

**CITY OF CORNER BROOK**  
**INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012**

**AMENDMENT MP13-02**

**OCTOBER, 2013**

URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE

CITY OF CORNER BROOK  
MUNICIPAL PLAN AMENDMENT MP13-02

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 Municipal Plan MP13-02 on the 18<sup>th</sup> day of November, 2013.
- b) gave notice of the adoption of the Municipal Plan Amendment MP13-02 by advertisement inserted on the 8<sup>th</sup> day of January, 2014 and the 11<sup>th</sup> day of January, 2014 in the *Western Star* newspaper and on the City's website.
- c) set the 28<sup>th</sup> day of January, 2014 at 7:00 p.m. at City Hall, Corner Brook for the holding of a Public Hearing to consider objections and submissions.

Now under Section 23 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook approved the Municipal Plan Amendment MP13-02 on the 17<sup>th</sup> day of February, 2014, as adopted.

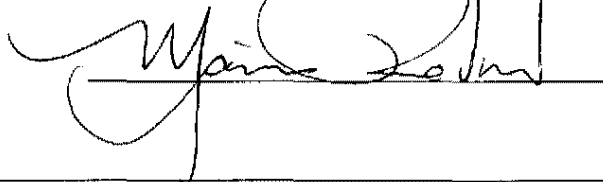
SIGNED AND SEALED this 20<sup>th</sup> day of February, 2014.

Mayor:



(Council Seal)

Clerk:



I hereby certify that this Municipal Plan Amendment MP13-02 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Colleen Humphries

Colleen Humphries, M.C.I.P.

Municipal Plan Amendment	
REGISTERED	
Number	<u>1200-2014-020</u> (seal)
Date	<u>May 9, 2014</u>
Signature	<u>Colleen</u>

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT**

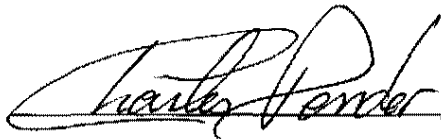
**CITY OF CORNER BROOK  
INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012  
AMENDMENT MP13-02**

Under the authority of Section 16 of the Urban and Rural Planning Act 2000, the City of Corner Brook adopts the Corner Brook Integrated Municipal Sustainability Plan Amendment MP13-02.

Adopted by the City Council of Corner Brook on the 18<sup>th</sup> day of November, 2013.

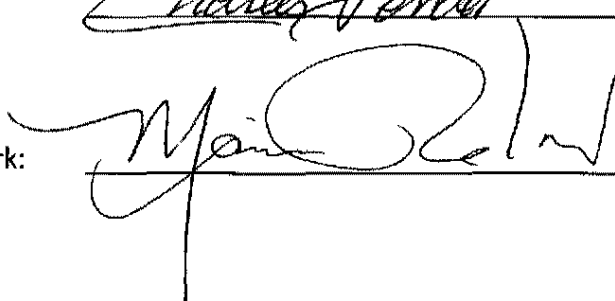
Signed and sealed this 20<sup>th</sup> day of February, 2014.

Mayor:

  
\_\_\_\_\_

(Council Seal)


City Clerk:

  
\_\_\_\_\_

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Integrated Municipal Sustainability Plan Amendment MP13-02 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP:

  
\_\_\_\_\_

(MCIP Seal)

## **CITY OF CORNER BROOK**

### **INTEGRATED MUNICIPAL SUSTAINABILITY PLAN AMENDMENT MP13-02**

#### **BACKGROUND:**

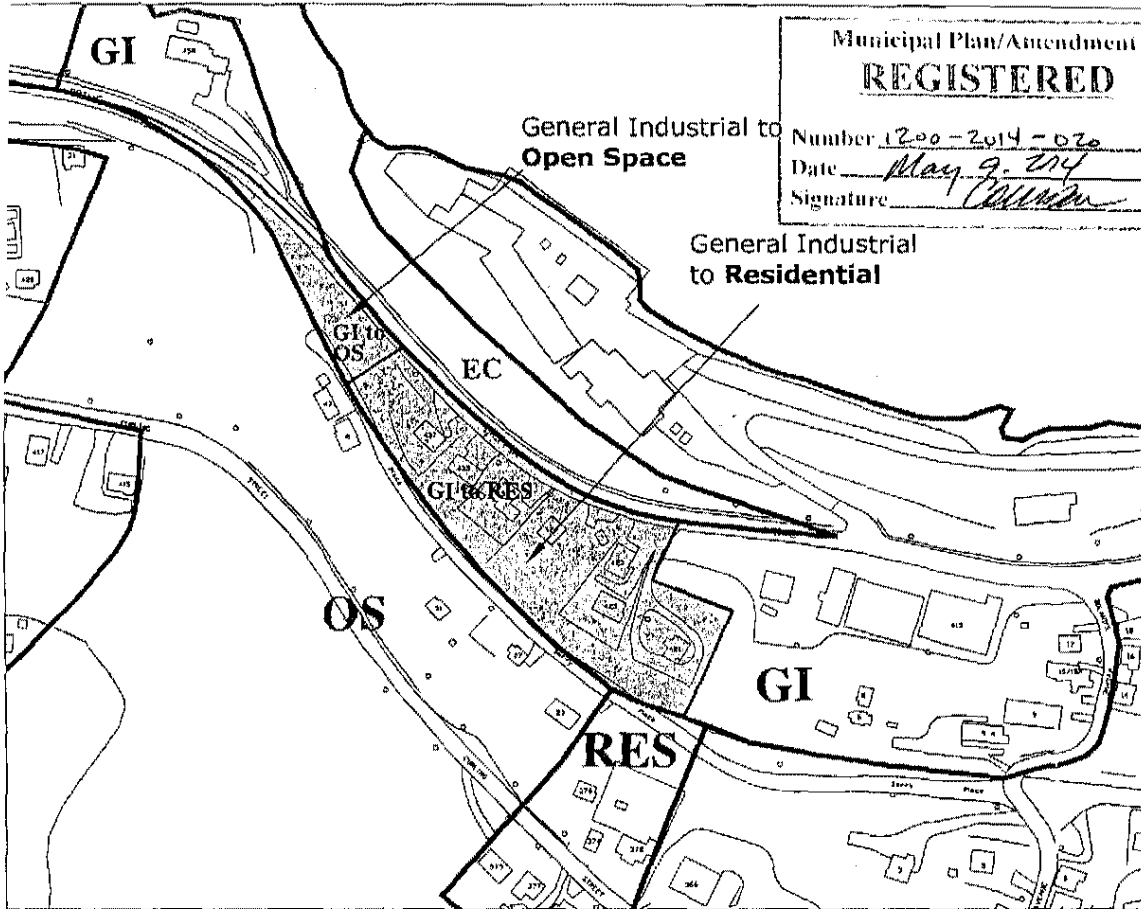
The amendment is proposed in order to change the land use designation of the property at 429 Griffin Drive from General Industrial land use designation to Residential land use designation in order to demolish the existing dwelling and redevelop the property with a new single dwelling. As well, five other existing residential properties, considered as legal non-conforming residential uses, in close proximity to the original subject property, will be included within the proposed new residential land use designation. As part of the amendment process, a small remnant parcel of General Industrial land will be changed to Open Space land use designation.

#### **PUBLIC CONSULTATION:**

During the preparation of this amendment, Council advertised the proposed amendment in the Western Star newspaper on August 24, 2013 and August 31, 2013, which advised of Council's intention to seek the said amendment to its Integrated Municipal Sustainability Plan 2012. In addition to this, the proposed amendment was posted on the City's website and was available for viewing at City Hall. The owners of the six existing residential properties (including the owner of the property at 429 Griffin Drive) within the affected area were consulted and there were three submissions in response to the public notification within the specified time period. All responses were in favour of the proposed amendment. There were no other responses in relation to the public notification/consultation.

#### **AMENDMENT:**

The Integrated Municipal Sustainability Plan 2012 Land Use Map A and Map B are hereby amended by changing the land use designation 429 Griffin Drive and other nearby residential properties within the proposed amendment area from General Industrial land use designation to Residential land use designation and Open Space land use designation, as per the attached copies of the maps.



Municipal Plan/Amendment  
**REGISTERED**  
 Number 1200-2014-020  
 Date May 9, 2014  
 Signature [Signature]

LEGEND		DESIGNATION BOUNDARY	
<b>Land Use Designations</b>		<b>Land Use Designation</b>	
Residential	RES	Large Scale Commercial	LSC
Comprehensive Residential Development Area	CRDA	Waterfront Mixed Use	WMU
Townsite Heritage Conservation District	THCD	General Industrial	GI
Downtown	DT	Light Industrial	LI
General Commercial	GC	Hazardous Industrial	HI
Residential/Commercial Mix	RCM	Community Service	CS
Highway and Tourist Commercial	HTC	Innovation District	ID
Shopping Centre	SC	Open Space	OS
		Cemetery	C
		Environmental Protection	EP
		Environmental Conservation	EC
		Protected Water Supply Area	PWSA
		Rural	R
		Solid Waste/Scrap Yard	SWSY
		Mineral Working	MW
		Special Management Area	SMA

**CITY OF CORNER BROOK**

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

DRAWING TITLE:  
**GENERALIZED FUTURE LAND USE MAP A (AMENDMENT MP13-02)**

City of Corner Brook  
 Community Services Department  
 Planning Division

DATE: OCTOBER 2013

SCALE: 1:2500

N

**DESCRIPTION**

LAND USE DESIGNATION TO CHANGE FROM GENERAL INDUSTRIAL TO RESIDENTIAL AND OPEN SPACE

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**

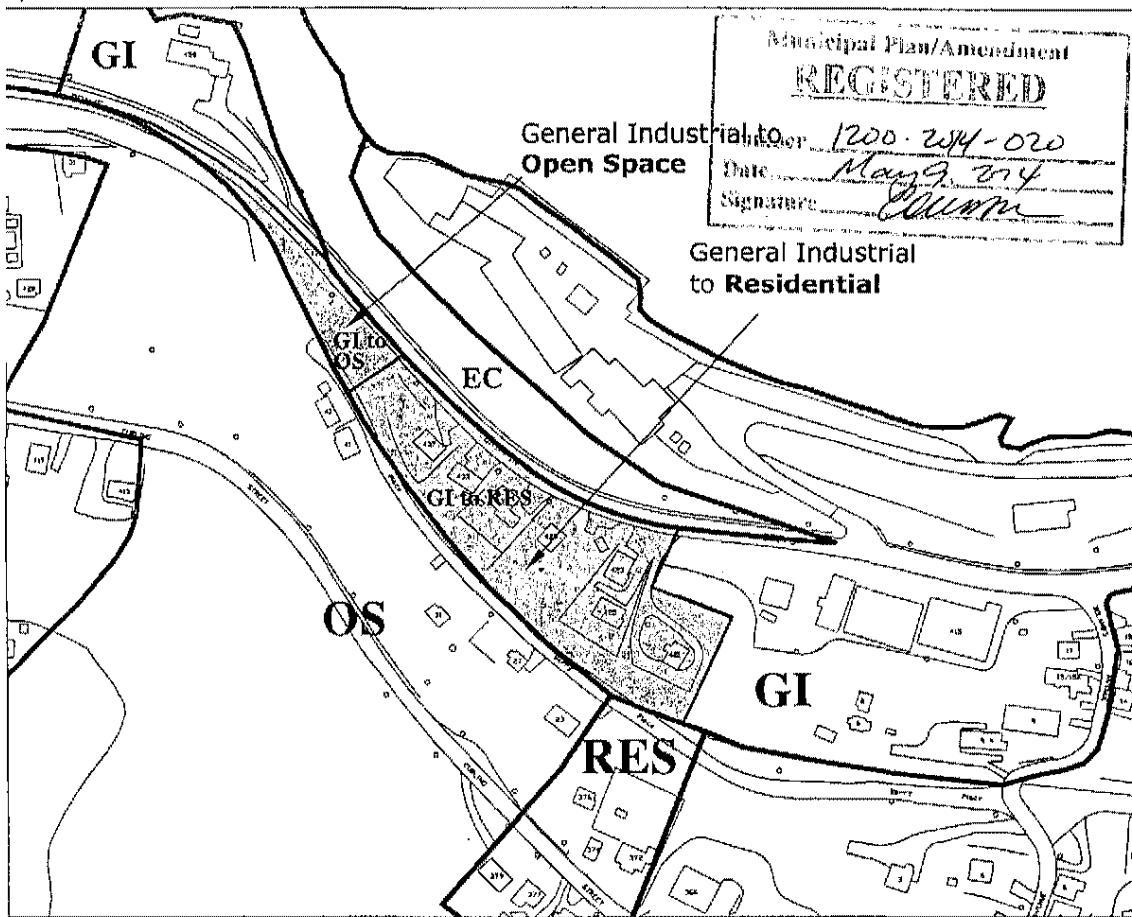
I hereby certify that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map A has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

M.C.I.P. [Signature]  
 DATE February 20, 2014 (M.C.I.P. SEAL)

**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 17th day of February, 2014.  
 (month) (year)

MAYOR [Signature]  
 CLERK [Signature] (COUNCIL SEAL)  
 DATE February 20, 2014



**LEGEND**

**DESIGNATION BOUNDARY**

Land Use Designations

Residential	RES
Comprehensive Residential Development Area	CRDA
Townsite Heritage Conservation District	THCD
Downtown	DT
General Commercial	GC
Residential/Commercial Mix	RCM
Highway and Tourist Commercial	HTC
Shopping Centre	SC

Land Use Designation

Large Scale Commercial	LSC
Waterfront Mixed Use	WMU
General Industrial	GI
Light Industrial	LI
Hazardous Industrial	HI
Community Service	CS
Innovation District	ID
Open Space	OS

Land Use Designation

Cemetery	C
Environmental Protection	EP
Environmental Conservation	EC
Protected Water Supply Area	PWSA
Rural	R
Solid Waste/Scrap Yard	SWSY
Mineral Working	MW
Special Management Area	SMA

**CITY OF CORNER BROOK**

**PROJECT TITLE:**

**INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012**

**DRAWING TITLE:**

**GENERALIZED FUTURE LAND USE MAP B (AMENDMENT MP13-02)**



DATE: OCTOBER 2013

SCALE: 1:2500



**DESCRIPTION**

LAND USE DESIGNATION TO CHANGE FROM GENERAL INDUSTRIAL TO RESIDENTIAL AND OPEN SPACE

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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. Wolleen Humphries

DATE February 20, 2014 (M.C.I.P. SEAL)

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 17th day of February, 2014 (month) (year)

MAYOR [Signature]

CLERK [Signature] (COUNCIL SEAL)

DATE February 20, 2014