

Attachment B

**CITY OF CORNER BROOK
2012 DEVELOPMENT REGULATIONS**

DEVELOPMENT REGULATIONS AMENDMENT No. DR 21-01

DR Text Amendment

October 2021

CITY of CORNER BROOK

2012 DEVELOPMENT REGULATIONS AMENDMENT No. DR 21-01

BACKGROUND

The Development Regulations amendment is to implement Municipal Plan Amendment MP 21-01. The Planning Department has received an application for an increase to the storage capacity limitation for 24 White Lakes Drive, within the Burnt Lake Industrial Park, which is the location of the Superior Propane tank storage facility. This proposal requires text amendments to both the Integrated Municipal Sustainability Plan (IMSP) and Development Regulations. (See associated IMSP Amendment MP 21-01).

The Applicants are proposing to add two additional Propane Storage Tanks at this site to increase their total site capacity to 621,000 litres or 164,000 USWG (United States Water Gallons) from the current limitation of 341,000 litres or 90,000 USWG. The property at 24 White Lakes Drive is zoned Light Industrial (LI) where Heavy Industry uses are Discretionary but subject to the above noted storage capacity limitation. The existing site can accommodate the increase in storage and meet requirements. Service NL and Corner Brook Fire Services support the proposed change in storage capacity.

The precise wording of this amendment is set out below.

PUBLIC CONSULTATION

The City gave notice of the adoption of the Municipal Plan Amendment MP 21-01 by Notice placed in the West Coast Wire on the 22nd day of September and the 6th of October, 2021 and on the City's Planning Notification page from September 20th to October 12, 2021. Posts were also placed on the City's Twitter and Facebook Pages and posted on the Notice Board at City Hall. No concerns or objections were raised during the public consultation stage of the proposed amendment.

2012 DEVELOPMENT REGULATIONS AMENDMENTS No. DR 21-01

1. Section 149.6 Preamble of the Development Regulations shall be deleted and replaced by the following:
 6. Hazardous Industry

The uses permitted in this class are limited to the bulk storage of flammable and hazardous liquids and substances and the total volume of storage on each lot shall be determined by the Authority, in consultation with ServiceNL.
2. Section 149.6(b) of the Development Regulations shall be deleted and replaced by the following:
 - (b) Separation distances shall be appropriate to maintain public safety, fire safety and landscape separation for the protection of the amenity of the surrounding uses.

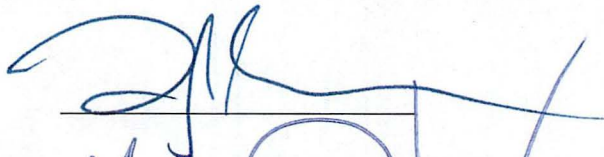
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
CITY of CORNER BROOK
2012 DEVELOPMENT REGULATIONS AMENDMENT No. DR 21-01**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook adopts the Corner Brook Development Regulations 2012 Amendment No. DR 21-01.

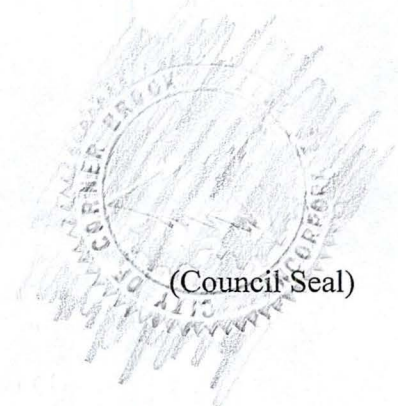
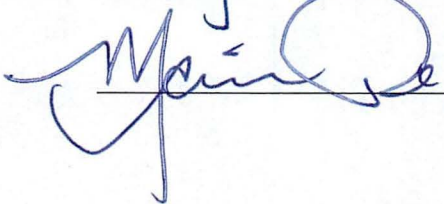
Adopted by the City Council of Corner Brook on the 13 day of September, 2021.

Signed and sealed this 16 day of September, 2021

Mayor:



Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No 21-01 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:

Randa James



Development Regulations/Amendment	
REGISTERED	
Number	<u>1200-2021-064</u>
Date	<u>Nov. 5, 2021</u>
Signature	<u>[Signature]</u>

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
CITY of CORNER BROOK
2012 DEVELOPMENT REGULATIONS
AMENDMENT No. DR 21-01**

Municipal Plan/Amendment	
REGISTERED	
Number	<u>1200-2021-064</u>
Date	<u>Nov. 5, 2021</u>
Signature	<u>Joselyn</u>

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

- a) adopted the Development Regulations Amendment No. DR 21-01 on the 13th day of September, 2021, and
- b) gave notice of the adoption of the Development Regulations Amendment DR 21-01 by Notice placed in the West Coast Wire on the 22nd day of September and the 6th of October, 2021 and on the City's Planning Notification page from September 20th to October 12, 2021. Posts were also placed on the City's Twitter and Facebook Pages and posted on the Notice Board at City Hall, and
- c) set the 12th day of October at 7:00 p.m. at the City Hall, 5 Park Street, 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 City Council of Corner Brook approves the 2012 Development Regulation Amendment No. DR 21-01 as adopted.

SIGNED AND SEALED this 20th day of October, 2021.

Mayor: [Signature]

Clerk: [Signature]



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No 21-01 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: Randa James



(MCIP Seal)

