 and Development Regulations Amendment DR16-06 on the 29th day of May, 2017, as adopted.

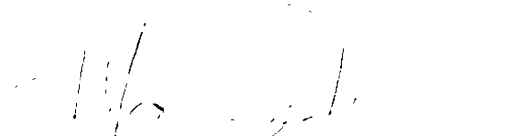
6. The attached Corner Brook Municipal Plan Amendment MP16-06 and Development Regulations Amendment DR16-06 are correct copies of the Corner Brook Municipal Plan Amendment MP16-06 and Development Regulations Amendment DR16-06, as approved.

SWORN to at Corner Brook

this 7<sup>th</sup> day of June, A.D. 2017

before me

  
Notary Public, Justice of the Peace,  
Commissioner of Oaths

  
City Clerk

**TONYA BRISSON**  
A Commissioner for Oaths in and  
for the Province of Newfoundland  
and Labrador. My Commission  
expires on December 31, 2021.