



2012 Development Regulations

Development Regulations Amendment No. DR18-03

November, 2018

Prepared by:



Contents

1. Type	1
2. Purpose	1
3. Public Consultation	1
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. DR18-03 to the City of Corner Brook’s 2012 Development Regulations (henceforth the “Amendment”) is a map amendment to the Zoning Map (“Map C1”, as attached).

2. Purpose

The purpose of this Amendment is to change the zoning of a portion of the subject property at 678 O’Connell Drive from “Residential Medium Density (RMD)” to “Light Industrial (LI),” to revert back to the previously established LI zone. This reflects the current main use of the subject property as a “general garage” (i.e. automotive repair shop) under the “general industry” use class.

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 February 17 and 24, 2018. City staff provided the public with opportunity to inspect and provide comments on the Amendment. Notification letters were also mailed to 10 property owners within the vicinity of the subject property on O’Connell Drive; five (5) responses were received, four (4) of which oppose the proposed rezoning and one (1)

supports the proposal. Further, four (4) additional letters and a petition signed by 214 residents were also received by City staff, all of which oppose the proposal.

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 August 6, 2018.

5. Adoption by Council and Public Hearing

In accordance with section 16 of the Act, Council adopted the Amendment on August 20, 2018. In accordance with section 17 of the Act, notice of adoption and tentative public hearing date (September 12, 2018) was published in a locally circulated newspaper (Western Star) on August 25 and 29, 2018.

Where objections were received before the tentative public hearing date, Council proceeded with the public hearing pursuant to subsections 18(2) and 21(2) of the Act. Following the public hearing held at 7:00p.m. in City Hall on the above-noted date, the Commissioner submitted her report to Council in accordance with subsection 22(1) of the Act.

In general, the recommendation of the Commissioner is to approve the proposed Amendment with conditions. Details of this recommendation are outlined in the attached report.

Subsection 23(1) of the Act requires that Council shall consider the report and recommendation submitted by the Commissioner. The recommendation of the Commissioner, however, is not binding on the final decision of Council to approve the Amendment.

6. Approval by Council

In accordance with section 23 of the Act, Council approved the Amendment (as adopted) on November 5, 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 678 O'Connell Drive from "Residential Medium Density" to "Light Industrial" as per the attached Zoning Map ("Map C1").

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT DR18-03

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 Development Regulations Amendment DR18-03 on the 20th day of August, 2018;
- b) Gave notice of the adoption of Development Regulations Amendment DR18-03 by advertisement inserted on the 25th day and the 29th day of August, 2018 in the Western Star newspaper; and
- c) Set the 12th day of September, 2018 at 7:00 p.m. at the Corner Brook City Hall 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** Development Regulations Amendment DR18-03 as follows.

SIGNED AND SEALED this 20 day of Feb., 2019

Mayor: _____

Clerk: _____

(Council Seal)

Development Regulations/Amendment	
REGISTERED	
Number	<u>1200-2019-061</u>
Date	<u>March 20, 2019</u>
Signature	<u>Mary O'Leary</u>



URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
DEVELOPMENT REGULATIONS AMENDMENT NO. DR18-03

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the City of Corner Brook adopts Development Regulations Amendment No. DR18-03 to the City of Corner Brook's 2012 Development Regulations.

Adopted by the City Council of Corner Brook on the 20th day of August, 2018.

SIGNED AND SEALED this 6th day of November, 2018

Mayor: _____
City Clerk: _____



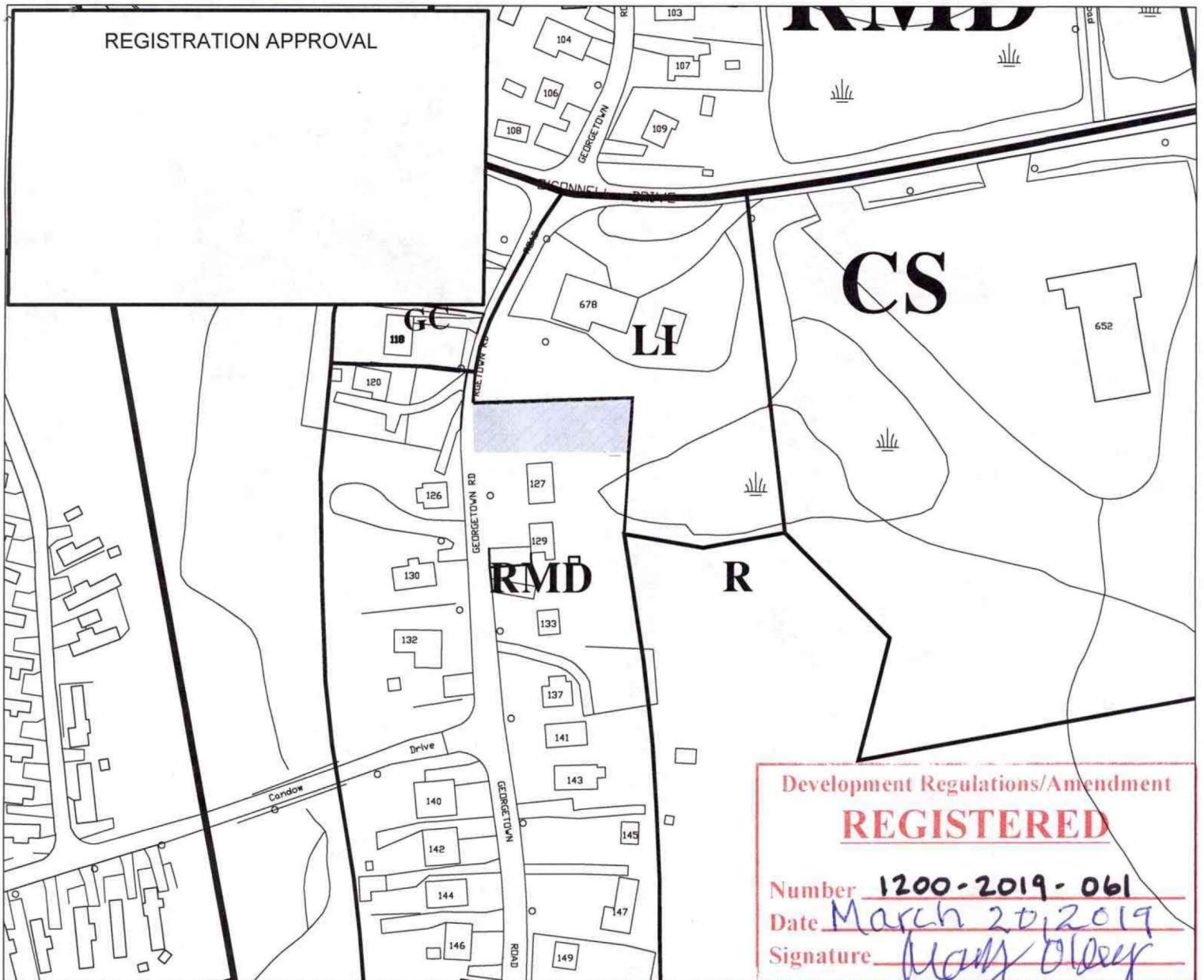
CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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



A. Smith

REGISTRATION APPROVAL



Development Regulations/Amendment
REGISTERED
 Number 1200-2019-061
 Date March 20, 2019
 Signature [Handwritten Signature]

PROPOSED CHANGE FROM RMD to LI

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:
DEVELOPMENT REGULATIONS 2012

DRAWING TITLE:
**LAND USE ZONING
 MAP C-1
 (PROPOSED AMENDMENT DR18-03)**

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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



M.C.I.P. Andrew C. Smith
 DATE November 2, 2018

[Handwritten Signature]
 (M.C.I.P. SEAL)

SEAL AND SIGNATURE

Certified that this City of Corner Brook Development Regulations 2012 - Land Use Zoning Map C1 is a correct copy of the City of Corner Brook Development Regulations 2012 - Land Use Zoning Map C1 approved by the Council of the City of Corner Brook on the 5th day of November, 2018 (month) (year)

MAYOR [Handwritten Signature]
 CLERK _____
 DATE November 6th, 2018

(COUNCIL SEAL)



DATE: NOV 2018
 SCALE: 1:2000



DESCRIPTION

LAND USE ZONE CHANGE FROM RESIDENTIAL MEDIUM DENSITY TO LIGHT INDUSTRY

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.