



## 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 **February 5** at **7pm. Council Chambers, City Hall.**

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CITY CLERK

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**1 CALL MEETING TO ORDER**

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1.1 Land Acknowledgement

**2 APPROVALS**

2.1 Approval of Agenda

5 - 10

2.2 Approval of Minutes- Committee of the Whole January 22, 2024

**3 BUSINESS ARISING FROM MINUTES**

3.1 Business Arising From Minutes

**4 CORRESPONDENCE/PROCLAMATIONS/PETITIONS/**

11 - 13

4.1 Proclamations and Events

**5 MUNICIPAL PLAN AND DEVELOPMENT REGULATION AMENDMENT**

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5.1 Approval to initiate Section 14 – Public Consultation - IMSP/DR Corner Brook Amendment No. 24-01

**6 TENDERS/CHANGE ORDERS**

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6.1 Mount Bernard Avenue Reconstruction Change Order No. 9

**7 PLANNING AND DEVELOPMENT**

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7.2 Crown Land Application - 24 Dunbar Avenue

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7.3 Crown Land Application - Snowmobile Trail - Little Cooks Pond Area

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7.4 Discretionary Use Approval - Quarry (JCL Limited)

	<b>8</b>	<b>REGULATION/POLICY</b>
61 - 62	8.1	Jigs & Wheels Opening – Noise Regulation Exemption for West Street - Street Party
63 - 65	8.2	ATV Street Access for a Special Event
67	8.3	Remote Meeting
	<b>9</b>	<b>ADJOURNMENT</b>
		The meeting adjourned at

## Land Acknowledgement

We respectfully acknowledge the City of Corner Brook as the ancestral homeland of different populations of Indigenous people. We also acknowledge with respect, the rich histories and cultures of the Beothuk, Mi'kmaq, Innu and Inuit of the Province of Newfoundland and Labrador



**MINUTES OF A COMMITTEE OF THE WHOLE OF  
THE COUNCIL OF THE CITY OF CORNER BROOK  
COUNCIL CHAMBERS, CITY HALL  
MONDAY, 22 JANUARY, 2024 AT 5:30 PM**

**PRESENT:**

Mayor	J. Parsons	R. Cumby, City Manager
Deputy Mayor	L. Chaisson	D. Charters, Director Community Engineering
Councillors:	P. Gill	Development and Planning
	V. Granter	T. Flynn, Director of Protective Services
	B. Griffin	S. Maistry, Director of Finance and Administration
	P. Keeping	Director of Recreation Services - vacant
	C. Pender	J. Smith, City Clerk
		J. Baines, Sergeant-At-Arms

Absent with regrets: D. Burden, Director of Public Works, Water and Wastewater Services

**COW24-01 Land Acknowledgement**

Councillor P. Gill read the land acknowledgement.

**COW24-02 Approval of Agenda**

On motion by Councillor P. Gill, seconded by Councillor B. Griffin, it is **RESOLVED** to approve the agenda as circulated. **MOTION CARRIED.**

**COW24-03 Approval of Minutes- Regular Meeting January 8, 2024**

On motion by Councillor C. Pender, seconded by Deputy Mayor L. Chaisson, it is **RESOLVED** to approve the Minutes of the Regular Council Meeting of January 8, 2024. **MOTION CARRIED.**

**COW24-04 Business Arising From Minutes**

Councillor P. Gill asked what happens with residents who did not avail of the Christmas Tree Pick Up program and still had their Christmas trees. The Director advised that the program has ended and that residents would be responsible for disposal of any remaining Christmas trees.

**COW24-05 Water & Wastewater Summary**

Deputy Mayor L. Chaisson presented an update from the Water and Wastewater Division from December 5, 2023 to January 14, 2024 as follows:

- received a total of 69 Water and Wastewater Complaints with the top two requests being for Water Leaks (35 requests) and Water Shut off and/or On (11 requests);
- issued a total of 13 Water and Wastewater Media Releases;
- the Water and Wastewater Recoverable Works totaled \$27,240.91;
- completed a total of 13 Water and Wastewater Repairs;

- additional maintenance includes repairing a ruptured water pipe at the Lundrigan Drive Chlorinator station, snow clearing access roads to remote stations and hydrants, annual Chlorination station service.
- Water Treatment Plant completed LED lighting upgrade in office area and staff completed SCBA (Self Contained Breathing Apparatus) training.

#### **COW24-06 Public Works Summary**

The Deputy Mayor L. Chaisson presented an update on the Public Works operation for the period of December 7, 2023 to January 17, 2024 as follows:

- City Crews were busy with 125mm of rain in less than 48 hours followed by a heavy snow fall. Damages were minor;
- City crews plowed 10 times;
- Crews have been marking potholes and cold patching as conditions permit;
- Water & Sewer cuts are being maintained until recycled asphalt can be placed when weather permits;
- Crews are working on the outdoor ice ring and are hoping to have it open soon;
- total of 306 calls received with the top three requests being snow clearing, salt/sand requests, and potholes.

#### **COW24-07 Protective Services Statistics**

Councillor V. Granter presented the statistics for the Month of December 2023 from the Protective Services Department as follows:

- Municipal Enforcement received 37 calls for services;
- Animal Control received 22 calls for services;
- There were 31 Parking related violations issued;
- Corner Brook Fire Department received 45 calls for service;
- Over 200 homes in the Corner Brook area have had smoke alarms installed by the CBFDD. The project was put on hold for the month of December so the CBFDD could facilitate Christmas Toy Drive activities;
- Fire Inspection conducted 25 commercial business inspections and follow-up inspections;
- Adopt A Hydrant program has 72 registrations so far;
- PSAP received a total of 6082 calls of which 3576 were transferable

#### **COW24-08 Capital Project and Engineering Committee Updates**

Councillor C. Pender presented an update from Capital Works and Engineering as follows:

- Recreation Centre - project is 90% complete with substantial completion expected at the end of March;

- Deep Gulch Culvert Replacement - tender documents received and will go to tender in the near future, RV Anderson is the Consultant for the project;
- Curling Street Retaining Wall Replacement - design continues, boreholes completed, Anderson Engineering is Consultant, ICIP funding 1/3 ratio, tender call in spring 2024;
- Great Trail Enhancement Phase 2 - Anderson Engineering is Consultant, tender call spring 2024;
- Transportation Study - Harbourside Transportation Consultants is recommended for the project
- Transit Accessibility Study and Implementation Plan - Request for proposals issued closing on February 15, 2024;
- Main Street Pedestrian Bridge - Design Services Awarded to Anderson Engineering, spring tender anticipated;
- Intersection Improvements (Elizabeth Street/O'Connell Drive) - Design Services Awarded to Harbourside Transportation Consultants, spring tender anticipated;
- Curling Street Storm Sewer - Englobe Consultants is recommended for the project;
- Old Humber Road Retaining Wall - Consultant fee request is under review, spring tender anticipated.

#### **COW24-09 Finance & Administration Report**

Councillor Gill presented an update from the Finance and Administration Department up to December 2023, as follows:

- total revenues was \$37,800,000 against a budget of \$37,400,00;
- total expenses was \$36,300,000 against a budget of \$37,400,000;
- total outstanding receivables was \$3.0M, with \$1.6M in current year (503K - Business taxes).

#### **COW24-10 Development, Planning and Community Services**

Councillor B. Griffin presented an update from Community Services, Development and Planning as follows:

##### **Development and Planning**

- 167 Country Rd (Crematorium) - All permits issued, Supreme Court hearing is complete, City is awaiting outcome;
- 101 Healthcare Crescent (CB Acute Care Hospital) - conditional occupancy issued, small outstanding issues being addressed, building is scheduled to be occupied by Spring to Summer of 2024;
- 106 West Street (Western Star Building – Conversion to Apartment Building) - construction is well underway, all permits issued;
- 1 Mount Bernard Avenue (Sobeys) - work nearing completion, final Inspection completed and a deficiency list being formulated;
- 8 Grenfell Drive (Gas Station/Fast Food) - interior fit-up permit issued, site work complete;

- 71 Humber Rd – Partially Vacant Building - major renovation proposed, 6 Unit Apartment Building and 1 Commercial Space, all permits issued;
- 1 Ariceen Place (Murphy Brothers – New Industrial Building) - permits issued, work progressing;
- 16 Confederation Drive (McDonalds) - major renovation and extension, permits issued;
- 22 Confederation Drive (Western Motorsports )- occupancy permit issued;
- 40 North Shore Highway (Mt. Patricia Cemetery Extension) - permits issued, sitework – new access road being constructed;
- 44 Maple Valley Road – Anytime Fitness Gym- permits issued, work underway.

### **Business Development**

- Downtown Business Improvement Association (BIA) - survey data analyzed, there is a significant interest in the new BIA, meeting set up with the two downtown malls, discussion session planned to finalize strategy, working with other Downtown associations to utilize their experience and suggestions.
- New economic development program - the program is being developed exclusively for indigenous youth persons (<35 years) in the City, draft program is now being finalized;
- Assistance for Women Entrepreneurs of Small or Medium Enterprises (AWESOME) - one application approved in 2024, program details have been shared with Navigate for further outreach, encouraging anyone interested in the program to reach out to our Business Development officer for program details;
- FACE and Blade Sign Programs - two inquiries received, City website is being updated.

### **Sustainable Development**

- Grenfell Policy Class - staff are working with Grenfell to explore the development of sustainability policies, topics being explored include: storm water management, glass recycling, bee keeping, tree planting;
- 2 Billion Trees Project - preparing a public survey to understand the thoughts, perceptions, and co-benefits of urban forests in Corner Brook, educating, encouraging, and empowering residents through the program to participate in tree planting initiatives and providing access to these forested areas to improve mental and physical well-being.
- Transit Digital Payment System (M-Card) - cards are available at City Hall, Visa and MC now accepted online.



**COW24-11 Recreation Department Update**

Councillor P. Keeping presented an update from the Recreation Department as follows:

**Recreation**

- Civic Centre has a full schedule of programming and renters 7 days a week;
- Fitness with Nora was so successful a new class has been added (Pilates with Nora);
- Winter Carnival is taking place February 16-25, the City is working on a few extra events that will be fun for the whole family

**Civic Centre**

- Activity at the Civic Centre resumed on January 2nd for all adult, senior and youth programming including Corner Brook Minor Hockey, Silver Blades Figure Skating, adult recreation, daily skating for the general public and the walking track;
- The Corner Brook Royals Senior hockey club will host the Deer Lake Red Wings on Saturday January 27th, minor programming continued to build on the busy schedule from the 2023 ice season, Silver Blades hosted their first major figure skating competition of the year in January and will also host the Provincial Figure Championships in February;
- Minor hockey programming, tournaments and jamborees throughout the month include: U18 Western Regional Rep tournament with Stephenville – Jan 5-6-7, Western Male Winter Games hockey tryouts – Jan 6 & 7; U18 Female AAA – Provincial league play games: Jan 6 & 7 Vs Central, Jan 19-20-21 vs Eastern, U7 & U9 Western Regional Jamboree – January 20th, U18 Male AAA Year End Tournament – All teams from U18 AAA provincial league participating;
- Baseball Program is returning in January;
- Two shows announced as follows: Shanneyganock and friends (March 16<sup>th</sup>), Premier Comedy Hypnotist (February 22).

**COW24-12 Tourism Department Update**

Councillor P. Keeping presented an update from Tourism as follows:

- Jigs and Wheels Festival 2024 - planning has begun and includes family focused entertainment, inclusion of local talent, opening night on West Street, car show, and car races;
- Mill Whistler Road Train - New parts including window weather shields have been ordered, the new train is still in the planning/design stage, an event for the reveal is being planned.

**COW24-13 Discretionary Use Approval - 1.5km North West from the Lewin Parkway Industrial Park exit and TCH interchange.**

On motion by Councillor B. Griffin, seconded by Councillor P. Gill, it is **RESOLVED** that the Council of the City of Corner Brook approve the use application for "mineral working use" (quarrying) for an extension of the existing quarry owned by Marine Contractors in accordance with Regulation 11 - Discretionary Powers of Authority. **MOTION CARRIED.**

**COW24-14 Transportation Study Proposal**

On motion by Councillor C. Pender, seconded by Councillor V. Granter, it is **RESOLVED** that the Council of the City of Corner Brook accept the proposal submitted by Harbourside Transportation Consultants in the amount of \$74,175.00 (HST included) for the Transportation Study.

It is **FURTHER RESOLVED** that the Corner Brook City Council authorizes the City Manager to sign the PCA Agreement with the Consultant, Harbourside Transportation Consultants, on behalf of the City of Corner Brook. **MOTION CARRIED.**

**COW24-15 Curling Street Storm Sewer Proposal**

On motion by Deputy Mayor L. Chaisson, seconded by Councillor P. Gill, it is **RESOLVED** that the Council of the City of Corner Brook accept the proposal submitted by Englobe Corp. in the amount of \$65,058.51 (HST Included) for the Curling Street Storm Sewer.

It is **FURTHER RESOLVED** that The Corner Brook City Council authorizes the City Manager to sign the PCA agreement with the Consultant, Englobe Corp., on behalf of the City of Corner Brook. **MOTION CARRIED.**

**ADJOURNMENT**

The meeting adjourned at 7:49 p.m.

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 City Clerk

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 Mayor



# Information Report (IR)

**Subject:** Proclamations and Events

**To:** Rodney Cumby  
**Meeting:** Regular Meeting - 05 Feb 2024  
**Department:** City Manager  
**Staff Contact:** Jessica Smith, City Clerk  
**Topic Overview:** The City of Corner Brook routinely receives requests from various organizations to recognize significant days, weeks, and months.  
**Attachments:** [Eating Disorders Awareness Week 2024](#)  
[211 Day Proclamation Corner Brook](#)

## BACKGROUND INFORMATION:

The City of Corner Brook would like to recognize the following proclamations and events in the City of Corner Brook:

- **February 1-7, 2024 was declared Eating Disorders Awareness Week-** an Eating Disorder is a serious mental illness with often devastating physical implications. Eating Disorders Awareness Week is a time dedicated to raising awareness, promoting understanding, and providing support to individuals affected by this illness.
- **February 11, 2024 will be declared as 211 Day-** 211 is Canada's primary source of information and referral for government and community-based programs, as well as non-clinical and social services.

City Clerk  
 Administrative Assistant

Approved - 02 Feb 2024  
 Approved - 02 Feb 2024

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City Manager



## **Proclamation**

### **Eating Disorders Awareness Week**

**February 1<sup>st</sup> – 7<sup>th</sup>, 2024**

**Whereas:** An Eating Disorder is a serious mental illness with often devastating physical implications;

**Whereas:** Eating Disorders affect many individuals and families in the Province of Newfoundland and Labrador;

**Whereas:** Recovery from an eating disorder is a journey that includes support from families and caregivers;

**Whereas:** The Eating Disorder Foundation of Newfoundland and Labrador is a leadership advocacy group dedicated to promoting awareness, treatment services and providing family support services and information about matters related to eating disorders;

**Whereas:** Eating Disorders Awareness Week is a time dedicated to raising awareness, promoting understanding, and providing support to individuals affected by this illness.

**Whereas:** February 1-7, 2024 is dedicated across Newfoundland and Labrador and the entire country as a special time when many educational and awareness activities take place to help raise the level of understanding of Eating Disorder Prevention, Treatment and Recovery;

**Therefore:** I, \_\_\_\_\_, Mayor of the City/Town of \_\_\_\_\_, do hereby proclaim February 1 to February 7, 2024 be observed as Eating Disorders Awareness Week in the City/Town of \_\_\_\_\_.

Signed By:

**Mayor** \_\_\_\_\_

**City/Town of** \_\_\_\_\_

## 211 Day Proclamation



**Amplify Awareness of 211 in Newfoundland and Labrador/National 211 Day  
February 11, 2024**

**WHEREAS:** February 11 is proclaimed as 211 Day in Newfoundland and Labrador; and

**WHEREAS:** the main goal of 211 is to connect people in our province with help when they need it most. 211 is Canada's primary source of information and referral for government and community-based programs, as well as non-clinical and social services. It operates 24/7, is free and confidential, can accommodate over 150 languages, can accommodate people who are deaf, deafened, and hard of hearing, and wait times are minimal. We can connect people to clinical programs and services upon request through live transfers. All calls are answered by trained and certified service navigators who are ready to listen, assess, provide service navigation and to advocate if needed; and

**WHEREAS:** 211 will be organizing building illuminations, inviting mayors of municipalities in Newfoundland and Labrador to proclaim February 11 as 211 Day, distributing 211 promotional materials, and offering information sessions both in-person and virtually to raise awareness of the 211 service; and

**WHEREAS:** these activities will raise awareness of the 211 information and referral service and that it can be accessed by anyone living in Newfoundland and Labrador by phone, chat or the web; and

**THEREFORE:** I Mayor Jim Parsons do hereby proclaim Sunday, February 11, as 211 Day in the City of Corner Brook.

Signed at City Hall, Corner Brook, NL on this 11 day of February 2024

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Mayor





# Request for Decision (RFD)

**Subject:** Approval to initiate Section 14 – Public Consultation - IMSP/DR Corner Brook Amendment No. 24-01

**To:** Deon Rumbolt  
**Meeting:** Regular Meeting - 05 Feb 2024  
**Department:** Development and Planning  
**Staff Contact:** Christina Pye,  
**Topic Overview:** REZONING OF VACANT CITY LANDS ON CORPORAL PINKSEN MEMORIAL DRIVE  
**Attachments:** [Corner Brook Development Regulations Amendment No. 24-01 - Section 14 Consideration](#)  
[Corner Brook Municipal Plan Amendment No. 24-01 - Section 14 Consideration](#)

## BACKGROUND INFORMATION:

The purpose of this map amendment is to rezone city-owned [land on the north side of Corporal Pinksen Memorial Drive from 'Mosaic Residential \(MR\)' to 'Innovation District \(ID\)'](#).

There has been two RFP's for development of this land done by the City of Corner Brook in the past. All proposals received had zoning issues, therefore, this an administrative housekeeping amendment brought forward by administration for the purpose of future land disposition. Pre-zoning the Subject Property would allow for increased development options and streamline the development approval process once the land disposition process and transfer are finalized.

Map amendments are required to support this proposed development. The City Connection: Infrastructure Goals (2.4.3) of the IMSP apply, as well as General Growth Planning Policies (3.3.3), Innovation District Policies (5.8.3) and Objectives (5.8.2). This proposal meets the requirements of the 2012 IMSP and DR.

This Council request is for permission to initiate Public Consultation by advertising the proposal to inform and request public comments be supplied to the City for consideration. This is the first of three readings of this amendment by council.

## PROPOSED RESOLUTION:

The Corner Brook City Council RESOLVED to authorize staff to carry out a public consultation process, as per section 14 of the *Urban and Rural Planning Act, 2000 (URPA)* in order to seek public input and receive information with respect to the

proposed map amendments - Municipal Plan Amendment No. 24-01 and Development Regulation Amendment No. 24-01.

**GOVERNANCE IMPLICATIONS:**

Legislation  
Urban and Rural Planning Act  
14

**RECOMMENDATION:**

It is recommended that Council support Option 1 and that the following motion be supported:

**Be it resolved that the Council of the City of Corner Brook** initiate public consultation for proposed map amendments - Municipal Plan Amendment No. 24-01 and Development Regulation Amendment No. 24-01.

**ALTERNATIVE IMPLICATIONS:**

- 1. The Council of the City of Corner Brook initiate public consultation for proposed map amendments - Municipal Plan Amendment No. 24-01 and Development Regulation Amendment No. 24-01.
- 2. The Council of the City of Corner Brook not initiate public consultation for proposed map amendments - Municipal Plan Amendment No. 24-01 and Development Regulation Amendment No. 24-01.
- 3. The Council of the City of Corner Brook provide other direction to Staff.

Director of Community, Engineering, Development & Planning	Approved - 01 Feb 2024
Administrative Assistant	Approved - 01 Feb 2024
	Approved - 02 Feb 2024

\_\_\_\_\_  
City Manager



**CITY OF CORNER BROOK  
DEVELOPMENT REGULATIONS 2012**

**DEVELOPMENT REGULATIONS AMENDMENT No. 24-01**

**February, 2024**

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

**Background**

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

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

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

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

**PERMITTED USE CLASSES** - (see Regulation 127)

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

**DISCRETIONARY USE CLASSES** - (see Regulations 26 and 128)

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

\*(See condition no. 7)

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

**PERMITTED USE CLASSES** – (see Regulation 127)

Educational, cultural and civic, general assembly, theatre, place of worship, day care centre, recreational

open space, office, indoor assembly, outdoor assembly, police station, medical treatment and special care, medical and professional, personal service, general service, catering\*, shop (as an accessory use)\*\*, convenience store (as an accessory use), recreational open space, conservation.

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

**DISCRETIONARY USE CLASSES** – (see Regulations 26 and 128)

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

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

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

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

**Public Consultation**

[To be completed follow consultation]

**Development Regulations Amendment No. 24-01**

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

REGISTRATION APPROVAL																																																	
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CITY OF CORNER BROOK																																																	
PROJECT TITLE:  <b>DEVELOPMENT REGULATIONS 2012</b>	CANADIAN INSTITUTE OF PLANNERS CERTIFICATION  I hereby certify that this City of Corner Brook Development Regulations 2012, Map C-2 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.  M.C.I.P. _____ DATE _____																																																
DRAWING TITLE: <b>PROPOSED LAND USE</b> <b>ZONING MAP C-2</b> <b>(AMENDMENT No. 24-01)</b>	SEAL AND SIGNATURE  Certified that this City of Corner Brook Development Regulations a Plan 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)																																																
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; padding: 5px;"> <b>City of Corner Brook</b>          Community Services Department          Planning Division       </td> <td style="text-align: center; padding: 5px;">         DATE: FEBRUARY 2024           SCALE: 1:5000       </td> <td style="text-align: center; padding: 5px;">         N  </td> </tr> </table>	<b>City of Corner Brook</b> Community Services Department Planning Division	DATE: FEBRUARY 2024  SCALE: 1:5000	N 	(M.C.I.P. SEAL)																																													
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DESCRIPTION																																																	
LAND USE ZONING TO CHANGE FROM MOSAIC RESIDENTIAL TO INNOVATION DISTRICT																																																	
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MAYOR _____ CLERK _____ DATE _____	(COUNCIL SEAL)																																																

**CITY OF CORNER BROOK**  
**INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012**  
**MUNICIPAL PLAN AMENDMENT NO. 24-01**  
**February, 2024**

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

**Background**

The purpose of this map amendment is to re-designate city-owned land on the north side of Corporal Pinksen Memorial Drive from ‘Residential (RES)’ to ‘Innovation District (ID).’ This amendment coincides with a map amendment to the City’s Development Regulations (see ‘Development Regulations Amendment No. 2024-01’).

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

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

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

**PERMITTED USE CLASSES** - (see Regulation 127)

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

**DISCRETIONARY USE CLASSES** - (see Regulations 26 and 128)

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

\*(See condition no. 7)

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

**PERMITTED USE CLASSES** – (see Regulation 127)

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

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

**DISCRETIONARY USE CLASSES** – (see Regulations 26 and 128)

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

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

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

**Plan Policy Framework**

Subsection 2.4.3 contains the broad servicing and infrastructure goals of the city. Goal I1 outlines the importance of steering growth to fully serviced areas of the city:

*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.*

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

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

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

*institutions are potential magnets for new innovative businesses looking to locate in Western Newfoundland.*

Subsection 5.8.3 of the Plan contains the policy framework for the ID designation. The intent of this designation is to enhance the area as a local and regional hub for education and innovation (01) and to promote development synergies in the areas of healthcare and professional services (02).

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

#### **Public Consultation**

[To be completed follow consultation]

#### **Municipal Plan Amendment No. 24-01**

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



REGISTRATION APPROVAL					
<p><b>LEGEND</b></p> <p>DESIGNATION BOUNDARY</p> <p>CHANGE FROM RES TO ID</p>					
<p><u>Land Use Designations</u></p> <p>Residential <span style="border: 1px solid black; padding: 2px;">RES</span></p> <p>Comprehensive Residential Development Area <span style="border: 1px solid black; padding: 2px;">CRDA</span></p> <p>Townsite Heritage Conservation District <span style="border: 1px solid black; padding: 2px;">THCD</span></p> <p>Downtown <span style="border: 1px solid black; padding: 2px;">DT</span></p> <p>General Commercial <span style="border: 1px solid black; padding: 2px;">GC</span></p> <p>Residential/Commercial Mix <span style="border: 1px solid black; padding: 2px;">RCM</span></p> <p>Highway and Tourist Commercial <span style="border: 1px solid black; padding: 2px;">HTC</span></p> <p>Shopping Centre <span style="border: 1px solid black; padding: 2px;">SC</span></p>	<p><u>Land Use Designation</u></p> <p>Large Scale Commercial <span style="border: 1px solid black; padding: 2px;">LSC</span></p> <p>Waterfront Mixed Use <span style="border: 1px solid black; padding: 2px;">WMU</span></p> <p>General Industrial <span style="border: 1px solid black; padding: 2px;">GI</span></p> <p>Light Industrial <span style="border: 1px solid black; padding: 2px;">LI</span></p> <p>Hazardous Industrial <span style="border: 1px solid black; padding: 2px;">HI</span></p> <p>Community Service <span style="border: 1px solid black; padding: 2px;">CS</span></p> <p>Innovation District <span style="border: 1px solid black; padding: 2px;">ID</span></p> <p>Open Space <span style="border: 1px solid black; padding: 2px;">OS</span></p>				
<p><u>Land Use Designation</u></p> <p>Cemetery <span style="border: 1px solid black; padding: 2px;">C</span></p> <p>Environmental Protection <span style="border: 1px solid black; padding: 2px;">EP</span></p> <p>Environmental Conservation <span style="border: 1px solid black; padding: 2px;">EC</span></p> <p>Protected Water Supply Area <span style="border: 1px solid black; padding: 2px;">PWSA</span></p> <p>Rural <span style="border: 1px solid black; padding: 2px;">R</span></p> <p>Solid Waste/Scrap Yard <span style="border: 1px solid black; padding: 2px;">SW/SY</span></p> <p>Mineral Working <span style="border: 1px solid black; padding: 2px;">MW</span></p> <p>Special Management Area <span style="border: 1px solid black; padding: 2px;">SMA</span></p>					
<p style="text-align: center; background-color: black; color: white; margin: 0;"><b>CITY OF CORNER BROOK</b></p> <p><b>PROJECT TITLE:</b></p> <p style="text-align: center; font-size: 1.2em;"><b>INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012</b></p> <p><b>DRAWING TITLE:</b></p> <p style="text-align: center; font-size: 1.2em;"><b>GENERALIZED FUTURE LAND USE MAP A</b></p> <p style="text-align: center; font-size: 1.2em;"><b>AMENDMENT NO. 24-01</b></p>					
<p><u>CANADIAN INSTITUTE OF PLANNERS CERTIFICATION</u></p> <p>I hereby certify that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map A 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><u>SEAL AND SIGNATURE</u></p> <p>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).</p> <p>MAYOR _____</p> <p>CLERK _____ (COUNCIL SEAL)</p> <p>DATE _____</p>					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td rowspan="2" style="text-align: center; vertical-align: middle;"> <p><b>City of Corner Brook</b> Community Services Department Planning Division</p> </td> <td style="text-align: center;">DATE: FEBRUARY 2024</td> <td rowspan="2" style="text-align: center; vertical-align: middle;"> </td> </tr> <tr> <td style="text-align: center;">SCALE: 1:5000</td> </tr> </table> <p><b>DESCRIPTION</b></p> <p>LAND USE DESIGNATION TO CHANGE FROM RESIDENTIAL TO INNOVATION DISTRICT</p>		<p><b>City of Corner Brook</b> Community Services Department Planning Division</p>	DATE: FEBRUARY 2024		SCALE: 1:5000
<p><b>City of Corner Brook</b> Community Services Department Planning Division</p>	DATE: FEBRUARY 2024				
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# Request for Decision (RFD)

**Subject:** Mount Bernard Avenue Reconstruction Change Order No. 9

**To:** Darren Charters  
**Meeting:** Regular Meeting - 05 Feb 2024  
**Department:** Engineering  
**Staff Contact:** Melody Roberts,  
**Topic Overview:**  
**Attachments:** [Change Order Notice No. 9 - 21-3090 - Signed by MCI - New Form Redacted](#)

## BACKGROUND INFORMATION:

An existing 700mm concrete storm pipe crossing Mount Bernard was found in poor condition. This pipe was filled with concrete and left in place due to the depth of bury. The water it conveyed had to be redirected to the new storm system on Mount Bernard.

## PROPOSED RESOLUTION:

Be it resolved that the Corner Brook City Council approve Change Order No. 9 for the Mount Bernard Avenue Reconstruction for an increase of \$20,912.07 HST Included for Marine Contractors Inc.

## FINANCIAL IMPACT:

Budget Amount: \$11,442,569.00 HST Included  
 Contract Amount: \$10,436,308.65 HST Included  
 Previous Change Orders: \$212,444.76 HST Included  
 This Change Order: \$20,912.07 HST Included

**Budget Code:** 17-GI-23-00001

**Finance Type:** Funding

Director of Community, Engineering,  
 Development & Planning  
 Administrative Assistant

Approved - 31 Jan 2024

Approved - 02 Feb 2024

\_\_\_\_\_  
 City Manager

**Division of Municipal Infrastructure  
Form 5 – Contract Change Order Notice**

**Page 1 of 3**

**September 2023**

**OWNER:** City of Corner Brook **DATE:** November 29, 2023  
**PROJECT NAME:** Mount Bernard Avenue Reconstruction  
**PROJECT #:** 17-GI-23-00001 **CONTRACTOR:** Marine Contractors Inc.  
**CHANGE ORDER NUMBER:** 9

**.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**

At approximately STA 0+233, existing 700mm outfall pipe is to be abandoned. New 450mm storm pipe to be installed to convey flows from Ex MH5140R through MH5139. Contractor is to locate and excavate existing 900mm pipe (draining from school site) and connect a new 900mm pipe that will connect to 5140 at a minimum slope of 2.0%. Exact location and new pipe length to be determined in the field. See attached sketch.

**.4 EFFECT OF CHANGE ON CONTRACT**

This change order WILL or WILL NOT (circle one) affect the approved completion date.

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

WORKING DAYS: 12 REVISED COMPLETION DATE: \_\_\_\_\_

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

☐ No Change

☒ Addition to Contract including HST payable by the Owner \$ 20,912.07

☐ Deduction from Contract including HST payable by the Owner \$ \_\_\_\_\_

Contractor: \_\_\_\_\_ (Signature)

Transportation and Infrastructure

**Division of Municipal Infrastructure  
Form 5 – Contract Change Order Notice**

**Page 2 of 3**

**September 2023**

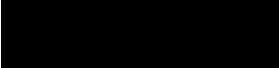
Authorized Contract Amount (A)	\$ 10,436,308.65
<b>Change Order Limit (greater of 10 % of A or \$15,000)</b>	<b>\$ 1,043,630.87</b>
Previous Change Orders (B)	\$ 212,444.76
<b>This Change Order (C)</b>	<b>\$ 20,912.07</b>
New Approved Contract Amount (A+B+C)	\$ 10,669,665.48

Enter Motion # approving CO (required) \_\_\_\_\_

OR, Delegation of Authority (attached) \_\_\_\_\_

**.5 AUTHORIZATION TO PROCEED**

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

DATE: January 5, 2024      Consultant:  \_\_\_\_\_

DATE: \_\_\_\_\_      Municipality /Owner: \_\_\_\_\_

DATE: \_\_\_\_\_      Regional Engineer: \_\_\_\_\_

(Regional Engineer's signature is assumed to be approval based on the available project funds only – no new funds are contemplated)

**.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.

**.8 ENCLOSED DOCUMENTS**

**Please attach all back up as supplied by the Contractor for the value of this change order.**  
List below the attachments provided:

A copy of this document signed by the Owner and Consultant, (list on next page)

Transportation and Infrastructure

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**Division of Municipal Infrastructure  
Form 5 – Contract Change Order Notice**

**Page 3 of 3**

**September 2023**

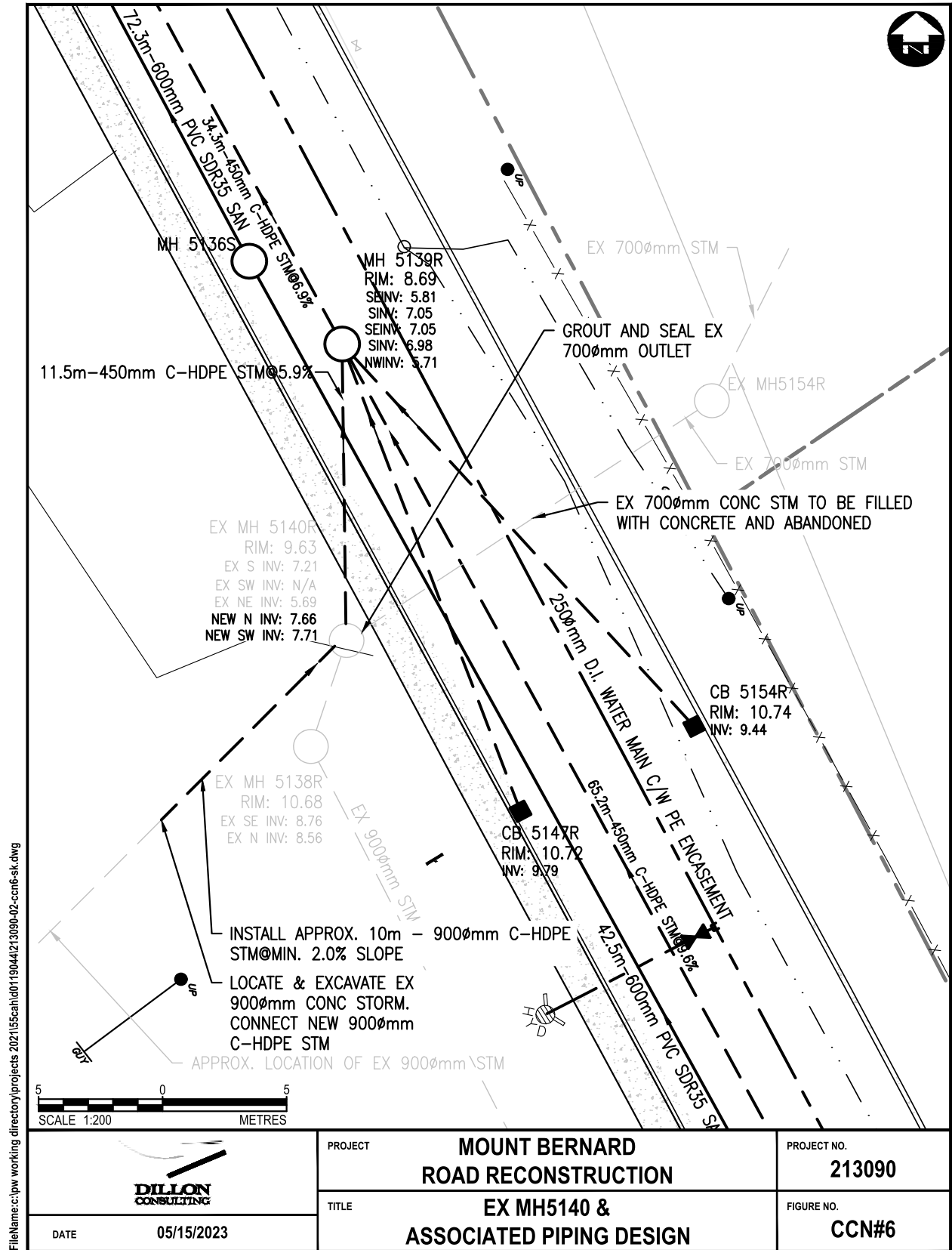
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Note: Upon Regional Engineer approval, the document will be forwarded to Project Representative for processing in MSIS at which time a copy of the documents containing the Regional Engineer's signature will be returned to the Consultant for distribution to all applicable parties.

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Transportation and Infrastructure





PO Box 640, 4 White Lakes Rd  
Corner Brook, NL A2H 6G1  
Ph: 709-639-2330, Fax: 709-686-5237

Email: [info@marinecontractors.ca](mailto:info@marinecontractors.ca)

## Contemplated Change Notice 6 R2

Initial Date: August 21, 2023

Prepared By: Mark Hutchinson

<b>Contract</b>
City of Corner Brook
Mount Bernard Avenue
Reconstruction
17-GI-23-00001

Description of Work & Conditions
Additional contract works associated with existing 700mm storm piping at strn 0+233 underneath Mount Bernard Avenue.

Description	Qty	Unit	Unit Price	Total
Western Trading Company - Existing Pipe Camera Scan	1	LS	\$ 1,641.09	\$ 1,641.09
MCI Exploratory Work & Review of Existing Infrastructure	1	LS	\$ 5,280.45	\$ 5,280.45
Installation of Grout/Concrete Infill of Manhole	1	LS	\$ 6,348.87	\$ 6,348.87
2702 - Supply and Placement of Storm Sewer - 600mm HDPE	13.5	m	\$ 364.00	\$ 4,914.00
Reinstatement & Excavation as per contract units				
<b>Additional 12 Working Days</b>				
			Subtotal:	\$ 18,184.41
			H.S.T (15%)	\$ 2,727.66
			<b>Total</b>	<b>\$ 20,912.07</b>



## Todd Rockwell - Camera Scan

**Labour**

<b>Classification</b>	<b>No.</b>	<b>Hrs. Each</b>	<b>Man Hrs.</b>	<b>Rate</b>	<b>Total</b>
Foreman	1	3	3.0	50.00	150.00
Pipefitter(s)	2	2	4.0	27.90	111.60
Labourer(s)	2	2	4.0	25.90	103.60
Project Manager	1	3	3.0	65.00	195.00
			-		-
<b>Subtotal Labour</b>					<b>560.20</b>

**Subcontractor**

Western Trading	1	2	2.0	300.00	600.00
<b>Subtotal Subcontractor</b>					<b>600.00</b>
Labour (incl. 35% payroll burden)					756.27
Materials					-
Subtotal					756.27
10% Overhead					75.63
Subtotal					831.90
Subcontractor					600.00
10% (Sub Contractor total)					60.00
Subtotal					1,491.90
10% Profit (Contractor)					149.19
Subtotal					1,641.09
Equipment					-
<b>Total</b>					<b>1,641.09</b>

WESTERN TRADING LIMITED  
P. O. Box 370  
5 Stentaford Avenue  
Pasadena, NL  
A0L 1K0

GST Registration #: 105641682

Bill To:

Marine Contractors  
4 White Lakes Drive  
Corner Brook NL A2H6G1

Invoice

Invoice #: 00134578

Date: 4/24/2023

Ship Via:

Page: 1

Ship To:

Marine Contractors  
4 White Lakes Drive  
Corner Brook NL A2H6G1

Description	Amount	Tax
TV Camera Inspection to video culvert crossing the road at Old Humber Motors on Mount Bernard Avenue - 2 hrs @ \$300.00 per hr	\$600.00	HST

Your Order #: Mount Bernard				Freight:	\$0.00
Shipping Date:				GST:	\$90.00
Terms: C.O.D.				PST:	\$0.00
CODE	RATE	TAX	SALE AMOUNT	Total Amount:	\$690.00
HST	15%	\$90.00	\$600.00	Amount Applied:	\$0.00
Memo:				Balance Due:	\$690.00

## Design Work &amp; Discovery of Pipes

**Labour**

<b>Classification</b>	<b>No.</b>	<b>Hrs. Each</b>	<b>Man Hrs.</b>	<b>Rate</b>	<b>Total</b>
Foreman	1	24.5	24.5	50.00	1,225.00
Pipefitter(s)	1	2	2.0	27.90	55.80
Labourer(s)	1	2	2.0	25.90	51.80
Project Manager	1	15	15.0	65.00	975.00
Surveyor	1	5	5.0	185.00	925.00
<b>Subtotal Labour</b>					<b>3,232.60</b>

**Subcontractor**

					-
<b>Subtotal Subcontractor</b>					-
				Labour (incl. 35% payroll burden)	4,364.01
				Materials	-
				Subtotal	4,364.01
				10% Overhead	436.40
				Subtotal	4,800.41
				Subcontractor	-
					-
				Subtotal	4,800.41
				10% Profit (Contractor)	480.04
				Subtotal	5,280.45
				Equipment	-
				<b>Total</b>	<b>5,280.45</b>

## Installation of Grout Mix &amp; Concrete in Chamber

**Labour**

Classification	No.	Hrs. Each	Man Hrs.	Rate	Total
Foreman	1	6	6.0	50.00	300.00
Pipefitter(s)	1	6	6.0	27.90	167.40
Labourer(s)	1	6	6.0	25.90	155.40
					-
			-		-
<b>Subtotal Labour</b>					<b>622.80</b>

**Subcontractor**

Atlantic Ready Mix	1	1	1.0	2,334.06	2,334.06
Humber Ready Mix	1	1	1.0	1,034.96	1,034.96
<b>Subtotal Subcontractor</b>					<b>3,369.02</b>

**Materials**

Type	Measure	Quantity	Unit Price	Total
8 Inch PVC Pipe	m	8	129.65	1,037.20
				-
				-
<b>Subtotal Materials</b>				<b>1,037.20</b>

Labour (incl. 35% payroll burden)	840.78
Materials	1,037.20
Subtotal	1,877.98
10% Overhead	187.80
Subtotal	2,065.78
Subcontractor	3,369.02
10% (Sub Contractor total)	336.90
Subtotal	5,771.70
10% Profit (Contractor)	577.17
Subtotal	6,348.87
Equipment	-
<b>Total</b>	<b>6,348.87</b>

**Humber Ready Mix Inc.**

P. O. Box 3750  
 79 Viking Trail  
 Deer Lake, Newfoundland A8A 3M1  
 Canada  
 709-635-7010 joanne@humberreadymix.ca

**INVOICE**

Invoice No.: 5751  
 Date: 06/17/2023  
 Ship Date:  
 Page: 1  
 Re: Order No. 23-004

**Sold to:**

Marine Contractors  
 P. O. Box 62  
 Pasadena, NL A0L 1K0

**Ship to:**

Marine Contractors  
~~23-004~~ 22-042 MH  
 Mt. Bernard Ave

Business No.: 816482004

Item No.	Unit	Quantity	Description	Tax	Unit Price	Amount
21	Meters	4	20mpa Ready Mix	H	208.74	834.96
101	Delivery	1	Corner Brook	H	200.00	200.00
			Subtotal:			1,034.96
			H - 15%			
			15%			155.24
Humber Ready Mix Inc. 15%: #H						
Shipped By: Tracking Number:					Total Amount	1,190.20
Comment: You will be charged 2% Interest per month after 30 days.					Amount Paid	0.00
Sold By:					Amount Owning	1,190.20



# ATLANTIC READY MIX LIMITED

PO BOX 353, Corner Brook, NL A2H 6E3  
Phone (709) 634-1885 Fax(709) 634-2061

Page: 1

Date: 2023-07-19  
mm/dd/yyyy

## INVOICE 20231476

**Bill To:**

MARINE CONTRACTORS INC  
PO BOX 62  
PASADENA NL A0L 1K0

**Ship To:**

MARINE CONTRACTORS INC  
MT. BERNARD AVE

PO Number	Customer ID	Location	Shipping Method	Ship Date	Master No.
	MARICONT	CB	T	2023-07-19	95,634
QTY Shipped	Unit	Description	Unit Price	Ext. Price	
4.50	Cu M	40 MPA 20MM-80MM TERC 3	\$385.00	\$1,732.50	
14.00	LITRE	PS-1466 HIGH RANGE WATER REDUCER 1040L 27585	\$14.04	\$196.56	
3.00	HOURS	PUMP RENTAL 6664	\$135.00	\$405.00	

**TERMS: Due 30 days from invoice date**  
**HST 88785 0550 RT0002**

\*Total if paid within 30 days of Invoice Date (CASH/CHQ/DEBIT)

Subtotal	\$2,334.06
Misc	\$0.00
Freight	\$0.00
Discount	\$0.00
Tax	\$350.11
<b>Total</b>	<b>\$2,684.17</b>

\$2,637.48



126 EMCO WW MT PEARL  
18 BRUCE ST  
MOUNT PEARL, NL A1N 4T4  
709-747-2626

GST/HST Reg# : 101626026  
QST Reg# : 1015301364  
Salesperson Fred Cowley

## INVOICE

Invoice Number	Invoice Date	Last print dt
2001925828	2023-03-16	2023-03-16
Your order no	Responsible	Valid to
TAG:STOCK	Fred Cowley FCowley@emcoltd.com	2023-04-17

Invoice address	
<b>MARINE CONTRACTORS INC.</b>	
PO BOX 62	
PASADENA, NL A0L 1K0	
16862015	
8390062565	
Placed by	Our reference
MARK *QFC*	

Delivery address	
<b>MARINE CONTRACTORS INC.</b>	
4 WHITE LAKES ROAD	
CORNER BROOK, NL A0L 1K0	
16862015	
8390062565	
Delivery terms	Delivery method
UNSPECIFIED	BEST
PST License	Delivery specification

Line	Item number	Name	Quantity	U/M	Sales price	U/M	Discount %	Amount
1	6093207	600MM SLFL-M R320 SLD SB 6M	144	ME	205.20	ME	NET	29,548.80

Terms and conditions
Prices are subject to change without notice. Payment net 30 days unless otherwise stated. Orders may require a deposit and may not be cancelled without prior written approval. All deposits and down payments are non-refundable. A cancellation charge may apply on cancelled orders. No returns without prior written approval. A minimum handling charge of 25% will apply to goods returned. All goods quoted are subject to prior sale. Any warranty solely as per terms of applicable manufacturer warranty, vendor makes no warranties, express or implied, regarding any goods sold. Only vendor's terms and conditions of sale apply to this order, regardless of any customer terms. See <a href="http://emco.ca/terms-and-conditions-of-sale/">http://emco.ca/terms-and-conditions-of-sale/</a> for full terms and conditions of sale.
Accepted by: _____ Date: _____

<b>Net order value</b>		\$29,548.80
<b>GST/HST</b>		\$4,432.32
<b>PST/QST</b>		\$0.00
<b>Order total</b>		\$33,981.12
<b>Total</b>	<b>C A D</b>	<b>\$33,981.12</b>







# Request for Decision (RFD)

**Subject:** Rescind Order #2023-07

**To:** Deon Rumbolt  
**Meeting:** Regular Meeting - 05 Feb 2024  
**Department:** Development and Planning  
**Staff Contact:** Charlotte Patterson, Development Inspector  
**Topic Overview:** Rescind Order #2023-07  
**Attachments:** [Stop Work Order - 12 Tipping Place - SIGNED Redacted](#)

## BACKGROUND INFORMATION:

Since the previous meeting of Council the following Order has been rescinded by the Department of Community Engineering, Development & Planning and therefore must be revoked by Council pursuant to Section 102(3) of the Urban and Rural Planning Act:

Order #	Date of Issue	Civic Address	Violation/Section	Order Revoked	Rationale
2023-07	December 13, 2023	12A Tipping Place	Section 5 of the Occupancy and Maintenance Regulations	Order	Owner has complied with conditions of the Order

Section 102(3) of the Urban and Rural Planning Act 2000, requires that all orders issued by the Authority be revoked by a majority of Council at the next meeting of the Council after the order is made.

## PROPOSED RESOLUTION:

Be it **RESOLVED** that pursuant to Section 102(3) of the Urban and Rural Planning Act, the following Order is hereby revoked by Council: Order #2023-07

## GOVERNANCE IMPLICATIONS:

Legislation  
 Urban and Rural Planning Act  
 102(3)

## RECOMMENDATION:

Staff is recommending that this order be rescinded by council.

**ALTERNATIVE IMPLICATIONS:**

1. That Council revoke Order #2023-07 as recommended by staff.
2. That Council not revoke Order #2023-07.
3. That Council provide other direction to City staff.

	Approved - 01 Feb 2024
Director of Community, Engineering, Development & Planning	Approved - 02 Feb 2024
Administrative Assistant	Approved - 02 Feb 2024

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City Manager



2023-07

## STOP WORK ORDER

To: **GDR ENTERPRISES LIMITED**

[REDACTED]

[REDACTED]

**WHEREAS** you have been identified as the property owner of the property located at 12A Tipping Place, Corner Brook, NL (herein called "the property");

**AND WHEREAS** on December 11<sup>th</sup>, 2023 the City of Corner Brook concluded that you were constructing a new building without the required Development and Building Permits in place;

**AND WHEREAS** no development or building permits have been obtained to construct a building on the property, as required by Section 8 of the City of Corner Brook Development Regulations;

**YOU ARE HEREBY ORDERED** under Section 102 of the Urban and Rural Planning Act to stop all construction immediately, secure the site and obtain the required development and building permits for this work at the property immediately.

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 \$230.00 (\$200+HST) and supporting documentation to:

Appeal Officer  
c/o Department of Municipal and Provincial Affairs  
4th Floor (West Block)  
Confederation Building  
P.O. Box 8700  
St. John's, NL A1B 4J6

Dated at the City of Corner Brook, this 13th day of December, 2023 A.D.

[REDACTED]

City Clerk  
City of Corner Brook





# Request for Decision (RFD)

**Subject:** Crown Land Application - 24 Dunbar Avenue

**To:** Deon Rumbolt  
**Meeting:** Regular Meeting - 05 Feb 2024  
**Department:** Development and Planning  
**Staff Contact:** James King,  
**Topic Overview:** Crown Land Application  
**Attachments:** [Memo - Crown Land Application - 24 Dunbar Avenue](#)  
[Figure 1 - 24 Dunbar Avenue](#)

## BACKGROUND INFORMATION:

The City of Corner Brook has received a Crown Land application pertaining to a grant of land under Section 36 of the Lands Act (provincial legislation). This deals with persons acquiring land which they have occupied for a twenty (20) year period in open, notorious, continuous and exclusive possession immediately prior to the 1st day of January 1977 and up to the present time (commonly known as Squatter's Rights). It has been brought to the owner's attention that the title of the property located at municipal number 24 Dunbar Avenue falls under the ownership of the Crown. In an effort to resolve the issue, the owner has applied to the Crown to acquire the land in question. This application was considered by internal staff and there are no concerns.

## PROPOSED RESOLUTION:

It is RESOLVED to approve the application for the owner of municipal number 24 Dunbar Avenue to obtain Crown Land under Section 36 of the Lands Act.

## GOVERNANCE IMPLICATIONS:

Bylaw/Regulations  
 Other  
 City of Corner Brook Crown Land Acquisition Policy

## RECOMMENDATION:

Staff recommends option #1.

## ALTERNATIVE IMPLICATIONS:

1. That Council approve the application for the owner of municipal number 24 Dunbar Avenue to obtain Crown Land under Section 36 of the Lands Act.
2. That Council not approve the application for the owner of municipal number 24 Dunbar Avenue to obtain Crown Land under Section 36 of the Lands Act.
3. That the Council of the City of Corner Brook provides other direction to staff.

Director of Community, Engineering, Development & Planning	Approved - 24 Jan 2024
Administrative Assistant	Approved - 29 Jan 2024
	Approved - 30 Jan 2024

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City Manager

## MEMO

**To:** Manager of Development & Planning  
**Fr:** Development Inspector I  
**Subject:** **Crown Land Application – 24 Dunbar Avenue**  
**Date:** January 23, 2024

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The City of Corner Brook has received an application pertaining to a grant of land under Section 36 of the Lands Act (provincial legislation). This deals with persons acquiring land which they have occupied for a twenty (20) year period in open, notorious, continuous and exclusive possession immediately prior to the 1st day of January 1977 and up to the present time (commonly known as Squatter's Rights).

It has been brought to the owner's attention that the title of the property situate located at municipal number 24 Dunbar Avenue falls under the ownership of the Crown. In an effort to resolve the issue, the owner has applied to the Crown to acquire the land in question. This application was considered by internal staff and there are no concerns.

After review of the application, it is recommended that the Council of the City of Corner Brook approve this application.

Should you require further information, please contact me at your convenience.

Signed: \_\_\_\_\_  
James King, CET, CPT





LOCATION: 24 Dunbar Avenue	
PREPARED BY: J. King	
DEPARTMENT: Development & Planning	
DATE: 2024-01-23	
PAGE: 1	OF 1
VERSION: 1	

NOTES:	

PROJECT: Crown Land Application	
TITLE:	
THIS IMAGE IS A GRAPHICAL REPRESENTATION AND IS NOT INTENDED TO BE USED FOR LEGAL DESCRIPTIONS.	

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

5 Park St, Corner Brook, NL (PO Box 1080)  
Corner Brook, NL, Canada, A2H 6E1  
709-637-1666 cityhall@cornerbrook.com





# Request for Decision (RFD)

**Subject:** Crown Land Application - Snowmobile Trail - Little Cooks Pond Area

**To:** Deon Rumbolt  
**Meeting:** Regular Meeting - 05 Feb 2024  
**Department:** Development and Planning  
**Staff Contact:** James King,  
**Topic Overview:** Crown Land Application  
**Attachments:** [Figure 1 - Little Cook's Brook](#)  
[memo to Deon-Crown Land Application Snowmobile Trail](#)  
[Online Permit Submission Snowmobile Trail](#)

## BACKGROUND INFORMATION:

The City of Corner Brook has received an application to utilize Crown Land for the purpose of re-locating a portion of an existing ATV/Snowmobile trail. The requested Crown Land is located within the City of Corner Brook municipal boundary and falls within a Rural Zone under the City of Corner Brook Development Regulations. An ATV/snowmobile trail is a "Discretionary Use" of the same regulations. This request was considered by internal staff and there are no concerns.

## PROPOSED RESOLUTION:

It is RESOLVED to approve the application to utilize Crown Land located in the Little Cooks Pond Area for the purpose of re-locating a portion of an existing ATV/snowmobile trail.

## GOVERNANCE IMPLICATIONS:

Bylaw/Regulations  
 Other  
 City of Corner Brook Crown Land Acquisition Policy

## RECOMMENDATION:

Staff recommends option #1.

## ALTERNATIVE IMPLICATIONS:

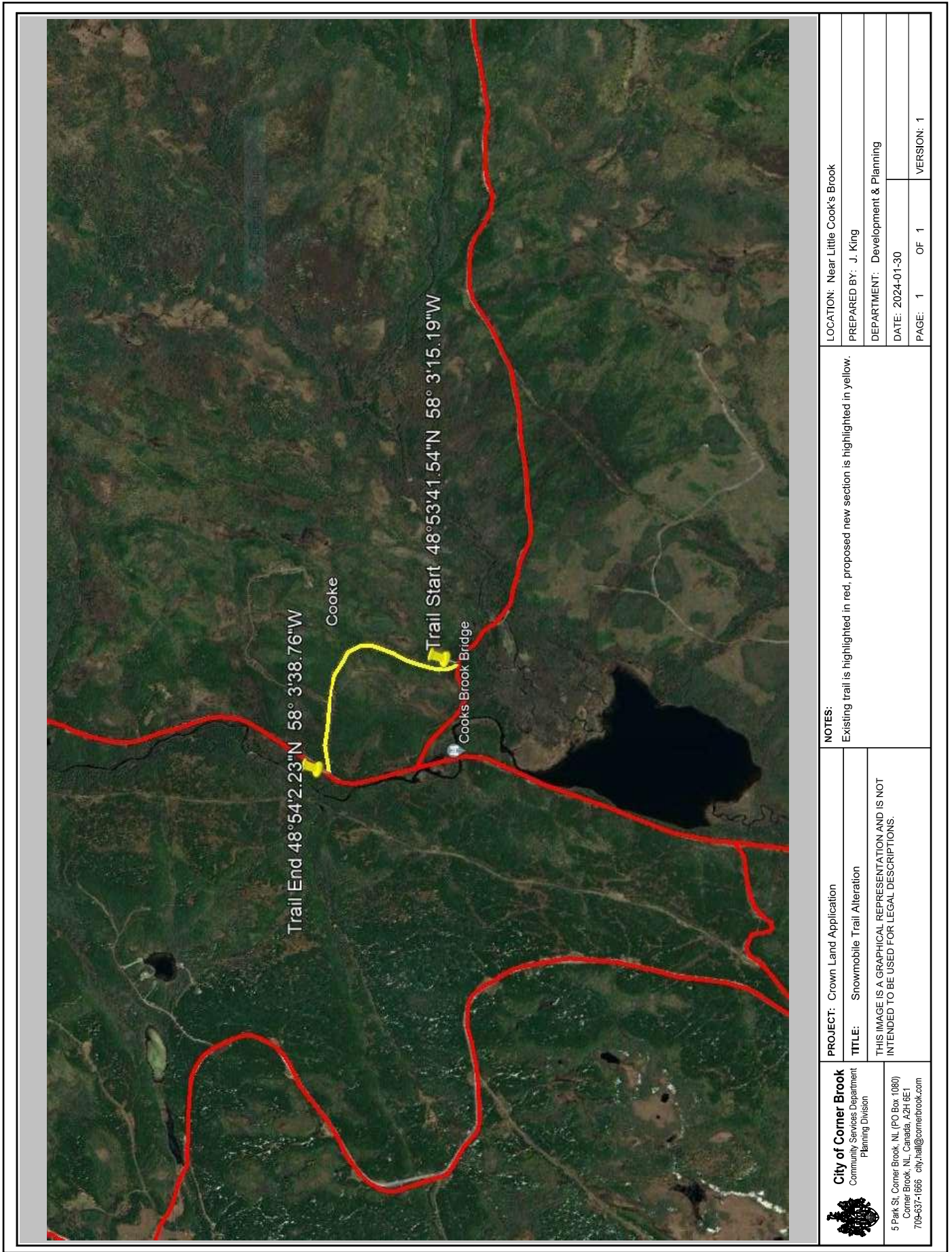
1. That Council approve the application to utilize Crown Land located in the Little Cooks Pond Area for the purpose of re-locating a portion of an existing ATV/snowmobile trail.
2. That Council not approve the application to utilize Crown Land located in the Little Cooks Pond Area for the purpose of re-locating a portion of an existing ATV/snowmobile trail.
3. That the Council of the City of Corner Brook provides other direction to staff.

Approved - 01 Feb 2024

Director of Community, Engineering, Development & Planning	Approved - 01 Feb 2024
Administrative Assistant	Approved - 02 Feb 2024

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City Manager



LOCATION: Near Little Cook's Brook	
PREPARED BY: J. King	
DEPARTMENT: Development & Planning	
DATE: 2024-01-30	
PAGE: 1	OF 1
VERSION: 1	

NOTES:	
Existing trail is highlighted in red, proposed new section is highlighted in yellow.	

PROJECT: Crown Land Application	THIS IMAGE IS A GRAPHICAL REPRESENTATION AND IS NOT INTENDED TO BE USED FOR LEGAL DESCRIPTIONS.
TITLE: Snowmobile Trail Alteration	

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

5 Park St, Corner Brook, NL (PO Box 1080)  
Corner Brook, NL, Canada, A2H 6E1  
709-637-1666 city.hall@cornerbrook.com

## **interoffice**

### MEMORANDUM

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**To:** MANAGER OF DEVELOPMENT & PLANNING  
**From:** DEVELOPMENT INSPECTOR I  
**Subject:** **Crown Land Application – Near Little Cooks Pond**  
**Date:** January 31, 2024

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The City of Corner Brook has received an application to utilize Crown Land for the purpose of re-locating a portion of an existing ATV/Snowmobile trail (Please see Figure 1, attached).

The requested Crown Land is located within the City of Corner Brook municipal boundary and falls within a Rural Zone under the City of Corner Brook Development Regulations. An ATV/snowmobile trail is a "Discretionary Use" of the same regulations.

After referring this application to various City Departments (Planning, Fire, Land Management & Engineering), there were no concerns and it is recommended that approval be granted for this proposal to utilize crown land for the ATV/Snowmobile trail.

Signed: \_\_\_\_\_  
James King, CET, CPT

**From:** ONLINE PERMIT SUBMISSION <website@cornerbrook.com>  
**Sent:** January 15, 2024 10:57 AM  
**To:** Barker, Shelley  
**Subject:** Online Permit Submission

<b>Date</b>	01/15/2024
<b>Owner Name</b>	XXXXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX
<b>Phone Number</b>	(XXX) XXX-XXXX
<b>Email</b>	<a href="mailto:XXXXXXXX@XXXXX.XXX">XXXXXXXX@XXXXX.XXX</a>
<b>Owner / Applicant Address</b>	X XXXXXXX XXXX XXXXXXXXXXXXXXXXXXXX, XX XXXXXX <a href="#">Map It</a>
<b>Property Address</b>	X XXXXXXX XXXX XXXXXXXXXXXXXXXXXXXX, XX XXXXXX <a href="#">Map It</a>
<b>Builder Address</b>	Newfoundland and Labrador Canada <a href="#">Map It</a>
<b>Building Type (Please check appropriate box)</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> BUSINESS/SERVICE</li> </ul>
<b>Construction Type (Please check appropriate box)</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> OTHER</li> </ul>
<b>Development Type (Please check appropriate box)</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> OTHER</li> </ul>
<b>Description of Work</b>	Crown lands license to occupy for snowmobile re route north of little cooks pond between current trail and railbed.
<b>Estimated Construction Value (MATERIALS &amp; LABOUR)</b>	

\$ 0.00 CAD

#### DECLARATION

 I agree to terms in the declaration

##### DECLARATION:

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.

##### NOTE:

Where the Applicant and Property Owner are not the same, the signature of the Property Owner may be required before the application can be processed.

#### Upload an attachment

- [Little-Cooks-Reroute-Map-1km.jpg](#)

#### Consent

 I agree to the privacy policy stated below.

The City of Corner Brook uses this web form to collect your information in order to better administer programs and services that citizens use and rely on. The City of Corner Brook committed to protecting the privacy of individuals who chose to utilize these services.

This information is collected in compliance with the Access to Information and Protection of Privacy Act, 2015 (ATIPPA, 2015) and will only be used by authorized staff to fulfill the purpose for which it was originally collected, or for a use consistent with that purpose unless you expressly consent otherwise. This information is not disclosed to other public bodies or individuals except as authorized by ATIPPA, 2015.

**DISCLAIMER:** The Information contained in this transmission and any attachments may contain privileged and confidential information and may be legally privileged. It is intended only for the use of the person (s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or duplication is strictly prohibited. Views or opinions expressed in this e-mail message are those of the author only.





# Request for Decision (RFD)

**Subject:** Discretionary Use Approval - Quarry (JCL Limited)

**To:** Deon Rumbolt  
**Meeting:** Regular Meeting - 05 Feb 2024  
**Department:** Development and Planning  
**Staff Contact:** James King,  
**Topic Overview:** Discretionary Use Approval - Mineral Working Use  
**Attachments:** [memo to Deon-JCL Investments Inc. Quarry Extension and Laydown Site](#)  
[Figure 1 - JCL Investments Inc. Map](#)  
[Application \\_ JCL Investments Inc.](#)

## BACKGROUND INFORMATION:

The City of Corner Brook has received an application to extend the existing quarry and utilize a portion of land as a stockpile area on property located approximately 2 km southeast of the Lewin Parkway Interchange (near the Massey Drive Access Road) in a Rural Zone. The quarry, as a mineral working classification of use is a "Discretionary Use" of the City of Corner Brook Development Regulations.

A public notice was placed in the local newspaper indicating the applicant's request and as a result of this notice, no written submissions were received. This application is for use approval (outline planning permission) only and if approved, this approval does not absolve the applicant from its obligations to comply with all by-laws, codes and regulations or of the obligation to apply for development approval and to obtain all required permits in carrying out any work associated with the aforementioned developments.

## PROPOSED RESOLUTION:

Be it **RESOLVED** that the Council of the City of Corner Brook approve the use application to extend the existing quarry and utilize a portion of land as a stockpile area on property located approximately 2 km southeast of the Lewin Parkway Interchange (near the Massey Drive Access Road) in accordance with Regulation 11 - Discretionary Powers of Authority.

## GOVERNANCE IMPLICATIONS:

Bylaw/Regulations  
 City of Corner Brook Development Regulations  
 11

## RECOMMENDATION:

Staff recommends Option #1.

## ALTERNATIVE IMPLICATIONS:

1. That the Council of the City of Corner Brook approve the use application to extend the existing quarry and utilize a portion of land as a stockpile area on property located approximately 2 km southeast of the Lewin Parkway Interchange (near the Massey Drive Access Road) in accordance with Regulation 11 - Discretionary Powers of Authority.
2. That the Council of the City of Corner Brook not approve the use application to extend the existing quarry and utilize a portion of land as a stockpile area on property located approximately 2 km southeast of the Lewin Parkway Interchange (near the Massey Drive Access Road) in accordance with Regulation 11 - Discretionary Powers of Authority.
3. That the Council of the City of Corner Brook give other direction to Staff.

	Approved - 02 Feb 2024
Director of Community, Engineering, Development & Planning	Approved - 02 Feb 2024
Administrative Assistant	Approved - 02 Feb 2024

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City Manager



## interoffice

### MEMORANDUM

**To:** MANAGER OF DEVELOPMENT & PLANNING

**From:** DEVELOPMENT INSPECTOR I

**Subject:** Quarry Extension and Laydown Site – Near Massey Drive Access Road

**Date:** February 1, 2024

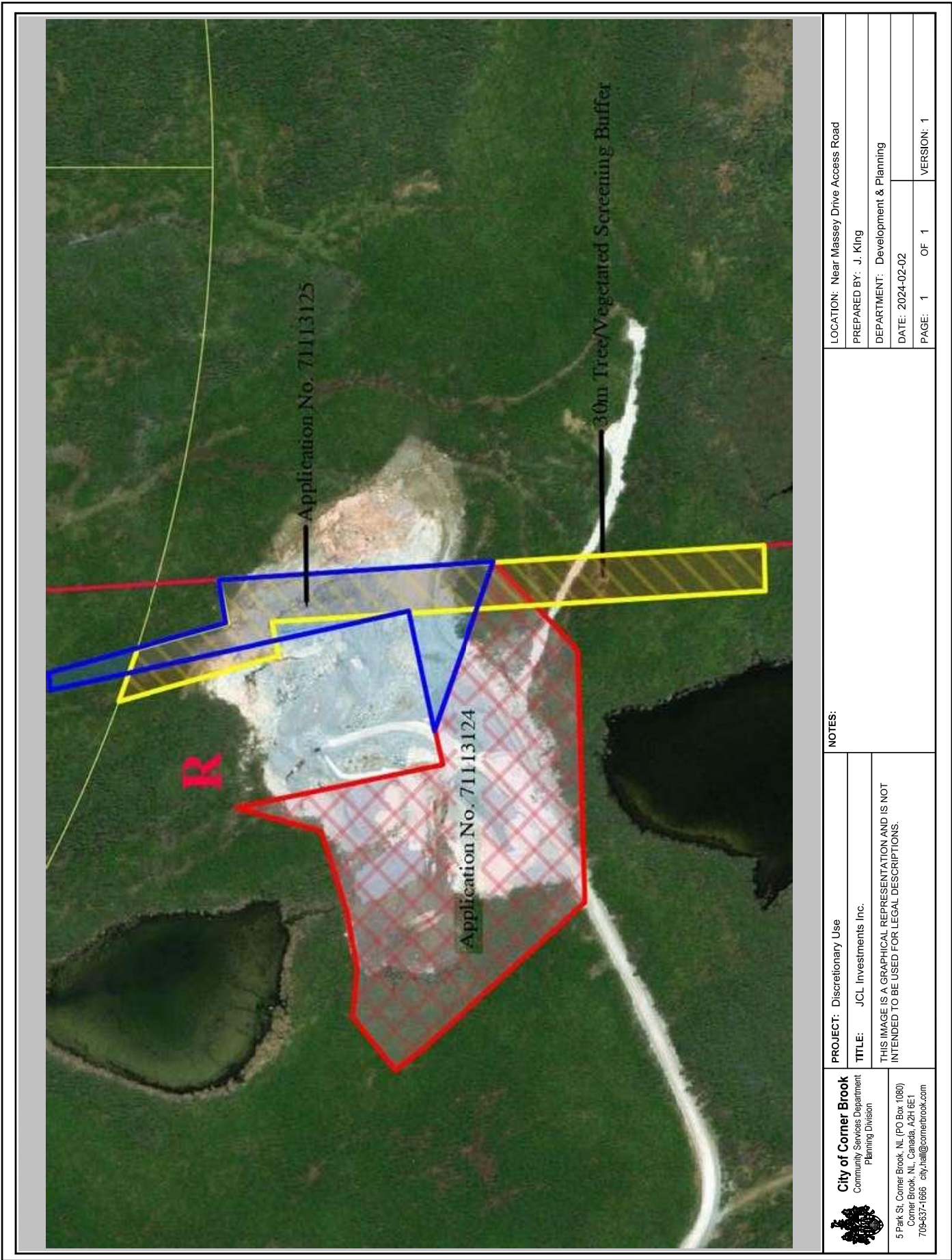
The City of Corner Brook has received an application requesting permission to extend the existing quarry and utilize a portion of land as a stockpile area on property located approximately 2 km southeast of the Lewin Parkway Interchange (near the Massey Drive Access Road) in a Rural Zone. The quarry, 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 local newspaper indicating the applicant's request and as a result of this notice, no written submissions were received.

This application is for use approval (outline planning permission) only and if approved, this approval does not absolve the applicant from its obligations to comply with all by-laws, codes and regulations or of the obligation to apply for development approval and to obtain all required permits in carrying out any work associated with the aforementioned developments.

After considering the above noted factors as well as referring this application to other City Departments, it is recommended that Council approve the use application to extend the existing quarry and utilize a portion of land as a stockpile area on property located approximately 2 km southeast of the Lewin Parkway Interchange (near the Massey Drive Access Road) subject to the applicant obtaining all required development permits in carrying out any work associated with the aforementioned developments.

Signed: \_\_\_\_\_  
James King, CET, CPT





<div><div><div>City of Corner Brook</div><div>Community Services Department</div><div>Planning Division</div></div><div>5 Park St, Corner Brook, NL (PO Box 1080) Corner Brook, NL, Canada, A2H 6E1 709-637-1666 city.hall@cornerbrook.com</div></div>	<b>PROJECT:</b> Discretionary Use		<b>NOTES:</b>
	<b>TITLE:</b>	JCL Investments Inc.	
	THIS IMAGE IS A GRAPHICAL REPRESENTATION AND IS NOT INTENDED TO BE USED FOR LEGAL DESCRIPTIONS.		
LOCATION: Near Massey Drive Access Road			
PREPARED BY: J. Kling			
DEPARTMENT: Development & Planning			
DATE: 2024-02-02			
PAGE: 1 OF 1			VERSION: 1

**From:** ONLINE PERMIT SUBMISSION <noreply@cornerbrook.com>  
**Sent:** September 11, 2023 11:25 AM  
**To:** Barker, Shelley  
**Subject:** Online Permit Submission

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

<b>Date</b>
09/11/2023
<b>Owner Name</b>
XXXXXXXXXXXXXX
<b>Phone Number</b>
(xxx) xxx xxxx
<b>Email</b>
<a href="mailto:xxxxxxx@xxxx">xxxxxxx@xxxx</a>
<b>Owner / Applicant Address</b>
XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX XXXXXX <a href="#">Map It</a>
<b>Property Address</b>
XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX XXXXXX <a href="#">Map It</a>
<b>Builder Name</b>
XXXXXXXXXXXXXXXXXXXX
<b>Builder Address</b>
XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX XXXXXX <a href="#">Map It</a>
<b>Construction Type (Please check appropriate box)</b>
<ul style="list-style-type: none"> <li>OTHER</li> </ul>
<b>Development Type (Please check appropriate box)</b>
<ul style="list-style-type: none"> <li>OTHER</li> </ul>
<b>Description of Work</b>

Construction of a Marshalling area to store stockpiled materials obtained from the adjacent quarry (permit #71118845)
<b>Estimated Construction Value (MATERIALS &amp; LABOUR)</b>
\$ 10,000.00 CAD
<b>DECLARATION</b>
<p> I agree to terms in the declaration</p> <p><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.</p> <p><b>NOTE:</b>  Where the Applicant and Property Owner are not the same, the signature of the Property Owner may be required before the application can be processed.</p>
<b>Upload an attachment</b>
<ul style="list-style-type: none"> <li><a href="#">Crown-Lands-Application-SITE-PLAN-REV.pdf</a></li> </ul>
<b>Consent</b>
<p> I agree to the privacy policy stated below.</p> <p>The City of Corner Brook uses this web form to collect your information in order to better administer programs and services that citizens use and rely on. The City of Corner Brook committed to protecting the privacy of individuals who chose to utilize these services.</p> <p>This information is collected in compliance with the Access to Information and Protection of Privacy Act, 2015 (ATIPPA, 2015) and will only be used by authorized staff to fulfill the purpose for which it was originally collected, or for a use consistent with that purpose unless you expressly consent otherwise. This information is not disclosed to other public bodies or individuals except as authorized by ATIPPA, 2015.</p>

**DISCLAIMER:** The Information contained in this transmission and any attachments may contain privileged and confidential information and may be legally privileged. It is intended only for the use of the person (s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or duplication is strictly prohibited. Views or opinions expressed in this e-mail message are those of the author only.



# Request for Decision (RFD)

**Subject:** Jigs & Wheels Opening – Noise Regulation Exemption for West Street - Street Party

**To:** Rodney Cumby  
**Meeting:** Regular Meeting - 05 Feb 2024  
**Department:** Tourism  
**Staff Contact:** Glenda Simms, Supervisor of Tourism  
**Topic Overview:**

## BACKGROUND INFORMATION:

The City of Corner Brook is seeking a temporary exemption to The City of Corner Brook Noise Regulations to conduct a public street celebration on West Street between the hours of 5:00 pm, Friday July 26 - 2:00 A.M. Saturday, July 27th, 2024 and will include outdoor music. This is a planned part of the 2024 Jiggs and Wheels Festival.

The regulations stipulates in section3(c) "No person shall play or operate any radio, stereophonic equipment, or other instrument or any apparatus for the production or amplification of sound either in or on private premises or in any public place in any manner which unreasonably disturbs the quiet, peace, rest, enjoyment, comfort or convenience of any person or persons on the same property on in the neighborhood or vicinity".

In order to proceed with the event, a temporary exemption from the Noise Regulations will be required.

## PROPOSED RESOLUTION:

**Be it RESOLVED** that the Council of the City of Corner Brook Grant the enactment to the City of Corner Brook Noise Regulations in support of the 2024 Jiggs and Wheels Festival to carry out a street party on a portion of West Street. The bylaw exemption will be in effect from 2200, Friday July 26th – 0200, Saturday, July 27th 2024 for the West Street area.

## GOVERNANCE IMPLICATIONS:

Bylaw/Regulations  
 Other  
 City of Corner Brook Noise Regulations

## RECOMMENDATION:

Staff recommends option one, That Council grant the enactment to The City of Corner Brook Noise Regulations in support of the 2024 Jigs and Wheels Festival to carry out a street party on West Street between the hours of 17:00, Friday July 26th - 0200, Saturday, July 27th 2024.

#### **ALTERNATIVE IMPLICATIONS:**

1. That Council grant the enactment to The City of Corner Brook Noise Regulations in support of the 2024 Jigs and Wheels Festival to carry out a street party on West Street between the hours of 1700, Friday July 26th – 0200, Saturday, July 27th 2024.
2. That Council decline the enactment of a temporary exemption of The City of Corner Brook Noise Regulations in support of the 2024 Jigs and Wheels Festival to carry out a street party on Broadway between the hours of 17:00, Friday July 26th – 0200, Saturday, July 27th 2024.
3. That the Council of the City of Corner Brook give other direction to Staff.

Supervisor of Tourism  
Administrative Assistant

Approved - 17 Jan 2024  
Approved - 17 Jan 2024

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City Manager





# Request for Decision (RFD)

**Subject:** ATV Street Access for a Special Event

**To:** Rodney Cumby  
**Meeting:** Regular Meeting - 05 Feb 2024  
**Department:** Tourism  
**Staff Contact:** Glenda Simms, Supervisor of Tourism  
**Topic Overview:** ATV street access during Jigs & Wheels Festival  
**Attachments:** [ATV Access RFD Jigs Wheels 2024](#)

## BACKGROUND INFORMATION:

The City of Corner Brook is hosting a ten (10) day Jigs & Wheels Festival. A theme of the festival includes a focus on the All-Terrain Vehicle access offered by the City. The festival organizers have requested that we provide full access to all City streets during the festival.

The City of Corner Brook recognizes that while it wants to provide such access for this special event, it must do so cautiously mitigating safety risks that may be posed by ATVs operating on the City streets.

## PROPOSED RESOLUTION:

**Be it RESOLVED** that pursuant to Section 201 and 202 of the City of Corner Brook Act, 1990 and Section 7 of the Recreational Vehicle Regulation 2022 and all other enabling powers, the Council of the City of Corner Brook hereby permits All-Terrain Vehicles to operate on all its City streets with exception of the following:

- 1) Any portion of the Lewin Parkway or TCH;
- 2) A portion of O'Connell Drive from the intersection of Bliss Street to the intersection of Mt. Bernard Avenue;

for the dates of July 26th – August 4th, 2024, so to support the City's Jigs & Wheels Festival.

## FINANCIAL IMPACT:

There may be some MEO overtime incurred to monitor the ATV access.

## RECOMMENDATION:

Staff are recommending that opening all streets could be done but because of the busyness of certain City streets, they are recommending that restrictions be put in place to not allow ATVs on the Lewin

Parkway and on O'Connell Drive from the intersection of Bliss Street to the Mt. Bernard Avenue intersection. All other conditions of the Off-Road Vehicles Act and the Recreational Vehicle Regulation 2022 must continue to apply. Also, much media will need to be produced to advise ATV operators and vehicle traffic of using caution on our streets during this festival.

#### **ALTERNATIVE IMPLICATIONS:**

1. Approve current recommendation to allow ATV access and support the special event;
2. Not approve and leave ATV access as permitted under the Recreational Vehicle Regulation 2022;
3. Approve with changes. Council will need to direct staff accordingly.

Supervisor of Tourism  
Administrative Assistant

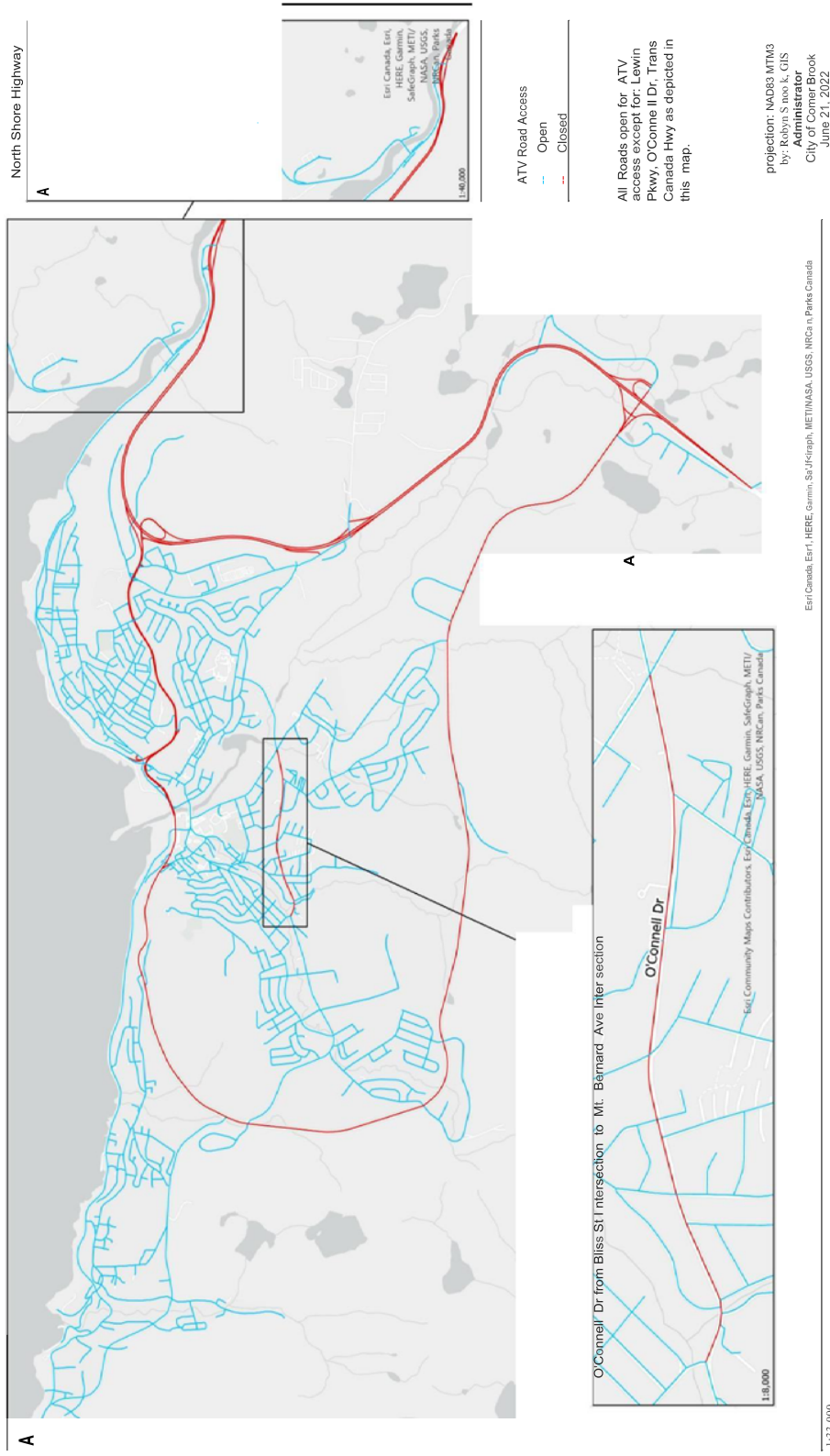
Approved - 17 Jan 2024  
Approved - 17 Jan 2024

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City Manager



# ATV Road Access for 2024 Jigs and Wheels Festival







# Information Report (IR)

**Subject:** Remote Meeting

**To:** Rodney Cumby

**Meeting:** Regular Meeting - 05 Feb 2024

**Department:** Council

**Staff Contact:** Jessica Smith, City Clerk

**Topic Overview:** The following is an update on pricing inquiries for remote meeting set up for council meetings.

## BACKGROUND INFORMATION:

At the direction of Council, Staff explored pricing and options to allow for virtual attendance for Council at public Council meetings. The current technology that is being used does not allow for a hybrid of in person and virtual attendance that will meet the requirements and be suitable to maintain functionality and decorum of a public Council meeting. IT staff looked into models of how hybrid virtual meetings could function optimally in Council Chambers and received an equipment and set up quote in the amount of \$96,568.46 - \$101,824.74 (HST included) from Ignite Technology. Pricing for a similar model and set up was also received in the amount of \$60,000 (one time fee) and \$30,000/year (HST not included) from Granicus.

Due to the low absenteeism and the estimate cost, staff is not recommending procuring a hybrid model for virtual attendance at this time. A Council Meeting schedule has been set for the remainder of the calendar year and Council are encouraged to contact the Mayor if they are not able to attend a scheduled meeting.

## FINANCIAL IMPACT:

The cost of procuring the equipment and services necessary is not budgeted for. If Council decides to proceed with this service, staff will need to follow procurement and issue a tender.

Administrative Assistant

Approved - 02 Feb 2024

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City Manager