



Integrated Municipal Sustainability Plan 2012

Municipal Plan Amendment No. MP18-03

November, 2018

Prepared by:



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1. Type

Municipal Plan Amendment No. MP18-03 to the City of Corner Brook’s Integrated Municipal Sustainability Plan 2012 (henceforth the “Amendment”) is a map amendment to the Generalized Future Land Use Map (“Maps A & B”, as attached as one document).

2. Purpose

The purpose of this Amendment is to change the future land use designation of a portion of the subject property at 678 O’Connell Drive from “Residential (RES)” to “Light Industrial (LI),” to revert back to the previously established LI designation; this reflects the current main use of the subject property as a “general garage” (i.e. automotive repair shop) under the “general industry” use class.

3. Public Consultation

In accordance with section 14 of the Act, City staff conducted public consultation by advertising the Amendment in a locally circulated newspaper (Western Star) on February 17 and 24, 2018. City staff provided the public with opportunity to inspect and provide comments on the Amendment. Notification letters were also mailed to 10 property owners within the vicinity of the subject property on O’Connell Drive; five (5) responses were received, four (4) of which oppose the proposed rezoning and one (1)

supports the proposal. Further, four (4) additional letters and a petition signed by 214 residents were also received by City staff, all of which oppose the proposal.

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 August 6, 2018.

5. Adoption by Council and Public Hearing

In accordance with section 16 of the Act, Council adopted the Amendment on August 20, 2018. In accordance with section 17 of the Act, notice of adoption and tentative public hearing date (September 12, 2018) was published in a locally circulated newspaper (Western Star) on August 25 and 29, 2018.

Where objections were received before the tentative public hearing date, Council proceeded with the public hearing pursuant to subsections 18(2) and 21(2) of the Act. Following the public hearing held at 7:00p.m. in City Hall on the above-noted date, the Commissioner submitted her report to Council in accordance with subsection 22(1) of the Act.

In general, the recommendation of the Commissioner is to approve the proposed Amendment with conditions. Details of this recommendation are outlined in the attached report.

Subsection 23(1) of the Act requires that Council shall consider the report and recommendation submitted by the Commissioner. The recommendation of the Commissioner, however, is not binding on the final decision of Council to approve the Amendment.

6. Approval by Council

In accordance with section 23 of the Act, Council approved the Amendment (as adopted) on November 5, 2018.

7. Statement

The City of Corner Brook's Integrated Municipal Sustainability Plan 2012 is amended by changing the designation of a portion of the subject property at 678 O'Connell Drive from "Residential" to "Light Industrial" as per the attached Generalized Future Land Use Map ("Maps A & B").

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
CITY OF CORNER BROOK
MUNICIPAL PLAN AMENDMENT MP18-03

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 Municipal Plan Amendment MP18-03 on the 20th day of August, 2018;
- b) Gave notice of the adoption of Municipal Plan Amendment MP18-03 by advertisement inserted on the 25th day and the 29th day of August, 2018 in the Western Star newspaper; and
- c) Set the 12th day of September, 2018 at 7:00 p.m. at the Corner Brook City Hall 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 MP18-03 as follows.

SIGNED AND SEALED this 20 day of Febr., 2019

Mayor: _____

Clerk: _____

(Council Seal)

Municipal Plan/Amendment	
REGISTERED	
Number	<u>1200-2019-047</u>
Date	<u>March 20, 2019</u>
Signature	<u>Wally Alley</u>



URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
MUNICIPAL PLAN AMENDMENT NO. MP18-03

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the City of Corner Brook adopts Municipal Plan Amendment No. MP18-03 to the City of Corner Brook's Integrated Municipal Sustainability Plan 2012.

Adopted by the City Council of Corner Brook on the 20th day of August, 2018.

SIGNED AND SEALED this 6th day of November, 20 18

Mayor: 

City Clerk: 



(Council Seal)

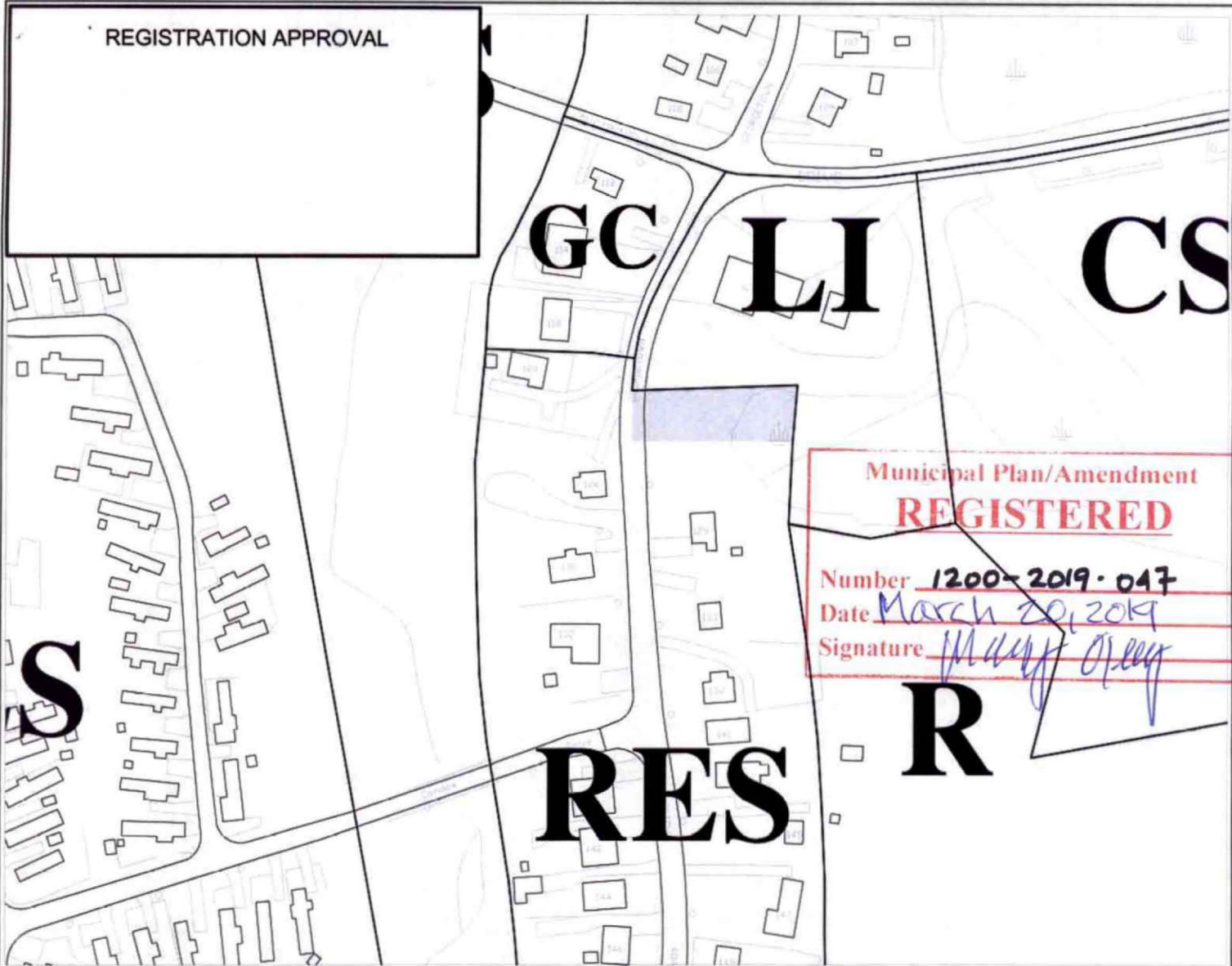
CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan Amendment was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.





REGISTRATION APPROVAL



Municipal Plan/Amendment
REGISTERED

Number 1200-2019-047

Date March 20, 2019

Signature [Handwritten Signature]

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 SW/SY
- Mineral Working MW
- Special Management Area SMA

PROPOSED CHANGE FROM RES to LI

CITY OF CORNER BROOK

PROJECT TITLE:

INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

DRAWING TITLE:

GENERALIZED FUTURE LAND USE MAPS A & B (PROPOSED AMENDMENT MP18-03)

City of Corner Brook
Community Services Department
Planning Division

DATE: NOV 2018

SCALE: 1:2000



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.

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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



M.C.I.P. Andrew C. Smith

DATE November 2, 2018

[Handwritten Signature]

(M.C.I.P. SEAL)

SEAL AND SIGNATURE

Certified that the City of Corner Brook Integrated Municipal Sustainability Plan 2012, Maps A & B are correct copies of the Integrated Municipal Sustainability Plan 2012, Maps A & B as approved by the Council of the City of Corner Brook on the 5th day of November, 2018.
(month) (year)

MAYOR [Handwritten Signature]

CLERK [Handwritten Signature]

DATE November 6, 2018

(COUNCIL SEAL)