



2012 Development Regulations

Development Regulations Amendment No. DR19-01

May, 2019

Prepared by:



URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
DEVELOPMENT REGULATIONS AMENDMENT NO. DR19-01

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the City of Corner Brook adopts Development Regulations Amendment No. DR19-01 to the City of Corner Brook's 2012 Development Regulations.

Adopted by the City Council of Corner Brook on the 8th day of April, 2019.

SIGNED AND SEALED this 9th day of May, 2019.

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*.



A. Smith

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT DR19-01

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 DR19-01 on the 8th day of April, 2019;
- b) Gave notice of the adoption of Development Regulations Amendment DR19-01 by advertisement inserted on the 17th day and the 24th day of April, 2019 in the Western Star newspaper; and
- c) Set the 2nd day of May, 2019 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 DR19-01, as adopted, this 8th day of May, 2019.

SIGNED AND SEALED this 9th day of May, 2019.

Mayor: _____

Clerk: _____



(Council Seal)

Development Regulations/Amendment	
REGISTERED	
Number	<u>1200-2019-061</u>
Date	<u>June 17, 2019</u>
Signature	<u>Wendy Gray</u>

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1. Type

Development Regulations Amendment No. DR19-01 to the City of Corner Brook’s 2012 Development Regulations (henceforth the “Amendment”) is a map amendment to the Land Use Zoning Map (“C2”, as attached).

2. Purpose

The purpose of this Amendment is to change the land use zones of the subject property at 162 Premier Drive from “Community Service (CS)” and “Open Space (OS)” to “General Commercial (GC)” to accommodate a new “apartment building” and the redevelopment/reuse of the existing building on site for the following mix of use classes: “catering”, “personal use”, “medical and professional”, “general assembly”, and “shop”.

3. Public Consultation

In accordance with section 14 of the Act, City staff conducted public consultation by advertising the Amendment on the City’s website and publishing a notice in a locally circulated newspaper (Western Star) on January 23, 2019. City staff provided the public with opportunity to inspect and provide comments on the Amendment.

Due to a clerical error, the notice was re-published on the City's website on March 25, 2019. The second notice extended the public consultation period to March 29, 2019.

No concerns or objections were raised during the public consultation stage of the proposed 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 April 5, 2019.

5. Adoption by Council and Public Hearing

In accordance with section 16 of the Act, Council adopted the Amendment on April 8, 2019. In accordance with section 17 of the Act, notice of adoption and public hearing date (May 2, 2019) was published in a locally circulated newspaper (Western Star) on April 17 and 24, 2019.

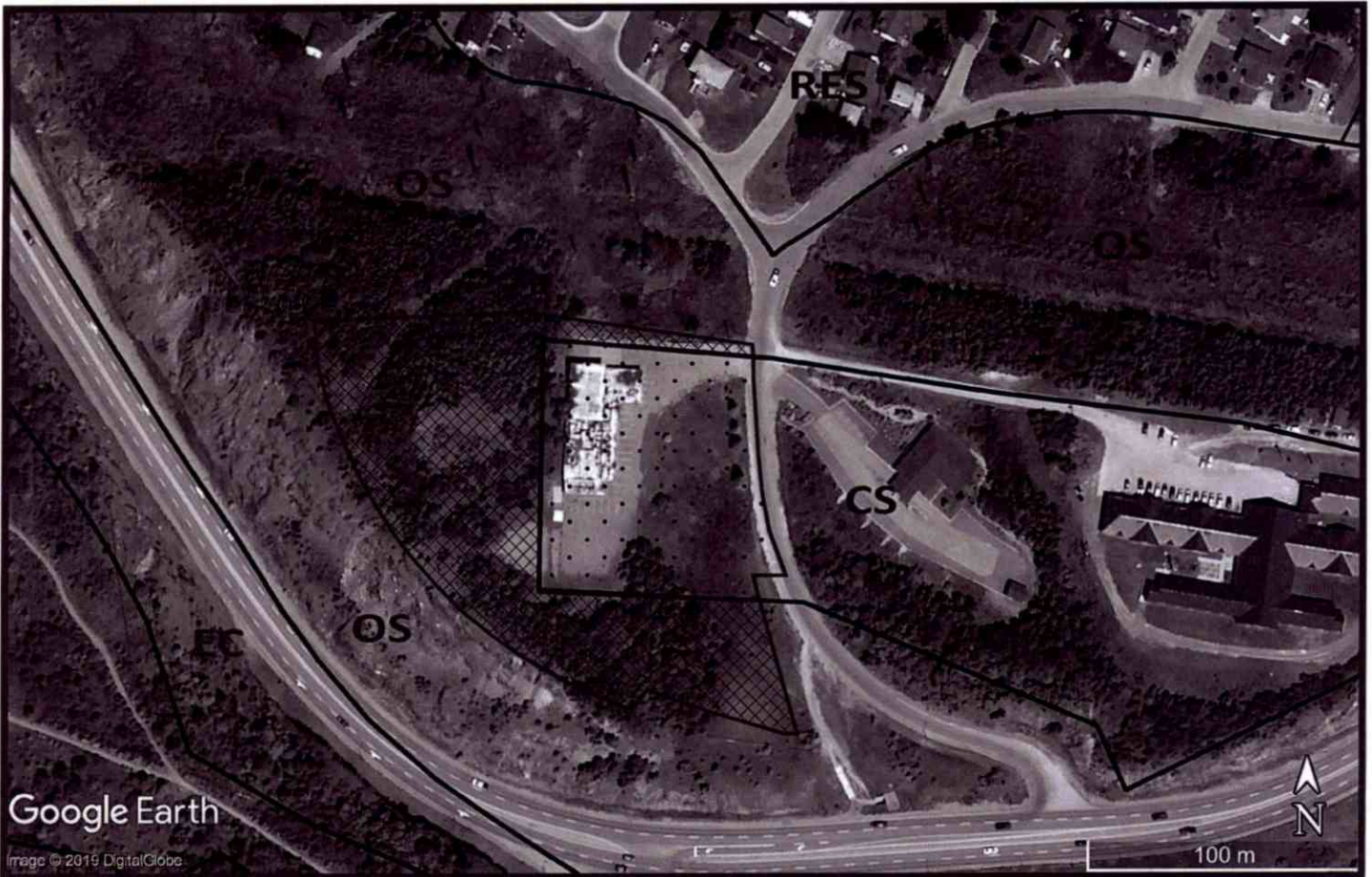
Where no objections were received two (2) days before the public hearing date (7:00 p.m., May 2, 2019), Council cancelled the public hearing in accordance with section 20 and subsection 21(1) of the Act.

6. Approval by Council

In accordance with section 23 of the Act, Council approved the Amendment (as adopted) on May 8, 2019.

7. Statement

The City of Corner Brook's 2012 Development Regulations is hereby amended by changing the land use zones of the subject property at 162 Premier Drive from "Community Service (CS)" and "Open Space (OS)" to "Commercial General (GC)" as per the attached Land Use Zoning Map "C2".



Google Earth

Image © 2019 DigitalGlobe

100 m

**City of Corner Brook
DR19-01**

**2012 Development Regulations
Land Use Zoning – Map C2**



From: Community Service (CS)
To: General Commercial (GC)




From: Open Space (OS)
To: General Commercial (GC)



Disclaimer: This map is not a land survey and is not intended to be used for legal descriptions.

City Approval Stamp / Seal

Dated at City of Corner Brook
this 9th day of May, 2019


City Representative (Mayor)



Planner Certification Stamp / Seal


I certify that this Development Regulations amendment was prepared in accordance with the *Urban and Rural Planning Act, 2000*.



Project ID:

DRA-01-2019-009




Andrew C. Smith, MCIP

Provincial Registration Stamp

Development Regulations/Amendment
REGISTERED

Number 1200-2019-061
Date June 17, 2019
Signature Mary O'Leary