

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE

CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT DR16-07

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 DR16-07 on the 10th day of April, 2017.
- b) gave notice of the adoption of the Development Regulations Amendment DR16-07 by advertisement inserted on the 15th day of April, 2017 and the 20th day of April, 2017 in the Western Star newspaper and on the City's website
- c) set the 12th day of July, 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 DR16-07 on the 21st day of May, 2017, as adopted

SIGNED AND SEALED this 7th day of June, 2017.

Mayor: [Signature]

Clerk: [Signature]

(Council Seal)

I hereby certify that this Development Regulations Amendment DR16-07 has been prepared in accordance with the requirements of the Urban and Rural Planning Act

[Signature]
Colleen Humphries, M.C.I.P

(seal)

REGISTERED

1200 - 2017 - 048

June 20/2017
E. Delaney

CITY OF CORNER BROOK
2012 DEVELOPMENT REGULATIONS

RESOLUTION TO ADOPT
AMENDMENT DR16-07
JANUARY, 2017

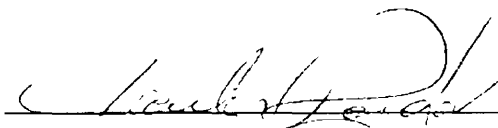
URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT

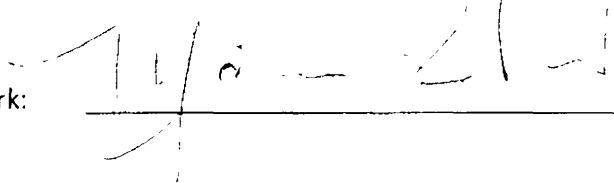
CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT DR16-07

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 DR16-07.

Adopted by the City Council of Corner Brook on the 11th day of April, 2017.

Signed and sealed this 7th day of June, 2017.

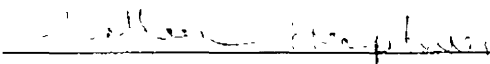
Mayor: 

City Clerk: 

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment DR16-07 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 DR16-07

BACKGROUND:

Development Regulations Amendment DR16-07 is required in order to change the land use zoning of a parcel of land located on Curling Street, specifically in the vicinity of civic numbers 337 to 325, and 16 Brosnan Street, from Residential Medium Density land use zoning to Residential Commercial Mix land use zoning, or Residential Commercial Mix zoning to Residential Medium Density zoning, depending on the property. The amendment is necessary in order to realign the Residential Medium Density and Residential Commercial Mix land use zoning boundaries in the vicinity of civic addresses 325, 329, 331, 335 and 337 Curling Street and 16 Brosnan Street, in a manner that will place the entirety of each property within a single land use zone.

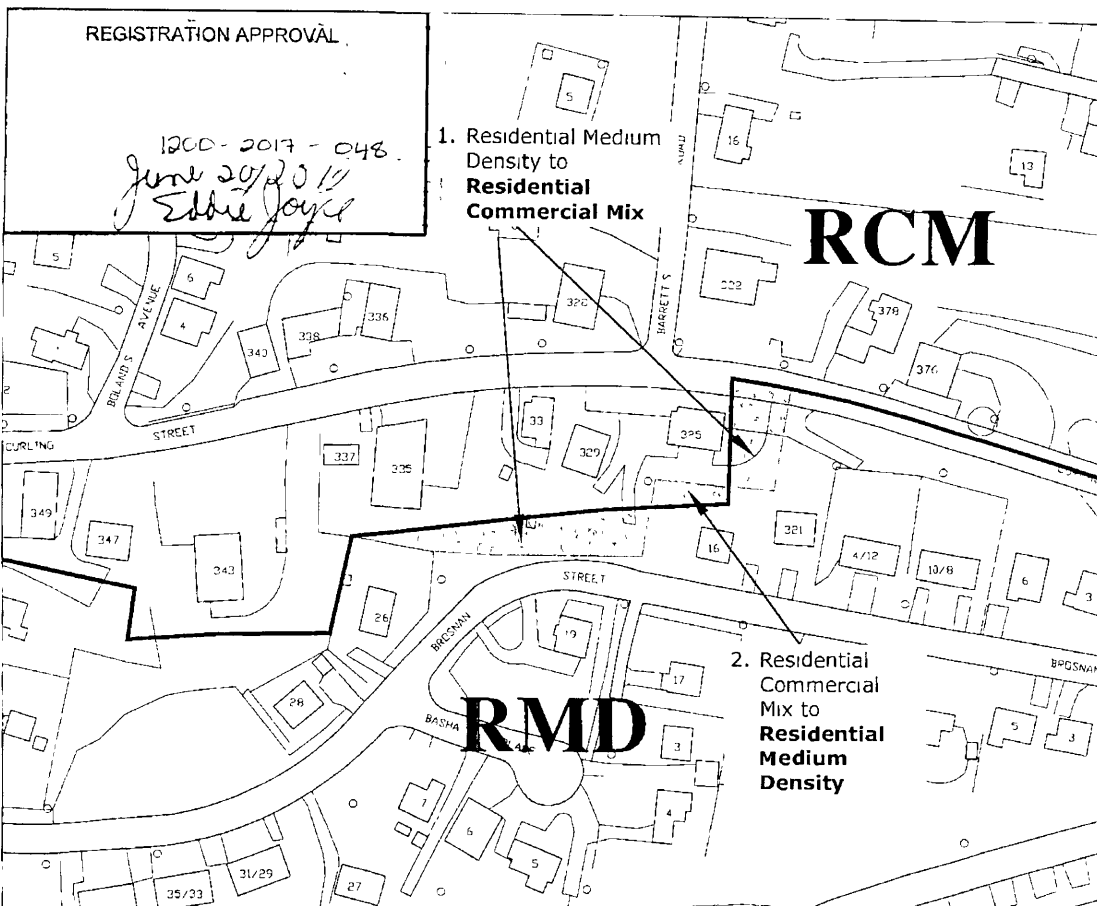
PUBLIC CONSULTATION:

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 Residential Medium Density and Residential Commercial Mix zones and a map identifying the existing and proposed zoning of the affected area. There were three (3) responses in relation to the neighbourhood consultation within the specified time frame. Two of the respondents (residents) object to the amendment as proposed.

AMENDMENT:

The 2012 Development Regulations Map C-1 is hereby amended by changing the land use zoning of the affected area off Curling Street, and Brosnan Street, from Residential Medium Density land use zoning to Residential Commercial Mix land use zoning, and Residential Commercial Mix land use zoning to Residential Medium Density land use zoning, as per the attached copy of the map.



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	SWSY
Downtown Residential	DTR	Light Industrial	L	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 DR 16-07)



DATE: OCTOBER 2016

SCALE: 1:1500



DESCRIPTION

- 1 LAND USE ZONING CHANGE FROM RESIDENTIAL MEDIUM DENSITY TO RESIDENTIAL COMMERCIAL MIX
- 2 LAND USE ZONING CHANGE FROM RESIDENTIAL COMMERCIAL MIX 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: *June 7, 2017* (M.C.I.P. SEAL)

SEALED 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 *11* day of *July* (month) *2017* (year)

MAYOR: *[Signature]*
 CLERK: *[Signature]* (COUNCIL SEAL)
 DATE: *June 7, 2017*

