

**CITY OF CORNER BROOK  
2012 DEVELOPMENT REGULATIONS**

**RESOLUTION TO APPROVE  
DEVELOPMENT REGULATIONS AMENDMENT DR17-08**

**MARCH, 2018**

URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE

CITY OF CORNER BROOK  
DEVELOPMENT REGULATIONS AMENDMENT DR17-08

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 DR17-08 on the 22nd day of January, 2018.
- b) gave notice of the adoption of the Development Regulations Amendment DR17-08 by advertisement inserted on the 21st day of January, 2018 and the 31st day of February, 2018 in the *Western Star* newspaper and on the City's website.
- c) set the 14th day of February, 2018 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 DR17-08 on the 12th day of March, 2018, as adopted.

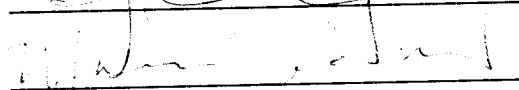
SIGNED AND SEALED this 13 day of March, 2018.

Mayor:

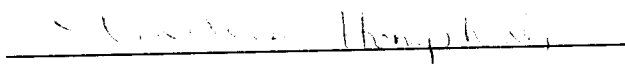


(Council Seal)

Clerk:

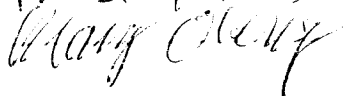


I hereby certify that this Development Regulations Amendment DR17-08 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



Colleen Humphries, M.C.I.P.

(seal)

1200-2018-053  
APR 26, 2018  


**CITY OF CORNER BROOK  
2012 DEVELOPMENT REGULATIONS**

**RESOLUTION TO ADOPT  
AMENDMENT DR17-08  
JANUARY, 2018**

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

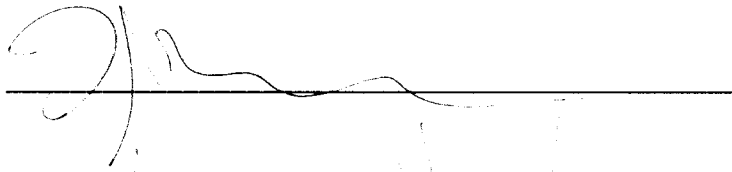
**CITY OF CORNER BROOK  
DEVELOPMENT REGULATIONS AMENDMENT DR17-08**

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 DR17-08.

Adopted by the City Council of Corner Brook on the 22nd day of January, 2018.

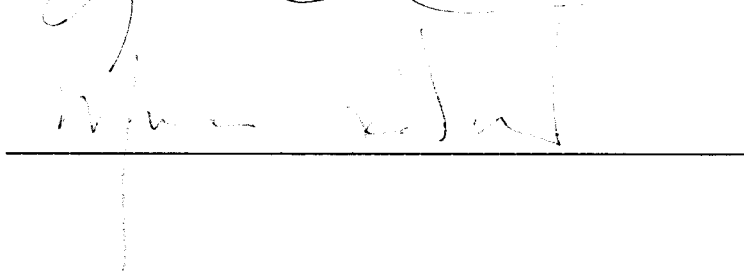
Signed and sealed this 13 day of March, 2018.

Mayor:



(Council Seal)

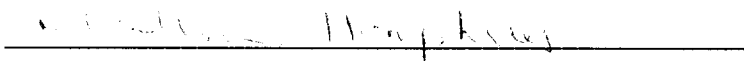
City Clerk:



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment DR17-08 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 DR17-08**

#### **BACKGROUND:**

Development Regulations Amendment DR17-08 is required in order to change the land use zoning of land located at Station Road, specifically a portion of lot 15 Station Road and land immediately adjacent east of this lot, from Open Space to Residential Medium Density, to enable the existing lot to be completely located within the residential land use zone and accommodate an expansion of the driveway, as well as to create an additional residential lot, to front Station Road.

#### **PUBLIC CONSULTATION:**

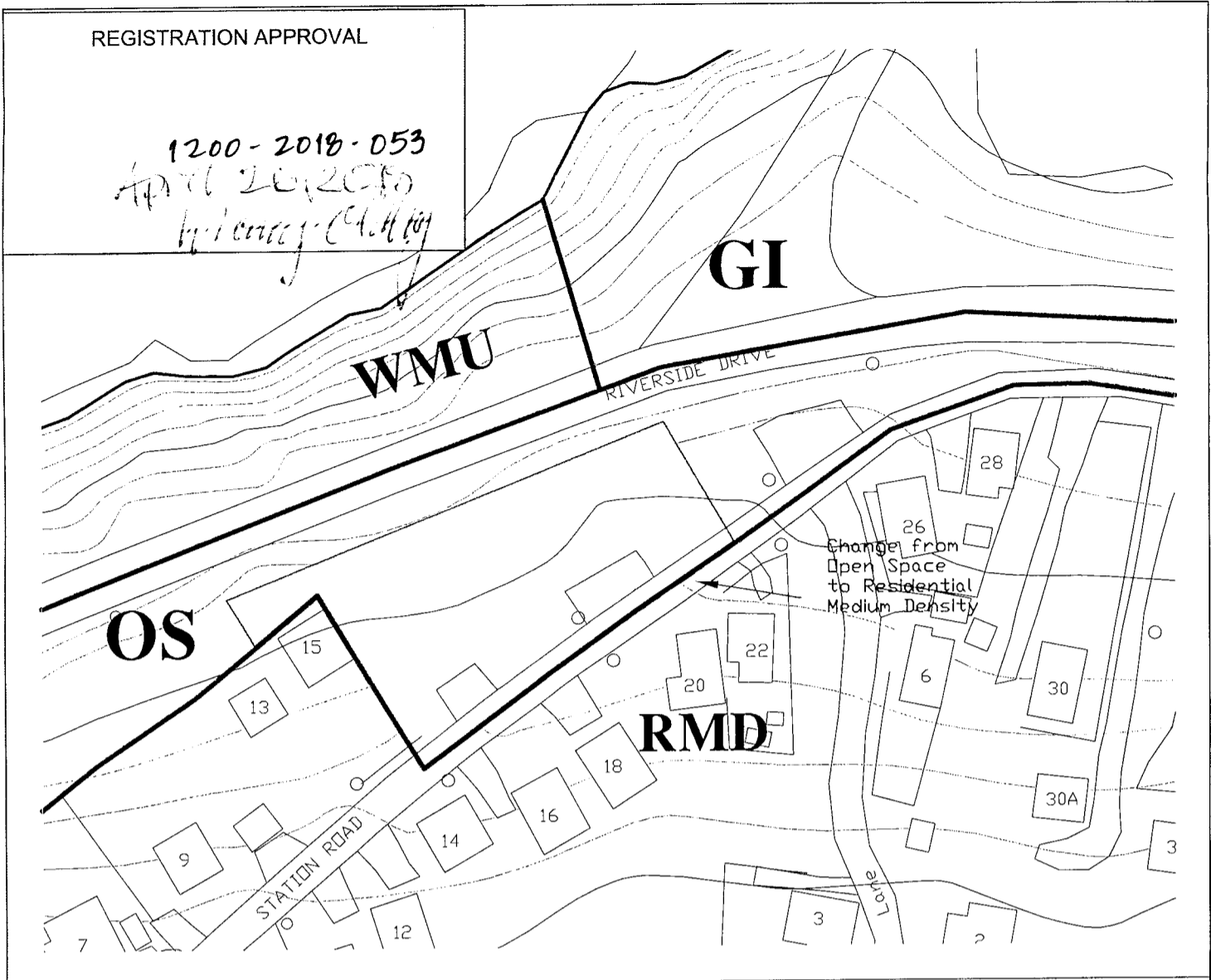
During the preparation of this amendment, Council advertised the proposed amendment in the Western Star newspaper on November 25 and December 2, 2017 which advised of Council's intention to seek the said amendment to its Development Regulations. In addition to this, the proposed amendment was posted on the City's website and was available for viewing at City Hall. A neighbourhood consultation process was also carried out and twenty-two (22) information packages were provided to property owners within or near the subject site. There were seven (7) submissions in relation to the neighbourhood consultation within the specified time frame. All respondents support the proposal.

#### **AMENDMENT:**

The 2012 Development Regulations Map C-2 is hereby amended by changing the land use zoning of the affected area at Station Road from Open Space to Residential Medium Density as per the attached copy of the map.

REGISTRATION APPROVAL

1200-2018-053  
 APR 16 2018  
 by [signature]



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

PROJECT TITLE:

INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

DRAWING TITLE:

EXISTING LAND USE ZONING MAP C2 (AMENDMENT DR17-08)



City of Corner Brook  
 Community Services Department  
 Planning Division

DATE: JAN 2018

SCALE: 1:1000

DESCRIPTION

PROPOSED LAND USE ZONING CHANGE FROM OPEN SPACE 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 C2 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

M.C.I.P. [Signature]  
 DATE [Date] (M.C.I.P. SEAL)

SEAL AND SIGNATURE

Certified that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map C2 is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map C2 approved by the Council of the City of Corner Brook on the [Date] day of [Month], [Year].

MAYOR [Signature]  
 CLERK [Signature] (COUNCIL SEAL)  
 DATE [Date]

**CITY OF CORNER BROOK  
INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012**

**RESOLUTION TO APPROVE  
MUNICIPAL PLAN AMENDMENT MP17-08**

**MARCH, 2018**

URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE

CITY OF CORNER BROOK  
MUNICIPAL PLAN AMENDMENT MP17-08

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 Municipal Plan Amendment MP17-08 on the 22nd day of January, 2018.
- b) gave notice of the adoption of the Municipal Plan Amendment MP17-08 by advertisement inserted on the 29th day of January, 2018 and the 5th day of February, 2018 in the Western Star newspaper and on the City's website.
- c) set the 14th day of February, 2018 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 Municipal Plan Amendment MP17-08 on the 13th day of March, 2018, as adopted.

SIGNED AND SEALED this 13 day of March, 2018.

Mayor:

[Signature]

Clerk:

[Signature]

(Council Seal)

I hereby certify that this Municipal Plan Amendment MP17-08 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

[Signature]

Colleen Humphries, M.C.I.P.

(seal)

1200-2018-040  
April 26, 2018  
Mary O'Leary



**CITY OF CORNER BROOK**  
**INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012**

**RESOLUTION TO ADOPT**  
**AMENDMENT MP17-08**  
**JANUARY, 2018**

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

**CITY OF CORNER BROOK  
MUNICIPAL PLAN AMENDMENT MP17-08**

Under the authority of Section 16 of the Urban and Rural Planning Act 2000, the City of Corner Brook adopts the Corner Brook Municipal Plan Amendment MP17-08.

Adopted by the City Council of Corner Brook on the 22nd day of January, 2018.

Signed and sealed this 13 day of March, 2018.

Mayor:



City Clerk:

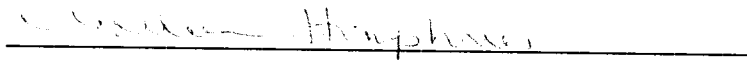


(Council Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Municipal Plan Amendment MP17-08 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP:



(MCIP Seal)

## **CITY OF CORNER BROOK**

### **MUNICIPAL PLAN AMENDMENT MP17-08**

#### **BACKGROUND:**

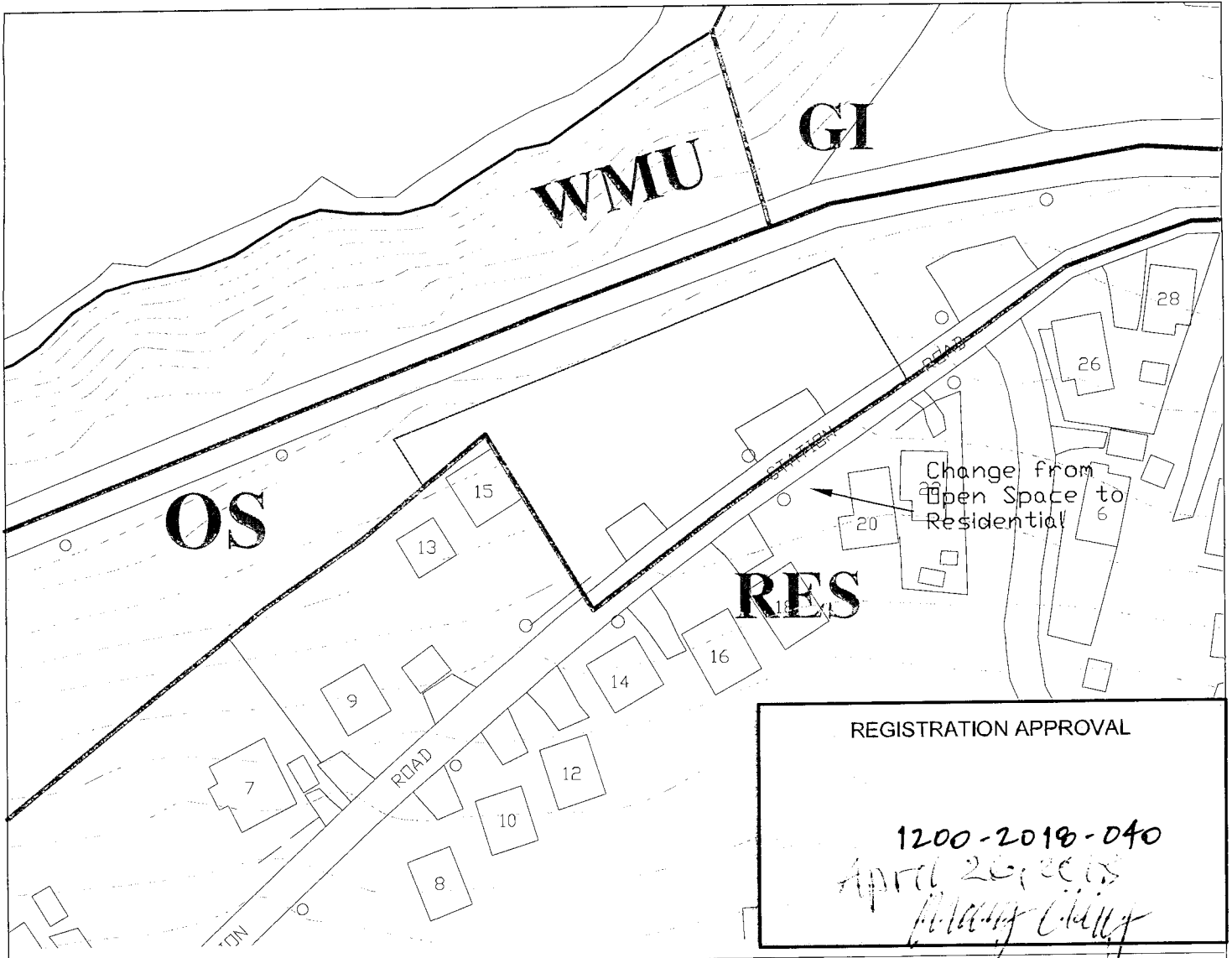
Municipal Plan Amendment MP17-08 is required in order to change the land use designation of land located at Station Road, specifically a portion of lot 15 Station Road and land immediately adjacent east of this lot, from Open Space to Residential, to enable the existing lot to be completely located within the residential land use designation and accommodate an expansion of the driveway, as well as to create an additional residential lot, to front Station Road.

#### **PUBLIC CONSULTATION:**

During the preparation of this amendment, Council advertised the proposed amendment in the Western Star newspaper on November 25 and December 2, 2017 which advised of Council's intention to seek the said amendment to its Municipal Plan. 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 also carried out and twenty-two (22) information packages were provided to property owners within or near the subject site. There were seven (7) submissions in relation to the neighbourhood consultation within the specified time frame. All respondents support the proposal.

#### **AMENDMENT:**

The Integrated Municipal Sustainability Plan 2012 Maps A and B are hereby amended by changing the land use designation of the affected area at Station Road from Open Space to Residential as per the attached copies of the maps.



**LEGEND**

Land Use Designations

Residential	<b>RES</b>
Comprehensive Residential Development Area	<b>CRDA</b>
Townsite Heritage Conservation District	<b>THCD</b>
Downtown	<b>DT</b>
General Commercial	<b>GC</b>
Residential/Commercial Mix	<b>RCM</b>
Highway and Tourist Commercial	<b>HTC</b>
Shopping Centre	<b>SC</b>

Land Use Designation

Large Scale Commercial
Waterfront Mixed Use
General Industrial
Light Industrial
Hazardous Industrial
Community Service
Innovation District
Open Space

**DESIGNATION BOUNDARY**

Land Use Designation

<b>LSC</b>	Cemetery	<b>C</b>
<b>WMU</b>	Environmental Protection	<b>EP</b>
<b>GI</b>	Environmental Conservation	<b>EC</b>
<b>LI</b>	Protected Water Supply Area	<b>PWSA</b>
<b>HI</b>	Rural	<b>R</b>
<b>CS</b>	Solid Waste/Scrap Yard	<b>SW/SY</b>
<b>ID</b>	Mineral Working	<b>MW</b>
<b>OS</b>	Special Management Area	<b>SMA</b>

**CITY OF CORNER BROOK**

PROJECT TITLE:

**INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012**

DRAWING TITLE:

**GENERALIZED FUTURE LAND USE MAP A (AMENDMENT MP17-08)**



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

DATE: JAN 2018

SCALE: 1:1000



**DESCRIPTION**

LAND USE DESIGNATION CHANGE FROM OPEN SPACE TO RESIDENTIAL

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

M.C.I.P.

DATE

Victoria Thompson  
March 13, 2018

(M.C.I.P. SEAL)

**SEAL AND SIGNATURE**

Certified that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map 11 is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map 11 approved by the Council of the City of Corner Brook on the 13th day of March, 2018 (month) (year)

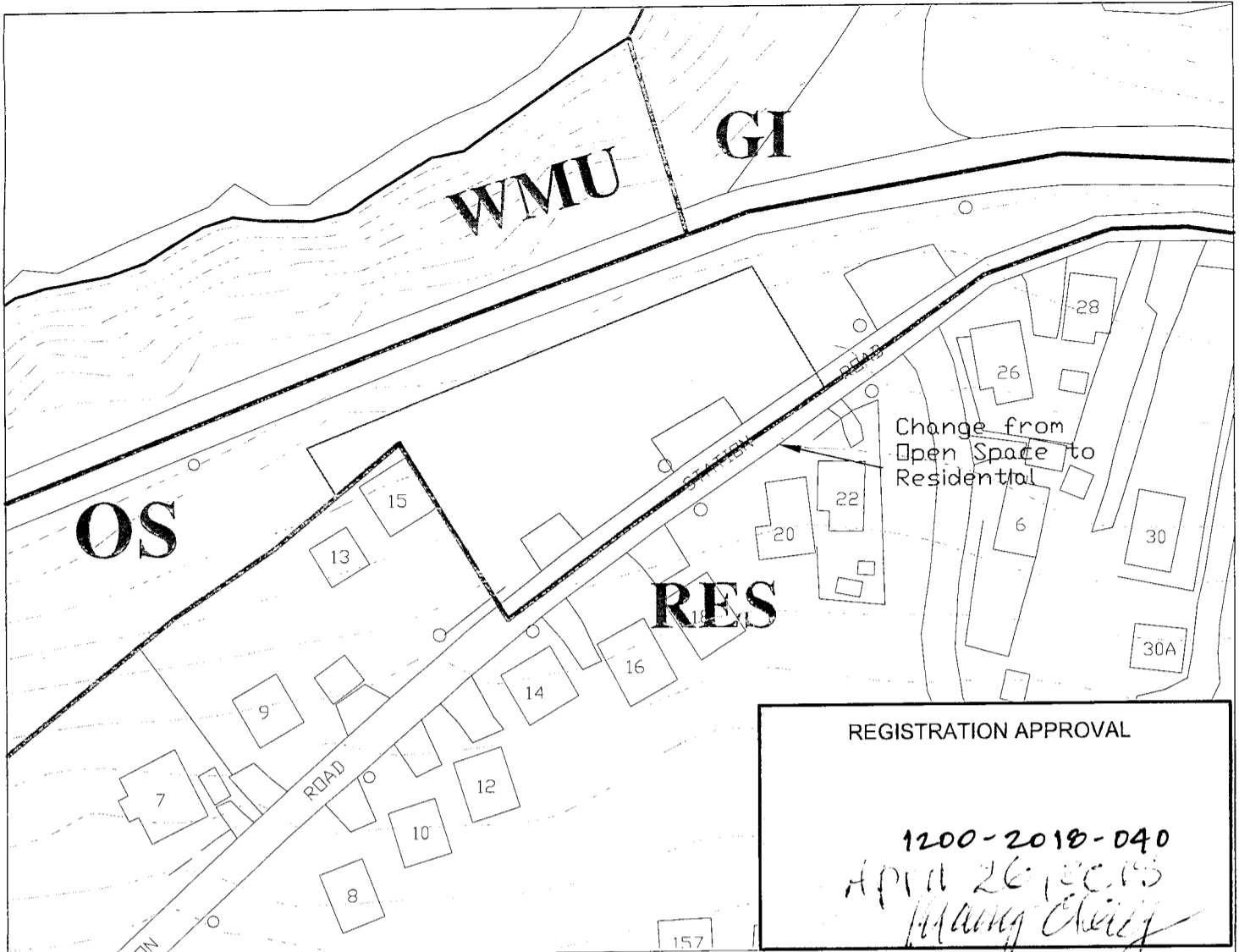
MAYOR

CLERK

DATE

[Signature]  
[Signature]  
March 13, 2018

(COUNCIL SEAL)



**REGISTRATION APPROVAL**

1200-2018-040  
 APRIL 26, 2018  
 Planning Chief

**LEGEND**

Land Use Designations

- Residential [RES]
- Comprehensive Residential Development Area [CRDA]
- Townsite Heritage Conservation District [THCD]
- Downtown [DT]
- General Commercial [GC]
- Residential/Commercial Mix [RCM]
- Highway and Tourist Commercial [HTC]
- Shopping Centre [SC]

Land Use Designation

- Large Scale Commercial [LSC]
- Waterfront Mixed Use [WMU]
- General Industrial [GI]
- Light Industrial [LI]
- Hazardous Industrial [HI]
- Community Service [CS]
- Innovation District [ID]
- Open Space [OS]

**DESIGNATION BOUNDARY**

Land Use Designation

- Cemetery [C]
- Environmental Protection [EP]
- Environmental Conservation [EC]
- Protected Water Supply Area [PWSA]
- Rural [R]
- Solid Waste/Scrap Yard [SW/SY]
- Mineral Working [MW]
- Special Management Area [SMA]

**CITY OF CORNER BROOK**

PROJECT TITLE:

**INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012**

DRAWING TITLE:

**GENERALIZED FUTURE LAND USE MAP B (AMENDMENT MP17-08)**



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

DATE: JAN 2018

SCALE: 1:1000



**DESCRIPTION**

LAND USE DESIGNATION CHANGE FROM OPEN SPACE TO RESIDENTIAL.

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

M.C.I.P. *[Signature]*

DATE *[Signature]*

(M.C.I.P. SEAL)

SEAL AND SIGNATURE

Certified that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map 45 is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map 45 approved by the Council of the City of Corner Brook on the *15* day of *March*, *2018* (month) (year)

MAYOR *[Signature]*

CLERK *[Signature]*

DATE *[Signature]*

(COUNCIL SEAL)

**CITY OF CORNER BROOK  
2012 DEVELOPMENT REGULATIONS**

**RESOLUTION TO APPROVE  
DEVELOPMENT REGULATIONS AMENDMENT DR17-08**

**MARCH, 2018**

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

**CITY OF CORNER BROOK  
DEVELOPMENT REGULATIONS AMENDMENT DR17-08**

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 DR17-08 on the 20th day of January, 2018.
- b) gave notice of the adoption of the Development Regulations Amendment DR17-08 by advertisement inserted on the 21th day of January, 2018 and the 5th day of February, 2018 in the Western Star newspaper and on the City's website.
- c) set the 14th day of February, 2018 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 DR17-08 on the 13th day of March, 2018, as adopted.

SIGNED AND SEALED this 13 day of March, 2018.

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

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

(Council Seal)

I hereby certify that this Development Regulations Amendment DR17-08 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

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

Colleen Humphries, M.C.I.P.

(seal)

1200-2018-053  
APR 26 2018  
Mary Hally

**CITY OF CORNER BROOK  
2012 DEVELOPMENT REGULATIONS**

**RESOLUTION TO ADOPT  
AMENDMENT DR17-08  
JANUARY, 2018**



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

**CITY OF CORNER BROOK  
DEVELOPMENT REGULATIONS AMENDMENT DR17-08**

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 DR17-08.

Adopted by the City Council of Corner Brook on the 22nd day of January, 2018.

Signed and sealed this 13 day of March, 2018.

Mayor: [Signature]

(Council Seal)

City Clerk: [Signature]

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment DR17-08 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP: [Signature]

(MCIP Seal)

## **CITY OF CORNER BROOK**

### **DEVELOPMENT REGULATIONS AMENDMENT DR17-08**

#### **BACKGROUND:**

Development Regulations Amendment DR17-08 is required in order to change the land use zoning of land located at Station Road, specifically a portion of lot 15 Station Road and land immediately adjacent east of this lot, from Open Space to Residential Medium Density, to enable the existing lot to be completely located within the residential land use zone and accommodate an expansion of the driveway, as well as to create an additional residential lot, to front Station Road.

#### **PUBLIC CONSULTATION:**

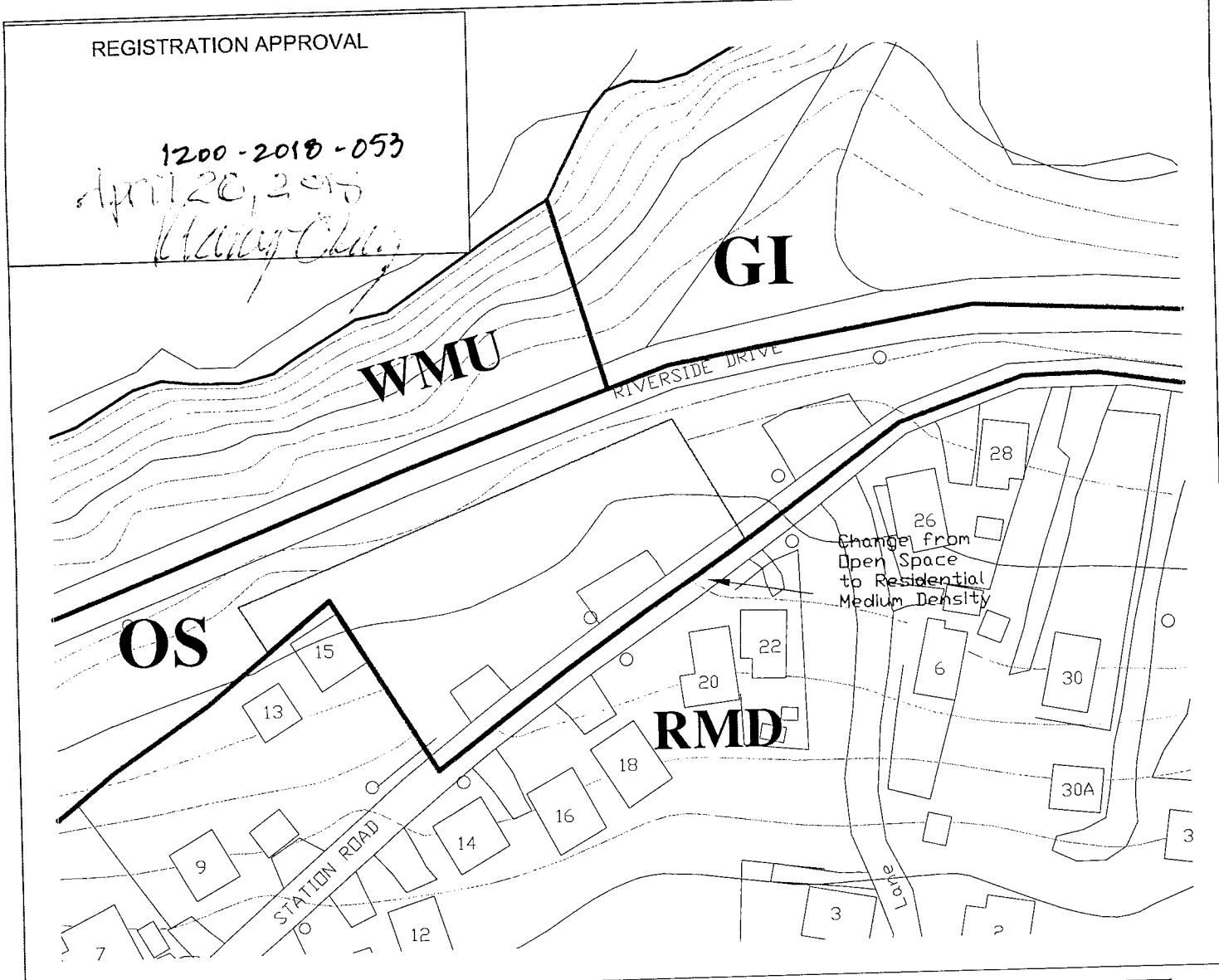
During the preparation of this amendment, Council advertised the proposed amendment in the Western Star newspaper on November 25 and December 2, 2017 which advised of Council's intention to seek the said amendment to its Development Regulations. In addition to this, the proposed amendment was posted on the City's website and was available for viewing at City Hall. A neighbourhood consultation process was also carried out and twenty-two (22) information packages were provided to property owners within or near the subject site. There were seven (7) submissions in relation to the neighbourhood consultation within the specified time frame. All respondents support the proposal.

#### **AMENDMENT:**

The 2012 Development Regulations Map C-2 is hereby amended by changing the land use zoning of the affected area at Station Road from Open Space to Residential Medium Density as per the attached copy of the map.

REGISTRATION APPROVAL

1200-2018-053  
 April 20, 2018  
 Murray Chiu



ZONING BOUNDARY

LEGEND

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

PROJECT TITLE:

INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

DRAWING TITLE:

EXISTING LAND USE ZONING MAP C2 (AMENDMENT DR17-08)



City of Corner Brook  
 Community Services Department  
 Planning Division

DATE: JAN 2018

SCALE: 1:1000

DESCRIPTION

PROPOSED LAND USE ZONING CHANGE FROM OPEN SPACE 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   3   has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

M.C.I.P.

DATE

*Murray Chiu*  
 March 13, 2018

(M.C.I.P. SEAL)

SEAL AND SIGNATURE

Certified that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map   3   is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map   3   approved by the Council of the City of Corner Brook on the   13   day of   March  ,   2018   (month) (year)

MAYOR

CLERK

DATE

*[Signature]*  
 March 13, 2018

(COUNCIL SEAL)