



**Integrated Municipal Sustainability Plan 2012**

**Municipal Plan Amendment No. MP19-03**

**September, 2019**

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### 1. Type

Municipal Plan Amendment No. MP19-03 to the City of Corner Brook’s Integrated Municipal Sustainability Plan 2012 (henceforth the “Amendment”) is a map amendment.

### 2. Purpose

The principal purpose of proposed Municipal Plan Amendment MP19-03 is to allow Council to consider approval of a single dwelling on the subject property, 701 O’Connell Drive, which is currently, split zoned ‘Comprehensive Residential Development Area (CRDA)’ and ‘Residential Medium Density (RMD)’ (also see associated Development Regulations Amendment DR19-03).

A single dwelling is a prohibited use in the CRDA future land use designation and use class. The proposed Amendments would re-designate and re-zone the CRDA portion of the subject property to RMD to allow the proposed development.

The property owners are proposing to construct a single dwelling, as the area has recently been serviced with municipal water. The property also has access to municipal sanitary sewer service. There is an existing, provincially-approved and constructed access onto O’Connell Drive. The proposed use of a single dwelling is a permitted use in the RMD zone.

The CRDA portion of the lot is proposed to be re-designated and re-zoned to RMD. The proposal is supported by IMSP Policy 9.4.1, (Staging of Development – Residential) which addresses small CRDA designations and zones in proximity to existing streets and services. We have included some adjacent split zoned city owned lands as well as a small undevelopable parcel currently within the CRDA zone as these parcels are all contiguous and benefit from the change to RMD. This change also impacts the integrity of the CRDA

zoned lands in this area creating 2 smaller CRDA zones. Additional changes to this CRDA area will be forthcoming as we see potential development occurring in this area which will require future amendments.

### **3. Public Consultation**

In accordance with section 14 of the Act, City staff conducted public consultation by advertising Amendments on the City's website September 19, 2019. City staff provided the public with chance to inspect and provide comments on the Amendment.

### **4. Provincial Release**

TBD

### **5. Adoption by Council and Public Hearing**

TBD

### **6. Approval by Council**

TBD

### **7. Statement**

The City of Corner Brook's Integrated Municipal Sustainability Plan 2012 is amended by:

The City of Corner Brook's Integrated Municipal Sustainability Plan 2012 – Generalized Future Land Use Maps A and B are amended by changing the land use designation of the affected area at 701 O'Connell Drive from Comprehensive Residential Development Area (CRDA) to Residential Medium Density (RMD).