



CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT No. 24-01

**REZONING OF VACANT CITY LANDS ON
CORPORAL PINKSEN MEMORIAL DRIVE**

June, 2024

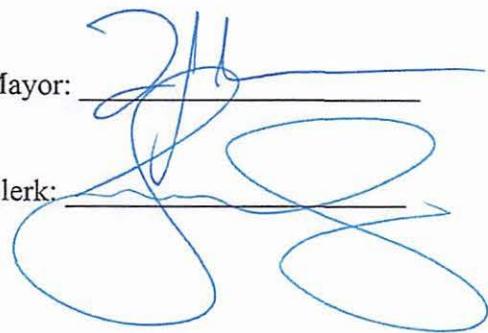
URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
CORNER BROOK DEVELOPMENT REGULATIONS
AMENDMENT No. 24-01

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook adopts the Corner Brook Development Regulations Amendment No. 24-01.

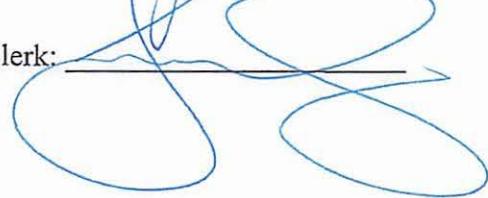
Adopted by the City Council of Corner Brook on the 27 day of May, 2024.

SIGNED AND SEALED this 10 day of June, 2024.

Mayor:



Clerk:



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 24-01 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:



(MCIP Seal)

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
CORNER BROOK DEVELOPMENT REGULATIONS
AMENDMENT No. 24-01

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 Development Regulations Amendment No. 24-01 on the 27 day of May, 2024; and
- b) gave notice of the adoption of the Development Regulations Amendment No. 24-01 by Notice placed on the 5 day of June and the 12 day of June, 2024 in the West Coast Wire.
- c) set the 20 day of June at 7 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 section 23 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook approves Development Regulations Amendment No. 24-01 as adopted.

SIGNED AND SEALED this 26 day of June, 2024.

Deputy
Mayor: I. Phair
Clerk:

Development Regulations/Amendment REGISTERED	
Number	<u>1200-2024-067</u>
Date	<u>19 JULY 2024</u>
Signature	<u>D. G. Tannard</u>



(Council Seal)

CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT No. 24-01
REZONING OF VACANT CITY LANDS ON
CORPORAL PINKSEN MEMORIAL DRIVE

Background

The purpose of this map amendment is to rezone city-owned land on the north side of Corporal Pinksen Memorial Drive from ‘Mosaic Residential (MR)’ to ‘Innovation District (ID).’ This amendment coincides with a map amendment to the City’s Integrated Municipal Sustainability Plan (see ‘IMSP Amendment No. 2024-01’).

This an administrative housekeeping amendment brought forward by administration for the purpose of future land disposition. Pre-zoning the Subject Property would allow for increased development options and streamline the development approval process once the land disposition process and transfer are finalized.

The Subject Property is 15 acres and is bound by vacant lands to the west and east, the former lands zoned ID and latter zoned ‘Open Space (OS).’ The developable portion is 12.3 acres. The new Western Long Term Care Home facility (zoned ‘Community Service (CS)’) is immediately east of and adjacent to the vacant lands zoned OS. The Subject Property thus represents an isolated area of vacant lands designated RES (zoned ‘Mosaic Residential (MR)'). Although the Subject Property is part of the broader MR zone, extending west into the established Sleepy Cove Subdivision neighbourhood, the Property is non-contiguous separated by Corporal Pinksen Memorial Drive.

The MR zone is a residential zone allowing a mix of residential uses and densities:

PERMITTED USE CLASSES - (see Regulation 127)

Single dwelling, double dwelling, row dwelling, apartment building and recreational open space.

DISCRETIONARY USE CLASSES - (see Regulations 26 and 128)

Place of worship, educational, convenience store, collective residential, child care, boarding house residential, antenna, home based occupation*.

*(See condition no. 7)

The ID zone is a mixed-use zone allowing mainly institutional uses with select residential and commercial uses:

PERMITTED USE CLASSES – (see Regulation 127)

Educational, cultural and civic, general assembly, theatre, place of worship, day care centre, recreational open space, office, indoor assembly, outdoor assembly, police station, medical treatment and special care, medical and professional, personal service, general service, catering*, shop (as an accessory use)**, convenience store (as an accessory use), recreational open space, conservation.

*(See condition no. 8) **(See condition no.11)

DISCRETIONARY USE CLASSES – (see Regulations 26 and 128)

Passenger assembly, club and lodge, communications, collective residential, taxi stand, convenience store, antenna, funeral home, amusement, veterinary, apartment building, commercial residential, take-out food service, shop**, light industry, service station*.

*(See condition no. 9) ** (See condition no.11)

The Subject Property is fully serviced (water and wastewater) and within the Municipal Services Area (MSA).

The supporting plan policy for this amendment is located in the corresponding ‘IMSP Amendment No. 2024-01.’

Public Consultation

The proposed amendment was advertised as per the URPA s. 14 to satisfy public consultation requirements. A Notice of Public Consultation was posted on the City’s IMSP / Development Regulation Amendments web page, in the West Coast Wire on February 21st, 2024, and The City Facebook Page advising of Council’s intent to pursue the proposed amendment. The notices requested written comments from the public that may support or oppose the amendment. The same was posted in the lobby at City Hall. The Public Consultation received no written comments or objections.

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 Land Use Planning Division on April 1, 2024.

Adoption by Council and Public Hearing

In accordance with Section 16 of the Act, Council adopted the Amendment on May 27, 2024. In accordance with Section 17 of the Act, notice of adoption and tentative public hearing date (June 20, 2024) was published in a locally circulated newspaper (West Coast Wire) on June 5, 2024 and June 12, 2024. Where no objections were received two (2) days before the tentative public

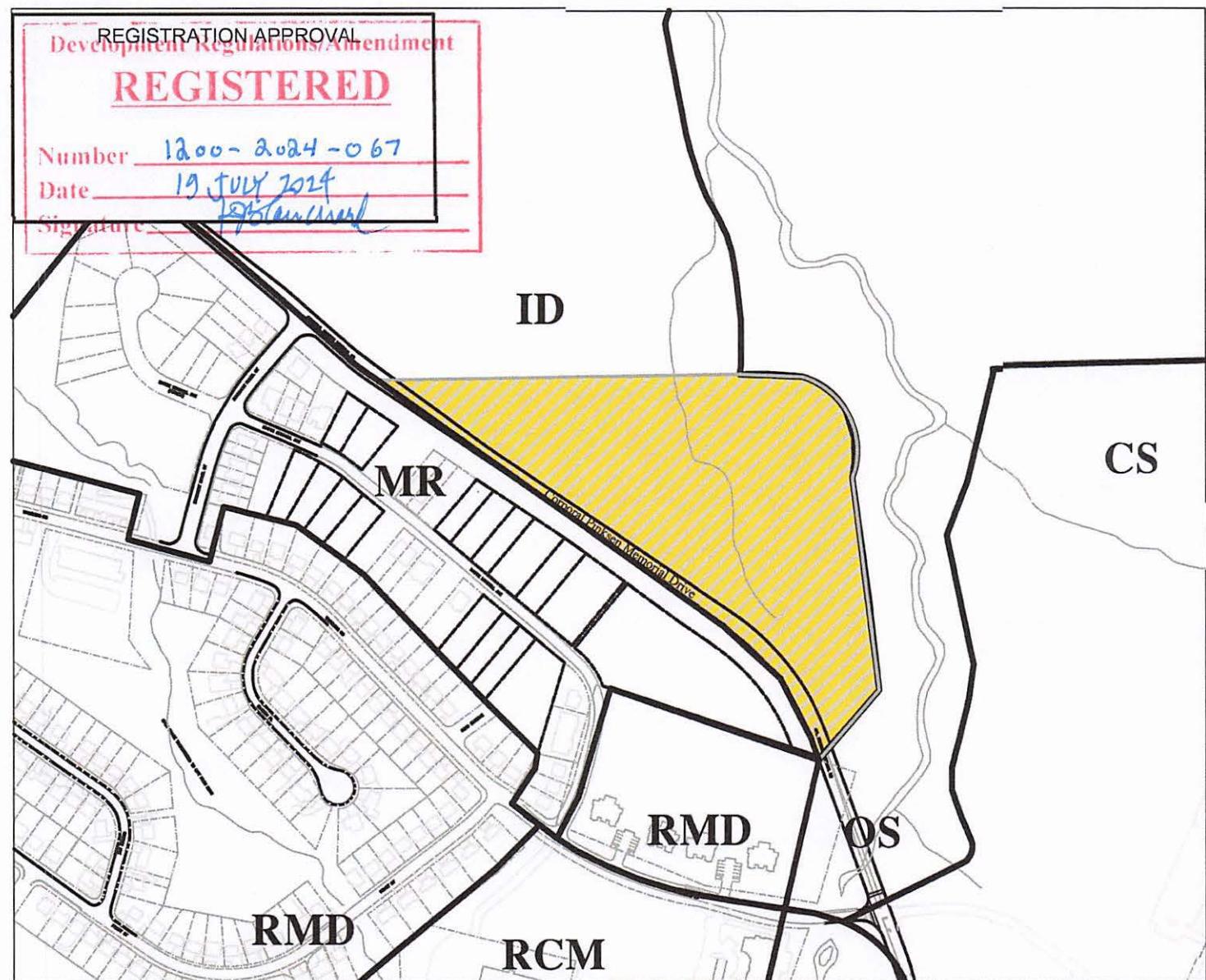
hearing date, Council canceled the public hearing in accordance with Section 20 and subsection 21(1) of the Act.

Approval by Council

In accordance with Section 23 of the Act, Council approved the Amendment (as adopted) on June 24, 2024.

Development Regulations Amendment No. 24-01

The Corner Brook Development Regulations is hereby amended by rezoning city-owned land on the north side of Corporal Pinksen Memorial Drive from 'Mosaic Residential (MR)' to 'Innovation District (ID)' as per attached 'Proposed Land Use Zoning Map C-2 Amendment No. 24-01.'

REGISTRATION APPROVAL
Development Regulations/Amendment**REGISTERED**Number 1200-2024-067Date 19 JULY 2024Signature [Signature]

LEGEND

ZONING BOUNDARY

CHANGE FROM MR TO ID

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	CRDA	Large Scale Commercial	LSC	Protected Water Supply Area	PWSA
Development Area		Waterfront Mixed Use	WMU	Rural	R
Townsit Residential	TR	General Industrial	GI	Solid Waste/Scrap Yard	SW/SY
Townsit Commercial	TC	Light Industrial	LI	Mineral Working	MW
Downtown Residential	DTR	Hazardous Industrial	HI	Special Management Area	SMA

CITY OF CORNER BROOK

PROJECT TITLE:

DEVELOPMENT REGULATIONS 2012

DRAWING TITLE:
**PROPOSED LAND USE
ZONING MAP C-2
(AMENDMENT No. 24-01)**



City of Corner Brook
Community Services Department
Planning Division

DATE: MARCH 2024

SCALE: 1:5000



DESCRIPTION

LAND USE ZONING TO CHANGE FROM MOSAIC RESIDENTIAL TO
INNOVATION DISTRICT

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 this City of Corner Brook
Development Regulations 2012, Map C-2 has
been prepared in accordance with the
requirements of the Urban and Rural Planning
Act.

M.C.I.P.

A. Mc

March 13, 2024

(M.C.I.P SEAL)



SEAL AND SIGNATURE

Certified that this City of Corner Brook
Development Regulations a Plan 2012, Map C2
is a correct copy of the Development
Regulations 2012, Map C2 approved by
the Council of the City of Corner Brook on the
24 day of June, 2024
(month) (year)

DEPUTY
MAYOR

CLERK

(COUNCIL SEAL)

DATE