

CITY OF CORNER BROOK
2012 DEVELOPMENT REGULATIONS

RESOLUTION TO ADOPT
AMENDMENT DR16-04
OCTOBER, 2016

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT**

**CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT DR16-04**

Under the authority of Section 16 of the Urban and Rural Planning Act 2000, the City of Corner Brook adopts the Corner Brook Development Regulations Amendment DR16-04.

Adopted by the City Council of Corner Brook on the _____ day of _____, 2016.

Signed and sealed this _____ day of _____, 2016.

Mayor: _____

(Council Seal)

City Clerk: _____

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment DR16-04 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP: _____

(MCIP Seal)

CITY OF CORNER BROOK

DEVELOPMENT REGULATIONS AMENDMENT DR16-04

BACKGROUND:

Development Regulations Amendment DR16-04 is required in order to change the land use zoning of a parcel of land located off Georgetown Road, in the vicinity south east of the intersection with O'Connell Drive, from Light Industrial to Residential Medium Density. The amendment is necessary in order to create an additional residential lot, to front onto Georgetown Road.

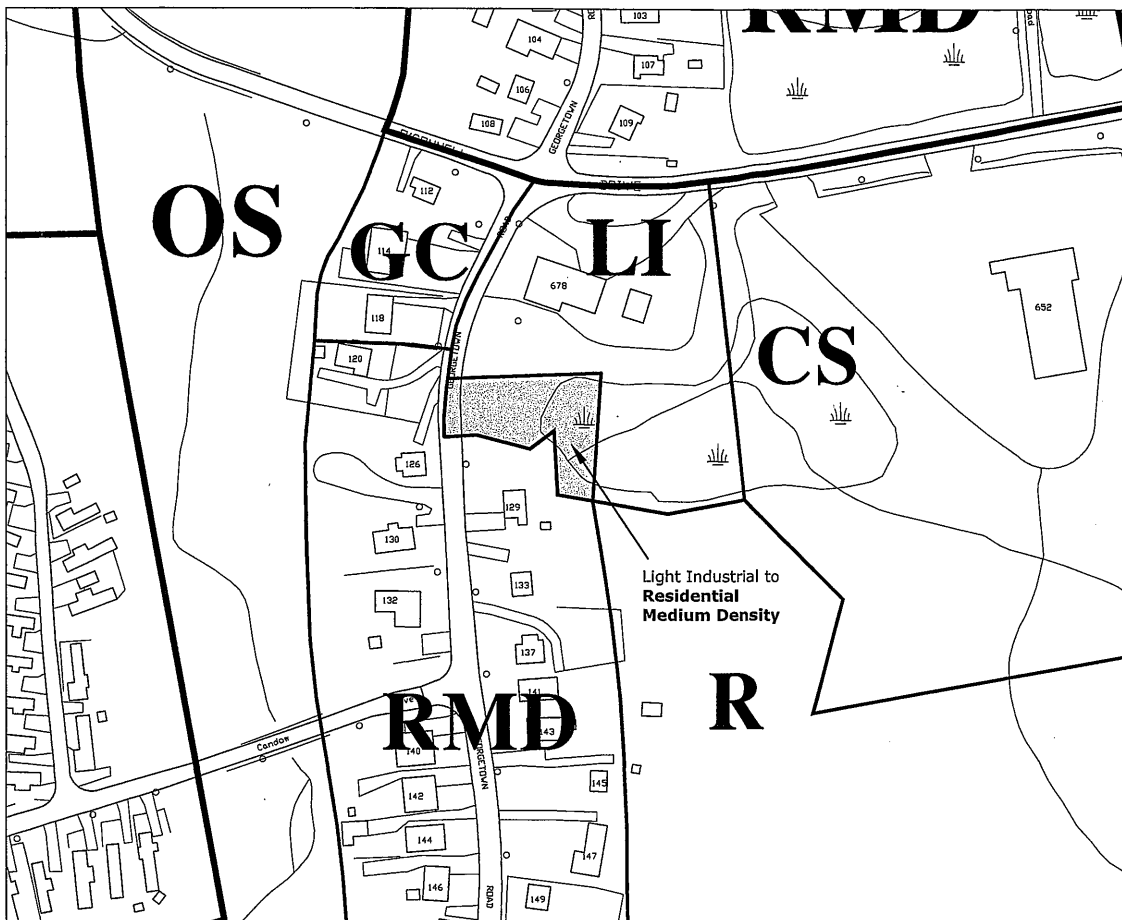
PUBLIC CONSULTATION:

During the preparation of this amendment, Council advertised the proposed amendment in the Western Star newspaper on August 20 and August 27, 2016 which advised of Council's intention to seek the said amendment to its Development Regulations. 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 ten (10) 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 zones and a map identifying the existing and proposed zoning of the affected area. There were four (4) responses in relation to the neighbourhood consultation within the specified time frame. All responses support the proposed amendment.

AMENDMENT:

The 2012 Development Regulations Map C-1 is hereby amended by changing the land use zoning of the affected area off Georgetown Road from Light Industrial land use zoning to Residential Medium Density land use zoning, as per the attached copy of the map.



LEGEND

ZONING BOUNDARY

Zone Title	Zone Symbol	Zone Title	Zone Symbol	Zone Title	Zone Symbol
Residential Special Density	RSD	Downtown Commercial	DTC	Community Service	CS
Residential Low Density	RLD	Downtown Smithville	DTS	Innovation District	ID
Residential Medium Density	RMD	General Commercial	GC	Open Space	OS
Residential High Density	RHD	Residential/Commercial Mix	RCM	Cemetery	C
Mobile/Mini Home Residential	MHR	Highway and Tourist Commercial	HTC	Environmental Protection	EP
Mosaic Residential	MR	Shopping Centre	SC	Environmental Conservation	EC
Comprehensive Residential Development Area	CRDA	Large Scale Commercial	LSC	Protected Water Supply Area	PWSA
Townsite Residential	TR	Waterfront Mixed Use	WMU	Rural	R
Townsite Commercial	TC	General Industrial	GI	Solid Waste/Scrap Yard	SW/SY
Downtown Residential	DTR	Light Industrial	LI	Mineral Working	MW
		Hazardous Industrial	HI	Special Management Area	SMA

CITY OF CORNER BROOK

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

PROJECT TITLE:

INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

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

DRAWING TITLE:

LAND USE ZONING MAP C-1 (AMENDMENT DR16-04)

M.C.I.P _____
DATE _____

(M.C.I.P SEAL)

SEAL AND SIGNATURE

Certified that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map _____ is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map _____ approved by the Council of the City of Corner Brook on the _____ day of _____ (month) (year).

MAYOR _____
CLERK _____
DATE _____

(COUNCIL SEAL)



City of Corner Brook
Community Services Department
Planning Division

DATE: OCTOBER 2016

SCALE: 1:2000



DESCRIPTION

LAND USE ZONING TO CHANGE FROM LIGHT INDUSTRIAL TO RESIDENTIAL MEDIUM DENSITY

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.

CITY OF CORNER BROOK
INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

RESOLUTION TO ADOPT
AMENDMENT MP16-04
OCTOBER, 2016

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT**

**CITY OF CORNER BROOK
INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012
AMENDMENT MP16-04**

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 MP16-04.

Adopted by the City Council of Corner Brook on the ____ day of _____, 2016.

Signed and sealed this _____ day of _____, 2016.

Mayor: _____

(Council Seal)

City Clerk: _____

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Integrated Municipal Sustainability Plan Amendment MP16-04 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 MP16-04

BACKGROUND:

Municipal Plan Amendment MP16-04 is required in order to change the land use designation of a parcel of land located off Georgetown Road, in the vicinity south east of the intersection with O'Connell Drive, from Light Industrial to Residential. The amendment is necessary in order to create an additional residential lot, to front onto Georgetown Road.

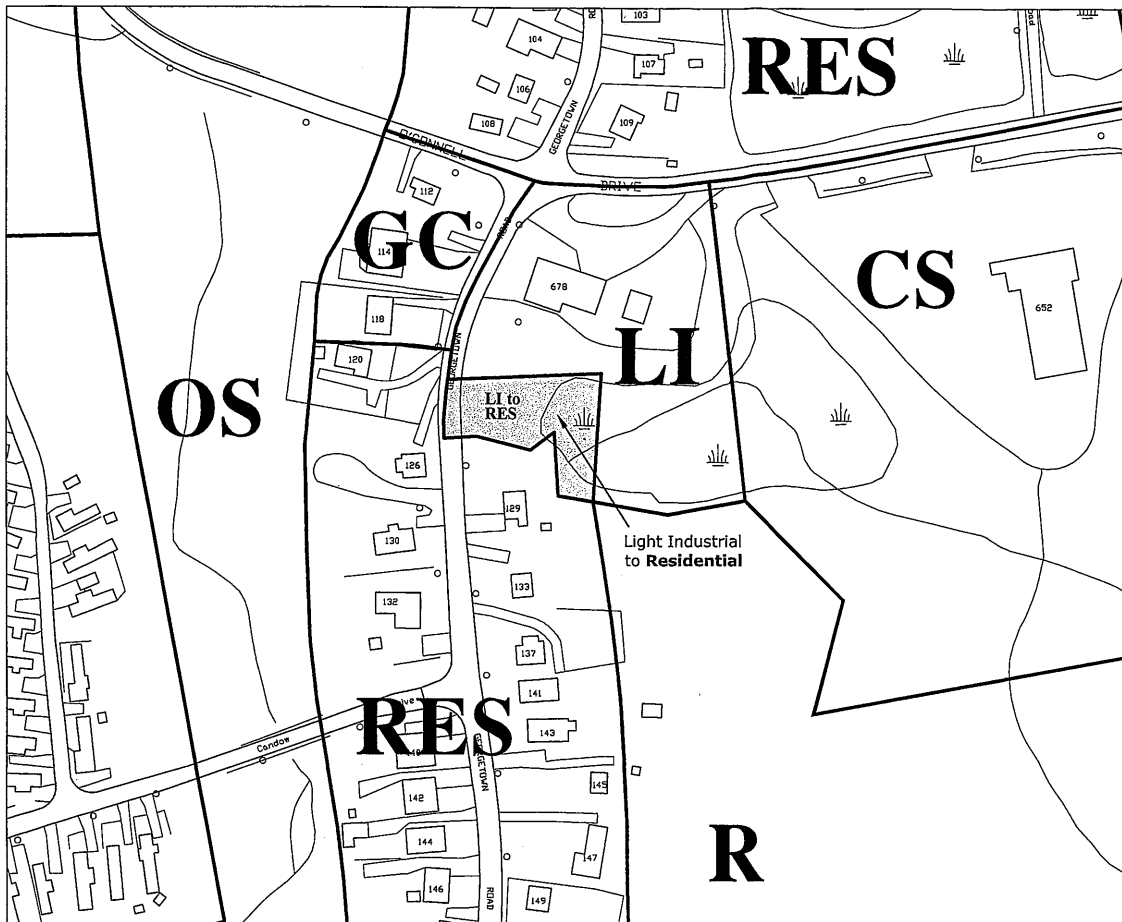
PUBLIC CONSULTATION:

During the preparation of this amendment, Council advertised the proposed amendment in the Western Star newspaper on August 20 and August 27, 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 ten (10) 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 zones and a map identifying the existing and proposed zoning of the affected area. There were four (4) responses in relation to the neighbourhood consultation within the specified time frame. All responses support the proposed amendment.

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 off Georgetown Road from Light Industrial land use designation to Residential land use designation, as per the attached copies of the maps.



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	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

DESIGNATION BOUNDARY

CITY OF CORNER BROOK

PROJECT TITLE:

INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

DRAWING TITLE:

GENERALIZED FUTURE LAND USE MAP A (AMENDMENT MP16-04)



City of Corner Brook
Community Services Department
Planning Division

DATE: OCTOBER 2016

SCALE: 1:2000



DESCRIPTION

LAND USE DESIGNATION TO CHANGE FROM LIGHT INDUSTRIAL TO RESIDENTIAL

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CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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

M.C.I.P. _____

DATE _____

(M.C.I.P. SEAL)

SEAL AND SIGNATURE

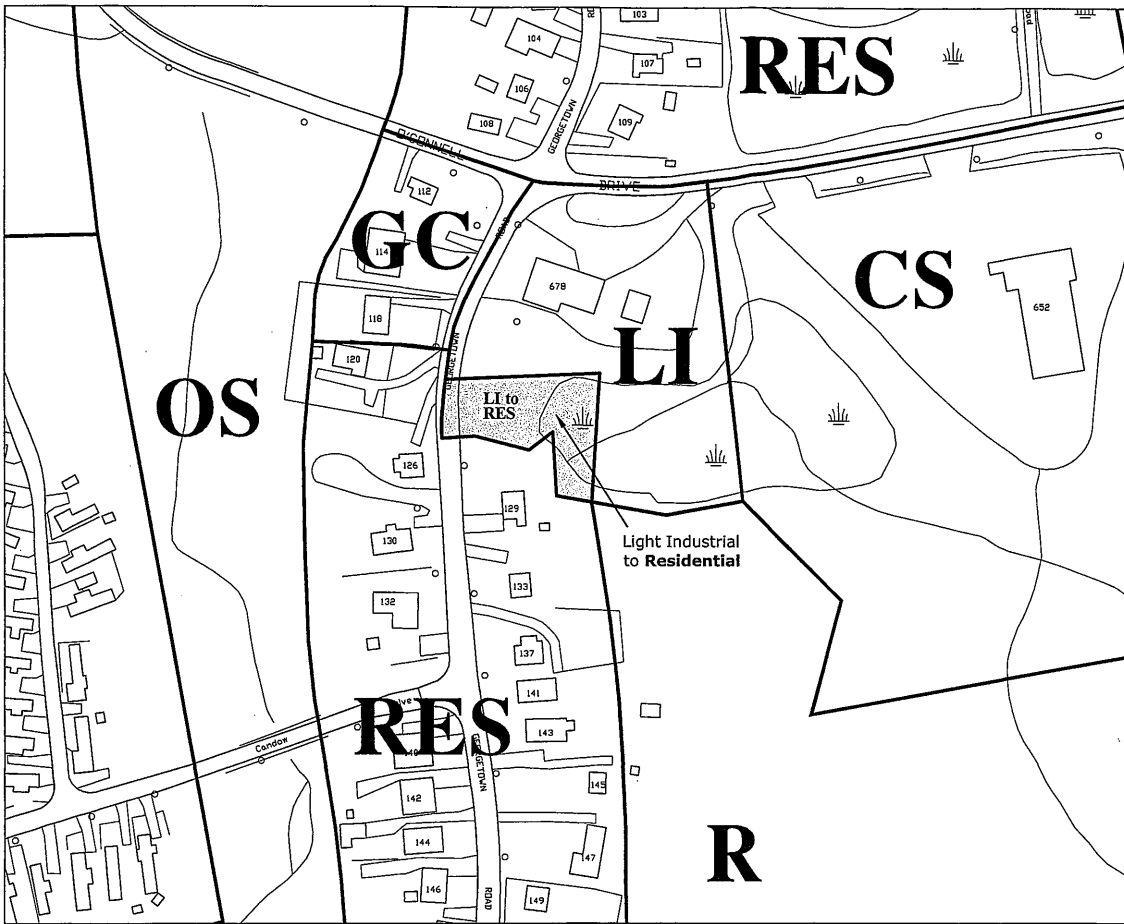
Certified that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map _____ is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map _____ approved by the Council of the City of Corner Brook on the _____ day of _____, _____ (month) (year).

MAYOR _____

CLERK _____

DATE _____

(COUNCIL SEAL)



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
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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 B (AMENDMENT MP16-04)



City of Corner Brook
Community Services Department
Planning Division

DATE: OCTOBER 2016

SCALE: 1:2000



DESCRIPTION

LAND USE DESIGNATION TO CHANGE FROM LIGHT INDUSTRIAL TO RESIDENTIAL

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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

M.C.I.P. _____

DATE _____

(M.C.I.P. SEAL)

SEAL AND SIGNATURE

Certified that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map _____ is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map _____ approved by the Council of the City of Corner Brook on the _____ day of _____, (month) (year).

MAYOR _____

CLERK _____

DATE _____

(COUNCIL SEAL)

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