

Ms. Colleen Humphries, MCIP  
Supervisor of Planning Services  
City of Corner Brook  
P.O. Box 1080  
Corner Brook, NL A2H 6E1

Dear Ms. Humphries:

**CORNER BROOK**  
**Municipal Plan Amendment DR17-06**

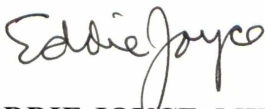
I am pleased to inform you that the **City of Corner Brook DR17-06**, as adopted by Council on the **21<sup>st</sup> day of August, 2017** has now been registered.

Council must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. The Amendment comes into effect on the date that this notice appears in the Gazette. The notice must also appear in a local newspaper.

The Newfoundland and Labrador Gazette is published every Friday. **Notices must be submitted a week in advance.** Council can submit the notice by email [queensprinter@gov.nl.ca](mailto:queensprinter@gov.nl.ca), by fax (729-1900) or by mail (Queen's Printer, P.O. Box 8700, St. John's, and NL, A1B 4J6).

Council's registered copy of the Amendment is enclosed. As it is a legal document, it should be reserved in a safe place.

Yours truly,



**EDDIE JOYCE, MHA**  
District of Humber-Bay of Islands  
Minister

**CITY OF CORNER BROOK  
2012 DEVELOPMENT REGULATIONS**

**RESOLUTION TO ADOPT  
AMENDMENT DR17-06  
AUGUST, 2017**

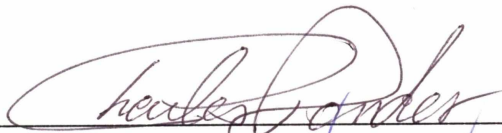
URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT

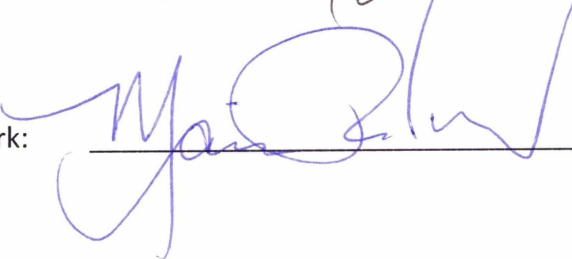
CITY OF CORNER BROOK  
2012 DEVELOPMENT REGULATIONS  
AMENDMENT DR17-06

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 DR17-06.

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

Signed and sealed this 24 day of August, 2017.


Mayor: 

City Clerk: 

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment DR17-06 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP: 

(MCIP Seal)

Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>1200-2017-050</u>
Date	<u>Eddie Joyce</u>
Signature	<u>Sept 8/17</u>

## **CITY OF CORNER BROOK**

### **DEVELOPMENT REGULATIONS AMENDMENT DR17-06**

#### **BACKGROUND:**

Development Regulations Amendment DR17-06 is a “stand alone” text amendment and is required in order to add the “shop” classification of use as a discretionary use of the Community Service Use Zone Table in the Development Regulations, subject to conditions limiting the type and size of the shop use.

It is proposed to limit the shop classification of use to the smaller scale shop and store examples, and may be considered at the discretion of the Authority where it is considered subsidiary to a permitted use of a place of worship, educational, or medical treatment and special care classification of use, and where it is complementary to and supports the activities and programs of the permitted community service use.

Council may then consider applications for this use at appropriate locations throughout the city as a discretionary use of the Community Service zone.

#### **PUBLIC CONSULTATION:**

During the preparation of this amendment, Council advertised the proposed amendment in the Western Star newspaper on Saturday, June 30 and Saturday, July 8, 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 written responses from the general public in relation to the public consultation process.

#### **AMENDMENT:**

The 2012 Development Regulations will hereby be amended by adding the “shop” classification of use as a discretionary use of the Community Service Zone, as per the attached amended pages of the Development Regulations, Community Service Use Zone Table.

USE ZONE TABLE

(Existing)

**151. COMMUNITY SERVICE**

**PERMITTED USE CLASSES - (see Regulation 127)**

Educational, cultural and civic, general assembly, place of worship, child care, recreational open space, offices, indoor assembly, outdoor assembly, police station, medical treatment and special care

**DISCRETIONARY USE CLASSES - (see Regulations 26 and 128)**

Medical and professional, passenger assembly, club and lodge, communications, collective residential, taxi stand, convenience store, antenna, funeral home, penal and correctional detention\*, veterinary

\*(See condition no. 5)

CONDITIONS

(7 April 2017)

**1. Development Standards**

The development standards for this zone shall be as follows:

- |    |                               |              |
|----|-------------------------------|--------------|
| a) | Minimum building line setback | 10 metres    |
| b) | Minimum side yard width       | 2 & 5 metres |
| c) | Minimum rear yard depth       | 12 metres    |
| d) | Maximum height                | 15 metres    |

**2. Advertisements Relating to Onsite Uses**

The conditions which shall apply to the erection or display of advertisements on any lot or site occupied by a use permitted or existing as a legal non-conforming use in this use zone shall be as follows:

- (a) The size, shape, illumination and material construction of the advertisement shall meet the requirements of the Authority, having regard to the safety and convenience of users of the adjacent streets and sidewalk and the general

amenities of the surrounding areas.

- (b) Building advertisements shall not exceed eight (8) percent of the building facade area. This includes name/occupant of the building plus additional advertisements that may be on the lot and/or building, however, excludes a temporary advertisement.
- (c) Onsite advertisement is not to exceed seven (7) square metres in area. This seven (7) square metres is to be part of the eight (8) percent as described in Section (ii) above.
- (d) Notwithstanding ii) and iii) above;

Advertisement on any lot may be permitted up to 3 square metres in area regardless of building facade area.

### 3. Advertisement Relating to Offsite Uses

The conditions to be applied to the erection or display of advertisements on any site, relating to a use permitted in this or another zone or not relating to a specific land use, shall be as follows:

- (a) The location, siting and illumination of each advertisement shall be to the satisfaction of the Authority, having regard to the grade and alignment of streets, the location of street junctions, the location of nearby buildings and the preservation of the amenities of the surrounding area.
- (b) Each advertisement shall not exceed three (3) square metres in area, to a maximum of eight (8) percent of the building facade area for on and offsite advertisements.
- (c) When the advertisement relates to a specific land use, it shall be located within a reasonable distance of and only show thereon the name and nature of and the distance or direction to the premises to which they relate.

#### 4. Temporary Advertisements

Temporary advertisements located in this Zone shall be issued under the following conditions:

- (a) The advertisement is not to exceed three (3) months in operation, and is to be removed for a minimum of six (6) months before the advertisement can be relocated on the same site. (Only one (1) advertisement is to be permitted per site).
- (b) The advertisement is not to pose a nuisance and/or inconvenience to pedestrians, motorists or to any neighbouring residential units.
- (c) The advertisement is to be located within the property boundary, and each application would be assessed on its own merits based on its specific site conditions. Temporary advertisement shall be located a minimum distance of fifty (50) feet from any street intersection, and is to be kept off public right-of-ways.
- (d) The advertisement is not to exceed a maximum of three (3) square metres in area.

#### 5. Penal and Correctional Detention

Other than jails with detention quarters, which is subject to the requirements for Discretionary Use, all other uses in this use classification shall also be subject to a Land Use Assessment Report which will address any matters which the Authority considers material and relevant to the application, including, but not limited to: provision for water, sanitary/storm sewer, and fire protection services; street access, exterior physical appearance of the facility; proximity to residential and other land uses; potential impacts upon nearby residential or other land uses; parking and traffic; public safety and convenience; and its effect on the overall development of the area.

Furthermore, an application for secure detention facilities will be subject to a public consultation process, appropriate to the nature and scale of the development.

6. Accessory Buildings

Accessory buildings in this zone shall conform to the requirements of Regulation 60, Accessory Buildings - General, in Part II of these Development Regulations.

7. Discretionary Use Classes

The discretionary use classes listed in this table may be permitted at the discretion of the Authority provided that they are complementary to uses within the permitted use classes or that their development will not inhibit or prejudice the existence or the development of such uses.



## USE ZONE TABLE

(Proposed)

### 151. COMMUNITY SERVICE

**PERMITTED USE CLASSES** - (see Regulation 127)

Educational, cultural and civic, general assembly, place of worship, child care, recreational open space, offices, indoor assembly, outdoor assembly, police station, medical treatment and special care

**DISCRETIONARY USE CLASSES** - (see Regulations 26 and 128)

Medical and professional, passenger assembly, club and lodge, communications, collective residential, taxi stand, convenience store, antenna, funeral home, penal and correctional detention\*, veterinary, shop\*\*

\*(See condition no. 5) (See condition no. 8)

### CONDITIONS

(7 April 2017)

#### 1. Development Standards

The development standards for this zone shall be as follows:

- |    |                               |              |
|----|-------------------------------|--------------|
| a) | Minimum building line setback | 10 metres    |
| b) | Minimum side yard width       | 2 & 5 metres |
| c) | Minimum rear yard depth       | 12 metres    |
| d) | Maximum height                | 15 metres    |

#### 2. Advertisements Relating to Onsite Uses

The conditions which shall apply to the erection or display of advertisements on any lot or site occupied by a use permitted or existing as a legal non-conforming use in this use zone shall be as follows:

- (a) The size, shape, illumination and material construction of the advertisement shall meet the requirements of the Authority, having regard to the safety and convenience of users of the adjacent streets and sidewalk and the general

amenities of the surrounding areas.

- (b) Building advertisements shall not exceed eight (8) percent of the building facade area. This includes name/occupant of the building plus additional advertisements that may be on the lot and/or building, however, excludes a temporary advertisement.
- (c) Onsite advertisement is not to exceed seven (7) square metres in area. This seven (7) square metres is to be part of the eight (8) percent as described in Section (ii) above.
- (d) Notwithstanding ii) and iii) above;

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### 3. Advertisement Relating to Offsite Uses

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Other than jails with detention quarters, which is subject to the requirements for Discretionary Use, all other uses in this use classification shall also be subject to a Land Use Assessment Report which will address any matters which the Authority considers material and relevant to the application, including, but not limited to: provision for water, sanitary/storm sewer, and fire protection services; street access, exterior physical appearance of the facility; proximity to residential and other land uses; potential impacts upon nearby residential or other land uses; parking and traffic; public safety and convenience; and its effect on the overall development of the area.

Furthermore, an application for secure detention facilities will be subject to a public consultation process, appropriate to the nature and scale of the development.

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Accessory buildings in this zone shall conform to the requirements of Regulation 60, Accessory Buildings - General, in Part II of these Development Regulations.

7. Discretionary Use Classes

The discretionary use classes listed in this table may be permitted at the discretion of the Authority provided that they are complementary to uses within the permitted use classes or that their development will not inhibit or prejudice the existence or the development of such uses.

8. Shop Use

The shop classification of use, limited to the smaller scale shop and store examples, may be considered at the discretion of the Authority where it is considered subsidiary to a permitted use of a place of worship, educational, or medical treatment and special care classification of use, and where it is complementary to and supports the activities and programs of the permitted community service use. Furthermore, it must be operated by the community service provider and within the curtilage of the building or lot on which the building is located. It may not be subdivided from the original property nor may it be operated by a person or organization not associated with the permitted use.