



## **2012 Development Regulations**

**Development Regulations Amendment No. DR18-02**

**June, 2018**

**Prepared by:**




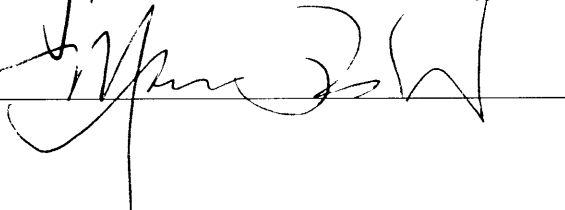
**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO ADOPT**  
**DEVELOPMENT REGULATIONS AMENDMENT NO. DR18-02**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the City of Corner Brook adopts Development Regulations Amendment No. DR18-02 to the City of Corner Brook's 2012 Development Regulations.

Adopted by the City Council of Corner Brook on the 28<sup>th</sup> day of May, 2018.

SIGNED AND SEALED this 25 day of June, 20 18



Mayor: 

City Clerk: 

(Council Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO APPROVE**  
**CITY OF CORNER BROOK**  
**DEVELOPMENT REGULATIONS AMENDMENT DR18-02**

Under the authority of Sections 16, 17, and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of Corner Brook:

- a) Adopted the Development Regulations Amendment DR18-02 on the 28<sup>th</sup> day of May, 2018;
- b) Gave notice of the adoption of the Development Regulations Amendment DR18-02 by advertisement inserted on the 30<sup>th</sup> day of May, 2018 and the 6<sup>th</sup> day of June, 2018 in the Western Star newspaper;
- c) Set the 13<sup>th</sup> day of June, 2018 at 7:00 p.m. at the City Hall, Corner Brook, for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of Corner Brook **approves** the Development Regulations Amendment 18-02 as adopted.

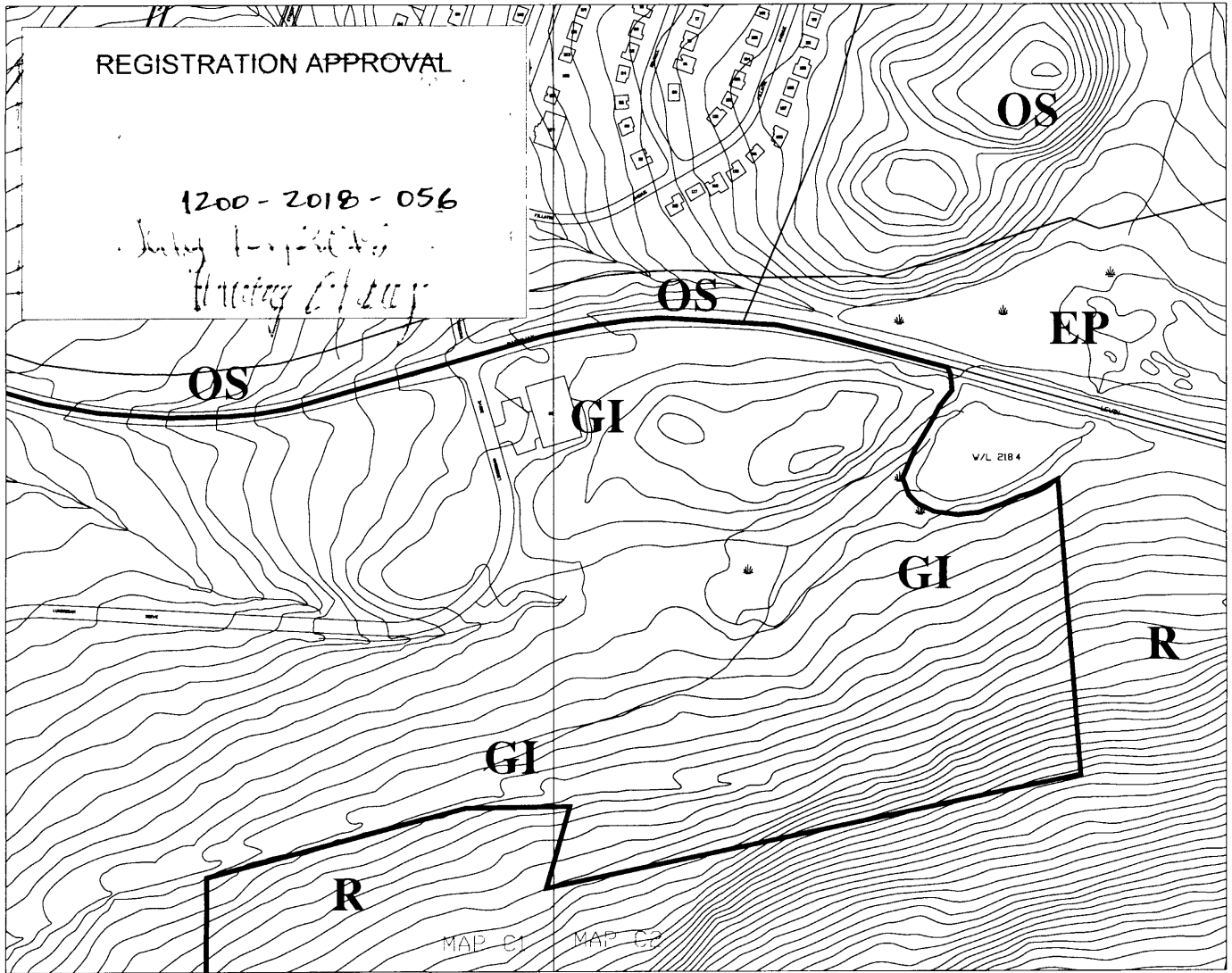
SIGNED AND SEALED this        day of June, 2018

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



(Council Seal)

Development Regulations Amendment (Provincial Registration Stamp)	
<b>REGISTERED</b>	
Number	1200 - 2018 - 056
Date	July 12, 2018
Signature	Murray Deery



LEGEND

ZONING BOUNDARY

CHANGE FROM 'RURAL' ZONE TO 'GENERAL INDUSTRIAL' ZONE

Zone Title	Zone Symbol
Residential Special Density	RSD
Residential Low Density	RLD
Residential Medium Density	RMD
Residential High Density	RHD
Mobile/Mini Home Residential	MHR
Mosaic Residential	MR
Comprehensive Residential Development Area	CRDA
Townsite Residential	TR
Townsite Commercial	TC
Downtown Residential	DTR

Zone Title	Zone Symbol
Downtown Commercial	DTC
Downtown Smithville	DTS
General Commercial	GC
Residential/Commercial Mix	RCM
Highway and Tourist Commercial	HTC
Shopping Centre	SC
Large Scale Commercial	LSC
Waterfront Mixed Use	WMU
General Industrial	GI
Light Industrial	LI
Hazardous Industrial	HI

Zone Title	Zone Symbol
Community Service	CS
Innovation District	ID
Open Space	OS
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

DEVELOPMENT REGULATIONS 2012

DRAWING TITLE

MAP C1-C2 (AMENDMENT DR18-02)

<p><b>City of Corner Brook</b> Community Services Department Planning Division</p>	DATE JUNE 2018
	SCALE 1 5000

DESCRIPTION

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I hereby certify that this City of Corner Brook Development Regulations 2012, Map C1-C2 has been prepared in accordance with the requirements of the Urban and Rural Planning Act

M C I P Andrew C Smith

DATE June 20, 2018

(M C I P SEAL)

SEAL AND SIGNATURE

Certified that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map C1-C2 is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map C1-C2 approved by the Council of the City of Corner Brook on the 25 day of June, 2018 (month) (year)

MAYOR

CLERK

DATE

(COUNCIL SEAL)

June 25, 2018

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

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### 1. Type

Development Regulations Amendment No. DR18-02 to the City of Corner Brook’s 2012 Development Regulations (henceforth the “Amendment”) is a map amendment to the Zoning Map (“C1-C2”, as attached).

### 2. Purpose

The purpose of this Amendment is to change the zoning of a portion of the subject property at 64 Lundrigan Drive from “Rural (R)” to “General Industrial (GI)” to accommodate a development with “commercial residential” and “outdoor assembly” uses. A “commercial residential” use is currently allowed as a discretionary use in the GI zone. Upon legal enactment of Development Regulations Amendment No. DR18-05, an “outdoor assembly” use will also be allowed as a discretionary use in the GI zone. Notwithstanding the notice requirements for this Amendment as per the *Urban and Rural Planning Act, 2000* (henceforth the “Act”) and in accordance with regulation 26 of the 2012 Development Regulations, the City must give public notice of a discretionary use prior to the issuance of a development permit.

### 3. Public Consultation

In accordance with section 14 of the Act, City staff conducted public consultation by advertising the Amendment in a locally circulated newspaper (Western Star) on March 3

and 10, 2018. City staff provided the public with opportunity to inspect and provide comments on the Amendment.

#### **4. Provincial Release**

In accordance with section 15 of the Act, City staff forwarded the Amendment to the provincial Department of Municipal Affairs and Environment for review. Where no agency or departmental interests were identified, the Amendment was released from the Local Governance and Planning Division on May 10, 2018.

#### **5. Adoption by Council and Public Hearing**

In accordance with section 16 of the Act, Council adopted the Amendment on May 28, 2018. In accordance with section 17 of the Act, notice of adoption and tentative public hearing date (June 13, 2018) was published in a locally circulated newspaper (Western Star) on May 30 and June 6, 2018.

Where no objections were received two (2) days before the tentative public hearing date, Council cancelled the public hearing in accordance with section 20 and subsection 21(1) of the Act.

#### **6. Approval by Council**

In accordance with section 23 of the Act, Council approved the Amendment (as adopted) on June 11, 2018.

#### **7. Amendment Statement**

The City of Corner Brook's 2012 Development Regulations are amended by changing the zoning of a portion of the subject property at 64 Lundrigan Drive from "Rural (R)" to "General Industrial (GI)" as per the attached Zoning Map "C1-C2".