

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

MUNICIPAL PLAN AMENDMENT No. MP 21-01

IMSP Text Amendment

October 2021

CITY of CORNER BROOK
MUNICIPAL PLAN AMENDMENT No. MP 21-01

BACKGROUND

The City Council of Corner Brook wishes to amend its Integrated Municipal Sustainability Plan. The Planning Department has received an application for an increase to the storage capacity limitation for 24 White Lakes Drive, within the Burnt Lake Industrial Park, which is the location of the Superior Propane tank storage facility. This proposal requires text amendments to both the Integrated Municipal Sustainability Plan (IMSP) and Development Regulations. (See associated Development Regulations Amendment DR 21-01).

The Applicants are proposing to add two additional Propane Storage Tanks at this site to increase their total site capacity to 621,000 litres or 164,000 USWG (United States Water Gallons) from the current limitation of 341,000 litres or 90,000 USWG. The property at 24 White Lakes Drive is zoned Light Industrial (LI) where Heavy Industry uses are Discretionary but subject to the above noted storage capacity limitation. The existing site can accommodate the increase in storage and meet requirements. Service NL and Corner Brook Fire Services support the proposed change in storage capacity.

The requested increase is the result of the Come By Chance Refinery closure where Superior Propane had previously acquired the majority of their supply. The replacement supply will be brought in by rail to Nova Scotia and trucked to Newfoundland on the Restricted Dangerous Goods Ferry making the closest site, Corner Brook, the logical place to increase storage capacity.

The precise wording of this amendment is set out below.

PUBLIC CONSULTATION

In accordance with section 14 of the Act, City staff conducted public consultation by placing a Notice of Public Consultation on the City of Corner Brook's IMSP / Development Regulation Amendments web page, Twitter and Facebook pages advising of Council's intent to pursue the proposed Amendment. The notices request written comments from the public, which may support or oppose the amendment, from July 29, 2021 to August 13, 2021. City staff provided the public with a chance to inspect and provide comments on the Amendment at City Hall during regular hours. No concerns or objections were raised during the public consultation stage of the proposed amendment.

AMENDMENT No. MP 21-01

1. Section 4.5 Industrial Policies of the 2012 Integrated Municipal Sustainability Plan is amended by deleting item 4.5.3 Policies, 26(a) Hazardous Industrial Areas and replacing it with the following policy statement;

26 (a) The bulk storage of hazardous materials on each lot is to be determined and found acceptable by the Authority, in consultation with Service NL.

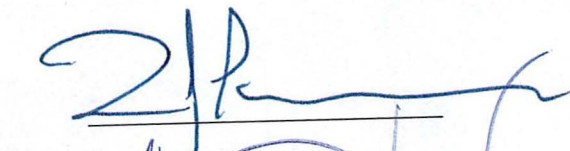
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
CITY of CORNER BROOK
INTEGRATED MUNICIPAL SUSTAINABILITY
PLAN 2012 AMENDMENT No. MP-21-01**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook adopts the Corner Brook Municipal Plan 2012 Amendment No. MP 21-01.

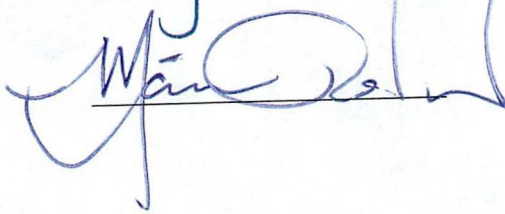
Adopted by the City Council of Corner Brook on the 13 day of September, 2021.

Signed and sealed this 16 day of September, 2021.

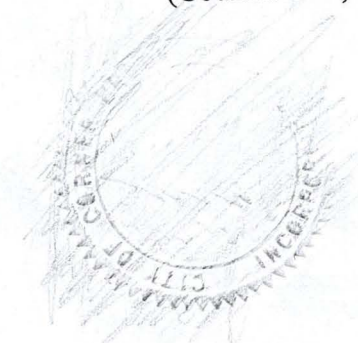
Mayor:



Clerk:



(Council Seal)



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan Amendment No. MP 21-01 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:

Randa James



(MCIP Seal)

| | |
|--|----------------------|
| Municipal Plan/Amendment REGISTERED | |
| Number | <u>1200-2021-050</u> |
| Date | <u>Nov. 5, 2021</u> |
| Signature | <u>[Signature]</u> |



| | |
|--------------------------------|------------------|
| Principal (Name / Appointment) | |
| REGISTERED | |
| Number | 1200-1-2011-2012 |
| Date | |
| Signature | |

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
CITY of CORNER BROOK
INTEGRATED MUNICIPAL SUSTAINABILITY
PLAN 2012 AMENDMENT No. MP-21-01

| | |
|--------------------------|----------------------|
| Municipal Plan/Amendment | |
| REGISTERED | |
| Number | <u>1200-2021-50</u> |
| Date | <u>Nov. 06, 2021</u> |
| Signature | <u>[Signature]</u> |

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 No. MP 21-01 on the 13th day of September, 2021, and
- b) gave notice of the adoption of the Municipal Plan Amendment MP 21-01 by Notice placed in the West Coast Wire on the 22nd day of September and the 6th of October, 2021 and on the City's Planning Notification page from September 20th to October 12, 2021. Posts were also placed on the City's Twitter and Facebook Pages and posted on the Notice Board at City Hall, and
- c) set the 12th day of October at 7:00 p.m. at the City Hall, 5 Park Street, 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 the 2012 Municipal Plan Amendment No. MP 21-01 as adopted.

SIGNED AND SEALED this 20th day of October, 2021

Mayor: [Signature]

Clerk: [Signature]



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan Amendment No. MP 21-01 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: Randa James



(MCIP Seal)

