



2012 Development Regulations

Development Regulations Amendment No. DR18-06

July, 2018

Prepared by:



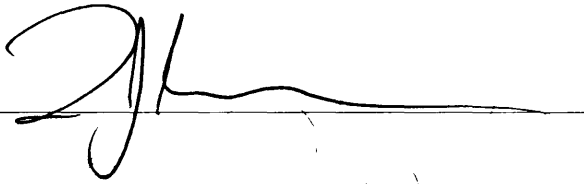
URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
DEVELOPMENT REGULATIONS AMENDMENT NO. DR18-06

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the City of Corner Brook adopts Development Regulations Amendment No. DR18-06 to the City of Corner Brook's 2012 Development Regulations.

Adopted by the City Council of Corner Brook on the 25 day of June, 2018.

SIGNED AND SEALED this 23 day of July, 2018

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 DR18-06

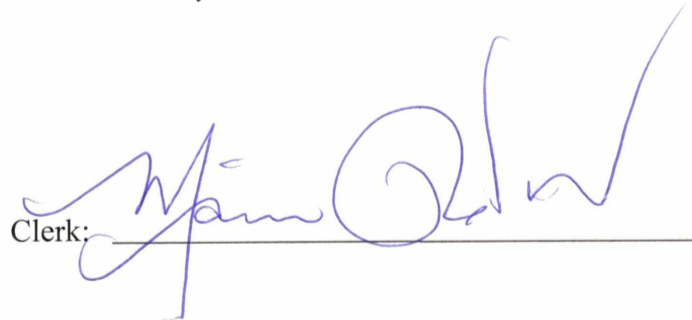
Under the authority of Sections 16, 17, and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of Corner Brook:

- a) Adopted the Development Regulations Amendment DR18-06 on the 25th day of June, 2018;
- b) Gave notice of the adoption of the Development Regulations Amendment DR18-06 by advertisement inserted on the 27th day of June and the 4th day of July, 2018 in the Western Star newspaper;
- c) Set the 12th day of July, 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 Town Council of Corner Brook **approves** the Development Regulations Amendment DR18-06 as adopted.

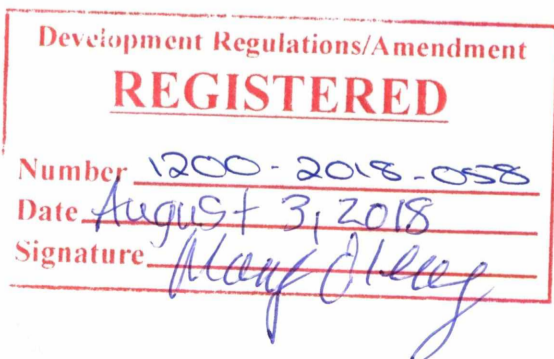
SIGNED AND SEALED this 23 day of July, 2018

Mayor: 

Clerk: 



(Council Seal)



(Provincial Registration Stamp)

Contents

1. Type	1
2. Purpose	1
3. Public Consultation	2
4. Provincial Release	2
5. Adoption by Council and Public Hearing	2
6. Approval by Council	2
7. Amendment Statement	3

1. Type

Development Regulations Amendment No. DR18-06 to the City of Corner Brook’s 2012 Development Regulations (henceforth the “Amendment”) is a text amendment.

2. Purpose

The purpose of this Amendment is to add the “animal” use class as discretionary under the “Downtown Commercial (DTC)” and “Downtown Smithville (DTS)” use zone tables (see attached “Proposed” Downtown Commercial and Downtown Smithville use zone tables, regulations 140 and 141 respectively under “Schedule C”). A condition is added for each use zone wherein the “animal use” class is limited to an indoor “kennel” for non-canine household pets. Following public notice in accordance with regulation 26 of the 2012 Development Regulations, this will allow Council to consider a development application for this specific animal use in the DTC and DTS zones.

The purpose of this Amendment is also to add “pet groomers” as an example under the “personal service” use class under “Schedule B”. This clarifies that this use shall be considered as permitted or discretionary in the respective use zone that includes “personal service” use class. “Pet groomers” is thus a distinct use separate from the “animal” use class.

3. Public Consultation

In accordance with section 14 of the *Urban and Rural Planning Act, 2000* (henceforth the “Act”), City staff conducted public consultation by advertising the Amendment in a locally circulated newspaper (Western Star) on May 5, 2018. The Amendment was also posted on the City website on May 3, 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 June 11, 2018.

5. Adoption by Council and Public Hearing

In accordance with section 16 of the Act, Council adopted the Amendment on June 25, 2018. In accordance with section 17 of the Act, notice of adoption and tentative public hearing date (July 12, 2018) was published in a locally circulated newspaper (Western Star) on June 27, 2018 and July 4, 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 July 23, 2018.

7. Amendment Statement

The City of Corner Brook's 2012 Development Regulations are amended by adding:

- 1) The "animal" use class under the "Downtown Commercial" and "Downtown Smithville" use zone tables of regulations 140 and 141 respectively within "Schedule C" as per the attached "Proposed" amending document; and
- 2) "Pet groomers" as an example under the "personal service" use class within "Schedule B" as per the attached "Proposed" amending document.

PROPOSED REGULATION

USE ZONE TABLES

140. DOWNTOWN COMMERCIAL

PERMITTED USE CLASSES (See Regulation 127)

Theatre, cultural and civic, general assembly, place of worship, passenger assembly, club and lodge, catering, funeral home, child care, commercial residential, office, medical and professional, personal service, general service, communications, police station, taxi stand, take-out food service, veterinary, shopping centre, shop, indoor market, conservation, convenience store.

DISCRETIONARY USE CLASSES (See Regulations 26 and 128)

Educational, amusement, indoor assembly, apartment building*, collective residential, outdoor market, service station, recreational open space, antenna, boarding house residential, single, double and row dwelling, animal **

*(See condition no. 10) **(See condition no. 14)

CONDITIONS

1. Development Standards

(a) The development standards for this zone shall be as follows:

- | | | |
|-------|--|--------------|
| (i) | Minimum Building Line Setback | 0 metres |
| (ii) | Maximum Building Line Setback | 4 metres |
| (iii) | Minimum Side yard width (except where buildings are constructed with a party wall) | 2 & 5 metres |
| (iv) | Minimum Rear yard Dept | 10 metres |
| (v) | Maximum Height | 24 metres |

- (v) Notwithstanding condition 14(b) above, buildings located on the west side of West Street may not exceed 10 metres (3 storeys) to protect views to Three Bear Mountain.
- (vi) Residential uses will not be permitted on the ground floor.
- (vii) A minimum of 60% of the building frontage onto the street must be glazed

12. Accessory Buildings

Accessory buildings in this zone shall conform to the requirements of Regulation 61, Accessory Commercial and Industrial Buildings, in Part II of these Development Regulations.

13. 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.

14. Animal

Animal use in the Downtown Commercial zone pertains only to the exclusive indoor kenneling of non-canine house pets.

PROPOSED REGULATION

USE ZONE TABLE

141. DOWNTOWN SMITHVILLE

PERMITTED USE CLASSES (See Regulation 127)

Theatre, cultural and civic, general assembly, place of worship, passenger assembly, club and lodge, catering, shop, child care, commercial residential**, office, medical and professional, personal service, general service, communications, police station, indoor market, outdoor market, conservation, apartment building**

** (See condition no. 7)

(22 June 2017)

DISCRETIONARY USE CLASSES (See Regulations 26 and 128)

Educational, amusement, indoor assembly, collective residential**, recreational open space, take-out food service, convenience store, animal***

** (See condition no. 7) *** (See condition no. 12)

(22 June 2017)

CONDITIONS

(15 May 2015)

1. Development Standards

- | | | |
|-----|--|-----------------------------|
| (a) | Minimum Building Height | 6.5 metres or 2-
storeys |
| (b) | Maximum Height | 24
metres |
| (c) | Minimum Building Line Setback | 0
metres |
| (d) | All other development standards to be determined through a Comprehensive
Development Plan | |

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:

Above-grade or surface parking shall not be permitted between a public street or public open space and the Building Line.

9. Drive-Thru Uses

Drive-thru facilities will not be permitted in the Downtown Smithville zone.

10. Accessory Buildings

Accessory buildings in this zone shall conform to the requirements of Regulation 61, Accessory Commercial and Industrial Buildings, in Part II of these Development Regulations.

11. Discretionary Use Classes

(15 May 2015)

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.

12. Animal

Animal use in the Downtown Smithville zone pertains only to the exclusive indoor kennelling of non-canine house pets.

SCHEDULE B - PROPOSED

SCHEDULE B: Classification of Uses of Land and Buildings

GROUP	DIVISION	CLASS	EXAMPLES	
		(b) Medical and Professional	<ul style="list-style-type: none"> • Medical Offices and Consulting Rooms • Dental Offices and Surgeries • Legal Offices • Similar Professional Offices 	
		(c) Personal Service	<ul style="list-style-type: none"> • Barbers • Hairdressers • Beauty Parlours • Small Appliance • Repairs • Pet groomers • Family Child Care (6 children or less) 	
		(d) General Service	<ul style="list-style-type: none"> • Self-service Laundries • Dry-Cleaners (not using flammable or explosive substances) • Small Tool and Appliance Rentals • Travel Agents • Car Washes (automated or self serve but no gasoline sales) • Recycling Collection Depots (no processing) • Animal crematoria 	
	1. Business, Professional & Personal Service Uses (continued)	(e) Communications	<ul style="list-style-type: none"> • Radio Stations • Telephone Exchanges 	
		(f) Police Station	<ul style="list-style-type: none"> • Police Stations (without detention quarters) 	
		(g) Taxi Stand	<ul style="list-style-type: none"> • Taxi Stands • Bus Stands (up to 15 passengers) 	
		(h) Take-out Food Service	<ul style="list-style-type: none"> • Take-out Food Service 	
		(i) Veterinary	<ul style="list-style-type: none"> • Veterinary Surgeries 	
	E. MERCANTILE USES	1. Retail Sale and Display Uses	(a) Shopping Centre	<ul style="list-style-type: none"> • Shopping Centres
			(b) Shop	<ul style="list-style-type: none"> • Retail Shops and Stores