



2012 Development Regulations

Development Regulations Amendment No. DR19-02

August, 2019

Prepared by:



URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT DR19-02

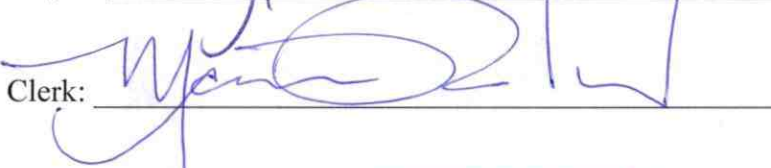
Under the authority of Sections 16, 17, and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of Corner Brook:

- a) Adopted Development Regulations Amendment DR19-02 on the 15th day of July, 2019;
- b) Gave notice of the adoption of Development Regulations Amendment DR19-02 by advertisement inserted on the 24th day of July, 2019 and the 7th day of August, 2019 in the Western Star newspaper; and
- c) Set the 19th day of August, 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 DR19-02, as adopted, this 26th day of August, 2019.

SIGNED AND SEALED this 29 day of Aug, 2019.

Mayor: 

Clerk: 



(Council Seal)

Development Regulations/Amendment	
REGISTERED	
Number	<u>1200-2019-062</u>
Date	<u>September 17, 2019</u>
Signature	<u>Mary O'Leary</u>

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
DEVELOPMENT REGULATIONS AMENDMENT NO. DR19-02

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the City of Corner Brook adopts Development Regulations Amendment No. DR19-02 to the City of Corner Brook's 2012 Development Regulations.

Adopted by the City Council of Corner Brook on the 15th day of July, 2019.

SIGNED AND SEALED this 29 day of August, 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

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1. Type

Development Regulations Amendment No. DR19-02 to the City of Corner Brook's 2012 Development Regulations (henceforth the "Amendment") is a text amendment.

2. Purpose

The principal purpose of the Amendment is to allow Council to consider the approval of uses under the 'solid waste' use class in the 'Rural (R)' zone (also see associated Municipal Plan Amendment MP19-02). As well as adding 'solid waste' as a discretionary use class to the 'Rural (R)' zone, this Amendment also proposes to add a definition of 'solid waste' as a housekeeping, clarification item.

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 on April 12, 2019. City staff provided the public with opportunity to inspect and provide comments on the Amendment. 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 Land Use Planning Division on June 18, 2019.

5. Adoption by Council and Public Hearing

In accordance with section 16 of the Act, Council adopted the Amendment on July 15, 2019. In accordance with section 17 of the Act, notice of adoption and tentative public hearing date (August 19, 2019) was published in a locally circulated newspaper (Western Star) on July 24, 2019 and August 7, 2019.

Where no objections were received two (2) days before the tentative public hearing date (7:00 p.m., August 19, 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 August 26, 2019.

7. Amendment Statement

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

(A) Repealing the use zone table under regulation '158. Rural' and replacing with the following table:

USE ZONE TABLE

158. RURAL

<p><i>PERMITTED USE CLASSES - (see Regulation 127)</i> <i>Agriculture, forestry.</i></p>
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DISCRETIONARY USE CLASSES - (see Regulations 26 and 128)

Outdoor assembly, single dwelling, single dwelling (existing), veterinary, outdoor market, general industry, service station, mineral working, recreational open space, conservation, transportation, animal, antenna, hazardous industry, cemetery**, solid waste****

(See condition no. 8) **(See condition no. 9) * (See condition no. 11)*

(B) Adding the following condition in numerical order under regulation '158. Rural':

11. Solid Waste

The authority may use the requirements of the 'Solid Waste / Scrap Yard (SW/SY)' use zone (see regulation 159) as a guide in potentially attaching conditions to an approval of a solid waste use in the 'Rural (R)' zone. (See also regulation 25. regarding attaching conditions to an approval.)

(C) Adding the following definition in alphabetical order under 'Schedule A: Definitions':

SOLID WASTE: means a use where garbage and waste is collected, stored, and/or treated permanently in open or covered pits or temporarily indoors or outdoors for further processing or treatment off-site and may include administrative functions associated with the use. Offices and indoor storage (warehouses) may be accessory uses.