



CITY OF CORNER BROOK
MUNICIPAL PLAN AMENDMENT No. 24-01

RE-DESIGNATION OF VACANT CITY LANDS ON
CORPORAL PINKSEN MEMORIAL DRIVE

June, 2024

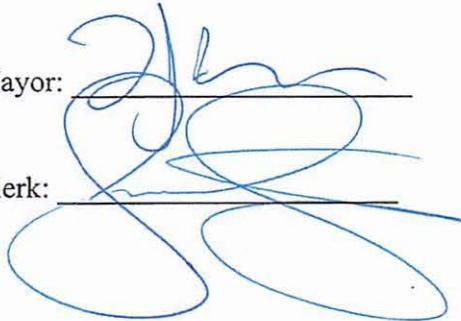
URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
CORNER BROOK INTEGRATED MUNICIPAL SUSTAINABILITY PLAN
AMENDMENT No. 24-01

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook adopts the Corner Brook Municipal Plan 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:

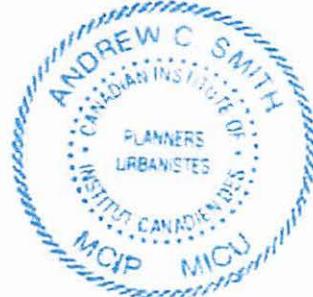


(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan 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
CCORNER BROOK INTEGRATED MUNICIPAL SUSTAINABILITY PLAN
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 the Municipal Plan Amendment No. 24-01 on the 27 day of May, 2024; and
- b) gave notice of the adoption of the Municipal Plan 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 the Municipal Plan Amendment No. 24-01 as adopted.

SIGNED AND SEALED this 20 day of June, 2024.

Deputy
Mayor: L. Blaum
Clerk: BB



**Urban Plan/Amendment
REGISTERED**

(Council Seal)

Number 1200-2024-053
Date 19 JULY 2024
Signature L. Blaum

CITY OF CORNER BROOK
MUNICIPAL PLAN AMENDMENT No. 24-01
RE-DESIGNATION OF VACANT CITY LANDS ON
CORPORAL PINKSEN MEMORIAL DRIVE

Background

The purpose of this map amendment is to re-designate city-owned land on the north side of Corporal Pinksen Memorial Drive from 'Residential (RES)' to 'Innovation District (ID).' This amendment coincides with a map amendment to the City's Development Regulations (see 'Development Regulations 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).

Plan Policy Framework

Subsection 2.4.3 contains the broad servicing and infrastructure goals of the city. Goal II outlines the importance of steering growth to fully serviced areas of the city:

II. Ensure that development will be staged in a manner that makes full and best use of existing water, stormwater, sewer and emergency services to enhance the affordability and efficiency of infrastructure.

Subsection 3.3 contains the policy framework for Growth Planning. This subsection stresses the importance of focusing future urban developments within the Municipal Services Area (MSA) where significant investments have been made.

Subsection 5.8.1 of the Plan describes the ‘Innovation District’:

A cluster of land uses located around Mt. Bernard Avenue / O’Connell Drive are forming a focal area for innovation, with education, culture, recreation, health care and civic uses. Uses in the area include the Pepsi Centre, the College of the North Atlantic, Academy Canada, Corner Brook Regional High School, Grenfell Campus – Memorial University of Newfoundland, the Corner Brook Arts and Culture Centre, Margaret Bowater Park and the Corner Brook Stream Trail, offices of the Provincial Government of Newfoundland and Labrador and the Corner Brook Long Term Care Home. This clustering of uses creates an opportunity to build on the synergies already created between existing uses, and maximize the potential of the significant public investment already in place. The talent and research coming out of the area’s post-secondary institutions are potential magnets for new innovative businesses looking to locate in Western Newfoundland.

Subsection 5.8.3 of the Plan contains the policy framework for the ID designation. The intent of this designation is to enhance the area as a local and regional hub for education and innovation

(01) and to promote development synergies in the areas of healthcare and professional services (02).

Given the surrounding zoning, development to date, intent of the ID designation, and existing servicing investment in area, the proposed re-designation and rezoning is appropriate. Future development under the new ID zone would support the broader intent of the ID designation and zone with the aim of facilitating a mix of compatible uses, particularly with respect to healthcare and professional service uses.

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 cancelled 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.

Municipal Plan Amendment No. 24-01

The Corner Brook Integrated Municipal Sustainability Plan is hereby amended by re-designating city-owned land on the north side of Corporal Pinksen Memorial Drive from 'Residential (RES)' to 'Innovation District (ID)' as per attached 'Generalized Future Land Use Map A – Amendment No. 24-01.'

