



## CITY OF CORNER BROOK

**Dear Sir\Madam:**

I have been directed by His Worship the Mayor to summon you to a Regular Meeting of the Corner Brook City Council, to be held on **Monday, March 2, 2020 at 7:00 PM. Council Chambers, City Hall.**

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CITY CLERK

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**1 CALL MEETING TO ORDER**

**2 APPROVALS**

2.1 Approval of Agenda

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2.2 Approval of Minutes- Regular Council Meeting - 10 February 2020

**3 BUSINESS ARISING FROM MINUTES**

3.1 Business Arising From Minutes

**4 TENDERS/RFP**

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4.1 Provision of Cellular Phones and Cellular Service

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4.2 Combined Sewer Separation Phase 3 - Change Order No. 13

15 - 19

4.3 Combined Sewer Separation Phase 3 - Change Order no. 14

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4.4 RFP Confederation Dr./West Valley Rd. Roundabout

**5 REPORTS**

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5.1 Council Travel Report - July - December 2019- Amended

**6 MUNICIPAL PLAN AND DEVELOPMENT REGULATION AMENDMENT**

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6.1 Municipal Plan and Development Regulation Amendment 19-03 -  
Zone Change - 701 O'Connell DR

**7 PLANNING AND DEVELOPMENT**

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7.1 Quarry - Lewin Parkway(Watsons Pond Area)

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| 59 - 62 | 7.2      | Confirmation of Order 2020-01 - 14 Pioneer St          |
|         | <b>8</b> | <b>REGULATION/POLICY</b>                               |
| 63 - 75 | 8.1      | Green Infrastructure Policy - City Studio Presentation |
|         | <b>9</b> | <b>ADJOURNMENT</b>                                     |



**MINUTES OF A REGULAR MEETING OF  
THE COUNCIL OF THE CITY OF CORNER BROOK  
COUNCIL CHAMBERS, CITY HALL  
MONDAY, 10 FEBRUARY, 2020 AT 7:00 PM**

**PRESENT:**

|              |             |   |
|--------------|-------------|---|
| Mayor        | J. Parsons  | R. Cumby, City Manager                        |
| Deputy Mayor | B. Griffin  | D. Park, Director of Finance & Administration |
| Councillors: | T. Buckle   | D. Charters, Director Community Engineering   |
|              | J. Carey    | Development and Planning                      |
|              | L. Chaisson | T. Flynn, Director of Protective Services     |
|              | V. Granter  | M. Redmond, City Clerk                        |
|              | B. Staeben  | B. Tibbo, Sergeant-At-Arms                    |

Absent with Regrets: D. Burden, Director of Public Works, Water and Wasterwater

CALL MEETING TO ORDER: The meeting adjourned at 7:00 p.m.

**20-014      Approval of Agenda**

On motion by Councillor V. Granter, seconded by Deputy Mayor B. Griffin, it is **RESOLVED** to approve the agenda as circulated **MOTION CARRIED.**

**20-015      Approval of Minutes- Public Council Meeting - 13 January 2020**

On motion by Councillor B. Staeben, seconded by Councillor T. Buckle, it is **RESOLVED** to approve the Minutes of the Regular Council Meeting of January 13, 2020 as circulated. **MOTION CARRIED.**

**20-016      Business Arising From Minutes**

No items were brought forward.

**20-017      Proclamations**

Mayor Parsons reported that he signed proclamations recognizing the follow events:

- Eating Disorder Month
- National Psychology Month

Councillor Granter reported Heritage Week is February 17 to February 23, 2020

**20-018      Jigs and Wheels Festival**

Councillor Buckle provided details on the upcoming Jigs and Wheels Festival taking place in Corner Brook from July 29-August 2, 2020

**20-019      Corner Brook Winter Carnival**

Deputy Mayor B. Griffin encouraged everyone to participate in Carnival 2020.

**20-020      Supply of Self-Propelled Floor Scrubber 2020-04**

On motion by Councillor B. Staeben, seconded by Councillor J. Carey, it is **RESOLVED** to award the tender for the supply of Self Propelled floor Scrubber 2020-04 to Chandler Sales for the tender price of \$15,178.00 (HST included) **MOTION CARRIED.**

**20-021      Council Travel Report**

Councillor B. Staeben presented the Council Travel report for the period July - December 2019. Councillor J. Carey commented there was an error in the report related to his travel claim. He advised he will be consulting with Finance and Administration to correct the error.

**20-022      Municipal Plan and Development Regulation Amendment 19-03 - Zone Change - 701 O'Connell DR**

On motion by Councillor L. Chaisson, seconded by Councillor B. Staeben, it is **RESOLVED** that the Council of the City of Corner Brook:

(1) Approve proposed map amendments MP19-03 to the City of Corner Brook's Integrated Municipal Sustainability Plan 2012;

(2) Approve proposed map amendments DR19-03 to the City of Corner Brook's 2012 Development Regulations;

(3) Authorize staff to submit proposed amendments MP-DR19-03 and MP-DR19-03 to Municipal Affairs for registration as per section 24 of the URPA;

(4) Authorize staff to submit the amendments immediately following registration release by Municipal Affairs, to the Queens Printer for advertising in the Newfoundland Gazette to finalize the amendment process.

**MOTION CARRIED.**

**20-023      O'Connell Drive at Woodman's Avenue - Culvert Upgrade**

On motion by Councillor L. Chaisson, seconded by Councillor V. Granter it is resolved that the Council of the City of Corner Brook approve the termination of the existing contract and approve a new Standard form of Agreement between client (City of Corner Brook) and Prime consultant (Anderson Engineering Consultants Ltd). in the amount of \$80,017.00 for Engineering Services for O'Connell Drive at Woodmans's Avenue-Culvert Upgrade.

**20-024      Community Gardens Project - MMSB Funding Agreement**

On motion by Councillor V. Granter, seconded by Councillor B. Staeben it is RESOLVED to enter into the attached funding agreement with the Multi-Materials Stewardship Board, and by doing so authorize staff to execute the terms of the agreement in carrying out the community garden and compost project.

**20-025      Nominee - Board of Directors of the Deer Lake Airport Authority  
Deputy Mayor B. Griffin declared Conflict of Interest and abstained from discussion and voting on this agenda item.**

On motion by Councillor J. Carey, seconded by Councillor T. Buckle it is RESOLVED to nominate Dean Porter as the City's representative for appointment to the Board of Directors of the Deer Lake Airport Authority Inc., for a four year term commencing on the date of the appointment.

Congratulations was extended to the outgoing Executive Director, Jamie Schwartz of the Deer Lake Airport Authority.

**ADJOURNMENT**

The meeting adjourned at 7:35 p.m


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City Clerk

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Mayor



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|  | <p align="center"><b>City of Corner Brook<br/>Request for Decision (RFD)</b></p> |
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|---|--|
| <b>Subject Matter: Request for Proposals – Cellular Phone &amp; Mobility Services</b> |  |
| <b>Report Information</b>   |  |
| <b>Department:</b> Finance & Administration   | <b>Attachments:</b>                        |
| <b>Prepared By:</b> Dale Park   | <b>Council Meeting Date:</b> March 2, 2020 |

### **Recommendation:**

It is staff recommendation to award the request for proposals for the provision of mobility and cellular services to Bell Mobility Inc.

It is **RESOLVED** to award the request for proposals for the provision of mobility and cellular services to Bell Mobility Inc.

### **Issue:**

The City of Corner Brook issued a Request for Proposals for the Provision of Insurance Services on February 3, 2020 and a closing date of February 19, 2020. The RFP required the provision of a combination of voice only, data only or data and voice to 68 devices for the City of Corner Brook.


### **Background:**

There were four groups that had requested a copy of the RFP, however the City only received one submission. Bell Mobility Inc. is the City's current provider and they provide extensive coverage throughout the Province and the country. The retention of Bell Mobility as our current service provider will eliminate the need for the time and costs to transition to a new service provider. Based on the proposal that has been received the City is expecting to save approximately \$950 per month or 32% off what we are currently paying for the same service. The new proposal also provides the City with greater flexibility in regards to data usage at a lower cost than our current rates. The contract with Bell Mobility Inc. would be for a 60 month duration. Staff have reviewed the response from Bell Mobility Inc. and are confident that they can continue to provide the City with the required coverage and services required.

### **Options:**

1. Approve the awarding of the RFP to Bell Mobility Inc.
2. Rejecting the awarding of the RFP to Bell Mobility Inc. and continue with the existing contract at a higher monthly cost.

### **Governance Implications:**


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|  | <p align="center"><b>City of Corner Brook<br/>Request for Decision (RFD)</b></p> |
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**Policy and Regulation:**

**Budget/Financial Implications:** The 2020 budget contains budgeted amounts within each department for their mobility requirements. This RFP will ensure departments are able to stay within their budgeted amounts if there is no increase in devices required.

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| <b>Prepared by:</b> Dale Park                |
| <b>Director:</b> Dale Park [REDACTED]        |
| <b>City Manager:</b> Rodney Cumby [REDACTED] |
| <b>Date:</b> Feb 27/2020                     |

**Additional Comments by City Manager:**

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|---|--|
|  | <p align="center"><b>City of Corner Brook<br/>Request for Decision (RFD)</b></p> |
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| <b>Subject Matter: Combined Sewer Separation Phase 3 – Change Order No. 13</b> |  |
| <b>Report Information</b>  |  |
| <b>Department: Community, Engineering, Development &amp; Planning</b>          | <b>Attachments: Change Order No. 13</b>  |
| <b>Prepared By: Jim Warford</b>  | <b>Council Meeting Date: Mar 2, 2020</b> |

**Issue:** Engineering Costs associated with the schedule overrun for September 1 to September 13, 2019. See Attached.

**Background:** During the work, the allotted engineering time went over and the contractor is charged for that time accordingly. Those amounts were deducted from the monthly contractor payment for the days that the work was over. Engineering and Project management costs are based on a one hundred and thirty (130) day construction schedule. This Change Order covers the additional costs from September 1 to September 13, 2019.

**Recommendation:** Approve the change order between (City of Corner Brook) and Contractor (Bulldog Contracting Ltd.) for Combined Sewer Separation Phase 3.

**Be it resolved that the Council of the City of Corner Brook** approve the change order between (City of Corner Brook) and Contractor (Bulldog Contracting Ltd.) for Combined Sewer Separation Phase 3 in the amount of -\$27,022.76 (HST Included)

**Options:**


1. That the Council of the City of Corner Brook execute the change order between (City of Corner Brook) and Contractor (Bulldog Contracting Ltd.)
2. That the Council of the City of Corner Brook not execute the change order between (City of Corner Brook) and Contractor (Bulldog Contracting Ltd.)
3. That the Council of the City of Corner Brook give other direction to Staff.

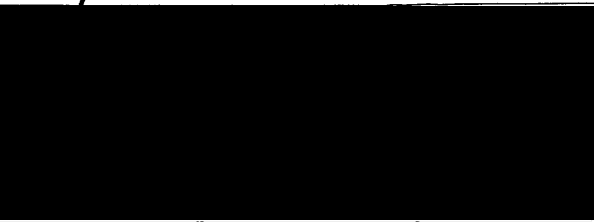
**Legal Review:** NA

**Governance Implications:**

**Budget/Financial Implications:** 17-CWWF-17-00125

**Environmental Implications:** NA

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|  | <p align="center"><b>City of Corner Brook<br/>Request for Decision (RFD)</b></p> |
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| <b>Prepared by:</b> Jim Warford   |  |  |
| <b>Director:</b> Darren Charters  |  |  |
| <b>City Manager:</b> Rodney Cumby |  |  |
| <b>Date:</b> February 28, 2020    |  |  |

**Additional Comments by City Manager:**



**Dept. of Municipal & Intergovernmental Affairs  
Municipal Water Sewer & Roads Specification  
CONTRACT CHANGE ORDER NOTICE**

Page 1 of 2

Form #5

March 2016

**PROJECT NAME:** City of Corner Brook  
Combined Sewer Separation, Phase 3 **PROJECT NO.:** 17-CWWF-17-00125

**CONTRACTOR:** \_\_\_\_\_

**CHANGE ORDER NUMBER:** 13 **DATE:** October 18, 2019

**.1** NOTICE

A change to the Contract is contemplated as indicated herein.

**.2** PROCEDURE

The Contractor shall stipulate the effect of the contemplated change of the contract amount in Item 4 below. Where the change increases the amount of the contract, a complete cost breakdown will be returned with each copy of the document. The Contractor shall return three signed copies of this document to the Engineer for approval. Should it be decided to proceed with the work, an approved copy will be returned to the Contractor. Work shall not proceed until the written authorization is received.

**.3** DESCRIPTION OF CHANGE

Engineering costs associated with the schedule overrun for September 1 to September 13, 2019.  
See attached.

**.4** EFFECT OF CHANGE ON CONTRACT

This change order will/will NOT affect the approved completion date (circle correct statement).

If the completion date will be affected, the requested increase in time to the approved completion date is:

WORKING DAYS: \_\_\_\_\_ REVISED COMPLETION DATE: \_\_\_\_\_

The change described in Item 3 above will affect the current contract amount as follows:  
AMOUNT

( ) No Change

( ) Addition to Contract including GST payable by the Owner \$ \_\_\_\_\_

(x) Deduction from Contract including GST payable by the Owner \$ 27,022.76

CONTRACTOR: \_\_\_\_\_  
(Signature)

Authorized Contract Amount \$ 3,573,615.57

**Dept. of Municipal & Intergovernmental Affairs  
Municipal Water Sewer & Roads Specification  
CONTRACT CHANGE ORDER NOTICE**

Page 2 of 2

Form #5

March 2016

|                              |                 |
|------------------------------|-----------------|
| Previous Change Orders       | \$ - 13,138.76  |
| This Change Order            | \$ - 27,022.76  |
| New Approved Contract Amount | \$ 3,533,454.05 |

**.5 AUTHORIZATION TO PROCEED**

The Contractor is authorized to proceed with the changes for the amounts stated in Item 4 above.

DATE: October 18, 2019

CONSULTANT: \_\_\_\_\_

DATE: \_\_\_\_\_

OWNER: \_\_\_\_\_

**.6 CANCELLATION OF CONTEMPLATED CHANGE**

It has been decided not to proceed with this change which is hereby cancelled.

DATE: \_\_\_\_\_ CONSULTANT: \_\_\_\_\_

**.7 NOTIFICATION TO BONDING AND INSURANCE COMPANIES**

The Bonding Company and Insurance Company shall each be immediately notified by the Contractor of this change to the contract by being issued copies of the Change Order.


CHANGE ORDER NO. 13

Engineering and Project Management costs are based on a one hundred and thirty (130) day construction schedule. This CO covers the additional engineering costs from September 1 to September 13, 2019.

|                          |              |
|--------------------------|--------------|
| Project Management =     | \$ 7,309.50  |
| Contract Admin =         | \$ 560.00    |
| Resident Site Services = | \$ 11,836.00 |
| Expenses =               | \$ 3,792.55  |

|                 |                     |
|-----------------|---------------------|
| <u>Subtotal</u> | <u>\$ 23,498.05</u> |
| <u>HST</u>      | <u>\$ 3,524.71</u>  |
| <u>Total</u>    | <u>\$ 27,022.76</u> |



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|  | <p style="text-align: center;"><b>City of Corner Brook</b><br/><b>Request for Decision (RFD)</b></p> |
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| <b>Subject Matter: Combined Sewer Separation Phase 3 – Change Order No. 14</b> |  |
| <b>Report Information</b>  |  |
| <b>Department: Community, Engineering, Development &amp; Planning</b>          | <b>Attachments: Change Order No. 14</b>  |
| <b>Prepared By: Jim Warford</b>  | <b>Council Meeting Date: Mar 2, 2020</b> |

**Issue:** Engineering Costs associated with the schedule overrun for September 16 to October 2, 2019. See Attached.

**Background:** During the work, the allotted engineering time went over and the contractor is charged for that time accordingly. Those amounts were deducted from the monthly contractor payment for the days that the work was over. Engineering and Project management costs are based on a one hundred and thirty (130) day construction schedule. This Change Order covers the additional costs from September 16 to October 2, 2019.

**Recommendation:** Approve the change order between (City of Corner Brook) and Contractor (Bulldog Contracting Ltd.) for Combined Sewer Separation Phase 3.

**Be it resolved that the Council of the City of Corner Brook** approve the change order between (City of Corner Brook) and Contractor (Bulldog Contracting Ltd.) for Combined Sewer Separation Phase 3 in the amount of -\$24,111.56 (HST Included)

**Options:**


1. That the Council of the City of Corner Brook execute the change order between (City of Corner Brook) and Contractor (Bulldog Contracting Ltd.)
2. That the Council of the City of Corner Brook not execute the change order between (City of Corner Brook) and Contractor (Bulldog Contracting Ltd.)
3. That the Council of the City of Corner Brook give other direction to Staff.

**Legal Review:** NA

**Governance Implications:**

**Budget/Financial Implications:** 17-CWWF-17-00125

**Environmental Implications:** NA

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|  | <p align="center"><b>City of Corner Brook<br/>Request for Decision (RFD)</b></p> |
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|                                   |            |  |
|-----------------------------------|------------|--|
| <b>Prepared by:</b> Jim Warford   | [Redacted] |  |
| <b>Director:</b> Darren Charters  |            |  |
| <b>City Manager:</b> Rodney Cumby |            |  |
| <b>Date:</b> February 28, 2020    |            |  |

**Additional Comments by City Manager:**

**Dept. of Municipal & Intergovernmental Affairs  
Municipal Water Sewer & Roads Specification  
CONTRACT CHANGE ORDER NOTICE**

Page 1 of 2

Form #5

March 2016

**PROJECT NAME:** City of Corner Brook  
Combined Sewer Separation, Phase 3 **PROJECT NO.:** 17-CWWF-17-00125

**CONTRACTOR:**

**CHANGE ORDER NUMBER:** 14 **DATE:** November 5, 2019

**.1** NOTICE

A change to the Contract is contemplated as indicated herein.

**.2** PROCEDURE

The Contractor shall stipulate the effect of the contemplated change of the contract amount in Item 4 below. Where the change increases the amount of the contract, a complete cost breakdown will be returned with each copy of the document. The Contractor shall return three signed copies of this document to the Engineer for approval. Should it be decided to proceed with the work, an approved copy will be returned to the Contractor. Work shall not proceed until the written authorization is received.

**.3**DESCRIPTION OF CHANGE

Engineering costs associated with the schedule overrun from September 16 to October 2, 2019.  
See attached.

**.4** EFFECT OF CHANGE ON CONTRACT

This change order will/will NOT affect the approved completion date (circle correct statement).

If the completion date will be affected, the requested increase in time to the approved completion date is:

WORKING DAYS: \_\_\_\_\_ REVISED COMPLETION DATE: \_\_\_\_\_

The change described in Item 3 above will affect the current contract amount as follows:  
AMOUNT

( ) No Change

( ) Addition to Contract including GST payable by the Owner \$ \_\_\_\_\_

(x) Deduction from Contract including GST payable by the Owner \$ 24,111.56

CONTRACTOR: \_\_\_\_\_  
(Signature)

Authorized Contract Amount \$ 3,573,615.57

**Dept. of Municipal & Intergovernmental Affairs  
Municipal Water Sewer & Roads Specification  
CONTRACT CHANGE ORDER NOTICE**

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Form #5

March 2016

|                              |                |
|------------------------------|----------------|
| Previous Change Orders       | \$ - 40,161.52 |
| This Change Order            | \$ -24,111.56  |
| New Approved Contract Amount | \$3,509,342.49 |

**.5 AUTHORIZATION TO PROCEED**

The Contractor is authorized to proceed with the changes for the amounts stated in Item 4 above.

DATE: November 5, 2019      CONSULTANT: \_\_\_\_\_  
DATE: \_\_\_\_\_      OWNER: \_\_\_\_\_

**.6 CANCELLATION OF CONTEMPLATED CHANGE**

It has been decided not to proceed with this change which is hereby cancelled.

DATE: \_\_\_\_\_ CONSULTANT: \_\_\_\_\_

**.7 NOTIFICATION TO BONDING AND INSURANCE COMPANIES**

The Bonding Company and Insurance Company shall each be immediately notified by the Contractor of this change to the contract by being issued copies of the Change Order.




CHANGE ORDER NO. 14

Engineering and Project Management costs are based on a one hundred and thirty (130) day construction schedule. This CO covers the additional engineering costs from September 16 to October 2, 2019.

|                          |                     |
|--------------------------|---------------------|
| Project Management =     | \$ 6,145.50         |
| Contract Admin =         | \$ 240.00           |
| Resident Site Services = | \$ 11,726.00        |
| Expenses =               | \$ 2,855.07         |
|                          |                     |
| <u>Subtotal</u>          | <u>\$ 20,966.57</u> |
| <u>HST</u>               | <u>\$ 3,144.99</u>  |
| <u>Total</u>             | <u>\$ 24,111.56</u> |



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|  | <p style="text-align: center;"><b>City of Corner Brook<br/>Request for Decision (RFD)</b></p> |
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| <b>Subject Matter: Confederation Drive/West Valley Road Roundabout</b> |  |
| <b>Report Information</b>  |  |
| <b>Department: Community, Engineering, Development &amp; Planning</b>  | <b>Attachments:</b>                        |
| <b>Prepared By: James Warford</b>                                      | <b>Council Meeting Date: March 2, 2020</b> |

**Issue:** This RFD is intended to address the selection of a Prime Consultant related to the Confederation Drive/ West Valley Road roundabout project.

**Background:** The Confederation Drive/West Valley Road Roundabout is funded under the Canada/ Newfoundland Rural and Northern Communities Infrastructure program and consists of the construction of a new roundabout at the intersection of Confederation Drive and West Valley Road. The City of Corner Brook requested proposals to select a Prime Consultant for the project. Proposals were received from five firms and were evaluated by a staff committee in accordance with the RFP evaluation criteria. Based on that evaluation, the committee has selected the preferred proponent.

**Recommendation:** Staff recommend Option 1, that the Council of the City of Corner Brook approve the Consultant Fee Proposal from Harbourside Transportation Consultants in the amount of \$77,435.25 (HST Included), for consulting services related to the Confederation Drive/ East Valley Road Roundabout and that the following motion be supported:


**Be it resolved that the Council of the City of Corner Brook** approve the Consultant Fee Proposal from Harbourside Transportation Consultants in the amount of \$77,435.25 (HST Included), for consulting services related to the Confederation Drive West Valley Road roundabout.

**Options:**

1. That the Council of the City of Corner Brook approve the Consultant Fee Proposal from Harbourside Transportation Consultants in the amount of \$77,435.25 (HST Included), for consulting services related to the Confederation Drive West Valley Road roundabout
2. That the Council of the City of Corner Brook not execute the agreement with Harbourside Transportation Consultants, for consulting services related to the Confederation Drive West Valley Road roundabout.
3. That the council of the City of Corner Brook give other direction to staff


**Legal Review:** NA

**Governance Implications:**


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|  | <p align="center"><b>City of Corner Brook<br/>Request for Decision (RFD)</b></p> |
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**Budget/Financial Implications:** Costs covered under the Canada/ Newfoundland Rural and Northern communities funding project 17-RNC-20-00003

**Environmental Implications:** NA

|                                   |  |  |
|-----------------------------------|--|--|
| <b>Prepared by:</b> Jim Warford   |  |  |
| <b>Director:</b> Darren Charters  |  |  |
| <b>City Manager:</b> Rodney Cumby |  |  |
| <b>Date:</b> February 28, 2020    |  |  |

**Additional Comments by City Manager:**

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|  | <p align="center"><b>City of Corner Brook<br/>Information Report (IR)</b></p> |
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|   |  |
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| <b>Subject Matter: Council Travel Report – July – December 2019</b> |  |
| <b>Report Information</b>   |  |
| <b>Department: Finance &amp; Administration</b>                     | <b>Attachments: Council Travel Report</b>  |
| <b>Presented By: Dale Park</b>                                      | <b>Council Meeting Date: March 2, 2020</b> |

**Topic:** To present the revised council travel report for July – December 2019.

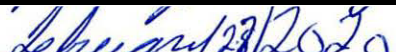
**Background:** The City of Corner Brook Council Remuneration and Reimbursement Regulations states that "A summary of Council travel expense by Councilor will be provided to Council semi-annually and reported on at a public meeting". In the previous council travel report presented, the expenses for Councillor Carey and Councillor Buckle were overstated.

**Objective:** To follow the Council Remuneration and Reimbursement Regulation and present the Council Travel report.

**Governance Implications:** Policy requires semiannual updates at the public meeting.

**Budget/Financial Implications:** Council travel is within budget.

**Environmental Implications:** N/A

|                                   |  |
|-----------------------------------|--|
| <b>Prepared by: Alicia Park</b>   |  |
| <b>Director: Dale Park</b>        |  |
| <b>City Manager: Rodney Cumby</b> |  |
| <b>Date: February 27, 2020</b>    |  |

**Additional Comments by City Manager:**



TRAVEL EXPENSE COUNCIL - July 1 - December 31, 2019

| Name                  | Month         | Purpose/Destination                             | Amount | Sub-Total                        | Total                     |
|-----------------------|---------------|---|--------|----------------------------------|---------------------------|
| <u>Jim Parsons</u>    | November 2019 | MNL Annual Convention & Trade Show - St. John's |        |                                  | <u>\$ 2,885.84</u>        |
|                       |               |   |        | <b>Total Travel Jim Parsons</b>  | <u><b>\$ 2,885.84</b></u> |
| <u>Bill Griffin</u>   |               |   |        |                                  | <u>\$ -</u>               |
|                       |               |   |        | <b>Total Travel Bill Griffin</b> | <u><b>\$ -</b></u>        |
| <u>Tony Buckle</u>    | November 2019 | MNL Annual Convention & Trade Show - St. John's |        |                                  | <u>\$ 2,691.18</u>        |
|                       |               |   |        | <b>Total Travel Tony Buckle</b>  | <u><b>\$ 2,691.18</b></u> |
| <u>Josh Carey</u>     | November 2019 | MNL Annual Convention & Trade Show - St. John's |        |                                  | <u>\$ 1,936.61</u>        |
|                       |               |   |        | <b>Total Travel Josh Carey</b>   | <u><b>\$ 1,936.61</b></u> |
| <u>Linda Chaisson</u> |               |   |        |                                  | <u>\$ -</u>               |
| <u>Bernd Staeben</u>  |               |   |        |                                  |                           |
| <u>Vaughn Granter</u> |               |   |        |                                  | <u>\$ -</u>               |
| <b>GRAND TOTAL</b>    |               |   |        |                                  | <b>\$ 7,513.63</b>        |

TRAVEL EXPENSE COUNCIL - July 1 - December 31, 2019

| Name   | Month | Purpose/Destination | Amount      | Sub-Total | Total |
|--|-------|---------------------|-------------|-----------|-------|
| Total travel previous year July - December 2018    |       |                     | \$1,664.84  |           |       |
| Total Travel for current year July - December 2019 |       |                     | \$7,513.63  |           |       |
| Difference in semi-annual travel totals            |       |                     | -\$5,848.79 |           |       |





**City of Corner Brook  
Request for Decision (RFD)**

**Subject Matter:** Set Public Hearing date for proposed Municipal Plan and Development Regulations Amendments MP/DR19-03 – Zone Change - Comprehensive Residential Development Area (CRDA) to Residential Medium Density (RMD); 701 O’Connell Drive

**Report Information**

**Department:** Community, Engineering, Development and Planning

**Attachments:**  
Proposed amendments

**Prepared By:** Deon Rumbolt

**Council Meeting Date:** March 2, 2020

**Purpose:**

At a regular meeting of Council held on Feb 10, 2020 and pursuant to section 16 of the *Urban and Rural Planning Act, 2000* (henceforth the “Act”), Council approved the above-noted proposed amendments to the Municipal Plan and Development Regulations. The amendments were posted in the Western Star January 29, and February 5, 2020. Members of the public were invited to submit concerns to the City up to 48 hours before the scheduled Public Hearing. However, due to changes in the scheduling with Western Star, **the Public Consultation notice did not meet the Public Hearing advertising time requirements** consequently the Department of Municipal Affairs has requested that we readvertize the Public Hearing and hold it again. This will also require re-approval of the amendments subsequent to the Public Hearing.

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

**Background:**

The 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 is a single dwelling, which 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.

**Recommendation:** Staff Recommend Option 1 and the following motions be supported:





**City of Corner Brook  
Request for Decision (RFD)**

**Option 1 Proposed Motion (Revised from previous):**

- (1) Set March 30, 2020, 7:00 p.m. in the Hutchings Room at City Hall for the tentative Public Hearing;
- (2) Authorize staff to cancel the Public Hearing in the event that no objections are received, or no member of the public expresses intent to attend the Public Hearing, 48 hours prior to the tentative Public Hearing; and
- (3) Appoint Gerard J. Martin, Q.C. to preside over the scheduled Public Hearing.

**OPTIONS:** The Corner Brook City Council RESOLVES to:

- (1) Set a Public Hearing date on the basis of adoption of the proposed amendments;
- (2) Refuse to set a Public Hearing date on the basis of planning rationale; or
- (3) Postpone setting a date for the Public Hearing for the proposed amendments, requesting additional information from staff.

**IMPLICATIONS OF RECOMMENDATION**

The adoption of the proposed amendments indicates that Corner Brook City Council supports the proposal as presented, with the intent to hear any objections and representations of the public prior to rendering a final decision on the proposal. If Council is not supportive with the proposal as is, and would like staff to provide additional information and/or revise the proposed amendments, Council is advised to do so at this stage in the process.

Financial implications of adoption include advertising the proposal twice in the newspaper and retaining commissioner services to preside over the Public Hearing. The cost of commissioner services are anticipated to be substantially reduced in the event the Public Hearing is cancelled 48 hours prior to the scheduled date/time. The previous Public Hearing was cancelled.

**BACKGROUND**

At a regular meeting of Council held on August 26, 2019 and pursuant to section 14 of the *Urban and Rural Planning Act, 2000* (henceforth the "Act"), Council resolved to proceed with public consultation for the above-noted proposed amendments to the Municipal Plan and Development Regulations. The amendments were posted on the City's website on September 18, 2019. Members of the public were invited to inspect the proposal at City Hall; however, staff received no inquiries on the submission. In accordance with section 15 of the Act, the Local Governance and Planning Division of the Department of Municipal Affairs and Environment issued their release of the proposed amendments on October 23, 2019.





**City of Corner Brook  
Request for Decision (RFD)**

and Planning Division of the Department of Municipal Affairs and Environment issued their release of the proposed amendments on October 23, 2019.

**STAFF RECOMMENDATION**

The principal purpose of proposed Municipal Plan Amendment MP19-03 and Development Regulations Amendment DR19-03 (henceforth the “Amendments”) is to allow Council to consider approval of a single dwelling on the subject property, which is currently, split zoned ‘Comprehensive Residential Development Area (CRDA)’ and ‘Residential Medium Density (RMD).’ 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 proposed amendments were triggered by an application for a single dwelling to be located at 701 O’Connell Drive. The proponent wishes to construct the single dwelling within the current CRDA zone which does not permit single dwellings. Now, with water and sewer available, the parcel can be developed. The MDR designation and zone allow the proposed use.

**Legislative Authority:** *Urban and Rural Planning Act, 2000:* sections 16, 17, 18, 19, and 21

**Estimated Cost:** (1) Two newspaper publications (Western Star), and (2) Commissioner services (variable)

**Budget Line Item:** Municipal Plan Amendments


**Communication Strategy:**

In accordance with section 17 of the Act, Notice of Adoption and Public Hearing must be advertised twice in a local newspaper (Western Star) prior to the Public Hearing. The first notice must be published no sooner than 14 days prior to the tentative Public Hearing; and the second notice must be posted any time between the first notice and the tentative date of the Public Hearing. As with the public consultation stage, the notices will request written comments/representations from the public that may support or oppose the proposed amendments. The same will be advertised on the City’s Integrated Municipal Sustainability Plan / Development Regulations Amendments web page and posted in the lobby at City Hall.

If Council gives final approval of the proposed amendments, the next required public communication in the newspaper will include Notice of Registration in accordance with subsection 24(2) of the Act.

**STANDING COMMITTEE COMMENTS:** Implication:

**BACKGROUND:** Report/Document:

|  |  |
|--|--|
|  | <p align="center"><b>City of Corner Brook<br/>Request for Decision (RFD)</b></p> |
|--|--|

- Proposed Amendment MP19-03; and
- Proposed Amendment DR19-03.

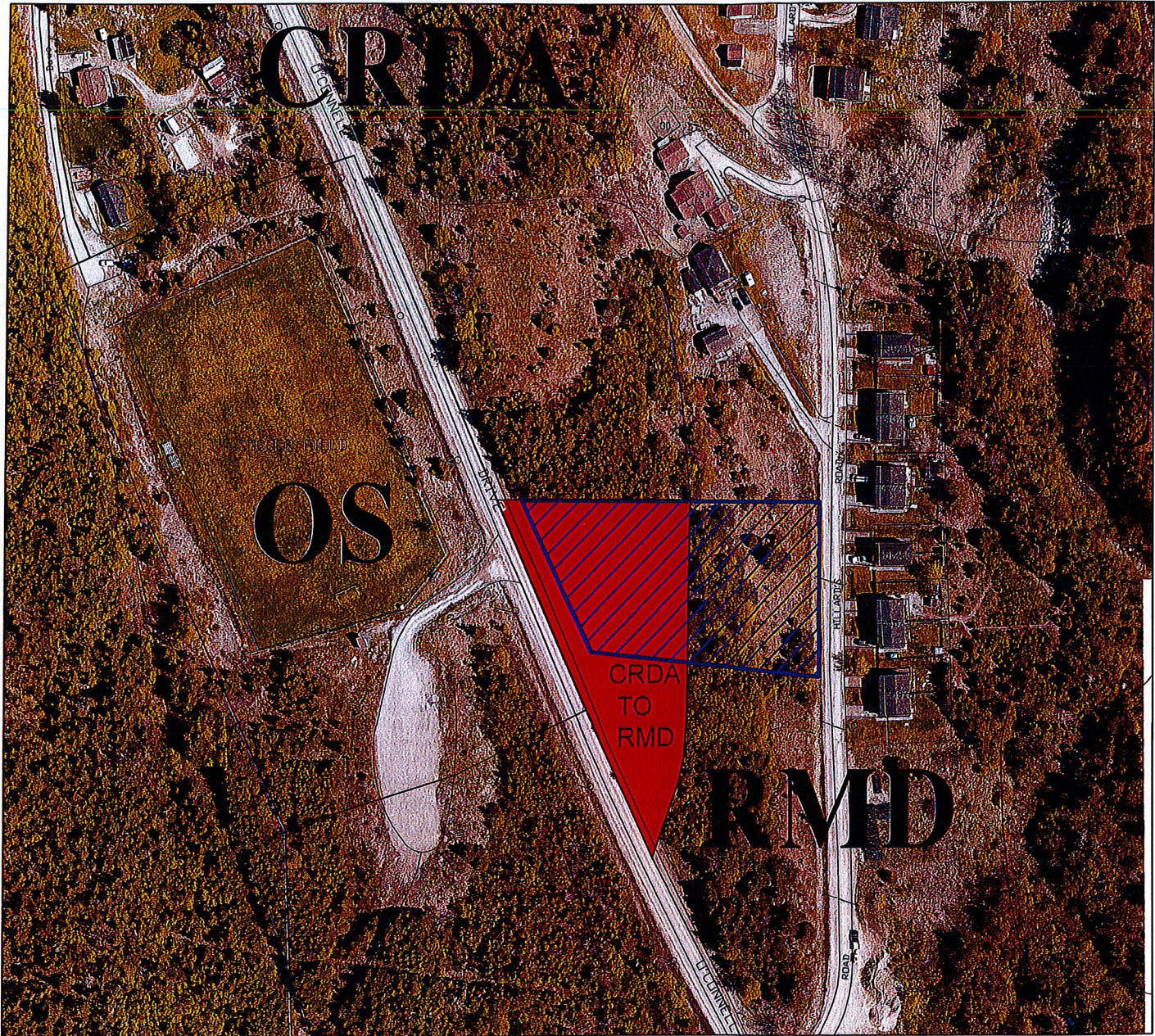
|                                      |                           |
|--------------------------------------|---------------------------|
| <b>Prepared by: Deon Rumbolt</b>     | [Redacted Signature Area] |
| <b>Director: Darren Charters</b>     |                           |
| <b>City Manager: Rodney Cumby</b>    |                           |
| <b>Date:</b> <i>February 27/2020</i> |                           |


**Additional Comments by City Manager:**



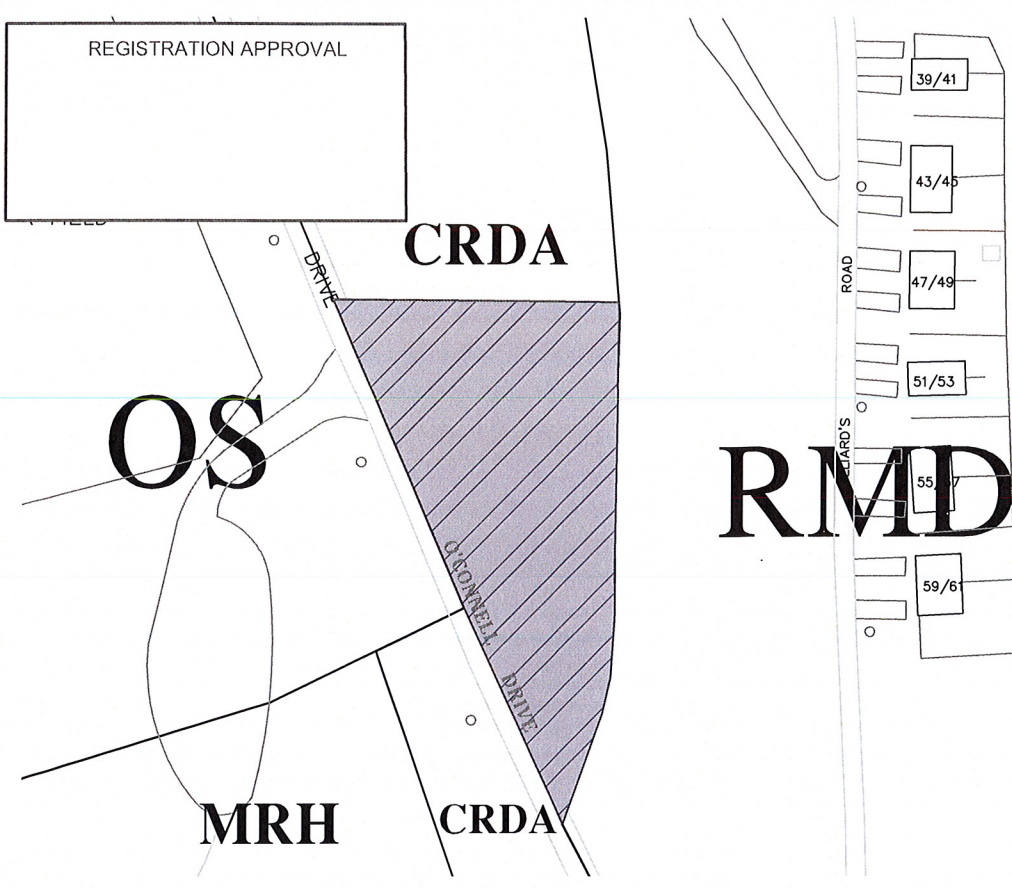

## C I T Y O F C O R N E R B R O O K

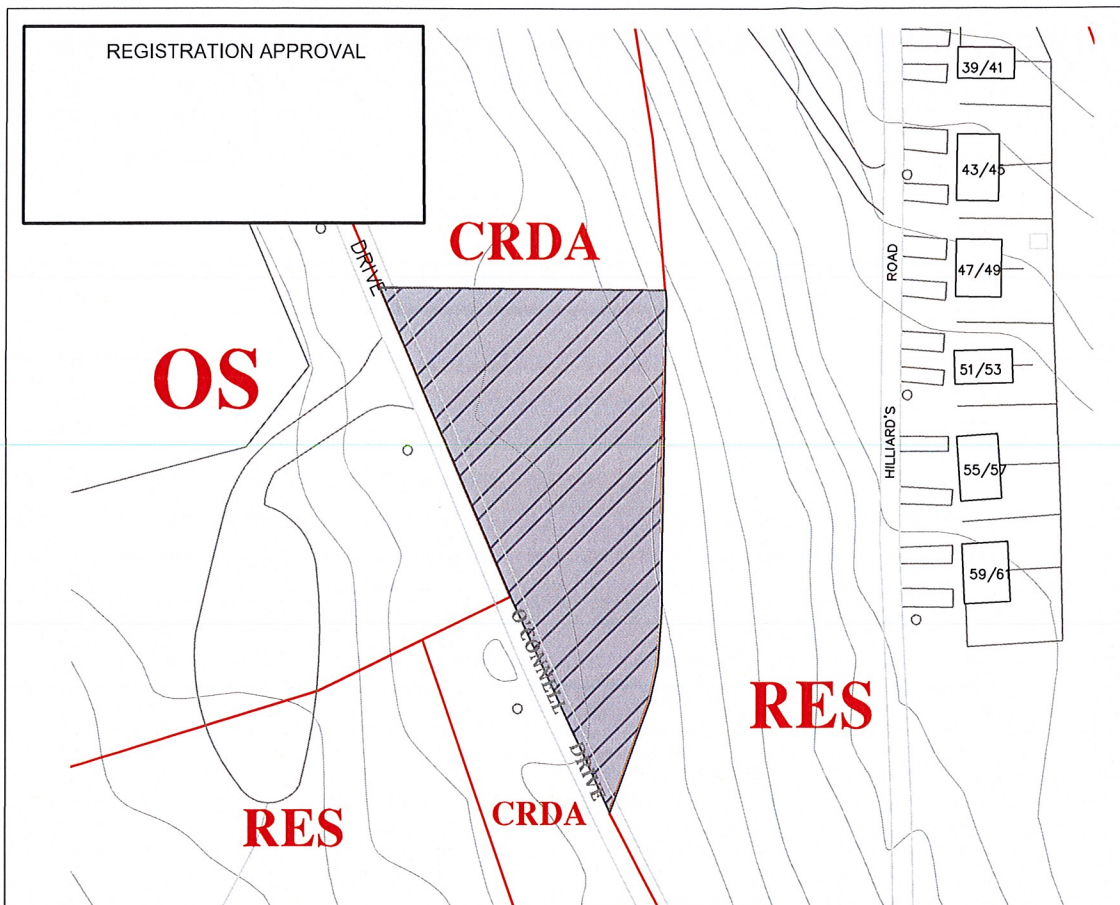
|  |                    |  |  |
|--|--------------------|--|--|
| LAND USE DESIGNATION /<br>ZONING AMENDMENTS  | DR19-03<br>MP19-03 | CURRENT DESIGNATION / ZONE:<br>Comprehensive Residential<br>Development Area | PROPOSED DESIGNATION / ZONE:<br>RESIDENTIAL / RESIDENTIAL MEDIUM DENSITY |
| LOCATION: 701 O'Connell Drive  |                    |  |  |
| AFFECTED MAPS: LAND USE ZONING MAP C-1 & C-5; GENERALIZED FUTURE LAND USE - MAPS A & B |                    |  |  |



|   |  |  |
|---|--|--|
| <b>PROJECT:</b><br><br>INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012 -<br>PROPOSED LAND USE DESIGNATION AND LAND USE<br>ZONING AMENDMENTS                                   |  | <b>AMENDMENT NOTES:</b><br><br>These changes are proposed to accommodate residential<br>development.   |
| <b>LEGEND</b><br>BLUE HATCH - PROPERTY BOUNDARY<br>RED HATCH - CRDA TO RMD  |  |  |
|  <b>City of Corner Brook</b><br>Community Engineering Development &<br>Planning Division | DATE: September 2019<br><br>NOT TO SCALE | THIS MAP IS A GRAPHICAL REPRESENTATION OF THE CITY OF CORNER<br>BROOK SHOWING THE APPROXIMATE LOCATION OF ROADS, BUILDINGS AND<br>OTHER ELEMENTS. THIS MAP IS NOT A LAND SURVEY AND IS NOT INTENDED<br>TO BE USED FOR LEGAL DESCRIPTION. |



|    |  |             |                            |     |                              |     |  |      |            |    |   |
|---|--|-------------|----------------------------|-----|------------------------------|-----|--|------|------------|----|---|
| <b>LEGEND</b><br><br><table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Zone Title</th> <th style="text-align: left;">Zone Symbol</th> </tr> </thead> <tbody> <tr> <td>Residential Medium Density</td> <td>RMD</td> </tr> <tr> <td>Mobile/Mini Home Residential</td> <td>MHR</td> </tr> <tr> <td>Comprehensive Residential Development Area</td> <td>CRDA</td> </tr> <tr> <td>Open Space</td> <td>OS</td> </tr> </tbody> </table>  | Zone Title   | Zone Symbol | Residential Medium Density | RMD | Mobile/Mini Home Residential | MHR | Comprehensive Residential Development Area | CRDA | Open Space | OS | <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border: 1px solid black; padding: 2px; text-align: center;">CHANGE FROM CRDA to RMD</div> <div style="text-align: right;"> <b>ZONING BOUNDARY</b> <span style="display: inline-block; width: 20px; height: 10px; background-color: black; border: 1px solid black;"></span> </div> </div> |
| Zone Title  | Zone Symbol  |             |                            |     |                              |     |  |      |            |    |   |
| Residential Medium Density  | RMD  |             |                            |     |                              |     |  |      |            |    |   |
| Mobile/Mini Home Residential  | MHR  |             |                            |     |                              |     |  |      |            |    |   |
| Comprehensive Residential Development Area  | CRDA   |             |                            |     |                              |     |  |      |            |    |   |
| Open Space  | OS   |             |                            |     |                              |     |  |      |            |    |   |
| <b>CITY OF CORNER BROOK</b>   |  |             |                            |     |                              |     |  |      |            |    |   |
| <p><b>PROJECT TITLE:</b></p> <p style="text-align: center;"><b>FOR DEVELOPMENT REGULATIONS 2012</b></p>   |  |             |                            |     |                              |     |  |      |            |    |   |
| <p><b>DRAWING TITLE:</b></p> <p style="text-align: center;"><b>LAND USE ZONING MAP C1<br/>(PROPOSED AMENDMENT DR-19-03)</b></p>   |  |             |                            |     |                              |     |  |      |            |    |   |
|  <p><b>City of Corner Brook</b><br/>Community Services Department<br/>Planning Division</p>  | <p style="text-align: right;">DATE: October 2019</p> <p style="text-align: right;">SCALE: 1:1250</p> |             |                            |     |                              |     |  |      |            |    |   |
| <p style="text-align: center;"><b>DESCRIPTION</b></p> <p style="text-align: center;">Change land use zoning from Comprehensive Residential Development Area (CRDA) to Residential Medium Density</p>  |  |             |                            |     |                              |     |  |      |            |    |   |
| <p style="font-size: small;">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.</p>   |  |             |                            |     |                              |     |  |      |            |    |   |
| <p><b>CANADIAN INSTITUTE OF PLANNERS CERTIFICATION</b></p> <p>I hereby certify that this City of Corner Brook Development Regulations 2012, Map _____ has been prepared in accordance with the requirements of the Urban and Rural Planning Act.</p> <p>M.C.I.P. _____</p> <p>DATE _____ (M.C.I.P. SEAL)</p> <p><b>SEAL AND SIGNATURE</b></p> <p>Certified that this City of Corner Brook Development Regulations 2012, Map _____ is a correct copy of the Development Regulations 2012, Map _____ approved by the Council of the City of Corner Brook on the _____ day of _____, _____ (month) (year)</p> <p>MAYOR _____</p> <p>CLERK _____ (COUNCIL SEAL)</p> <p>DATE _____</p> |  |             |                            |     |                              |     |  |      |            |    |   |



## LEGEND

DESIGNATION BOUNDARY

## Land Use Designations

Residential

RES

Comprehensive Residential  
Development Area

CRDA

Open Space

OS

CHANGE FROM CRDA to RES

## CITY OF CORNER BROOK

PROJECT TITLE:

INTEGRATED MUNICIPAL  
SUSTAINABILITY PLAN 2012

DRAWING TITLE:

GENERALIZED FUTURE LAND USE  
MAP A (PROPOSED AMENDMENT  
MP19-03)City of Corner Brook  
Community Services Department  
Planning Division

DATE: OCTOBER 2019

SCALE: 1:1250



## DESCRIPTION

Change land use designation from Comprehensive Residential  
Development Area to ResidentialTHIS MAP IS A GRAPHICAL REPRESENTATION OF THE CITY OF CORNER BROOK  
SHOWING THE APPROXIMATE LOCATION OF ROADS, BUILDINGS AND OTHER  
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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)

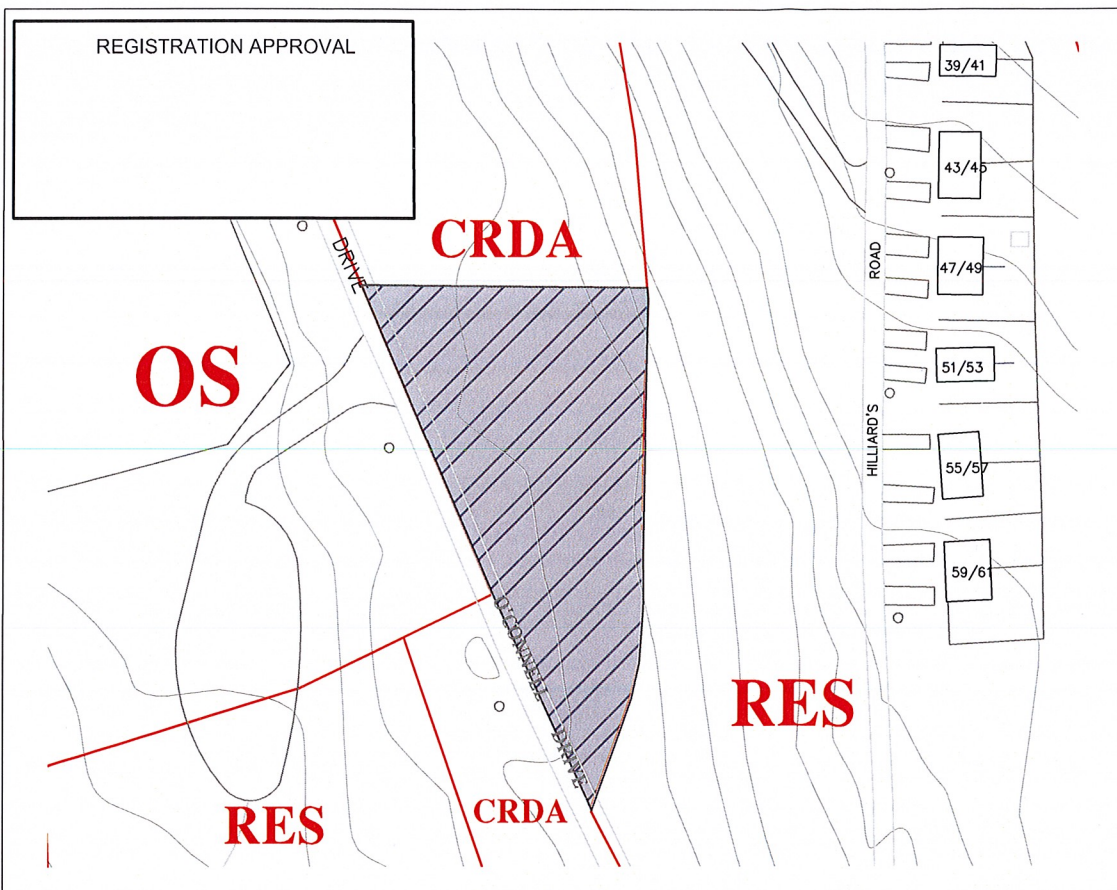
MAYOR \_\_\_\_\_

CLERK \_\_\_\_\_

DATE \_\_\_\_\_

(COUNCIL SEAL)





## LEGEND

DESIGNATION BOUNDARY

CHANGE FROM CRDA to RES

## Land Use Designations

Residential

RES

Comprehensive Residential  
Development Area

CRDA

Open Space

OS

## CITY OF CORNER BROOK

PROJECT TITLE:

INTEGRATED MUNICIPAL  
SUSTAINABILITY PLAN 2012

DRAWING TITLE:

GENERALIZED FUTURE LAND USE  
MAP B (PROPOSED AMENDMENT  
MP19-03)City of Corner Brook  
Community Services Department  
Planning Division

DATE: OCTOBER 2019

SCALE: 1:1250



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Development Area to ResidentialTHIS MAP IS A GRAPHICAL REPRESENTATION OF THE CITY OF CORNER BROOK  
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\_\_\_\_ day of \_\_\_\_\_,  
(month) (year)

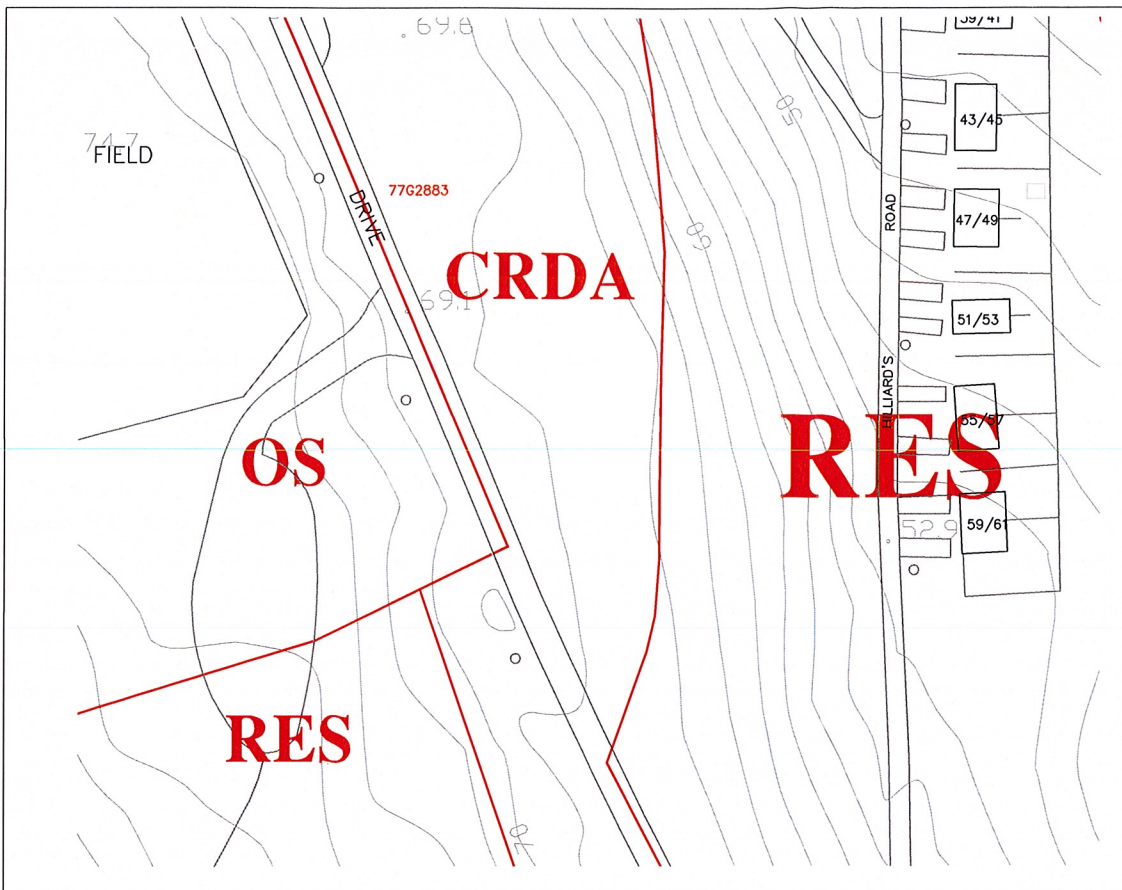
MAYOR \_\_\_\_\_

CLERK \_\_\_\_\_

DATE \_\_\_\_\_

(COUNCIL SEAL)





# LEGEND

DESIGNATION BOUNDARY —

## Land Use Designations

|  |  |
|--|--|
| Residential                                | <span style="border: 1px solid black; padding: 2px;">RES</span>  |
| Comprehensive Residential Development Area | <span style="border: 1px solid black; padding: 2px;">CRDA</span> |
| Open Space                                 | <span style="border: 1px solid black; padding: 2px;">OS</span>   |

## CITY OF CORNER BROOK

PROJECT TITLE:

## INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

DRAWING TITLE:

## GENERALIZED FUTURE LAND USE MAP B (EXISTING)



**City of Corner Brook**  
Community Services Department  
Planning Division

DATE: OCTOBER 2019

SCALE: 1:1250



## DESCRIPTION

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M.C.I.P. \_\_\_\_\_

DATE \_\_\_\_\_ (M.C.I.P. SEAL)

## SEAL AND SIGNATURE

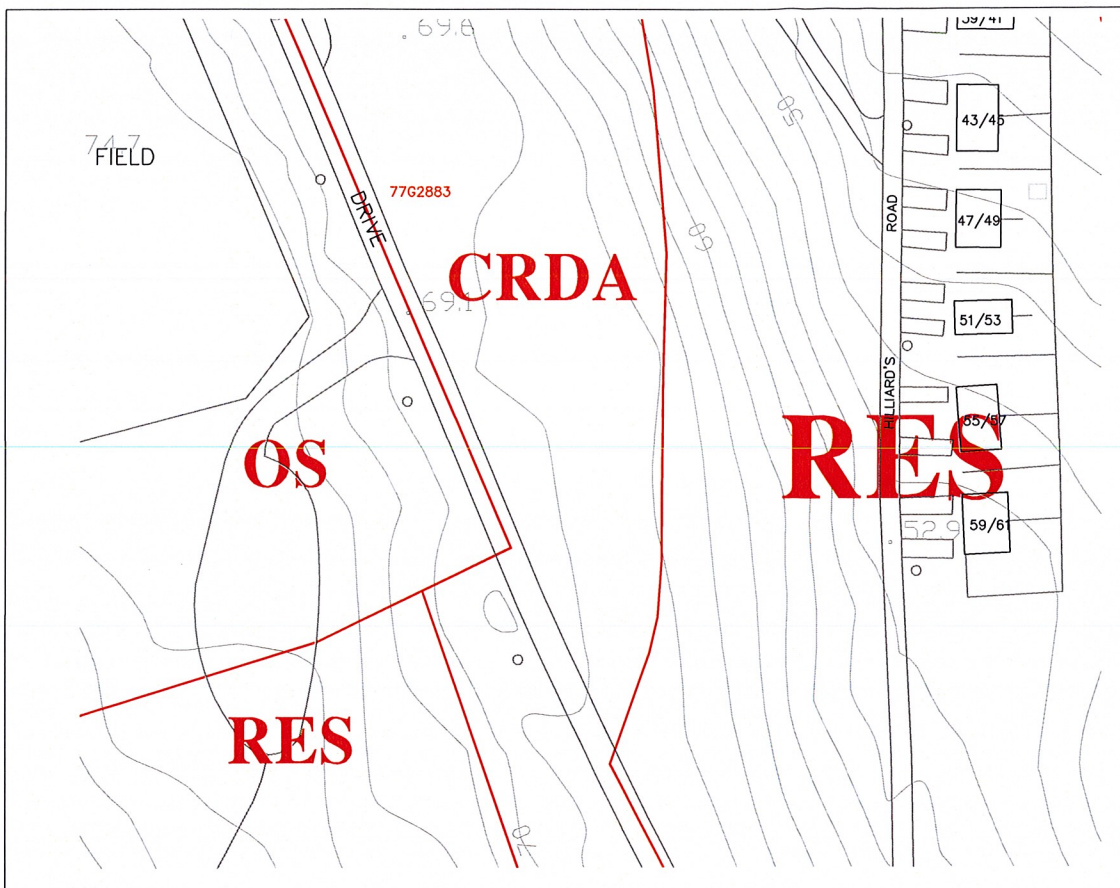
Certified that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map \_\_\_\_\_ is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map \_\_\_\_\_ approved by the Council of the City of Corner Brook on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ (month) (year)

MAYOR \_\_\_\_\_

CLERK \_\_\_\_\_

DATE \_\_\_\_\_

(COUNCIL SEAL)



# LEGEND

DESIGNATION BOUNDARY —

## Land Use Designations

|  |  |
|--|--|
| Residential                                | <span style="border: 1px solid black; padding: 2px;">RES</span>  |
| Comprehensive Residential Development Area | <span style="border: 1px solid black; padding: 2px;">CRDA</span> |
| Open Space                                 | <span style="border: 1px solid black; padding: 2px;">OS</span>   |

## CITY OF CORNER BROOK

PROJECT TITLE:

### INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

DRAWING TITLE:

### GENERALIZED FUTURE LAND USE MAP B (EXISTING)



**City of Corner Brook**  
Community Services Department  
Planning Division

DATE: OCTOBER 2019

SCALE: 1:1250



## DESCRIPTION

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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**

| Zone Title                                 | Zone Symbol |
|--|-------------|
| Residential Medium Density                 | RMD         |
| Mobile/Mini Home Residential               | MHR         |
| Comprehensive Residential Development Area | CRDA        |
| Open Space                                 | OS          |

**ZONING BOUNDARY**

**CITY OF CORNER BROOK**

**PROJECT TITLE:**  
FOR DEVELOPMENT REGULATIONS 2012

**DRAWING TITLE:**  
LAND USE ZONING MAP C1 (EXISTING)

**City of Corner Brook**  
Community Services Department  
Planning Division

DATE: October 2019

SCALE: 1:1250

**DESCRIPTION**

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 \_\_\_\_\_ 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 Development Regulations 2012, Map \_\_\_\_\_ is a correct copy of the Development Regulations 2012, Map \_\_\_\_\_ approved by the Council of the City of Corner Brook on the \_\_\_\_\_ day of \_\_\_\_\_ (month) (year)

MAYOR \_\_\_\_\_ (COUNCIL SEAL)

CLERK \_\_\_\_\_

DATE \_\_\_\_\_

**URBAN AND RURAL PLANNING ACT, 2000**  
**CITY OF CORNER BROOK**  
**RESOLUTION TO ADOPT**  
**MUNICIPAL PLAN AMENDMENT NO. MP19-03**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the City of Corner Brook adopts Municipal Plan Amendment No. MP19-03 to the City of Corner Brook's Integrated Municipal Sustainability Plan 2012.

Adopted by the City Council of Corner Brook on the 13<sup>th</sup> day of January, 2020.

SIGNED AND SEALED this \_\_\_\_\_ day of February, 2020.

Mayor: \_\_\_\_\_

City Clerk: \_\_\_\_\_

(Council Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

M.C.I.P. \_\_\_\_\_

Date: \_\_\_\_\_

(M.C.I.P. Seal)

**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO APPROVE**  
**CITY OF CORNER BROOK**  
**MUNICIPAL PLAN AMENDMENT MP19-03**

Under the authority of Sections 16, 17, and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of Corner Brook:

- a) Adopted Municipal Plan Amendment MP19-03 on the 13<sup>th</sup> day of January, 2020;
- b) Gave notice of the adoption of Municipal Plan Amendment MP19-03 by advertisement inserted on the 29<sup>th</sup> day of January and the 5<sup>th</sup> day of February, 2020 in the Western Star newspaper; and
- c) Set the 6<sup>th</sup> day of February, 2020 at 7:00 p.m. at the Corner Brook City Hall for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of Corner Brook **approves** Municipal Plan Amendment MP19-03, as adopted, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

SIGNED AND SEALED this \_\_\_\_\_ day of February, 2020.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_

(Council Seal)



**URBAN AND RURAL PLANNING ACT, 2000**  
**CITY OF CORNER BROOK**  
**RESOLUTION TO ADOPT**  
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Mayor: \_\_\_\_\_

City Clerk: \_\_\_\_\_

(Council Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

M.C.I.P. \_\_\_\_\_

Date: \_\_\_\_\_

(M.C.I.P. Seal)

**URBAN AND RURAL PLANNING ACT, 2000**  
**CITY OF CORNER BROOK**  
**RESOLUTION TO APPROVE**  
**DEVELOPMENT REGULATIONS AMENDMENT NO. DR19-03**

Under the authority of Section 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*,  
the City of Corner Brook:

- a) Adopted Development Regulations Amendment DR19-03 on the 13<sup>th</sup> day of January, 2020;
- b) Gave notice of the adoption of Development Regulations Amendment DR19-03 by advertisement inserted on the 29<sup>th</sup> day of January, 2020 and the 5<sup>th</sup> day of February, 2020 in the Western Star newspaper; and
- c) Set the 6<sup>th</sup> day of February, 2020 at 7:00 p.m. at the Corner Brook City Hall for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of Corner Brook **approves** Development Regulations Amendment DR19-03, as adopted, this \_\_\_\_ day of February, 2020.

SIGNED AND SEALED this \_\_\_\_ day of February, 2020.

Mayor: \_\_\_\_\_

City Clerk: \_\_\_\_\_

(Council Seal)







## **Integrated Municipal Sustainability Plan 2012**

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

**701 O'Connell Drive**

**February, 2020**

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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

At a regular meeting of Council held on Feb 10, 2020 and pursuant to section 16 of the *Urban and Rural Planning Act, 2000* (henceforth the "Act"), Council approved the above-noted proposed amendments to the Municipal Plan and Development Regulations. The amendments were posted in the Western Star January 29, and February 5, 2020. Members of the public were invited to submit concerns to the City up to 48 hours before the scheduled Public Hearing. However, due to changes in the scheduling with Western Star, **the Public Consultation notice did not meet the Public Hearing advertising time requirements** consequently the Department of Municipal Affairs has requested that we readvertise the Public Hearing and hold it again. This will also require re-approval of the amendments subsequent to the Public Hearing.

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 designated 'Comprehensive Residential Development Area (CRDA)' and 'Residential (RES)' (also see associated Development Regulations Amendment DR19-03).

### 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 18, 2019. Notice was also published in the Western Star newspaper on September 25, 2019. City staff provided the public with a chance to inspect and provide comments on the Amendment. No



concerns or objections were raised during the public consultation stage of the proposed amendment.

#### **4. 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 October 23, 2019.

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

In accordance with Section 16 of the Act, Council adopted the Amendment on January 13, 2020. In accordance with Section 17 of the Act, notice of adoption and tentative public hearing date (February 6, 2020) was published in a locally circulated newspaper (Western Star) on January 29 and February 5, 2020.

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.

Since the Public Hearing advertising requirements were not met a new Public Hearing date is to be tentatively set for March 30, 2020, 7:00 p.m. in the Hutchings Room at City Hall. Notice of tentative Public Hearing will appear in the Western Star newspaper on March 18<sup>th</sup> and 25<sup>th</sup>, 2020.

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

In accordance with Section 23 of the Act, Council approved the amendment (as adopted) on February 10, 2020. As the Public Hearing is being held again, a new approval of the amendment (as adopted) will be required subsequent to the Public Hearing.

#### **7. Amendment Statement**

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

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) designation to Residential (RES) designation.



## **2012 Development Regulations**

### **Development Regulations Amendment No. DR19-03**

**701 O'Connell Drive**

**February, 2020**



## Contents

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| 3. Public Consultation .....                    | 1 |
| 4. Provincial Release .....                     | 2 |
| 5. Adoption by Council and Public Hearing ..... | 2 |
| 6. Approval by Council.....                     | 2 |
| 7. Amendment Statement.....                     | 2 |

### 1. Type

Development Regulations Amendment No. DR19-03 to the City of Corner Brook's 2012 Development Regulations (henceforth the "Amendment") is a map amendment.

### 2. Purpose

At a regular meeting of Council held on Feb 10, 2020 and pursuant to section 16 of the *Urban and Rural Planning Act, 2000* (henceforth the "Act"), Council approved the above-noted proposed amendments to the Municipal Plan and Development Regulations. The amendments were posted in the Western Star January 29, and February 5, 2020. Members of the public were invited to submit concerns to the City up to 48 hours before the scheduled Public Hearing. However, due to changes in the scheduling with Western Star, **the Public Consultation notice did not meet the Public Hearing advertising time requirements** consequently the Department of Municipal Affairs has requested that we readvertise the Public Hearing and hold it again. This will also require re-approval of the amendments subsequent to the Public Hearing.

The principal purpose of proposed Development Regulations Amendment DR19-03 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 Municipal Plan Amendment MP19-03).

### 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 18, 2019. Notice was also published in the Western Star newspaper on September 25, 2019. City staff provided the public with a chance to inspect and provide comments on the Amendment. No

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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.

Since the Public Hearing advertising requirements were not met a new Public Hearing date is to be tentatively set for March 30, 2020, 7:00 p.m. in the Hutchings Room at City Hall. Notice of tentative Public Hearing will appear in the Western Star newspaper on March 18<sup>th</sup> and 25<sup>th</sup>, 2020.

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

In accordance with Section 23 of the Act, Council approved the amendment (as adopted) on February 10, 2020. As the Public Hearing is being held again, a new approval of the amendment (as adopted) will be required subsequent to the Public Hearing

#### **7. Amendment Statement**

The City of Corner Brook's 2012 Development Regulations – Land Use Map C1 is amended by changing the land use zone of the affected area at 701 O'Connell Drive from Comprehensive Residential Development Area (CRDA) to Residential Medium Density (RMD).





**City of Corner Brook  
Request for Decision (RFD)**

**Subject Matter: Proposed Quarry – Lewin Parkway**

**Report Information**

**Department:** CEDP

**Attachments:** Memo, submitted application, map

**Prepared By:** J. King

**Council Meeting Date:** March 2, 2020

**Issue:** The City of Corner Brook has received an application requesting permission to operate a quarry for pit run removal from an existing quarry site off the Lewin Parkway on property located approximately 2.1 km from the Trans-Canada Highway. This proposal involves the removal of approximately 42 000 cubic yards of pit run to be removed over a three to five year period. A quarry, as a mineral working classification of use, is a “Discretionary Use” of the City of Corner Brook Development Regulations for this zone.

**Background:** A public notice was placed in the February 5, 2020 edition of *The Western Star* newspaper. As a result of this notice, no submissions were received. After review of the application and the results of the public notice, the Development & Planning Department is recommending that approval be granted to the applicant to operate a quarry for pit run removal on property located off the Lewin Parkway approximately 2.1 km from the Trans-Canada Highway subject to the development conforming with the City of Corner Brook Development Regulations and all applicable government regulations (with approvals submitted to the City of Corner Brook), the existing area encroaching the property boundary into an Open Space Zone being re-instated to an acceptable condition appropriate to the site (as per the submitted Landscape Reinstatement Plan) and the site being screened from the Lewin Parkway as reasonably possible with no disturbance to the existing tree buffer from the Lewin Parkway.

**Recommendation:**

Staff recommends Option 1 and the following motion be supported:

Be it RESOLVED, that the Council of the City of Corner Brook approve the application to operate a quarry for pit run removal from an existing quarry site off the Lewin Parkway on property located approximately 2.1 km from the Trans-Canada Highway subject to the conditions brought forth by the Development & Planning Department.

**Options:**

1. That the Council of the City of Corner Brook approve the application to operate a quarry for pit run removal from an existing quarry site off the Lewin Parkway on property located approximately 2.1 km from the Trans-Canada Highway subject to the conditions brought forth by the Development & Planning Department.



**City of Corner Brook  
Request for Decision (RFD)**

2. That the Council of the City of Corner Brook not approve the application to operate a quarry for pit run removal from an existing quarry site off the Lewin Parkway on property located approximately 2.1 km from the Trans-Canada Highway subject to the conditions brought forth by the Development & Planning Department.
3. That the Council of the City of Corner Brook provides other direction to staff.

**Legal Review:** N/A

**Governance Implications:** N/A

**Budget/Financial Implications:** N/A

**Environmental Implications:** Noise and dust pollution as well as the burning of hydrocarbons in equipment operating at the site.

**Communication Strategy:** A public notice was placed in the February 5, 2020 edition of *The Western Star* newspaper.

|                                   |                  |
|-----------------------------------|------------------|
| <b>Prepared by:</b> James King    |                  |
| <b>Director:</b> Darren Charters  |                  |
| <b>City Manager:</b> Rodney Cumby |                  |
| <b>Date:</b> February 21, 2020    | <i>2/27/2020</i> |

**Additional Comments by City Manager:**



# interoffice

## MEMORANDUM

**To:** MANAGER OF DEVELOPMENT & PLANNING

**From:** DEVELOPMENT INSPECTOR I

**Subject:** 61157 Newfoundland & Labrador – Proposed Quarry, Lewin Parkway

**Date:** February 21, 2020

The City of Corner Brook has received an application requesting permission to operate a quarry from an existing quarry site located approximately 2.1 km from the Trans-Canada Highway off the Lewin Parkway (see attached map) in a Rural Zone. This proposal involves the removal of approximately 42 000 cubic yards of pit run to be removed over a three to five year period. A quarry, as a mineral working classification of use, is a "Discretionary Use" of the City of Corner Brook Development Regulations for this zone.

A public notice was placed in the February 5, 2020 edition of *The Western Star* newspaper. As a result of this notice, no submissions were received.

After consultation with the City's Planning Department, there is no objection to the proposed use within the limits as outlined on the application map subject to the use meeting all requirements of all applicable municipal and/or government agencies (example: view scape considerations being addressed, excavation plan/profiles being provided, etc.), the conditions relating to Mineral Working Zones being adhered to (as per the City of Corner Brook Development Regulations) and an existing area encroaching the property boundary into an Open Space Zone being re-instated to an acceptable condition appropriate to the site (the applicant to provide a Landscape Reinstatement Plan to the City of Corner Brook). Furthermore, after consultation with the City's Engineering Department, the applicant shall provide a drawing to the City showing boundary lines, the applicant shall provide to the City a post-development plan and the development shall conform to the City of Corner Brook Development Regulations.

Upon receipt of the referral comments, the applicant was notified that the City of Corner Brook required the aforementioned Landscape Reinstatement Plan, drawing indicating boundary lines and a post-development plan, as well as more detail as to the limits of pit run removal. The applicant did provide the required information and it is satisfactory to the City of Corner Brook.

After considering the above noted factors as well as referring this application to other City Departments (Planning and Engineering), it is recommended that Council approve the application to operate a quarry from the existing quarry site subject to the development conforming with the City of Corner Brook Development Regulations and all applicable government regulations (with approvals submitted to the City of Corner Brook), the existing area encroaching the property boundary into an Open Space Zone being re-instated to an acceptable condition appropriate to the site (as per the submitted Landscape Reinstatement Plan) and the site being screened from the Lewin Parkway as reasonably possible.

Director

This Quarry is recommended  
for approval.

Signed

James King, CET, OPI



# CITY OF CORNER BROOK

BUILDING INSPECTION OFFICE, COMMUNITY SERVICES, CITY HALL, 637-1500  
BUILDING PERMIT / DEVELOPMENT APPLICATION

RECEIVED  
R1000821198

7.1

DA-19-063

|                                |                     |
|--------------------------------|---------------------|
| <b>RESERVED FOR OFFICE USE</b> |                     |
| PROPERTY ID _____              | PERMIT NUMBER _____ |

|   |                  |                    |
|---|------------------|--------------------|
| <b>OWNER/APPLICANT:</b> _____           |                  | DATE: NOV 20, 2019 |
| ADDRESS: _____                          |                  |                    |
| CITY: CORNER BROOK                      | PROVINCE: NL     |                    |
| POSTAL CODE: _____                      | TELEPHONE: _____ |                    |
| <b>PROPERTY LOCATION:</b> OFF ROUTE 450 |                  |                    |
| <b>BUILD:</b> _____                     |                  |                    |
| ADDRESS: _____                          |                  |                    |
| CITY: _____                             | PROVINCE: _____  |                    |
| POSTAL CODE: _____                      | TELEPHONE: _____ |                    |

| BUILDING PERMIT APPLICATION (Please check appropriate box) |                                      |   |
|--|--------------------------------------|---|
| BUILDING TYPE  | CONSTRUCTION TYPE                    |   |
| ASSEMBLY <input type="checkbox"/>                          | ERECT (NEW) <input type="checkbox"/> | PATIO / DECK <input type="checkbox"/>       |
| INSTITUTIONAL <input type="checkbox"/>                     | REPAIR <input type="checkbox"/>      | CARPORT / GARAGE <input type="checkbox"/>   |
| RESIDENTIAL <input type="checkbox"/>                       | EXTEND <input type="checkbox"/>      | ACCESSORY BUILDING <input type="checkbox"/> |
| BUSINESS / SERVICE <input type="checkbox"/>                | ALTERATION <input type="checkbox"/>  | APARTMENT <input type="checkbox"/>          |
| MERCANTILE <input type="checkbox"/>                        | SIGN <input type="checkbox"/>        | RETAINING WALL <input type="checkbox"/>     |
| INDUSTRIAL <input type="checkbox"/>                        | POOL <input type="checkbox"/>        | DRIVEWAY <input type="checkbox"/>           |
|  |                                      | OTHER <input type="checkbox"/>              |

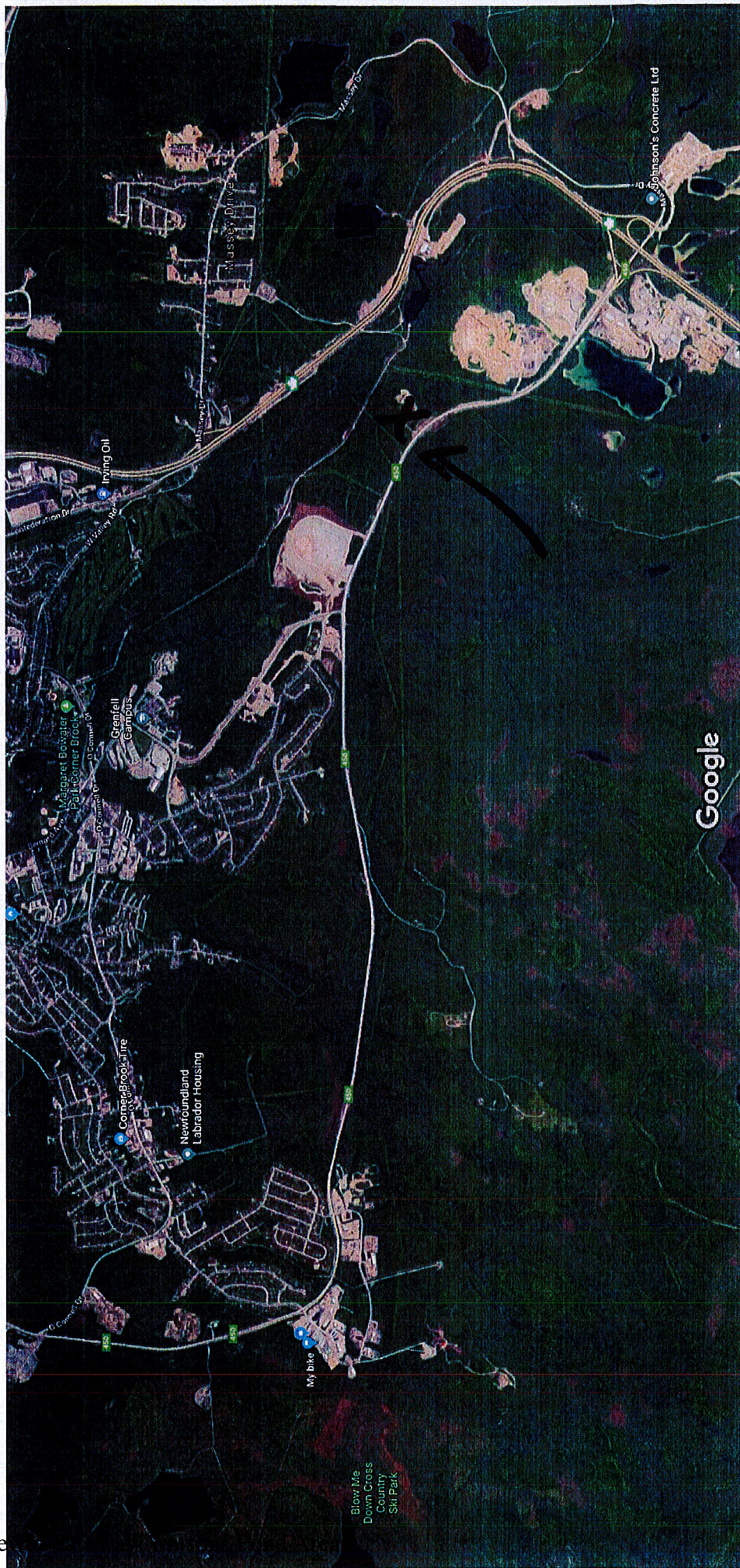
| DEVELOPMENT APPLICATION (Please check appropriate box)           |  |
|--|--|
| DEVELOPMENT TYPE   |  |
| RESIDENTIAL DEMOLITION <input type="checkbox"/>                  | SITE DEVELOPMENT <input type="checkbox"/>        |
| COMMERCIAL DEMOLITION <input type="checkbox"/>                   | HOME BASED BUSINESS <input type="checkbox"/>     |
| SUBDIVISION / CONSOLIDATION OF PROPERTY <input type="checkbox"/> | NEW BUSINESS <input type="checkbox"/>            |
| NEW BUILDING (RESIDENTIAL / COMMERCIAL) <input type="checkbox"/> | CHANGE OF USE <input type="checkbox"/>           |
|  | RELOCATION OF BUILDING <input type="checkbox"/>  |
|  | OTHER <input checked="" type="checkbox"/> QUARRY |

|  |
|--|
| <b>DESCRIPTION OF WORK:</b>  |
| USE OF CITY LAND INSIDE CITY BOUNDARY AS                                   |
| A QUARRY. QUARRY LOCATION OFF ROUTE 450 IN RURAL                           |
| ZONING. APPROX 2.1 KM FROM TCH. WAS USED AS A QUARRY BY RENEY PAVING       |
| <b>ESTIMATED CONSTRUCTION VALUE - (MATERIALS &amp; LABOUR) \$</b> <u>0</u> |

|  |                |
|--|----------------|
| <b>DECLARATION:</b>  |                |
| I hereby apply for permission to carry out the development herein. I declare that all the information given by me in connection with this application is true and correct to the best of my belief and that the development described, if permitted, will be carried out in accordance with all applicable laws and regulations of the Province of Newfoundland and Labrador and the City of Corner Brook. |                |
| <b>NOTE:</b>   |                |
| Where the Applicant and Property Owner <u>are not the same</u> , the signature of the Property Owner may be required before the application can be processed.  |                |
| <b>SIGNED BY:</b>  | APP _____      |
| PROPERTY OWNER: _____  | WITNESS: _____ |

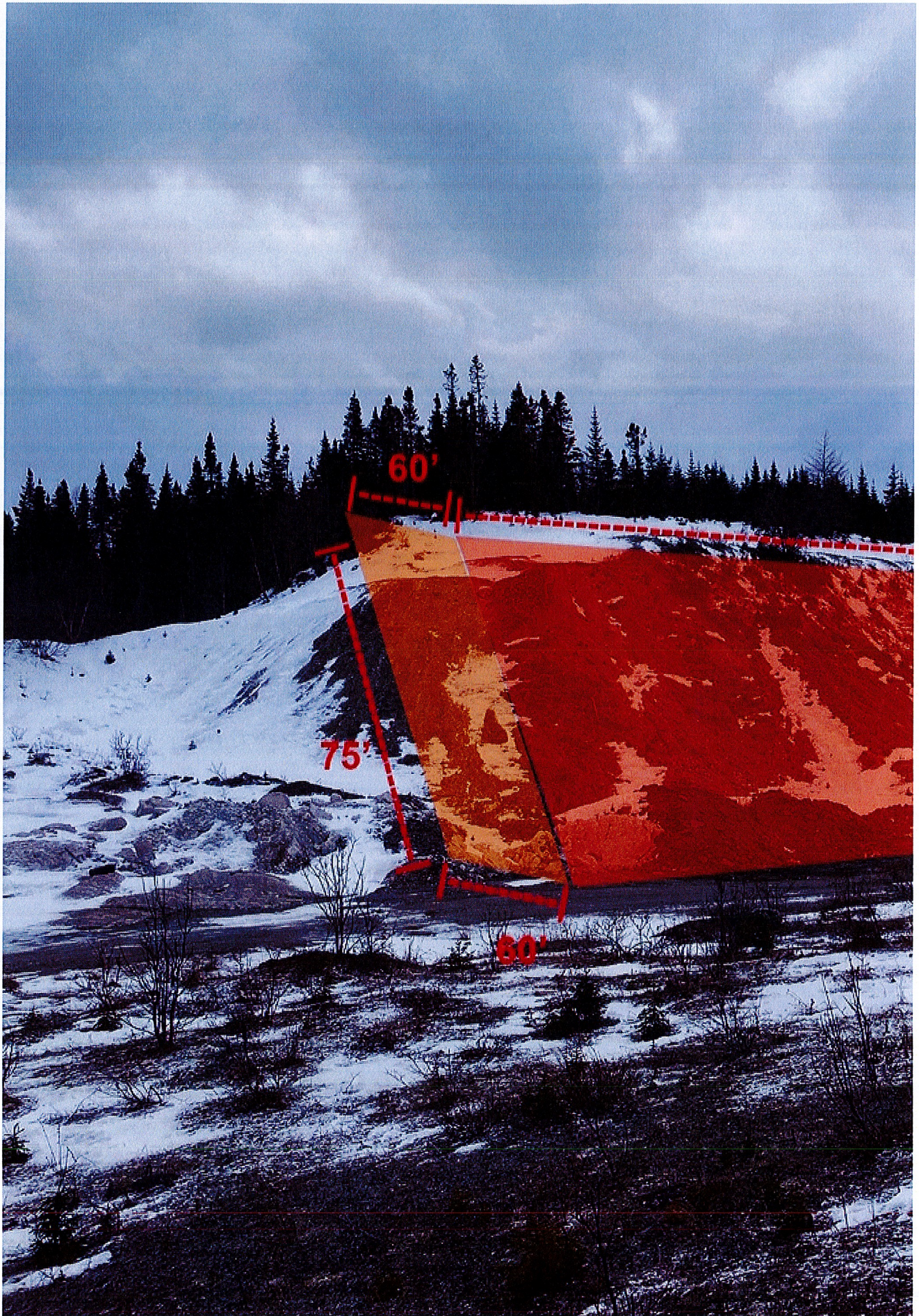
**THIS APPLICATION IS NOT VALID UNTIL COMPLETED AND SIGNED  
SEE REVERSE FOR FEES AND CONDITIONS**



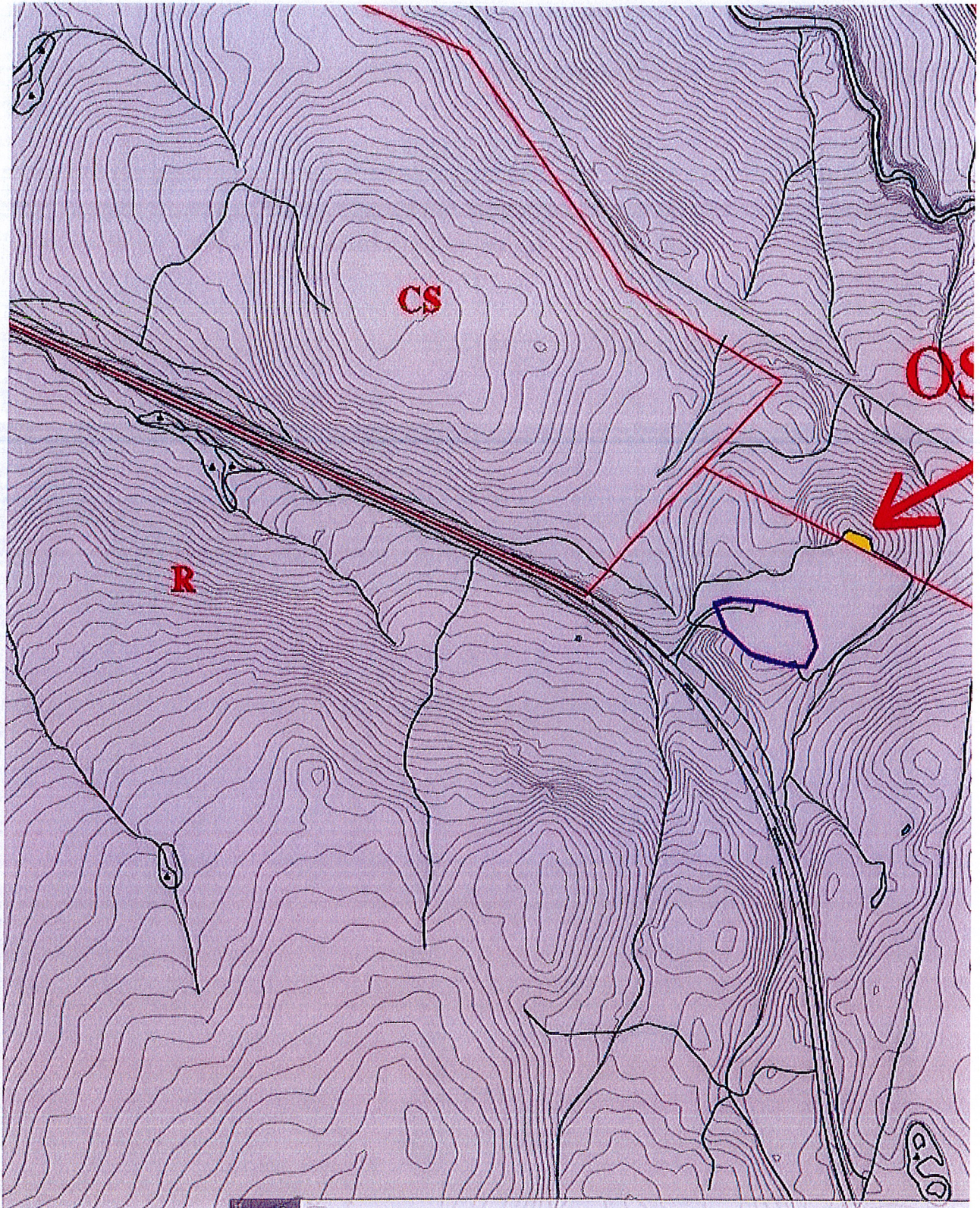


Imagery ©2019 Maxar Technologies, CNES / Airbus, Imagery ©2019 CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Map data ©2019 500 m











**King, James**

---

**From:** Herb Johnson <herb@ksabgroup.ca>  
**Sent:** February 1, 2020 9:00 AM  
**To:** King, James  
**Subject:** Fwd: Quarry Reinstatement

James,

See below

**Herb Johnson**

KSAB Construction Ltd

KSAB is requesting a permit to use an abandoned quarry off Route 450. The location would be inside the purple polygon depicted in the attached file, 2.JPG. The exact area we will be removing materials from is indicated in the other attached file, 1.jpg.

As illustrated in 1.jpg, we estimate that we will remove an area of 75' high (the height of the existing embankment) 60' deep (into the embankment) and 250' wide. We would maintain the same existing slope and remove the fill back to near the treeline at the top of the embankment. The volume of fill available to be removed would be up to 42,000 cubic yards and would be removed over the next 3 to 5 years.

The city has requested that we reinstate vegetation / ground cover when quarry operations are completed. There are two areas what will require reinstatement: the 75' x 60' x 250' area we will be removing fill (see attached 1.jpg) and an area that was previously quarried by another company and is in the Open Space zone (see the area shaded in yellow in 2.jpg).

The open space area will have top soil added where rock is exposed. KSAB will not be working in this area and will allow the area to naturally grass over. If ground cover is not established by the end of our adjacent quarrying operations, KSAB will seed or spray the area to encourage grass/wild flowers to grow.

The embankment that KSAB will be digging from will be retain the same grade/slope. The digging would not be visible from the highway as it is on the “back side” of that embankment. We would not be removing any of the mature trees in that area and (because it was previously quarried) we will be removing very little existing grass/shrubs. Upon completion, KSAB will have that section of the embankment seeded or hydro seeded to create a grass covered embankment. Any topsoil needed will be added.

As we would require some further investigation into the quantity and quality of materials at this site, the above reinstatement of ground cover would be subject to our digging test pits to determine that suitable materials are available.





REQUEST FOR DECISION

SUBJECT: CONFIRMATION OF ORDER

DESCRIPTION: Confirmation of Order 2020-01

Since the previous meeting of Council the following Order was issued by the Department of Community Development & Planning and therefore must be confirmed by Council pursuant to Section 109(4) of the Urban and Rural Planning Act:

| Order # | Date of Issue    | Civic Address | Violation/Section   | Order |
|---------|------------------|---------------|---|-------|
| 2020-01 | February 27/2020 | 14 Pioneer St | Section 8 of the City of Corner Brook Development Regulations & Section 4(2) of the Occupancy & Maintenance Regulations | Order |

Section 109(4) of the Urban and Rural Planning Act 2000, requires that all orders issued by the Authority be confirmed by a majority of Council at the next meeting of the Council after the order is made. If the order is not confirmed by Council in this manner, it shall be considered to be cancelled.

PROPOSED MOTION:

In accordance with Section 109(4) of the Urban and Rural Planning Act the following order is hereby confirmed by Council:

IMPLICATIONS OF RECOMMENDATION:

Staff Recommendation:

Staff is recommending that this order be confirmed by council.

Legislative Authority:

Urban and Rural Planning Act (2000): Section 109(4)

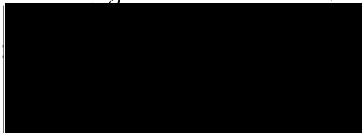
STANDING COMMITTEE COMMENTS:

Implication:

BACKGROUND:

Report/Document: Order Number 2020-01

Submitted by



Date: 28 Feb 2020

Reviewed by:

Date: 28 Feb 2020





## ORDER

2020-01

To:

Corner Brook, NL  
A2H 5R5

**WHEREAS** you are identified as the owner of the property located at 14 Pioneer Street, Corner Brook, NL (the "Property");

**AND WHEREAS** the City of Corner Brook has concluded that the dwelling located on the Property contains two subsidiary apartment units in addition to the main dwelling unit;

**AND WHEREAS** no permit has been issued for the development or occupancy of either subsidiary apartment unit at the Property, as required by Part 1, Section 8 of the *City of Corner Brook Development Regulations* and section 4(2) of the *Occupancy and Maintenance Regulations, NL 1021/96*;

**AND WHEREAS** the Property is located in a Residential Medium Density Zone in which only one subsidiary apartment unit could be permitted in the dwelling;

**YOU ARE HEREBY ORDERED** under Section 102 of the Urban and Rural Planning Act to either:

- 1) Discontinue use of both apartments immediately and restore both units to their original states, as part of the main dwelling unit; or
- 2) Discontinue use of one unit immediately and apply to the City of Corner Brook within seven (7) days for an occupancy permit for the remaining unit and cooperate fully with any inspections, documentary requests, or other requirements of the City.

If you decide to proceed with option #2 above, you will be required to comply with all applicable codes and regulations. Otherwise, you will be required to take the necessary action to revert the use of the entire building back to a single family dwelling by having both units removed.

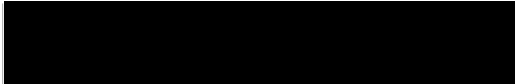
Under Section 106 of the Urban and Rural Planning Act, 2000 any person who contravenes an order made under the act is liable, upon summary conviction, to a fine of not less than \$500 and not more than \$1000 for the first offence, or in default of payment a period of imprisonment not exceeding three months, and a fine of not less than \$2000 and not more than \$5000 for a subsequent offence, or in default of payment a period of imprisonment not exceeding six months.

Under Section 102 (5) of the Urban and Rural Planning Act, 2000 where a person to whom an order is directed under this section does not comply with the order or part of it, the council, regional authority, authorized administrator or minister may take the action that it considers necessary to carry out the order and any costs, expenses or charges incurred by the council, regional authority, authorized administrator or minister in carrying out the order are recoverable against the person against whom the order was made as a debt owed to the council, regional authority, authorized administrator or the Crown.

You have the right to appeal this Order within fourteen (14) days of its receipt by completing and submitting the attached appeal form, the appeal fee of \$230 (\$200+HST) and supporting documentation to:


West Newfoundland Regional Appeal Board  
 4th Floor (West Block)  
 Confederation Building  
 P.O. Box 8700  
 St. John's, NL A1B 4J6

Dated at the City of Corner Brook, this 27<sup>th</sup> day of February, 2020 A.D.



City Clerk  
 City of Corner Brook



|   |  |
|---|--|
|  | <p align="center"><b>City of Corner Brook<br/>Request for Decision (RFD)</b></p> |
|---|--|

|   |   |
|---|---|
| <b>Subject Matter: Green Infrastructure Policy</b>                    |   |
| <b>Report Information</b>   |   |
| <b>Department: Community, Engineering, Development &amp; Planning</b> | <b>Attachments: Policy Document</b>           |
| <b>Prepared By: Andrew King</b>                                       | <b>Council Meeting Date: 17 February 2020</b> |

**Issue:** Council approval is required to adopt new policy regarding the incorporation of Green Infrastructure throughout The City.

**Background:** In the late fall of 2019, city staff were approached by Grenfell professor Garrett Richards to mimic a CityStudio course at the master's level. Throughout January and February 2020, staff worked with professor Richards and environmental policy masters students to develop new policies which met the unique needs of The City.

Green Infrastructure generally refers to man-made assets which mimic or work in harmony with natural environmental processes. It is proven to be cost effective, and holds a significantly smaller environmental footprint than typical alternatives.

Green Infrastructure, therefore, was determined to be a key asset in realizing Council's vision of making Corner Brook a resilient and environmentally sustainable city. As such, the policy gap was presented to the course and chosen as a topic for students to move forward with. After undergoing extensive consultation and revision with staff, the attached Green Infrastructure Policy is being put forward for Council to adopt.

**Recommendation:** After reviewing the attached policy document, it is the opinion of staff that adoption of this policy would be beneficial to realizing Council's vision of Corner Brook as an environmentally sustainable city.

As a result, staff recommend Option 1 and that the following motion be supported:

**Be it resolved that the Council of the City of Corner Brook** adopt the Green Infrastructure Policy.

**Options:**

1. That the Council of the City of Corner Brook adopt the Green Infrastructure Policy.
2. That the Council of the City of Corner Brook not adopt the Green Infrastructure Policy.
3. That the Council of the City of Corner Brook give other direction to Staff.



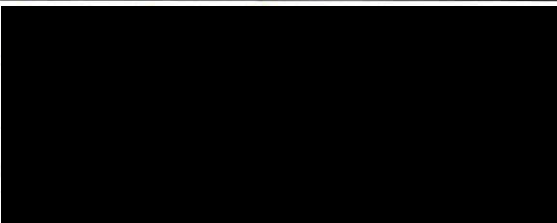
**City of Corner Brook  
Request for Decision (RFD)**

**Legal Review:** NA

**Governance Implications:** NA

**Budget/Financial Implications:** Costs to be evaluated on a case-basis.

**Environmental Implications:** Increased environmental sustainability, better resilience to adverse climatic events.

|                                   |  |  |
|-----------------------------------|--|--|
| <b>Prepared by:</b> Andrew King   |  |  |
| <b>Director:</b> Darren Charters  |  |  |
| <b>City Manager:</b> Rodney Cumby |  |  |
| <b>Date:</b> 11 February 2020     |  |  |

**Additional Comments by City Manager:**



## CITY OF CORNER BROOK

### Policy

|                      |                          |                       |                |                      |         |
|----------------------|--------------------------|-----------------------|----------------|----------------------|---------|
| <b>Index</b>         | Urban and Rural Planning | <b>Section</b>        | Infrastructure |                      |         |
| <b>Title</b>         | Green Infrastructure     | <b>Policy Number</b>  |                | <b>Authority</b>     | Council |
| <b>Approval Date</b> |                          | <b>Effective Date</b> |                | <b>Revision Date</b> |         |

#### PURPOSE:

To ensure the resilience of the City of Corner Brook through providing justification and guidance for the incorporation of applicable green infrastructure. The outcomes of this policy shall increase the harmony between people and the environment throughout The City.

#### POLICY STATEMENT:

The City of Corner Brook shall incorporate green infrastructure in Residential, Commercial, Institutional and Industrial sectors. In doing so, this infrastructure will enhance green space, withstand adverse climatic events, and ensure the efficient use of water and energy.

#### DEFINITIONS:

**Green Infrastructure** is an alternative form of development whereby different mechanisms such as, but not limited to, the use of vegetation cover, rainwater harvesting, green roofs, or constructed wetlands are incorporated into building designs and open spaces.

**Resilience** refers to the capacity of the City of Corner Brook to sustain social, environmental, economic, and physical integrity.

#### DETAILED ACTION REQUIRED:

1. City staff shall consider green infrastructure as natural solutions for wastewater management, water pollution, energy efficiency, and other environmental challenges.
2. City staff shall avail of programs and funding opportunities related to implementing green infrastructure, when possible.
3. City staff shall investigate potential incentive programs for residents and business owners to incorporate green infrastructure into their existing property.
4. City shall suggest criteria under various national or international certification standards that new developments may look to when considering green infrastructure.

5. City staff shall review development plans for potential uses of green infrastructure technologies in project proposals.
6. City staff shall continue to monitor the performance of this policy.

IN WITNESS WHEREOF, this policy is sealed with the Common Seal of the City of Corner Brook.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



# Green Infrastructure Policy, Corner Brook

- Jackie Bauman
- Edward Oteng
- Abdul-Latif Alhassan
- Majd Kurzom

**GRENFELL**  
CAMPUS



# Outline

- ✓ Issue & Background
- ✓ Suitable Green Infrastructure
- ✓ Justification
- ✓ Cost & Benefits

## Issue & Background

- Response to environmental/development challenges
- Promotion for Green Infrastructure nationally
- Local potential for incorporating green infrastructure

Issue &  
Background:  
Vision for  
The City

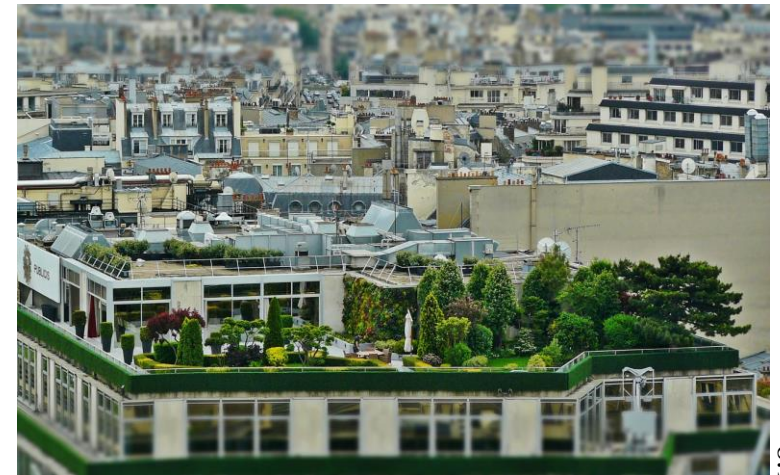
- Resilience
- Sustainable development
- Harmony between humans and nature





# Suitable Green Infrastructure

- Ø Permeable pavements
- Ø Green roofs
- Ø Rain harvesting
- Ø Constructed wetlands
- Ø Ecosystem planning



# Justification

- Administrative policy
- Guideline for future Development Regulations
- Flexibility



# Justification: Jurisdictional Comparisons

➤ Ontario – Greenbelt Act



Possibility grows here.

➤ EPA – Municipal Handbook



➤ City of Kelowna – Sustainable Municipal  
Infrastructure Policy



# Cost

- Prioritize new developments
  - 60% more cost effective than retrofit
- Capital, Operations & Maintenance costs
- \$302.4M (Way Forward 2019)
- FCM Green Infrastructure Fund





# Benefits

- Preserve natural green space
- Resiliency (climate change, natural systems adapt)
- Prosperity (ecological, economic, social)

***A sustainable, prosperous & resilient Corner Brook***

***Thank you***