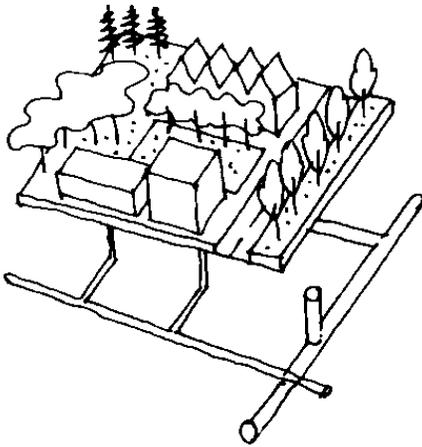




2.4.2 The Natural City: Environmental Goals

- E1. Promote development that supports a sustainable community that is sensitive to the natural environment and creates awareness of the natural heritage system.
- E2. Protect and manage the quality and supply of surface water resources in and adjacent to the City, managing development so that it does not negatively impact these resources.
- E3. Encourage activities that promote climate change mitigation by reducing the emission of air pollutants and greenhouse gases.
- E4. Respect and encourage the protection and enhancement of the natural environment and other distinctive features of the landscape to support a healthy ecosystem within and beyond City limits.
- E5. Develop an interconnected system of natural areas and features with public access points.
- E6. Promote and protect the integrity of the area's topography as a guiding feature of development, ensuring development proceeds in a safe and efficient manner.
- E7. Reduce the amount of waste being produced and develop capacity for local waste reduction, recycling and reuse.



EXISTING POLICY

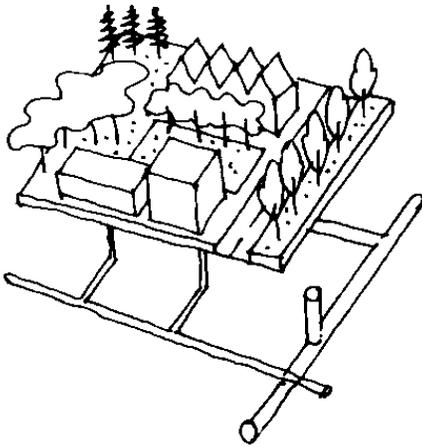
2.4.3 The City Connections: Infrastructure Goals

- I1. 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.
- I2. Develop and maintain a safe and efficient transportation system in the City that provides for all modes of travel, all ages and abilities, and supports the pattern of land use in the City.
- I3. Develop an interconnected trail system including bicycle trails where appropriate that runs throughout the City, links with regional trail systems, and allows individuals opportunities for alternative modes of transportation and recreation.
- I4. Focus on developing and improving the physical connections between key destinations and focal area in the City including the downtown core, significant commercial areas, educational institutions, key open spaces and the waterfront.
- I5. Encourage economically and environmentally appropriate incorporation of renewable energy to diversify the energy supply to municipal systems infrastructure on a residential, commercial and industrial scale.



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- I3. Develop an interconnected trail system including bicycle, walking, skiing, snowshoeing, ATV/snowmobile, and multi-use trails where appropriate that runs throughout the City, links with regional trail systems, and allows individuals opportunities for alternative modes of transportation and recreation.
- I4. Focus on developing and improving the physical connections between key destinations and focal area in the City including the downtown core, significant commercial areas, educational institutions, key open spaces and the waterfront.
- I5. Encourage economically and environmentally appropriate incorporation of renewable energy to diversify the energy supply to municipal systems infrastructure on a residential, commercial and industrial scale.

PROPOSED POLICY

motorists and pedestrians. All street design standards shall be in accordance with standards adopted by the City of Corner Brook. City streets will be designed of an appropriate width to accommodate proper snow clearing measures for the particular type of street.

03. The construction of new dwellings, buildings and other structures will conform to the snowfall load and insulation requirements of the National Building Code of Canada and be enforced by the City's Development Inspection Division to ensure compliance with the Code and conservation of energy resources.
04. Snow clearing of city streets will receive priority during winter public works operations to ensure the safety and functioning of the street network. This will normally be based on the hierarchical street system, where major arterial and collector streets will be cleared first to ensure that emergency vehicle operations are not impaired.
05. The Authority will promote and support initiatives that identify and reinforce Corner Brook as a winter city tourist destination.

PROPOSED WINTER CITY POLICY 8.6

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" Snow clearing of city streets will receive priority during winter public works operations to ensure the safety and functioning of the street network. This will normally be based on the hierarchical street system, where major arterial and collector streets will be cleared first to ensure that emergency vehicle operations are not impaired.

) " The Authority will promote and support initiatives that identify and reinforce Corner Brook as a winter city tourist destination, including:

U" h.Y YgtUV]g\ a Ybždfca ch]cbžcf WYU]cb'cZa i`h]i gY hfU]g' UbX'gdYVW]W gY hfU]g]bW X]b[ž cfgY f]X]b[ž hiking, skiing gbck g\cY]b[ž UbX'5HJ #Gbck a cV]Y hfU]g'cf trail linkages k]h]b'Ubm'UbX i gY XYg]] bU]cb]XYbh]ZYX'cb the ; YbYfU]nYX: i hi fY'@UbX'i gY A Udg'5/ '6.

b. h.Y YgtUV]g\ a Ybždfca ch]cbžcf WYU]cb'cZci hXccf off-road race tracks for both motorized and non-motorized recreation, within the Rural and Open Space land use designations.

c. establishing potential program partnerships to promote both Marble Mountain and the Blow-Me-Down Cross Country Ski Park in order to help facilitate and encourage national ski and winter events in the city.

management practices, system of open space and recreational facilities, efficient and well maintained road transportation system, improved pedestrian and cycling systems, and a mix of residential housing areas.

03. The Authority shall continue to work with housing corporations and local developers to acquire and make available land for affordable residential development, including municipal plan policies for mixed and multi-generational housing.
04. The Authority shall continue to encourage economic development within the city and promote Corner Brook as a good place to conduct business, both locally and regionally.
05. Promote Corner Brook as a world class recreation destination offering alpine and cross country skiing, hiking, boating, and other sporting and recreational experiences.
06. Support and expand recycling programs and initiatives through its own initiatives and by local organizations and government departments.
07. To continue to work cooperatively with other municipalities in the region to develop improved solid waste management practices.
08. Support community gardens and other community initiatives or strategies that promote locally grown food. Such initiatives shall be at the discretion of the authority and be assessed for various factors including but not limited to suitability of location, availability of services, adequate parking , site access and scale of proposal. Such initiatives shall also require public consultation, the scale and type to be determined by the Authority. Strategic Opportunities for future consideration may include, but are not limited to the following:
 - Community Food Assessment
 - Urban agricultural strategy/guidelines
 - Municipal Composting Program
09. To implement improved landscaping and maintenance requirements for all residential, commercial and industrial properties.
10. To continue to develop and support alternative, safe and efficient pedestrian and cycling transportation systems.
11. Support the continued development and maintenance of the city's natural resource areas such as the Corner Brook Stream Trail Network and Appalachian Trail through representation on project development committees and by providing an appropriate level and type of assistance.
12. To develop a public art program to acquire and maintain a diversity of art and interpretation.

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03. The Authority shall continue to work with housing corporations and local developers to acquire and make available land for affordable residential development, including municipal plan policies for mixed and multi-generational housing.
 04. The Authority shall continue to encourage economic development within the city and promote Corner Brook as a good place to conduct business, both locally and regionally.
 05. The Authority shall promote Corner Brook as a world class outdoor recreation destination offering alpine skiing, ATV/snowmobile trail networks, boating, cross country skiing, fishing, hiking, hunting, mountain bike trails, whale and wildlife watching, zip lining, and other sporting and recreational experiences.
 06. Support and expand recycling programs and initiatives through its own initiatives and by local organizations and government departments.
 07. To continue to work cooperatively with other municipalities in the region to develop improved solid waste management practices
 08. Support community gardens and other community initiatives or strategies that promote locally grown food. Such initiatives shall be at the discretion of the authority and be assessed for various factors including but not limited to suitability of location, availability of services, adequate parking , site access and scale of proposal. Such initiatives shall also require public consultation, the scale and type to be determined by the Authority. Strategic Opportunities for future consideration may include, but are not limited to the following:
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- %\$ To continue to develop and support alternative, safe and efficient pedestrian and cycling transportation systems.
- %%" Support the continued development and maintenance of the city's natural resource areas such as the Corner Brook Stream Trail Network and Appalachian Trail through representation on project development committees and by providing an appropriate level and type of assistance.
- %&" To develop a public art program to acquire and maintain a diversity of art and interpretation.

EXISTING TOURISM POLICY 8.10

02. Through its business and community service departments, and in conjunction with other business and service organizations and the provincial government, the Authority shall support the development of a long term tourism strategy to ensure future tourism development potential.
03. Where appropriate, when assessing proposals for development in the city, the Authority may request value added amenities or technologies which support tourism and a greater degree of use and enjoyment by residents and visitors.
04. The Authority supports the continued development and promotion of both Marble Mountain and the Blow-Me-Down Cross Country Ski Park in order to help facilitate and encourage national ski events in the city.
05. The Authority supports other winter recreational activities that promote Corner Brook's role as a winter city and this is highlighted and celebrated during the annual Winter Carnival event.
06. Consideration shall be given to the year-round use of the city's recreational facilities for appropriate winter activities/events.

PROPOSED TOURISM POLICY 8.10

2. Through its business and community service departments, and in conjunction with other business and service organizations and the provincial government, the Authority shall support the development of a long term tourism strategy to ensure future tourism development potential.
3. Where appropriate, when assessing proposals for development in the city, the Authority may request value added amenities or technologies which support tourism and a greater degree of use and enjoyment by residents and visitors.
4. The Authority supports the continued development and promotion of both Marble Mountain and the Blow-Me-Down Cross Country Ski Park in order to help facilitate and encourage national ski events in the city.
5. The Authority shall promote and support the continuous development of the abandoned Canadian National Railway line as a linear provincial park where both non-motorized and ATV/ Snow-mobile trail use is permitted, and provides a continuous link, where possible, to and from the City for local and tourist travel.
6. The Authority supports other winter recreational activities that promote Corner Brook's role as a winter city and this is highlighted and celebrated during the annual Winter Carnival event.
7. Consideration shall be given to the year-round use of the city's recreational facilities for appropriate winter activities/events.

128. DISCRETIONARY USES

Subject to these Regulations, the uses that fall within the Discretionary Use Classes set out in the appropriate Use Zone Table in Schedule C may be permitted in that Use Zone if the Authority is satisfied that the development would not be contrary to the general intent and purpose of these Regulations, the Municipal Plan, or any further scheme or plan or regulation pursuant thereto, and to the public interest, and if the Authority has given notice of the application in accordance with Regulation 26 and has considered any objections or representations which may have been received on the matter.

129. USES NOT PERMITTED

Uses that do not fall within the Permitted Use Classes or Discretionary Use Classes set out in the appropriate Use Zone Tables in Schedule C, shall not be permitted in that Use Zone. This regulation applies to all parking areas, driveways, accesses, uses and areas or activities defined as development that area subsidiary to, associated with and/or connected to the permitted or discretionary use.

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129.1 USES PERMITTED IN ALL ZONES

Despite any other regulation and in accordance with the following table, the uses hereunder shall be considered as permitted or discretionary by Council in any zone within the Municipal Planning Area.

PERMITTED USES

DISCRETIONARY USES

- **ATV/Snowmobile Trails**

SCHEDULE A: Definitions

(10) 1 sow or breed sow (including weaners and growers based on 453.6 kg = 1 unit);

(11) X turkeys, ducks, geese (based on 2,268 kg = 1 unit).

ANTENNA: Any exterior apparatus such as wires, poles, rods, or reflecting dishes used for the transmission or reception of television, radio, telephone or data signals from other antennae or satellites.

APARTMENT BUILDING: A building containing three or more dwelling units, but does not include a row dwelling or a single dwelling with a subsidiary apartment.

APPLICANT: A person who has applied to the Authority for approval or a permit to carry out a development.

APPEAL BOARD: The appropriate Appeal Board established under the Act.

APPROVAL IN PRINCIPLE: The preliminary approval of an application relating to the development subject to later submission to the Authority, for consideration and approval, which does not permit development, of details not stated in the application.

ARTERIAL STREET: The streets in the Planning Area constituting the main traffic arteries of the area and may be defined as arterial streets or highways in the Municipal Plan or on the Zoning Map.

ATV/SNOWMOBILE TRAIL: Means a single trail or network of trails, corridors, and/or accesses designed mainly for use by motorized snow vehicles or all-terrain vehicles (as defined under the *Motorized Snow Vehicles and All-Terrain Vehicles Regulations, CNLR 1163/96*). In addition to off-street facilities, this use may also include portions of the street right-of-way that may serve as linkages within the trail network. As accessory to an ATV/Snowmobile trail, this use may also incorporate active transportation modes including, but not limited to, hiking, horse riding, walking/running, cycling, cross country ski-ing, or snow-shoeing,

AUTHORITY: The Council of the City of Corner Brook or its employees so designated by

SCHEDULE B: Classification of Uses of Land and Buildings

EXISTING REGULATION

G. NON BUILDING USES	1. Uses not directly related to building (continued)		Plants
		(h) Solid Waste	<ul style="list-style-type: none"> • Solid Waste Disposal • Sanitary Land Fill • Incinerators
		(i) Animal	<ul style="list-style-type: none"> • Animal Pounds • Kennels • Zoos • Animal Breeders (other than domestic dogs or cats)
		(j) Antenna	<ul style="list-style-type: none"> • TV, Radio and Communications Transmitting and Receiving Masts and Antennae
		(k) Transportation	<ul style="list-style-type: none"> • Airfields • Railway Yards • Docks and Harbours • Bus Terminals

SCHEDULE B: Classification of Uses of Land and Buildings

PROPOSED REGULATION

G. NON BUILDING USES	1. Uses not directly related to building (continued)		Plants
		(h) Solid Waste	<ul style="list-style-type: none"> • Solid Waste Disposal • Sanitary Land Fill • Incinerators
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		(j) Antenna	<ul style="list-style-type: none"> • TV, Radio and Communications Transmitting and Receiving Masts and Antennae
		(k) Transportation	<ul style="list-style-type: none"> • Airfields • Railway Yards • Docks and Harbours • Bus Terminals
		(l) Motorized Recreation	<ul style="list-style-type: none"> • ATV/Snowmobile Trail