

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

**RESOLUTION TO APPROVE
MUNICIPAL PLAN AMENDMENT MP16-03**

DECEMBER, 2016

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE

CITY OF CORNER BROOK
MUNICIPAL PLAN AMENDMENT MP16-03

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 MP16-03 on the 19th day of September, 2016.
- b) gave notice of the adoption of the Municipal Plan Amendment MP16-03 by advertisement inserted on the 8th day of October, 2016 and the 15th day of October, 2016 in the Western Star newspaper and on the City's website.
- c) set the 27th day of October, 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 MP16-03 on the 5th day of December, 2016, as adopted.

SIGNED AND SEALED this 23rd day of December, 2016.

Mayor: Brend Stankov
Clerk: Maria Dela

(Council Seal)

I hereby certify that this Municipal Plan Amendment MP16-03 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

(seal)

Number 1200-2014-031
Date January 25, 2017
Signature [Signature]

CITY OF CORNER BROOK
INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

RESOLUTION TO ADOPT
AMENDMENT MP16-03

JULY, 2016

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT

CITY OF CORNER BROOK
INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012
AMENDMENT MP16-03

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 MP16-03.

Adopted by the City Council of Corner Brook on the 19th day of September, 2016.

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

1711
Mayor:

Bernie Fadden

(Council Seal)

City Clerk:

Debra ...

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Integrated Municipal Sustainability Plan Amendment MP16-03 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP:

Chloe ...

(MCIP Seal)

CITY OF CORNER BROOK

INTEGRATED MUNICIPAL SUSTAINABILITY PLAN AMENDMENT MP16-03

BACKGROUND:

Municipal Plan Amendment MP16-03 is required in order to change the land use designation of a parcel of land located at 355 O'Connell Drive, from Residential to Light Industrial. The amendment is necessary in order to consolidate the existing lot under a single land use designation, Light Industrial. The portion of the lot to be redesignated is currently in use (legal non-conforming) as the parking lot for the existing office building and has been used for this purpose for several years. The amendment would also address a deficiency in the side yard development standard, by enabling the building to meet the required side yard within the land use designation in which the use is permitted.

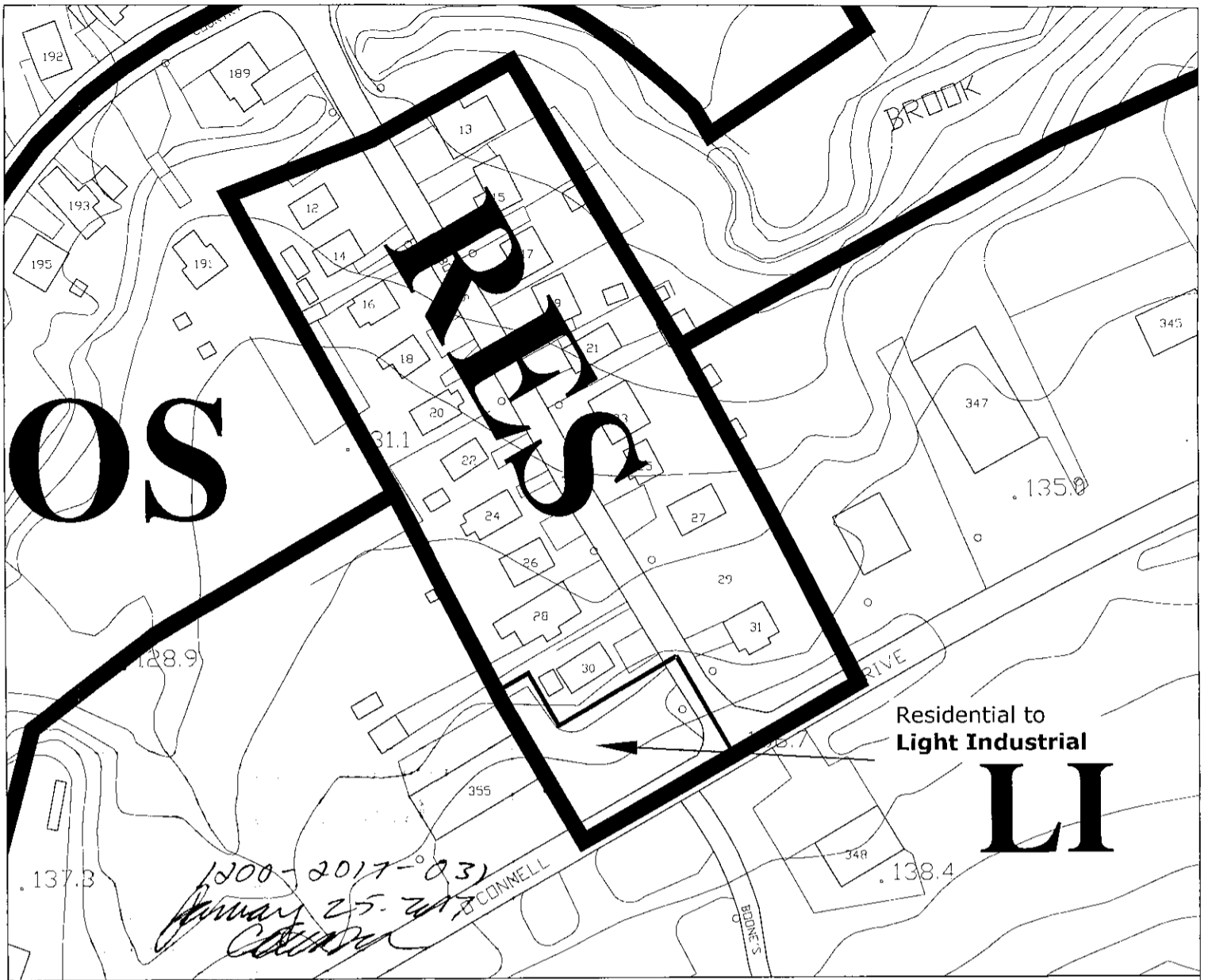
PUBLIC CONSULTATION:

During the preparation of this amendment, Council advertised the proposed amendment in the Western Star newspaper on April 30 and May 7, 2016 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.

A neighbourhood consultation process was carried out and thirteen (13) residents/property owners in close proximity to the subject site were provided with an information package which included a letter of explanation/response form, the Use Zone Tables of the Residential Medium Density and Light Industrial Use Zone Tables and a map identifying the existing and proposed zoning of the affected area. In response to the public notification and neighbourhood consultation, seven (7) response forms were returned within the specified time period. As well, a resident visited the Planning Office for more information regarding the proposed amendment and development. Two submissions were in favour of the proposal and five were opposed.

AMENDMENT:

The Integrated Municipal Sustainability Plan 2012 Land Use Maps A and Map B are hereby amended by changing the land use designation of the subject area at 355 O'Connell Drive from Residential to Light Industrial land use designation, as per the attached copies of the maps.



LEGEND

DESIGNATION BOUNDARY

Land Use Designations

Residential	<input type="checkbox"/> RES
Comprehensive Residential Development Area	<input type="checkbox"/> CRDA
Townsite Heritage Conservation District	<input type="checkbox"/> THCD
Downtown	<input type="checkbox"/> DT
General Commercial	<input type="checkbox"/> GC
Residential/Commercial Mix	<input type="checkbox"/> RCM
Highway and Tourist Commercial	<input type="checkbox"/> HTC
Shopping Centre	<input type="checkbox"/> SC

Land Use Designation

Large Scale Commercial	<input type="checkbox"/> LSC
Waterfront Mixed Use	<input type="checkbox"/> WMU
General Industrial	<input type="checkbox"/> GI
Light Industrial	<input type="checkbox"/> LI
Hazardous Industrial	<input type="checkbox"/> HI
Community Service	<input type="checkbox"/> CS
Innovation District	<input type="checkbox"/> ID
Open Space	<input type="checkbox"/> OS

Land Use Designation

Cemetery	<input type="checkbox"/> C
Environmental Protection	<input type="checkbox"/> EP
Environmental Conservation	<input type="checkbox"/> EC
Protected Water Supply Area	<input type="checkbox"/> PWSA
Rural	<input type="checkbox"/> R
Solid Waste/Scrap Yard	<input type="checkbox"/> SW/SY
Mineral Working	<input type="checkbox"/> MW
Special Management Area	<input type="checkbox"/> SMA

CITY OF CORNER BROOK

PROJECT TITLE:

INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

DRAWING TITLE:

GENERALIZED FUTURE LAND USE MAP B (AMENDMENT MP16-03)

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. *William Hoopes*

DATE 2016-03-2016 (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 572 day of December, 2016 (month) (year)

dm
MAYOR *B/S*

CLERK *[Signature]* (COUNCIL SEAL)

DATE 2016-03-2016



DATE: JULY 2016

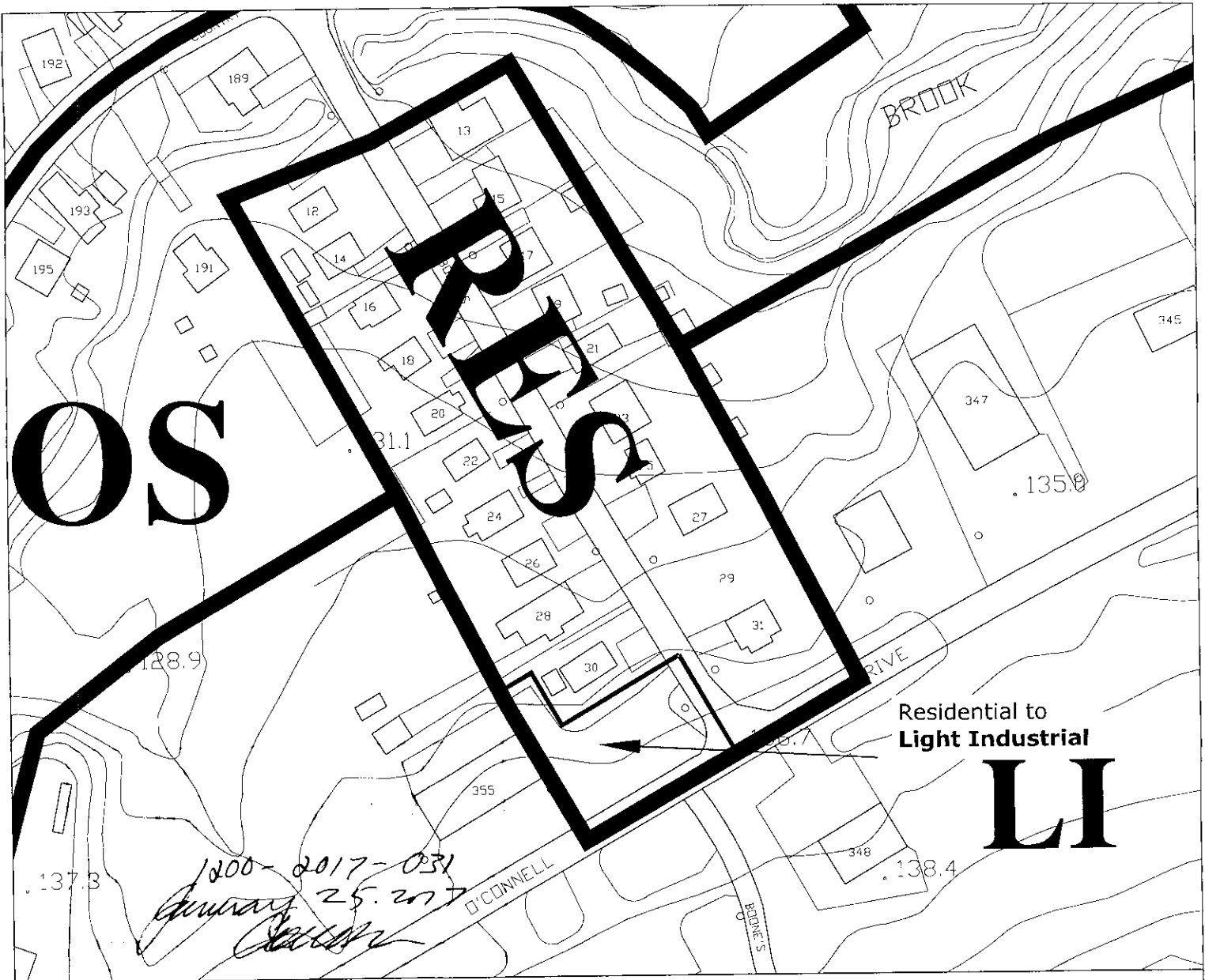
SCALE: 1:1500



DESCRIPTION

LAND USE DESIGNATION CHANGE FROM RESIDENTIAL TO LIGHT INDUSTRIAL.

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.



LEGEND

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	DS

Land Use Designation

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

DESIGNATION BOUNDARY

CITY OF CORNER BROOK

PROJECT TITLE:

INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

DRAWING TITLE:

GENERALIZED FUTURE LAND USE MAP A (AMENDMENT MP16-03)



City of Corner Brook
Community Services Department
Planning Division

DATE: JULY 2016

SCALE: 1:1500



DESCRIPTION

LAND USE DESIGNATION CHANGE FROM RESIDENTIAL TO LIGHT INDUSTRIAL.

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. Shirleen Hingston

DATE Dec 03, 2016 (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 5th day of Dec., 2016 (month) (year)

[Signature]
MAYOR

CLERK [Signature]

DATE Dec 03, 2016 (COUNCIL SEAL)

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.