

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

**RESOLUTION TO ADOPT**  
**AMENDMENT DR17-03**

**AUGUST, 2017**

URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT

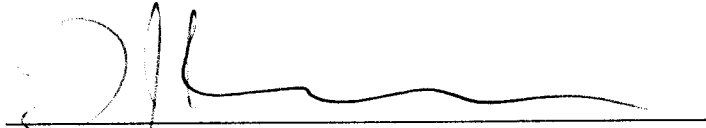
CITY OF CORNER BROOK  
DEVELOPMENT REGULATIONS AMENDMENT DR17-03

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 DR17-03.

Adopted by the City Council of Corner Brook on the 21st day of August, 2017.

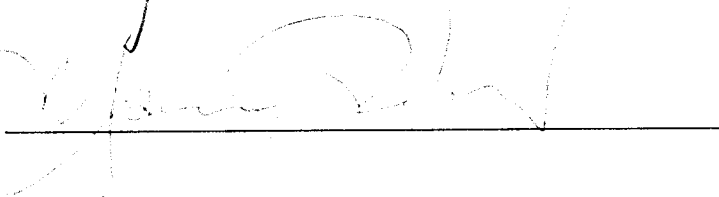
Signed and sealed this 3<sup>rd</sup> day of November, 2017.

Mayor:



(Council Seal)

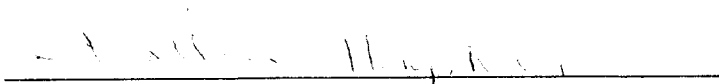
City Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment DR17-03 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP:



(MCIP Seal)

**CITY OF CORNER BROOK  
2012 DEVELOPMENT REGULATIONS**

**RESOLUTION TO APPROVE  
DEVELOPMENT REGULATIONS AMENDMENT DR17-03**

**OCTOBER, 2017**

URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE

CITY OF CORNER BROOK  
DEVELOPMENT REGULATIONS AMENDMENT DR17-03

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 DR17-03 on the 21<sup>st</sup> day of August, 2017.
- b) gave notice of the adoption of the Development Regulations Amendment DR17-03 by advertisement inserted on the 20<sup>th</sup> day of September, 2017 and the 21<sup>st</sup> day of September, 2017 in the Western Star newspaper and on the City's website.
- c) set the 1<sup>st</sup> day of November, 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 DR17-03 on the 16<sup>th</sup> day of October, 2017, as adopted.

SIGNED AND SEALED this 3<sup>rd</sup> day of November, 2017.

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

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

(Council Seal)

I hereby certify that this Development Regulations Amendment DR17-03 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

\_\_\_\_\_  
Colleen Humphries

Colleen Humphries, M.C.I.P.

(seal)

Nov-27/17  
Eddie Joyce

## **CITY OF CORNER BROOK**

### **DEVELOPMENT REGULATIONS AMENDMENT DR17-03**

#### **BACKGROUND:**

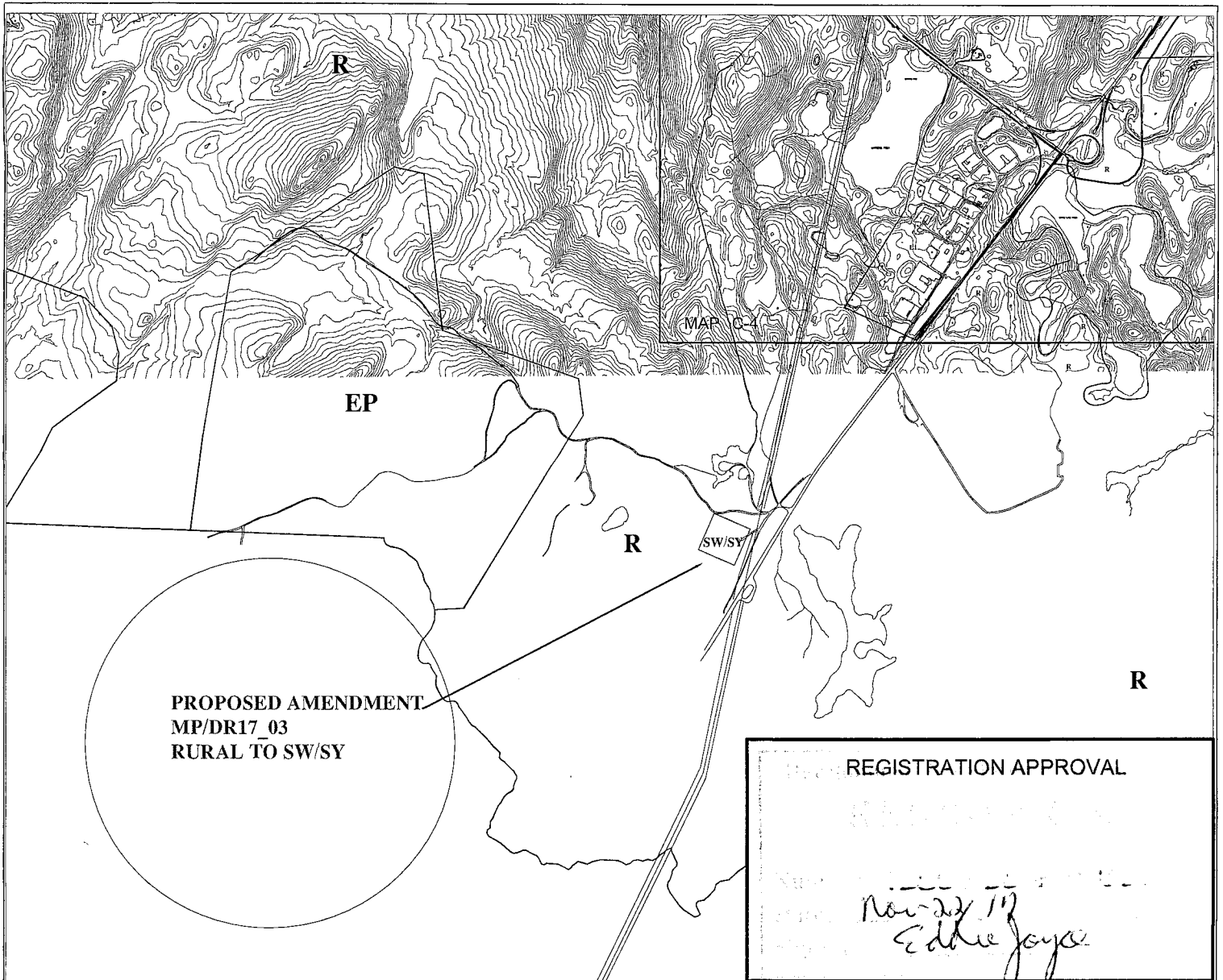
Development Regulations Amendment DR17-03 is required to change the land use zoning of a parcel of land located off the Trans Canada Highway, approximately 2.5 kms south of the Route 450 – Trans Canada Highway junction on the west side of the Trans-Canada Highway. The amendment is necessary in order to accommodate an expansion of the existing soil treatment facility. The existing lot had previously been zoned SW/SY IN 1995; however, the zoning had been erroneously amended to Rural during the review of the current IMSP and Development Regulations. As part of this amendment application, the City will reinstate the SW/SY land use zoning on the existing lot, as well as change the land use zoning from Rural to SW/SY on surrounding portions of the western and southern adjacent lands to accommodate the proposed soil treatment facility expansion.

#### **PUBLIC CONSULTATION:**

During the preparation of this amendment, Council advertised the proposed amendment in the Western Star newspaper on May 27 and June 3, 2017 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. There were no responses in relation to the public notice.

#### **AMENDMENT:**

The 2012 Development Regulations Map C-5 is hereby amended by changing the land use zoning of the affected area off the Trans Canada Highway from Rural to Solid Waste/Scrap Yard, 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	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**

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

PROJECT TITLE:

**INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012**

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

DRAWING TITLE:

**LAND USE ZONING MAP C5 (AMENDMENT DR17-03)**

M.C.I.P. [Signature]  
DATE Nov 8 2017 (M.C.I.P. SEAL)

**SEAL AND SIGNATURE**

Certified that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map CS is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map CS approved by the Council of the City of Corner Brook on the 16th day of October, 2017 (month) (year)

MAYOR [Signature]

CLERK [Signature]

DATE November 4/17

(COUNCIL SEAL)



**City of Corner Brook**  
Community Services Department  
Planning Division

DATE: JUNE 2017

SCALE: 1:2000



**DESCRIPTION**

LAND USE ZONING CHANGE FROM RURAL TO SOLID WASTE / SCRAPYARD.

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.