



Integrated Municipal Sustainability Plan 2012

Municipal Plan Amendment No. MP18-06

July, 2018

Prepared by:

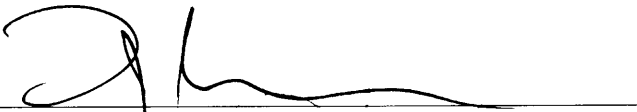


URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
MUNICIPAL PLAN AMENDMENT NO. MP18-06

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the City of Corner Brook adopts Municipal Plan Amendment No. MP18-06 to the City of Corner Brook's Integrated Municipal Sustainability Plan 2012.

Adopted by the City Council of Corner Brook on the 25 day of June, 2018.

SIGNED AND SEALED this 23 day of July, 2018

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*.



URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
CITY OF CORNER BROOK
MUNICIPAL PLAN AMENDMENT MP18-06

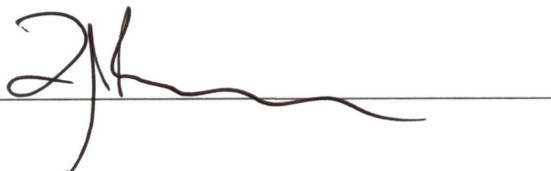
Under the authority of Sections 16, 17, and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of Corner Brook:

- a) Adopted the Municipal Plan Amendment MP18-06 on the 25th day of June, 2018;
- b) Gave notice of the adoption of the Municipal Plan Amendment MP18-06 by advertisement inserted on the 27th day of June and the 4th day of July, 2018 in the Western Star newspaper;
- c) Set the 12th day of July, 2018 at 7:00 p.m. at the City Hall, Corner Brook, for the holding of a public hearing to consider objections and submissions.

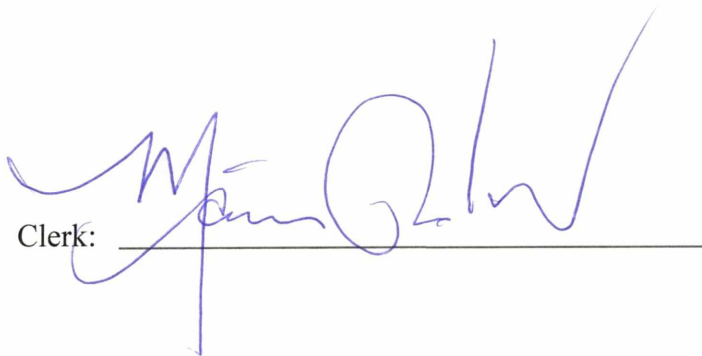
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of Corner Brook **approves** Municipal Plan Amendment MP18-06 as adopted.

SIGNED AND SEALED this 23 day of July, 2018

Mayor: _____



Clerk: _____



(Council Seal)

Municipal Plan/Amendment	
REGISTERED	
Number	<u>1200-2018-044</u>
Date	<u>August 3, 2018</u>
Signature	<u>Mary O'Leary</u>

(Provincial Registration Stamp)

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1. Type

Municipal Plan Amendment No. MP18-06 to the City of Corner Brook’s Integrated Municipal Sustainability Plan 2012 (henceforth the “Amendment”) is a text amendment.

2. Purpose

The purpose of this Amendment is to add the “animal” use class under the “Commercial – Downtown” policy subsection (4.4.3-01.; see attached “Proposed IMSP Policy”). The addition of the “animal” use class in the “Downtown” designation is limited to low-impact uses including, but not limited to, an indoor “kennel” for non-canine household pets.

This policy change will allow Council to add the “animal” use class as discretionary under the “Downtown Commercial (DTC)” and “Downtown Smithville (DTS)” use zone tables of the 2012 Development Regulations (see associated Development Regulations Amendment No. DR18-06).

3. Public Consultation

In accordance with section 14 of the *Urban and Rural Planning Act, 2000* (henceforth the “Act”), City staff conducted public consultation by advertising the Amendment in a locally circulated newspaper (Western Star) on May 5, 2018. The Amendment was also posted on the City website on May 3, 2018. City staff provided the public with opportunity to inspect and provide comments on the 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 Planning Division on June 11, 2018.

5. Adoption by Council and Public Hearing

In accordance with section 16 of the Act, Council adopted the Amendment on June 25, 2018. In accordance with section 17 of the Act, notice of adoption and tentative public hearing date (July 12, 2018) was published in a locally circulated newspaper (Western Star) on June 27, 2018 and July 4, 2018.

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 July 23, 2018.

7. Statement

The City of Corner Brook's Integrated Municipal Sustainability Plan 2012 is amended by adding the "animal" use class under the "Commercial – Downtown" policy subsection (4.4.3-01.) as per the attached "Proposed IMSP Policy" amending document. The addition of the "animal" use class in the "Downtown" designation is limited to low-impact animal uses including, but not limited to, an indoor "kennel" for non-canine household pets.

The **Large-Scale Commercial** designation has been created to respond to demands for retail floor space and other large scale commercial, commercial residential, business service and assembly uses that may warrant the development of shopping centre type or large-scale development as well as general industrial uses as per the large scale commercial use zone standards.

The **Residential Commercial Mix areas** of the City have been identified as being mixed residential and commercial land use and have evolved to this state primarily due to their locations on collector or arterial streets. A need for increased commercial land in residential areas outside the recognized commercial centre has also been identified.

4.4.2 Objectives

01. To protect and revitalize Downtown Corner Brook as the City's and region's civic, economic and cultural core and support its role as the primary commercial area within the City.
02. To improve and strengthen the amenities and attractiveness of the existing commercial districts and to enhance the vitality and viability of these community commercial areas in order to make essential goods and services available in neighbourhoods throughout the City.
03. To reserve sufficient lands for future commercial development in order to diversify and strengthen the economic base of the City and Region.

4.4.3 Policies

Commercial - Downtown

01. The Downtown Designation is intended to accommodate those commercial and public uses which serve the whole of the municipality and the regional market area. It will primarily include establishments engaged in buying and selling of goods and services, hotels, places of entertainment, eating establishments, offices, shops, **animal use**, and major civil and cultural facilities as well as apartments within buildings containing other uses and apartment buildings.

PROPOSED IMSP POLICY