

**CITY OF CORNER BROOK  
2012 DEVELOPMENT REGULATIONS**

**RESOLUTION TO APPROVE  
DEVELOPMENT REGULATIONS AMENDMENT DR17-04**

**AUGUST, 2017**

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

**CITY OF CORNER BROOK  
DEVELOPMENT REGULATIONS AMENDMENT DR17-04**

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 DR17-04 on the 19<sup>th</sup> day of June, 2017.
- b) gave notice of the adoption of the Development Regulations Amendment DR17-04 by advertisement inserted on the 8<sup>th</sup> day of July, 2017 and the 15<sup>th</sup> day of July, 2017 in the Western Star newspaper and on the City's website.
- c) set the 30<sup>th</sup> day of August, 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 DR17-04 on the 21<sup>st</sup> day of August, 2017, as adopted.

SIGNED AND SEALED this 30 day of August, 2017.

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

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

(Council Seal)

I hereby certify that this Development Regulations Amendment DR17-04 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

\_\_\_\_\_  
Colleen Humphries, M.C.I.P.

(seal)

1200-2017-049  
Sept 8/17  
Eddie Joyce

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

**RESOLUTION TO ADOPT**  
**AMENDMENT DR17-04**  
**MAY, 2017**

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

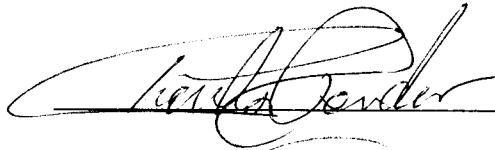
**CITY OF CORNER BROOK  
DEVELOPMENT REGULATIONS AMENDMENT DR17-04**

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 DR17-04.

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

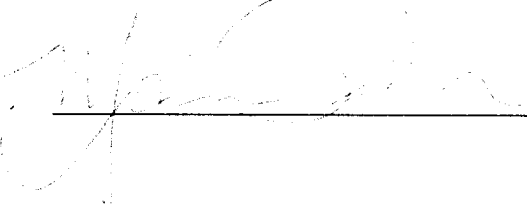
Signed and sealed this 24<sup>th</sup> day of August, 2017.

Mayor:

  
\_\_\_\_\_

(Council Seal)


City Clerk:

  
\_\_\_\_\_

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment DR17-04 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 DR17-04**

#### **BACKGROUND:**

Development Regulations Amendment DR17-04 is required in order to change the land use zoning of a portion of the lot at 47 Clarence Street from Community Service to Residential Medium Density in order to consolidate the property under a single land use zone, Residential Medium Density.

#### **PUBLIC CONSULTATION:**

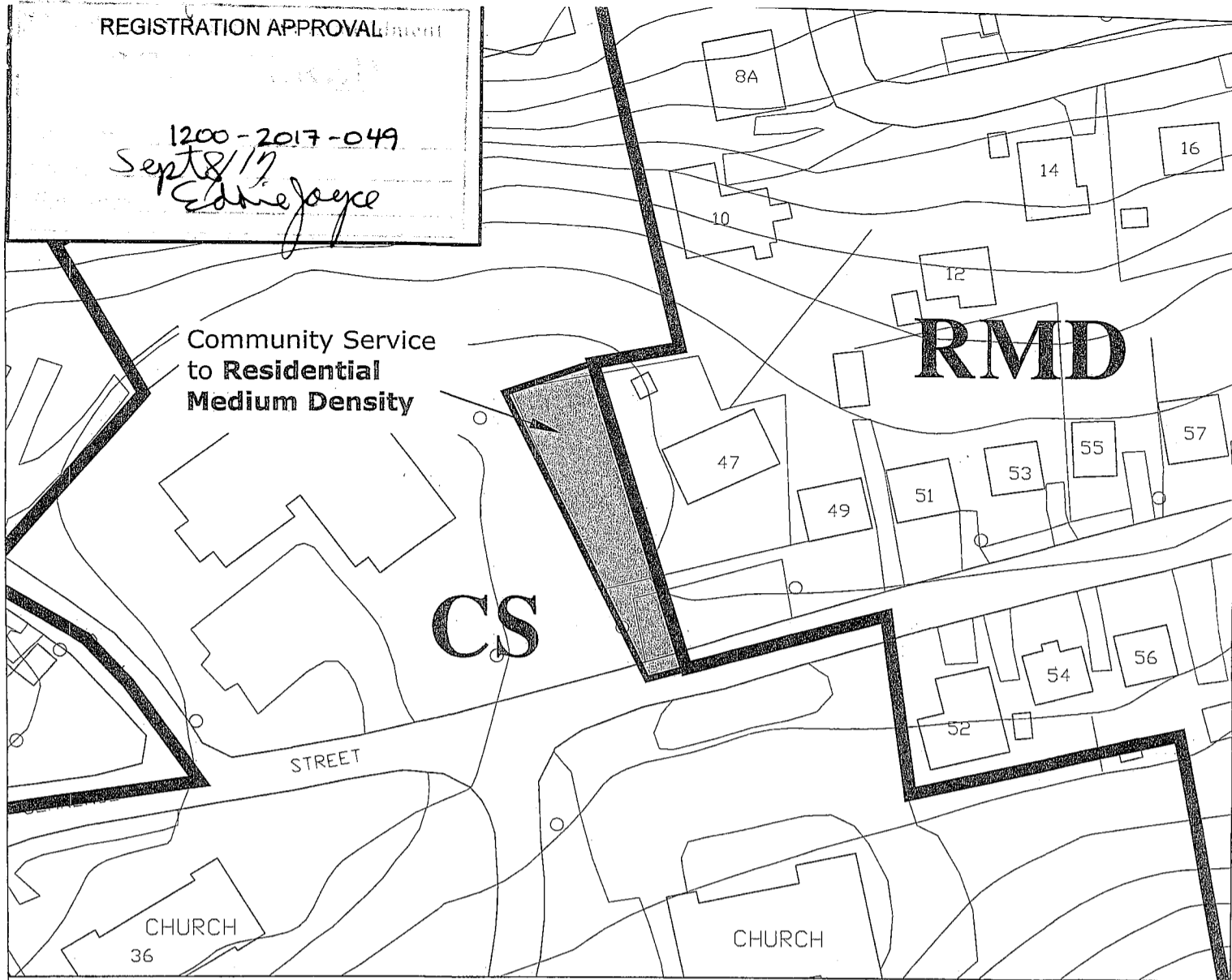
During the preparation of this amendment, Council advertised the proposed amendment in the Western Star newspaper on April 15 and April 22, 2017 which advised of Council's intention to seek the said amendment to its Development Regulations. In addition to this, the proposed amendment was posted on the City's website and was available for viewing at City Hall.

A neighbourhood consultation process was carried out and thirty-three (33) residents/property owners within approximately 115 metres of the subject site were provided with an information package which included a letter of explanation/response form, the Use Zone Tables of the Community Service and Residential Medium Density Use Zone Tables and a map identifying the existing and proposed zoning of the affected area. In response to the public notification and neighbourhood consultation, seven (7) response forms were returned within the specified time period. As well, one resident visited the Planning Office to seek additional information and discuss the matter further. All respondents support the proposed amendments.

#### **AMENDMENT:**

The 2012 Development Regulations Map C-2 is hereby amended by changing the land use zoning of the affected area at 47 Clarence Street from Community Service to Residential Medium Density, as per the attached copy of the map.

1200-2017-049  
 Sept 8/17  
 Edna Joyce



Community Service  
 to Residential  
 Medium Density

**RMD**

**CS**

STREET

CHURCH  
 36

CHURCH

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

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 \_\_\_\_\_ has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

DRAWING TITLE:  
**LAND USE ZONING MAP C-2 (AMENDMENT DR17-04)**

M.C.I.P. [Signature]  
 DATE Aug 24, 2017 (M.C.I.P. SEAL)

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

DATE: MAY 2017  
 SCALE: 1:1000



DESCRIPTION  
 LAND USE ZONING FROM COMMUNITY SERVICE TO RESIDENTIAL MEDIUM DENSITY

SEAL AND SIGNATURE  
 Certified that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map \_\_\_\_\_ is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map \_\_\_\_\_ approved by the Council of the City of Corner Brook on the \_\_\_\_\_ day of \_\_\_\_\_ (month) (year)

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.

MAYOR [Signature]  
 CLERK \_\_\_\_\_ (COUNCIL SEAL)  
 DATE \_\_\_\_\_