



**Integrated Municipal Sustainability Plan 2012**

**Municipal Plan Amendment No. MP19-03**

**701 O'Connell Drive**

**April, 2020**

**URBAN AND RURAL PLANNING ACT,  
2000 RESOLUTION TO APPROVE  
CITY OF CORNER BROOK  
MUNICIPAL PLAN AMENDMENT MP19-03**

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 Municipal Plan Amendment MP19-03 on the 13<sup>th</sup> day of January, 2020;
- b) Gave notice of the adoption of Municipal Plan Amendment MP19-03 by advertisement inserted on the 11<sup>th</sup> and 28<sup>th</sup> of March, 2020 in the Western Star newspaper; and
- c) Set the 30<sup>th</sup> day of March, 2020 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** Municipal Plan Amendment MP19-03, as adopted, this 13<sup>th</sup> of April, 2020.

SIGNED AND SEALED this the 23<sup>rd</sup> day of April, 2020.

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

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

(Council Seal)

**URBAN AND RURAL PLANNING ACT, 2000**  
**CITY OF CORNER BROOK**  
**RESOLUTION TO ADOPT**  
**MUNICIPAL PLAN AMENDMENT NO. MP19-03**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the City of Corner Brook adopts Municipal Plan Amendment No. MP19-03 to the City of Corner Brook's Integrated Municipal Sustainability Plan 2012.

Adopted by the City Council of Corner Brook on the 13<sup>th</sup> day of January, 2020.

SIGNED AND SEALED this 23<sup>d</sup> day April, 2020.

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

City Clerk: \_\_\_\_\_

(Council Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

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

M.C.I.P. Randa James

Date: April 20, 2020



(M.C.I.P. Seal)

<b>Municipal Plan/Amendment</b>	
<b>REGISTERED</b>	
Number	<u>1200-2020-049</u>
Date	<u>4 MAY 2020</u>
Signature	<u>Mary Oley</u>

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**1. Type**

Municipal Plan Amendment No. MP19-03 to the City of Corner Brook’s Integrated Municipal Sustainability Plan 2012 (henceforth the “Amendment”) is a map amendment.

**2. Purpose**

The principal purpose of proposed Municipal Plan Amendment MP19-03 is to allow Council to consider approval of a single dwelling on the subject property, 701 O’Connell Drive, which is currently, split designated ‘Comprehensive Residential Development Area (CRDA)’ and ‘Residential (RES)’ (also see associated Development Regulations Amendment DR19-03).

A single dwelling is a prohibited use in the CRDA future land use. The proposed Amendments would re-designate and re-zone the CRDA portion of the subject property to RES and RMD to allow the proposed development. The area has recently been serviced with municipal water. The property also has access to municipal sanitary sewer service. There is an existing, provincially-approved and constructed access onto O’Connell Drive. The proposed use of a single dwelling is a permitted use in the RMD zone.

The CRDA portion of the lot is proposed to be re-designated to RES. The proposal is supported by IMSP Policy 9.4.1, (Staging of Development – Residential) which addresses small CRDA designations and zones in proximity to existing streets and services. This amendment includes some adjacent split designated city owned lands as well as a small undevelopable parcel currently within the CRDA designation, as these

parcels are all contiguous and benefit from the designation change to RES and the zone change to RMD. This change also impacts the integrity of the CRDA designated and zoned lands in this area creating 2 smaller CRDA zones/designations. Additional changes to this CRDA area will be forthcoming as we see potential development occurring in this area which will require future amendments.

### **3. Public Consultation**

In accordance with section 14 of the Act, City staff conducted public consultation by advertising Amendments on the City's website September 18, 2019. Notice was also published in the Western Star newspaper on September 25, 2019. City staff provided the public with chance 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 October 23, 2019.

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

In accordance with Section 16 of the Act, Council adopted the Amendment on January 13, 2020. In accordance with Section 17 of the Act, notice of adoption and tentative public hearing date (March 30, 2020) was published in a locally circulated newspaper (Western Star) on March 11<sup>th</sup> and 18<sup>th</sup>, 2020.

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**

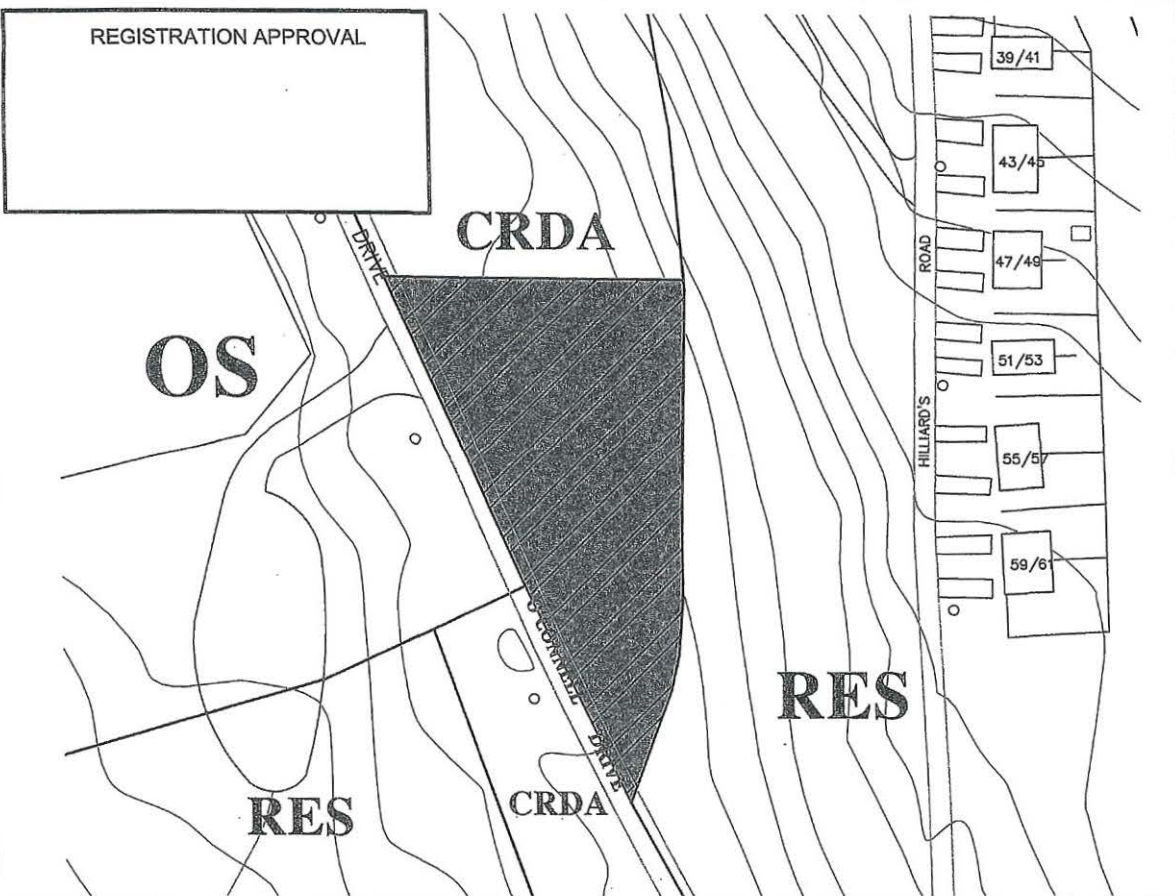
In accordance with Section 23 of the Act, Council approved the amendment (as adopted) on April 13, 2020.

## **7. Amendment Statement**

The City of Corner Brook's Integrated Municipal Sustainability Plan 2012 is amended as follows:

The City of Corner Brook's Integrated Municipal Sustainability Plan 2012 – Generalized Future Land Use Maps A and B are amended by changing the land use designation of the affected area at 701 O'Connell Drive from Comprehensive Residential Development Area (CRDA) designation to Residential (RES) designation.

REGISTRATION APPROVAL



LEGEND

DESIGNATION BOUNDARY

Land Use Designations

- Residential  RES
- Comprehensive Residential Development Area  CRDA
- Open Space  OS

Municipal Plan/Amendment  
**REGISTERED**

Number 1200-2020-049  
 Date 4 MAY 2020  
 Signature Mary Oley

CITY OF CORNER BROOK

PROJECT TITLE:  
**INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012**

DRAWING TITLE:  
**GENERALIZED FUTURE LAND USE MAP A (PROPOSED AMENDMENT MP19-03)**

**City of Corner Brook**  
 Community Services Department  
 Planning Division

DATE: OCTOBER 2019

SCALE: 1:1250

DESCRIPTION

Change land use designation from Comprehensive Residential Development Area to Residential

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.

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I hereby certify that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map A has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

M.C.I.P. Randa James  
 DATE April 20, 2020

SEAL AND SIGNATURE

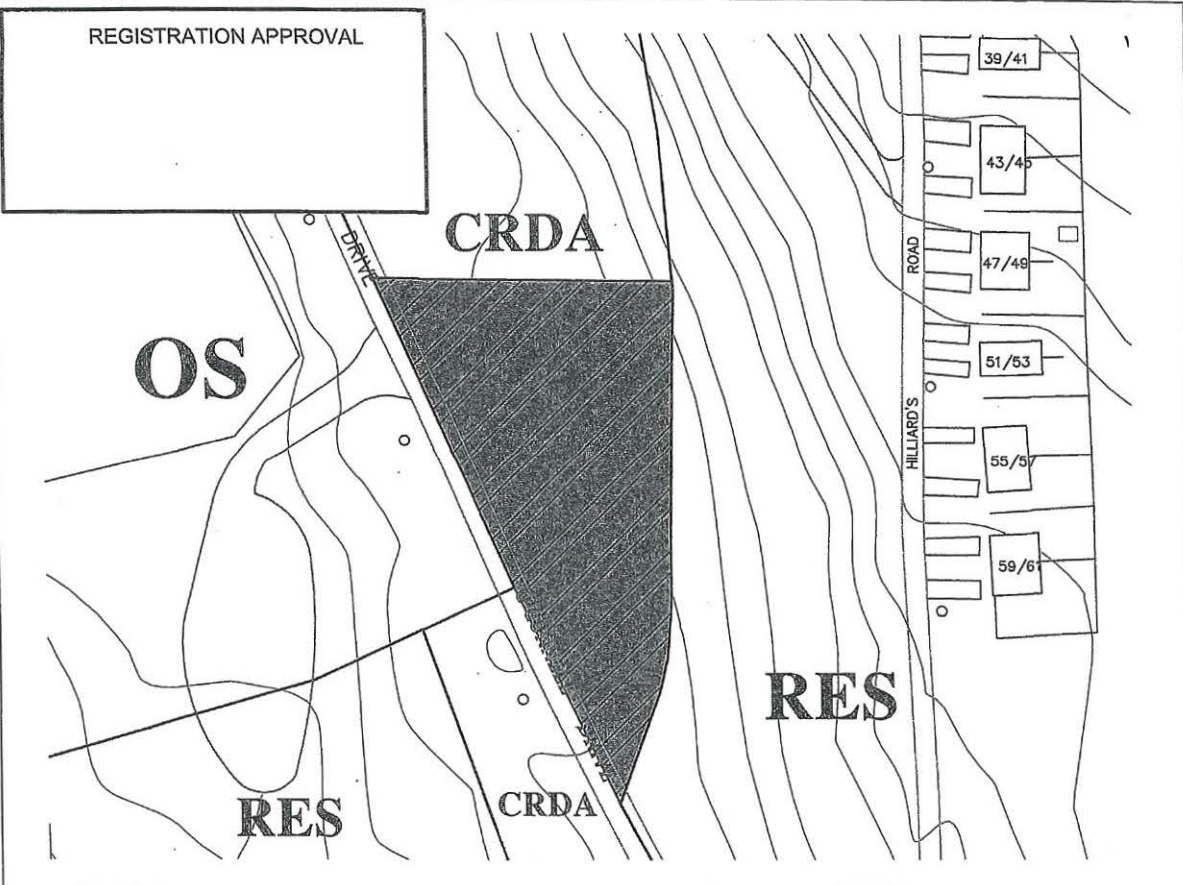
Certified that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map A is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map A approved by the Council of the City of Corner Brook on the 13<sup>th</sup> day of 04, 2020.  
 (month) (year)

MAYOR   
 CLERK   
 DATE April 23, 2020



(M.C.I.P. SEAL)

(COUNCIL SEAL)



**LEGEND**

DESIGNATION BOUNDARY

Land Use Designations

- Residential RES
- Comprehensive Residential Development Area CRDA
- Open Space OS

**Municipal Plan/Amendment**  
**REGISTERED**

Number 1200-2020-049  
 Date 4 MAY 2020  
 Signature Mary Oley

CITY OF CORNER BROOK

PROJECT TITLE:  
**INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012**

DRAWING TITLE:  
**GENERALIZED FUTURE LAND USE MAP B (PROPOSED AMENDMENT MP19-03)**

<b>City of Corner Brook</b> Community Services Department Planning Division	DATE: OCTOBER 2019	N ▲
	SCALE: 1:1250	

DESCRIPTION

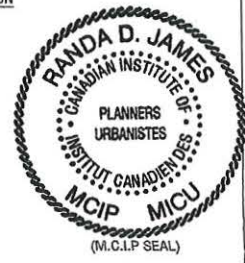
Change land use designation from Comprehensive Residential Development Area to Residential

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.

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I hereby certify that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map B has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

M.C.I.P. Randa James  
 DATE April 20, 2020



SEAL AND SIGNATURE

Certified that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map B is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map B approved by the Council of the City of Corner Brook on the 13<sup>th</sup> day of 04 2020 (month) (year)

MAYOR [Signature]  
 CLERK [Signature]  
 DATE April 23, 2020

(COUNCIL SEAL)





**2012 Development Regulations**

**Development Regulations Amendment No. DR19-03**

**701 O'Connell Drive**

**April, 2020**

**URBAN AND RURAL PLANNING ACT, 2000**  
**CITY OF CORNER BROOK**  
**RESOLUTION TO APPROVE**  
**DEVELOPMENT REGULATIONS AMENDMENT NO. DR19-03**

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

- a) Adopted Development Regulations Amendment DR19-03 on the 13<sup>th</sup> day of January, 2020;
- b) Gave notice of the adoption of Development Regulations Amendment DR19-03 by advertisement inserted on the 11<sup>th</sup> day of March, 2020 and the 18<sup>th</sup> day of March, 2020 in the Western Star newspaper; and
- c) Set the 30<sup>th</sup> day of March, 2020 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 DR19-03, as adopted, this 13<sup>th</sup> day of April, 2020.

SIGNED AND SEALED this 23<sup>rd</sup> day of April, 2020.

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

City Clerk: \_\_\_\_\_

(Council Seal)

**URBAN AND RURAL PLANNING ACT, 2000**  
**CITY OF CORNER BROOK**  
**RESOLUTION TO ADOPT**  
**DEVELOPMENT REGULATIONS AMENDMENT NO. DR19-03**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the City of Corner Brook adopts Development Regulations Amendment No. DR19-03 to the City of Corner Brook's 2012 Development Regulations.

Adopted by the City Council of Corner Brook on the 13<sup>th</sup> day of January, 2020.

SIGNED AND SEALED this 23<sup>rd</sup> day of April, 2020.

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*.

M.C.I.P. Randa James

Date: April 20, 2020



<b>Development Regulations/Amendment</b>	
<b>REGISTERED</b>	
Number	<u>1200-2020-063</u>
Date	<u>4 MAY 2020</u>
Signature	<u>Mary Oley</u>

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**1. Type**

Development Regulations Amendment No. DR19-03 to the City of Corner Brook’s 2012 Development Regulations (henceforth the “Amendment”) is a map amendment.

**2. Purpose**

The principal purpose of proposed Development Regulations Amendment DR19-03 is to allow Council to consider approval of a single dwelling on the subject property, 701 O’Connell Drive, which is currently, split zoned ‘Comprehensive Residential Development Area (CRDA)’ and ‘Residential Medium Density (RMD)’ (also see associated Municipal Plan Amendment MP19-03).

**3. Public Consultation**

In accordance with section 14 of the Act, City staff conducted public consultation by advertising Amendments on the City’s website September 18, 2019. Notice was also published in the Western Star newspaper on September 25, 2019. City staff provided the public with chance 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 October 23, 2019.

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

In accordance with Section 16 of the Act, Council adopted the Amendment on January 13, 2020. In accordance with Section 17 of the Act, notice of adoption and tentative public hearing date (March 30, 2020) was published in a locally circulated newspaper (Western Star) on March 11 and March 18, 2020.

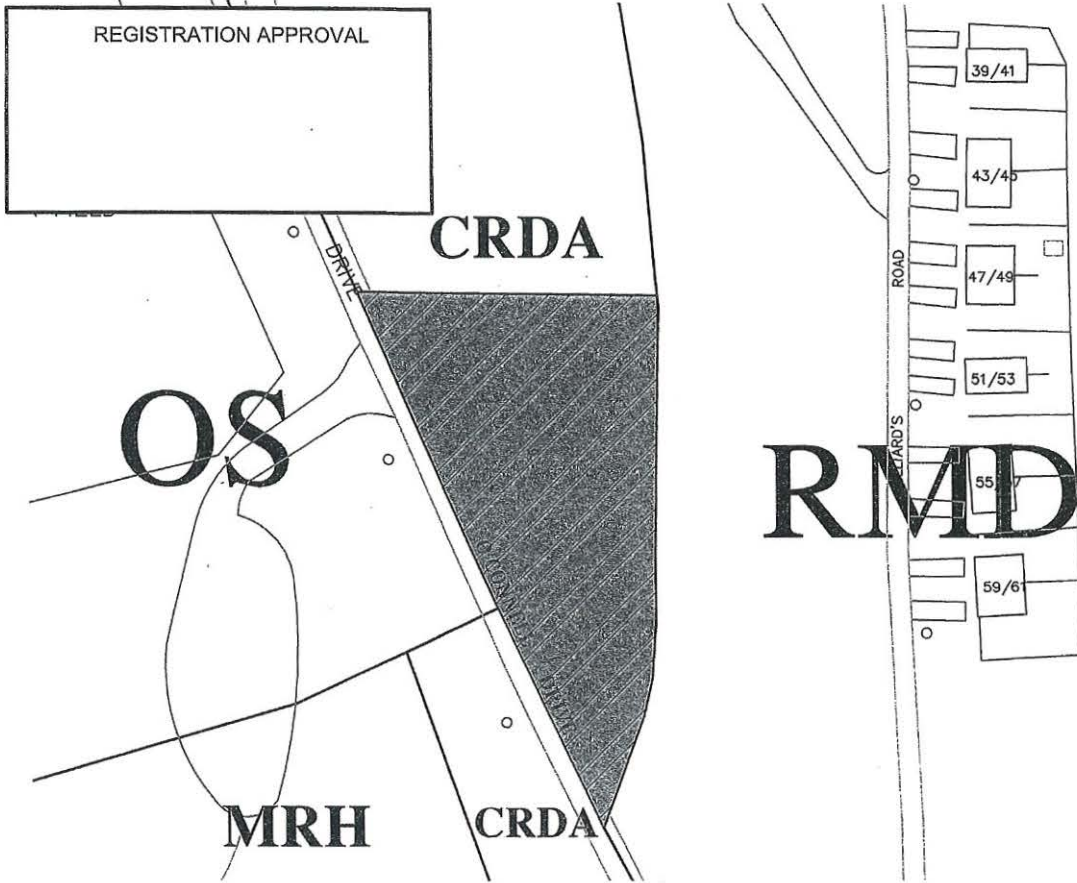
Where no objections were received two (2) days before the tentative public hearing date, Council cancelled the public hearing in accordance with Section 20 and subsection 21(1) of the Act.

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

In accordance with Section 23 of the Act, Council approved the amendment (as adopted) on April 13th, 2020.

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

The City of Corner Brook's 2012 Development Regulations – Land Use Map C1 is amended by changing the land use zone of the affected area at 701 O'Connell Drive from Comprehensive Residential Development Area (CRDA) to Residential Medium Density (RMD).



**LEGEND**

Zone Title	Zone Symbol
Residential Medium Density	RMD
Mobile/Mini Home Residential	MHR
Comprehensive Residential Development Area	CRDA
Open Space	OS



ZONING BOUNDARY

Development Regulations/Amendment

**REGISTERED**

Number 1200-2020-063

Date 4 MAY 2020

Signature Mary Oley

**CITY OF CORNER BROOK**

PROJECT TITLE:  
**FOR DEVELOPMENT REGULATIONS 2012**

DRAWING TITLE:  
**LAND USE ZONING MAP C1 (PROPOSED AMENDMENT DR-19-03)**



**City of Corner Brook**  
Community Services Department  
Planning Division

DATE: October 2019

SCALE: 1:1250

**DESCRIPTION**

Change land use zoning from Comprehensive Residential Development Area (CRDA) to Residential Medium Density

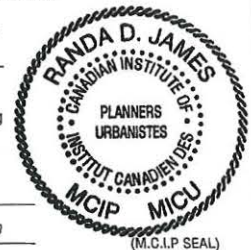
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**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

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

M.C.I.P. Randa James

DATE April 20, 2020



**SEAL AND SIGNATURE**

Certified that this City of Corner Brook Development Regulations 2012, Map C1 is a correct copy of the Development Regulations 2012, Map C1 approved by the Council of the City of Corner Brook on the 13<sup>th</sup> day of 04, 2020 (month) (year)

MAYOR [Signature]

CLERK [Signature]

DATE April 23, 2020

(COUNCIL SEAL)