

**CITY OF CORNER BROOK
RESOLUTION TO APPROVE**

MUNICIPAL PLAN AMENDMENT MP15-06

APRIL, 2016

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE

CITY OF CORNER BROOK
MUNICIPAL PLAN AMENDMENT MP15-06

1200-2016-029
May 3, 2016
CMM

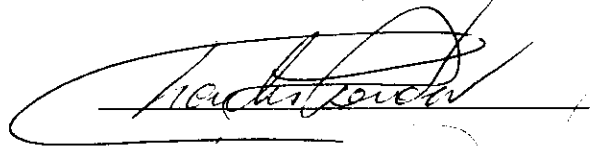
Under the authority of Section 16, Section 17 and Section 18 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook

- a) adopted the Municipal Plan Amendment MP15-06 on the 7th day of March, 2016.
- b) gave notice of the adoption of the Municipal Plan Amendment MP15-06 by advertisement inserted on the 17th day of March, 2016 and the 19th day of March, 2016 in the *Western Star* newspaper and on the City's website.
- c) set the 30th day of March, 2016 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 MP15-0 on the 15th day of April, 2016, as adopted.

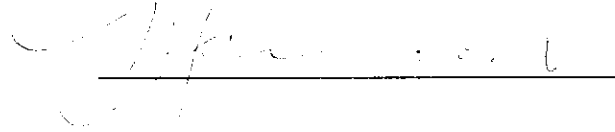
SIGNED AND SEALED this 22nd day of April, 2016.

Mayor:




(Council Seal)

Clerk:



I hereby certify that this Municipal Plan Amendment MP15-06 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



Colleen Humphries, M.C.I.P.

(seal)

CITY OF CORNER BROOK
INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

RESOLUTION TO ADOPT
AMENDMENT MP15-06
JANUARY, 2016

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT

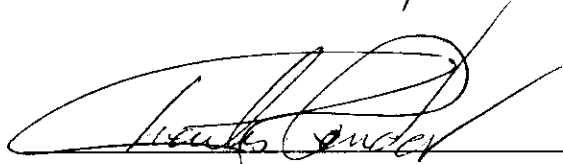
CITY OF CORNER BROOK
INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012
AMENDMENT MP15-06

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 MP15-06.

Adopted by the City Council of Corner Brook on the 7th day of March, 2016.

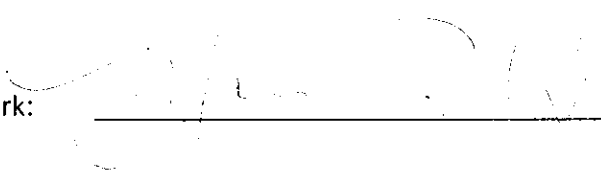
Signed and sealed this 23rd day of April, 2016.

Mayor:



(Council Seal)

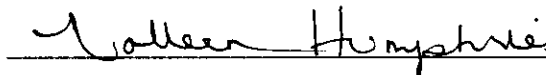
City Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Integrated Municipal Sustainability Plan Amendment MP15-06 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 MP15-06

BACKGROUND:

The amendment is proposed in order to amend policy 4.5.3. 17 (**General and Light Industrial Areas – Uses**) of the 2012 Integrated Municipal Sustainability Plan by including general assembly uses, limited to gymnasia, bowling alleys and other similar indoor recreational facilities”, as a use that may be permitted in industrial areas when the use may be considered compatible with adjacent industrial uses, or will not adversely affect the functioning of industrial uses or result in a conflict of land uses.

PUBLIC CONSULTATION:

During the preparation of this amendment, Council advertised the proposed amendment in the Western Star newspaper on December 12, and December 19, 2015 which advised of Council’s intention to seek the said amendment to its Municipal Plan. In addition to this, the proposed amendment was posted on the City’s website and was available for viewing at City Hall.

There were no submissions in response to the public notification of the proposed amendment.

AMENDMENT:

The Integrated Municipal Sustainability Plan 2012 is hereby amended by adding the new use to the applicable industrial policies section of the Plan as described and as per the amended page of the Municipal Plan as attached.

Integrated Municipal Sustainability Plan

Section 4.5.3.17

11. Where an industrial area abuts an existing or proposed residential area, recreational area, environmentally sensitive area or public right-of-way, or is separated from such existing or proposed uses by a road only, a buffer strip shall be provided between these areas and the industrial activity to the satisfaction of the Authority.
12. The buffer shall include landscaping, screening or a structural barrier, or any combination thereof, as may be required by the Authority and shall be provided by and maintained by the owner /occupier of the industrial property to the satisfaction of the Authority.
13. The outdoor storage of goods, materials or equipment shall be conducted as neatly and orderly as possible giving consideration to the overall site appearance and visual or other impact upon adjoining industrial uses or nearby residential or other areas. Consideration will also be given as to the storage of materials and equipment with regard to the safety of authorized personnel and general public where applicable. Outdoor storage is prohibited in the building line setback.

General and Light Industrial Areas – Uses

14. General industry uses shall only be permitted to locate within the General Industrial land use designations of the Municipal Planning Area.
15. Light industry uses may be permitted within the light and general industrial land use designations as these activities are usually regarded as being less intensive or disruptive to surrounding land uses and can be compatible with adjacent general industry uses.
16. Uses of a general assembly nature including passenger assembly, taxi stands and general service may be permitted within the industrial areas when the use may be considered compatible with adjacent industrial uses or where extensive warehousing, show rooms, or storage of goods is required in conjunction with a commercial use or business or service activity.
17. Catering, funeral homes, child care, amusement, business and personal service, animal uses, commercial activities limited to shops and convenience stores, commercial residential limited to hotels and motels, and general assembly limited to gymnasias, bowling alleys and other similar indoor recreational facilities, may be permitted in industrial areas when the use may be considered compatible with adjacent industrial uses or will not adversely affect the functioning of industrial uses or result in a conflict of land uses.

(Amended Date)

Integrated Municipal Sustainability Plan

Section 4.5.3.17

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Draft Integrated Municipal
Sustainability Plan
Text Amendment MP15-06
(PROPOSED CHANGES)