

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 **December 5, 2022** at <u>7:00p.m.</u> Council Chambers, City Hall.

		CITY CLERK
Page		
	1	CALL MEETING TO ORDER
	2	APPROVALS
		2.1 Approval of Agenda
3 - 6		2.2 Approval of Minutes (Regular Meeting November 21, 2022)
	3	BUSINESS ARISING FROM MINUTES
		3.1 Business Arising From Minutes
	4	GRANTS
7 - 15		4.1 Winter Carnival Grant Request
	5	MUNICIPAL PLAN AND DEVELOPMENT REGULATION AMENDMENT
17 - 28		5.1 Approval to initiate Section 14 : MP/DR AMENDMENT No. 22-01 : Rezoning of Former Presentation School Lands
	6	PLANNING AND DEVELOPMENT
29 - 33		6.1 Crown Land Application - North Side of Lower Humber Valley
	7	BUDGET 2023
35 - 66		7.1 To present the 2023 Budget for the City of Corner Brook
	8	ADJOURNMENT
		The meeting adjourned at

MINUTES OF A REGULAR MEETING OF THE COUNCIL OF THE CITY OF CORNER BROOK COUNCIL CHAMBERS, CITY HALL MONDAY, 21 NOVEMBER, 2022 AT 7:00 PM

PRESENT:

Mayor J. Parsons R. Cumby, City Manager

Deputy L. Chaisson D. Charters, Director of Community Engineering

Mayor Development and Planning

Councillors: P. Gill T. Flynn, Director of Protective Services

V. Granter S. Maistry, Director of Finance and Administration B. Griffin D. Burden, Director of Public Works Water and

P. Keeping Wastewater

C. Pender M. Redmond, City Clerk

J. Baines, Seargent-At-Arms

22-176 Approval of Agenda

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

22-177 Approval of Minutes [Regular Meeting October 17, 2022]

On motion by Councillor P. Gill seconded by Councillor V. Granter, it is **RESOLVED** to approve the Minutes of the Regular Council Meeting of October 17, 2022. **MOTION CARRIED.**

22-178 Ratification of Decisions

In accordance with section 41 (3) of the City of Corner Brook Act, "Where a decision is made by the councilors at a privileged meeting, the decision, in order to be valid, shall be ratified at a public meeting of the council.", it is

RESOLVED to ratify minute CC22-037. [Granter/Gill]

RESOLVED to ratify minute CC22-038. [Granter/Griffin]

RESOLVED to ratify minute CC22-040. [Granter/Griffin]

RESOLVED to ratify minute CC22-041. [Granter/Chaisson]

RESOLVED to ratify minute CC22-042. [Granter/Griffin]

RESOLVED to ratify minute CC22-043. [Granter/Chaisson]

RESOLVED to ratify minute CC22-044. [Granter/Gill]

RESOLVED to ratify minute CC22-045. [Granter/Pender]

RESOLVED to ratify minute CC22-046. [Granter/Chaisson]

RESOLVED to ratify minute CC22-048. [Granter/Gill]

MOTION CARRIED on all minutes.

22-179 Business Arising From Minutes

An update was provided on the Code of Conduct Policy review process including the training requirements for Council and municipal officials.

22-180 Proclamations and Events

Mayor Parsons presented the following proclamations

- October 2022 was declared as Rett Syndrome Awareness Month
- November 1st-11th, 2022 was declared as Remembrance Period
- November 2022 was declared as Chron's and Colitis Awareness Month
- MADD Canada's Project Red Ribbon was declared and runs from November 1 until January 2, 2023 in the City of Corner Brook.

22-181 Development of Land Acknowledgement

On motion by Deputy Mayor L. Chaisson, seconded by Councillor C. Pender, it is **RESOLVED** to develop a subcommittee to research and explore developing a land acknowledgement for Council's consideration. **MOTION CARRIED.**

22-182 Expression of Interest - Assessment Review Commissioner 2023

On motion by Deputy Mayor L. Chaisson, seconded by Councillor P. Gill, it is **RESOLVED** to ratify minute CC22-040 to appoint Dennis Waterman Assessment as the Review Commissioner for 2023. **MOTION CARRIED.**

22-183 Snow Clearing Small Roads 2023

On motion by Councillor P. Keeping, seconded by Councillor V. Granter, it is **RESOLVED** that Corner Brook City Council accept staff's recommendation to accept the quotation from Rico Construction Ltd for the amount of \$40,000 (+HST). **MOTION CARRIED.**

22-184 Hired Equipment Services, Contract 2022-29 - Hired Equipment

On motion by Councillor V. Granter, seconded by Councillor P. Gill, it is **RESOLVED** that Corner Brook City Council accept staff's recommendation to accept the quotations for Hired Equipment Services as stated in the agenda documents for a seven-month period (December 22nd, 2022 to May 21st, 2023) on a standing offer basis. **MOTION CARRIED.**

22-185 Vehicle Purchase -Protective Services Division

On motion by Deputy Mayor L. Chaisson, seconded by Councillor P. Giill, it is **RESOLVED** that Council approve the purchase of one SUV from Dennis GM for the price of \$38,180.00 (HST included) to be used by the Protective Services Department. **MOTION POSTPONED.**

On motion by Councillor P. Gill, seconded by Councillor C. Pender it is **RESOLVED** to postpone a decision on the main motion and seek clarification on purchase options for hybrid vehicle. **MOTION CARRIED.**

22-186 Public Notification System Update -Voyent

Councillor Griffin announced that the City will be launching a new public notification system.

22-187 International Cities Partnership

Councillor Pender provided an update on the international exchange program between the cities of Stephenville, Corner Brook and St. Germaine en Laye.

Councillor Granter thanked Councillor Pender for his report. He recommended Council adopt the practice of bringing back reports when travelling to provincial and national conferences.

22-188 Winter On-Street Parking Ban

Councillor Griffin announced that the Winter On Street Parking Ban will come into effect on 1 December 2022.

22-189 Notice of Motion - Commercial Vehicle Regulations

Councillor P. Gill submitted the following Notice of Motion for consideration at the next Public Council Meeting:

"Be it **RESOLVED** PURSUANT to the powers vested in it under Section 203,254,280.1,280.2 and 280.4 of the City of Corner Brook Act, R.S.N.L. 1990 c. C-15 as amended AND Section 189 of the Highway Traffic Act R.S.N.L. 1990 to repeal and replace the Commercial Motor Vehicle Regulation as presented."

22-190 <u>Discretionary Use - 19 Carmen Avenue - Home Based Business Office</u> Councillor Keeping introduced the postponed motion from the Public Council meeting of 17 October which was brought forward for consideration. The motion reads as follows:

It is **RESOLVED** that the Council of the City of Corner Brook approve the application to operate a home-based business office from the dwelling located at 19 Carmen Avenue in accordance with Regulation 11 - Discretionary Powers of Authority. **(Granter/Pender). MOTION CARRIED.**

22-191 Commercial Vehicle Permit - 19 Carmen Avenue

The postponed motion from the Public Council Meeting of 17 October 2022 was brought forward for consideration. The motion read as follows:

It is RESOLVED that the Council of the City of Corner Brook refuse the application to park a commercial vehicle in a residential zone on the property located at 19 Carmen Avenue(Granter/Gill). Mayor Parons and Councillor Gill voted against the motion. MOTION CARRIED.

22-192 Request to Purchase City land located between 104 - 108 Bayview Heights (formerly 106 Bayview Heights)

On motion by Councillor C. Pender, seconded by Councillor V. Granter, it is **RESOLVED** to approve the sale of City land located on Bayview Heights via a public tendering process. **MOTION CARRIED.**

22-193 Request to purchase City land behind 87 Valley View Drive

Mayor J. Parsons advised that he lives in the area and requested the Deputy Mayor L. Chaisson chair to determine that if he is in a conflict of interest.

On motion by Councillor C. Pender, seconded by Councillor P. Gill, it is **RESOLVED** that the Mayor J. Parsons is in a conflict of interest on this item. [TIE VOTE]

The Mayor declared a conflict of interest and refrained from debate and voting on this item and the Deputy Mayor chaired the meeting for decision on this item.

On motion by Councillor C. Pender, seconded by Councillor P. Gill, it is **RESOLVED** to approve the execution of the purchase and sale agreement between the City of Corner Brook and the owner of 87 Valley View Drive for City land located behind 87 Valley View Drive. **MOTION CARRIED.**

22-194 Winter Carnival Grant Request

On motion by Councillor V. Granter, seconded by Councillor P. Gill, it is **RESOLVED** to approve a total grant allocation of \$23,600 for the 50th Corner Brook Winter Carnival.

On motion by Councillor C. Pender, seconded by Deputy Mayor L. Chaisson, it is **RESOLVED** to approve the standard \$10,000 to the Winter Carnival now and postpone the decision on the remaining \$13,600 until the next public meeting. **MOTION POSTPONED.**

ADJOURNMENT The meeting adjourned at 8:37 p.m. City Clerk Mayor

Request for Decision (RFD)



Subject: Winter Carnival Grant Request

To: Rodney Cumby

Meeting: Regular Meeting - 05 Dec 2022

Department: Finance and Administration

Staff Contact: Sievendra Maistry, Director of Finance and Administration

Topic Overview: The Corner Brook Winter Carnival is requesting additional funding for the 50th

Anniversary of Corner Brook Winter Carnival in February 2023.

Attachments: Winter Carnival Grant Request - Appendix 1-3

Winter Carnival Staff Recommendation - Appendix A

BACKGROUND INFORMATION:

The Corner Brook Winter Carnival is an annual festival hosted by the Corner Brook Winter Carnival Society Inc. The 2023 festival is a landmark 50th anniversary of the Corner Brook Winter Carnival. The Winter Carnival is a week of winter fun and celebration in the City to bring residents and families together to embrace the snowy outdoors. The City has been a longtime supporter of the Winter Carnival, and contributes a \$10,000 standing grant yearly to the festival and also \$6,000 in-kind funding. Due to the milestone 50th anniversary the City initially received a grant request from the Winter Carnival Committee asking for \$52,750.00.

Subsequent to the initial submission the Winter Carnival Committee revised the plan of the festival to align with the historic festival tradition of Winter Carnival. Appendix 1-3 details the new revised program received by the Grants Committee from the Winter Carnival Committee. The revised plan details a request for a cash grant of \$36,445. After an in-depth analysis of the details on the program per Appendix 1-3 and further clarification from the Winter Carnival Committee, the City Grant's committee recommends a cash grant of \$23,600. The new planned program with Grant Committee (GC) recommendation is as follows:

	Requested	Recommended by GC
Opening in the Park	\$13,900	\$10,000
Ice Carving	\$3,600	\$3,600
Carnival on West	\$11,795	\$10,000
Cultural Event	\$2,500	\$0
Closing Ceremonies	\$2,700	\$0

Merchandise \$2,500 \$0 Signage \$1,950 \$0

Total \$36,445 \$23,600

Refer to Appendix A for detail.

The two new events incorporated in the program are:

- Ice Carving (appendix 2, within appendix 1-3) to be displayed in City Square. A sketch can be found on Appendix B,
- Fest on West (appendix 3, within appendix 1-3) The committee has allowed the City to have naming rights on this event.

As \$10,000 is the standing annual grant approved for the Winter Carnival Festival, the City Grants Committee is recommending the additional \$13,600 (\$23,600 - \$10,000) in cash be approved for the 50th anniversary.

A proviso has been communicated to the Winter Carnival Committee that should there be an amendment to the planned program resulting in the lower anticipated cost there will be a pro-rated reduction in the City's contribution.

The Corner Brook Winter Carnival have provided 3 year Financial Statements which have been reviewed.

PROPOSED RESOLUTION:

RESOLVED to approve the grant request of the additional cash funding \$13,600 for the 50th Corner Brook Winter Carnival.

FINANCIAL IMPACT:

- Standing Cash Grant \$10,000
- Additional Cash Grant Requested \$13,600
- Total Cash Grant Requested \$23,600
- In Kind Support \$6,000

Budget Code: 01-700-2500-68100

Finance Type: Budget

Other Type: Grants

GOVERNANCE IMPLICATIONS:

Policy

Grant Policy 11-04-04

RECOMMENDATION:

It is Staff's recommendation to approve additional grant funding in the amount of \$13,600 for the 50th Anniversary of the Corner Brook Winter Carnival.

ALTERNATIVE IMPLICATIONS:

Council to not approve the request for additional funding for the 50th Anniversary of the Corner Brook Winter Carnival.

Director of Finance and
Administration
Office Assistant 111

Approved - 28 Nov 2022

Approved - 30 Nov 2022

City Manager



Finance & Administrator City of Corner Brook

Thank you for the opportunity to resubmit our grant application.

Under the guidance and direction of our new chair Karen Skinner, Corner Brook Winter Carnival has decided to keep to our traditional carnival but add some new and exciting events as well.

In the event of a successful grant decision, Corner Brook Winter Carnival will add to our traditional opening in the Park. We want to attract as many families as possible and make our 50th a Carnival to remember. The City has always been the sponsor for this event and the costs associated are outlined in **Appendix 1**. Much has remained the same but we have expanded on the Prizes and entertainment.

This past February in partnership with the City, a National Ice Carving Competition was held in the City of Corner Brook in front of City Hall. This event bought much attention and accolades for our city. We would like to replicate that on a smaller scale by bringing Steve Watson to Corner Brook to do 1 ice carving in front of City Hall which would involve 3 blocks (see attached drawing). Steve will also do a carving demonstration with participation from the audience. Three blocks would be used for this event, with Steve cutting blocks in usable block sizes for participants. Steve has been tentatively booked for this event. Please see attached cost.

This year Corner Brook Winter Carnival is planning a Carnival Fest on West on February 25, 2023. At this event, with city approval we will close the street from 2 – 5 PM. The afternoon will be all about the kids with games at Majestic Square, an outdoor picnic at the United Church Lawn, a hay ride and a sleigh rodeo down West Street and traditional music in front of City Hall. In the evening all establishments will serve a signature Carnival Drink with a voting card for best beverage. In each venue, there will live entertainment provide by the venue itself.

At the Legion on February 25th there will be a Cultural event. There will be demonstrations from local birch broom building, driftwood art, native art and international tapas. New Canadians will be invited to showcase their local foods, music and traditions. We are asking for \$2500, however any additional monies generated will be directly utilized to increase the number of artesans and the art they are able to supply and demonstrate.

At our closing on February 26, we would like add some flair and excitement while we do our prize draws for our button winners. See associated costs. **Appendix 5**

On closing our final request would be for merchandise and signage. See Appendix 6 & 7

Total amount requested	
In closing we would like you.	to thank the City for their support, past and future. We look forward to hearing from
Thank you!	
Donna Luther Corner Bro	ok Winter Carnival

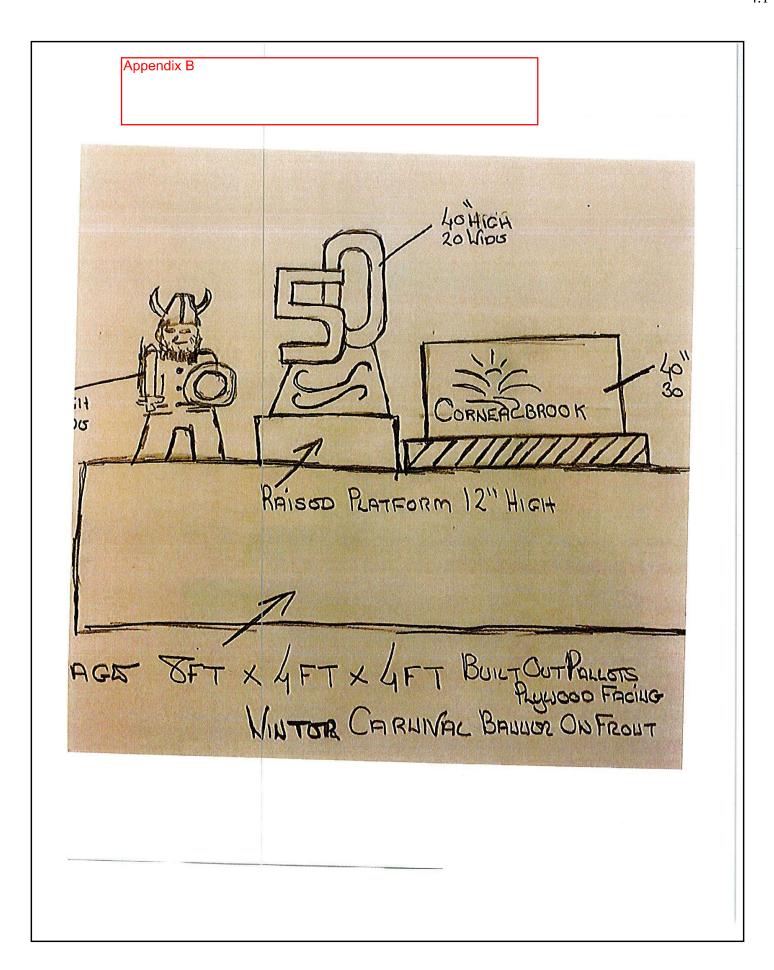
Appendix 1-3

Opening in the Park - Appendix	Description	
Fireworks	Fireworks	Cost
Sound		\$5,000.00
	To be tendered	\$3,000.00
Music	TBD	
Prizes	Laptop & other small prize draws	\$3,000.00
Glow necklaces	To be given at gate	\$1,000.00
BOISAR		\$700.00
	Stipend	\$500.00
Treasure Chest	Prizes to fill chest	
Total	The state of the s	\$700.00
		\$13,900.00

- Appendix 2	Ice Carvings	Cost
Gas	Return trip from St. John's	
Meals	5 days - 4 nights	\$300.00
Hotel		\$500.00
	4 nights	\$800.00
les blasts	(6) - have to be Kline Quality, shipped from	
Ice blocks	St. John's	\$900.00
Fee	1 carving and 1 demonstration	\$1,100.00
Total		
Iotai		\$3,600.00

Carnival Fest on West -Appendix 3		Cost
Prizes for kids(all kids get a prize)	Water bottles filled with candy - 250 kids x \$4 each	
Snow treasure hunt & snow baseball	Game supplies	\$1,000.00
Freeze bubbles	bubbles	\$1,270.00
Outdoor picnic on United Church		\$120.00
Lawn	food and hot chocolate	\$2,250.00
Hayride	sleigh pulled by trike	\$880.00
2 kiosks set up on West Street	hot chocolate and cider	\$1,300.00
Music in front of City Hall	Traditional music by Daniel Payne	\$2,000.00
Sleigh rodero	Kids decorate their sleighs and parade down West street - 1st prize \$100, 2nd prize \$50, 3rd prize \$25	
Cultural Event	Music, food, demonstrations	\$175.00
Signature Carnival Drink	Tropy and prize	\$2,500.00
Total	mapy and prize	\$300.00
		\$11,795.00

Cultural Event - Appendix 4 Cultural Event		Cost
Cultural Event	Music, food, demonstrations	\$2,500.00
		, , , , , , , , , , , , , , , , , , , ,
Closing - Appendix 5		
Sound	To be tondown!	Cost
Music	To be tendered TBD	\$1,200.00
Clown	100	\$750.00
Food		\$300.00
		\$450.00
r		
Total		\$2,700.00
Merchandise - Appendix 6	To be used for prizes and giveaways	\$2,500.00
	~	
ignage - Appendix 7	8 x 12 banner for platinum sponsors - \$995,	
Ignage - Appendix /	9 individul signs at 8 x \$40 each, pickets	\$1,950.00
otal cost		
		\$36,445.00
	*	
		2)



Appendix A

Opening in the Park - Appendix			
1	Description	Cost	Staff Recommendation
Fireworks	Fireworks	\$5,000.00	
Sound	To be tendered	\$3,000.00	
Music	TBD	\$3,000.00	
Prizes	Laptop & other small prize draws	\$1,000.00	
Glow necklaces	To be given at gate	\$700.00	
BOISAR	Stipend	\$500.00	
Treasure Chest	Prizes to fill chest	\$700.00	
Total		\$13,900.00	\$10,000.00

	Appendix 2	Ice Carvings	Cost	Staff Recommendation
Gas		Return trip from St. John's	\$300.00	
Meals		5 days - 4 nights	\$500.00	
Hotel		4 nights	\$800.00	
		(6) - have to be Kline Quality, shipped from		
Ice blocks		St. John's	\$900.00	
	ee	1 carving and 1 demonstration	\$1,100.00	
Total			\$3,600.00	\$3,600.00

Carnival Fest on West -			
Appendix 3		Cost	Staff Recommendation
Prizes for kids(all kids get a	Water bottles filled with candy - 250 kids x		
prize)	\$4 each	\$1,000.00	
Snow treasure hunt & snow			
baseball	Game supplies	\$1,270.00	
Freeze bubbles	bubbles	\$120.00	
Outdoor picnic on United			1
Church Lawn	food and hot chocolate	\$2,250.00	
Hayride	sleigh pulled by trike	\$880.00	
2 kiosks set up on West Street	hot chocolate and cider	\$1,300.00	
Music in front of City Hall	Traditional music by Daniel Payne	\$2,000.00	
	Kids decorate their sleighs and parade		
	down West street - 1st prize \$100, 2nd		
Sleigh rodero	prize \$50, 3rd prize \$25	\$175.00	
Cultural Event	Music, food, demonstrations	\$2,500.00	
Signature Carnival Drink	Tropy and prize	\$300.00	
Total		\$11,795.00	\$10,000.00

Cultural Event - Appendix 4		Cost	Staff Recommendation
Cultural Event	Music, food, demonstrations	\$2,500.00	\$0.00

Closing - Appendix 5		Cost	Staff Recommendation
Sound	To be tendered	\$1,200.00	
Music	TBD	\$750.00	
Clown		\$300.00	
Food		\$450.00	
Total		\$2,700.00	\$0.00

Merchandise - Appendix 6	To be used for prizes and giveaways	\$2,500.00	\$0.00
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8 x 12 banner for platinum sponsors - \$995,		
9 individul signs at 8 x \$40 each, pickets	\$1,950.00	\$0.00

Total cost \$36,445.00 \$23,600.00

Request for Decision (RFD)



Subject: Approval to initiate Section 14 : MP/DR AMENDMENT No. 22-01 : Rezoning of

Former Presentation School Lands

To: Deon Rumbolt

Meeting: Regular Meeting - 05 Dec 2022

Department: Development and Planning

Staff Contact: Christina Pye,

Topic Overview: Proposed IMSP/DR Mapping Changes from Community Services to

Residential, and DR Text Amendment

Attachments: DR AMENDMENT NO. 22-01 - PROPOSED- ZONING MAP C1-C5 (NOV

2022)

MP AMENDMENT NO. 22-01 - PROPOSED- LAND DESIGNATION MAP A B

(NOV 2022)

Real Property Report 22104-1R Mount Bernard

DR No. 22-01 (nov 25 draft) MP No. 22-01 (nov 25 draft)

BACKGROUND INFORMATION:

The purpose of this amendment is to rezone land at 21 Mount Bernard Avenue from 'Community Service (CS)' to 'Residential Low Density (RLD)' and to amend text provisions to accommodate the proposed and future similar reuse/redevelopment applications. The Planning Department has received an application to re-develop the former Presentation School for residential use (24 unit 'apartment building'). Due to the nature of the Community Services Zone this development can not be considered without a rezoning. This proposal requires Map Amendments to both the Integrated Municipal Sustainability Plan (IMSP) and Development Regulations (DR), as well as a text amendment the Development Regulations.

Re-development, infill, and intensification are strongly supported in the Municipal Plan (see outline of policies in 'Municipal Plan Amendment No. 22-01'). Policy 3.4.3 - 10 requires the authority to include provisions in the Development Regulations that give increased flexibility for "minor redevelopment, infill or building renovation projects that do not meet the more general regulations of the relevant zone as discretionary uses on a site-specific basis," provided that specific conditions are met. Although there are intensification conditions in numerous use zones, none speak specifically to increased flexibility for renovating and reusing existing buildings for the purposes of intensification. This policy thus supports the following text amendment affording increased flexibility for the proposed redevelopment and reuse of an existing building (i.e. where development standards cannot be met by virtue of redevelopment site constraints, the proposal may be considered as a discretionary use).

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 City of Corner Brook Amendment No. 22-01 to permit redevelopment of 21 Mount Bernard Ave. into a 24 unit 'apartment building'.

GOVERNANCE IMPLICATIONS:

Bylaw/Regulations
Urban and Rural Planning Act
14

LEGAL REVIEW:

RECOMMENDATION:

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

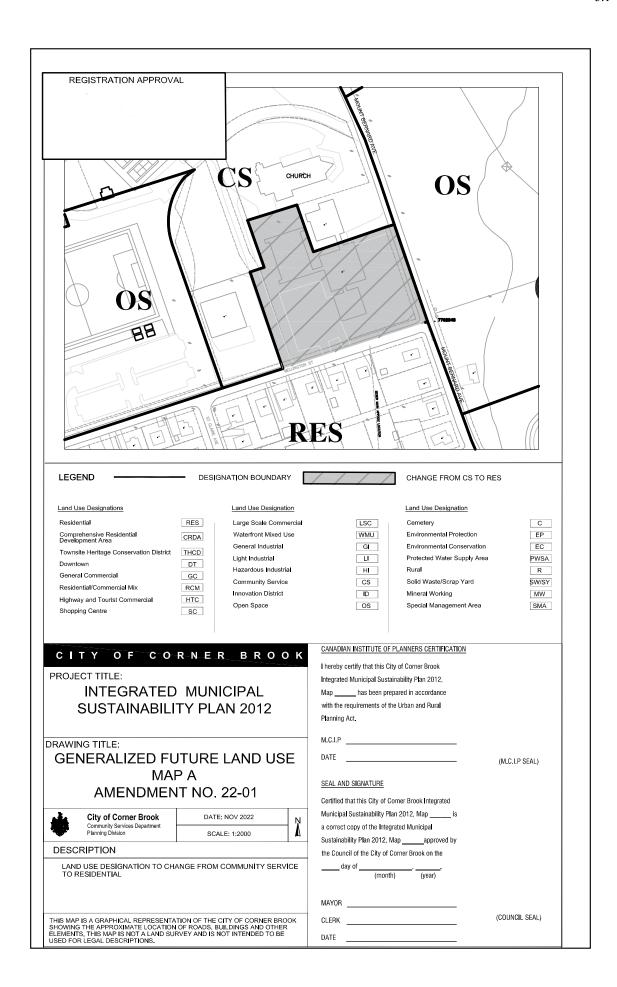
Be it resolved that the Council of the City of Corner Brook initiate public consultation for Amendment No. 22-01 proposed.

ALTERNATIVE IMPLICATIONS:

- 1. The Council of the City of Corner Brook initiate public consultation for Amendment No. 22-01 as proposed.
- 2. The Council of the City of Corner Brook not initiate public consultation for Amendment No. 22-01 as proposed.
- 3. The Council of the City of Corner Brook provide other direction to Staff.

Director of Community, Engineering, Development & Planning	Approved - 29 Nov 2022 Approved - 29 Nov 2022
Office Assistant 111	Approved - 01 Dec 2022
City Manager	





SURVEYOR'S REAL PROPERTY REPORT

Prepared by: Yates and Woods Limited

Clint O. Rumbolt, N.L.S.

Certified to: 82592 Newfoundland and Labrador Inc.,

or any Lawyer acting on their behalf

Parcel Location: Mount Bernard Avenue

> Corner Brook Newfoundland

Reference Survey: Yates and Woods Ltd.

Drawing No. 22104-R April 11, 2022

Clint O. Rumbolt, N.L.S.

Structures and An Old School and one shed are

wholly contained within the boundaries of Other Improvements:

the lot.

Apparent Encroachments There is no visible evidence of any and/or Comments:

encroachments upon the subject lot, and there are no easements over the subject lot,

EXCEPT as follows;

An access road to Corner Brook Episcopal Lands Corporation extends unto the subject property along its northwesterly boundary limits as shown on the attached plan;

A portion of the structure connecting Old School and Xavier House extends unto the land of Congregation of the Sisters of the Presentation as shown on the attached plan;

Subject to an access easement, eight (8) metres wide as shown on the attached plan;

Positioning of the point of beginning according to the tie as represented on the reference survey was found to be adequate.

Qualifications: This report and accompanying plan, drawing

no. 22104-1R of Yates and Woods Limited, form an integral part of the whole and are not

separable.

This report has been prepared for the sole use and benefit of the parties to whom the same is certified.

This document is not valid unless it bears the original signature and stamp of the Newfoundland Land Surveyor hereafter

identified.

Page 1 of 3

Qualifications (continued):

The location of the structures and improvements are as shown on the accompanying plan.

Surveyor's Certificate:

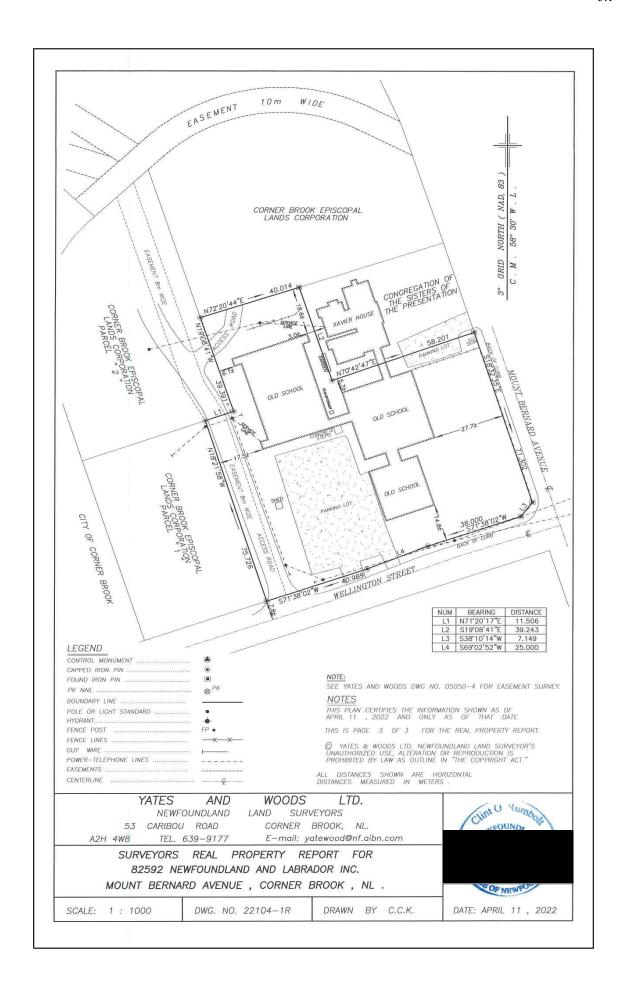
I, Clint O. Rumbolt, Newfoundland Land Surveyor, do hereby certify that this Surveyor's Real Property Report was conducted under my supervision and is in accordance with the Newfoundland Land Surveyors Act, RSN and the bylaws made there under.

SIGNED AND SEALED AT CORNER BROOK, NEWFOUNDLAND This 11th day of April, 2022



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CITY OF CORNER BROOK

DEVELOPMENT REGULATIONS AMENDMENT No. 22-01

REZONING OF FORMER PRESENTATION SCHOOL LANDS AND SUPPORTING TEXT AMENDMENTS

Background

The purpose of this amendment is to rezone land at 21 Mount Bernard Avenue from 'Community Service (CS)' to 'Residential Low Density (RLD)' and to amend text provisions to accommodate the proposed and future similar reuse/redevelopment applications. The Planning Department has received an application to re-develop the former Presentation School for residential use (24 unit 'apartment building'). This amendment coincides with a map amendment to the City's Development Regulations (see 'Development Regulations Amendment No. 2022-01').

The applicant is proposing to use the existing structure with no expansion to the footprint of the building. The site is fully serviced. The connection to the northern building (Xavier House) is proposed to be demolished. Much of the existing site infrastructure, such as parking and landscaping, is proposed to be retained to help meet the use zone development standards for the development.

Re-development, infill, and intensification are strongly supported in the Municipal Plan (see outline of policies in 'Municipal Plan Amendment No. 22-01'). Policy 3.4.3 - 10 requires the authority to include provisions in the Development Regulations that give increased flexibility for "minor redevelopment, infill or building renovation projects that do not meet the more general regulations of the relevant zone as discretionary uses on a site-specific basis," provided that specific conditions are met. Although there are intensification conditions in numerous use zones, none speak specifically to increased flexibility for renovating and reusing existing buildings for the purposes of intensification. This policy thus supports the following text amendment affording increased flexibility for the proposed redevelopment and reuse of an existing building (i.e. where development standards cannot be met by virtue of redevelopment site constraints, the proposal may be considered as a discretionary use).

Further, in order to accommodate the proposed and future similar reuse/redevelopments, condition 1 of regulation 131 (conditions of 'Residential Low Density (RLD)' use zone) is proposed to be repealed. This condition lacks specificity for application and may prejudice the future development of other lots in the RLD use zone. The condition is unclear as to what constitutes "each" RLD use zone (i.e. this provision is open to legal challenge as the condition does not specify if "each" use zone is defined by lot boundaries or the assemblage of lots across continuous properties zoned RLD). There are other similar conditions in other use zones. Where the City is currently conducting a review of its Municipal Plan and Development Regulations,

these other conditions will be reassessed as a part of that process and is outside of the scope of this individual amendment.

Public Consultation

[To be completed follow consultation]

Development Regulations Amendment No. 22-01

The Corner Brook Development Regulations are hereby amended by:

- (1) Rezoning land at 21 Mount Bernard Avenue from 'Community Service (CS)' to 'Residential Low Density (RLD)' as per attached 'Land Use Zoning Map C-2 (Amendment No. 22-01);
- (2) Repealing condition 1 of regulation 131 ('Residential Low Density (RLD)' use zone provisions); and
- (3) Adding the following regulation 100 under 'Part II General Development Standards':

100. Development Standards Exemption for the Reuse/Redevelopment of Existing Buildings

Despite any numerical development or subdivision standard in these regulations, including but not limited to required setbacks, yards, height restrictions, or minimum lot dimensions, the proposed redevelopment or reuse of an existing building with or without any associated subdivision may be considered as a discretionary use.

CITY OF CORNER BROOK MUNICIPAL PLAN AMENDMENT No. 22-01

RE-DESIGNATION OF FORMER PRESENTATION SCHOOL LANDS

Background

The purpose of this amendment is to re-designate land at 21 Mount Bernard Avenue from 'Community Service (CS)' to 'Residential (RES).' The Planning Department has received an application to re-develop the former Presentation School for residential use (24 unit 'apartment building'). This amendment coincides with a map and text amendment to the City's Development Regulations (see 'Development Regulations Amendment No. 2022-01').

The applicant is proposing to use the existing structure with no expansion to the footprint of the building. The site is fully serviced. The connection to the northern building (Xavier House) is proposed to be demolished. Much of the existing site infrastructure, such as parking and landscaping, is proposed to be retained to help meet the use zone development standards for the development.

Re-development, infill, and intensification are strongly supported in the Municipal Plan. Although not formally defined in the Municipal Plan or Development Regulations, subsection 3.4.1 provides direction on what constitutes 'intensification' development:

Intensification may include, but is not restricted to, the following: infill on vacant or under developed lots, redevelopment of an area by replacing underutilized or underperforming structures with new structures or uses, higher-density development than existing today, conversion of existing buildings to allow for new or more intensive uses and creation of subsidiary apartments or other multi-unit housing within existing buildings. [Emphasis added]

Under this broad qualification, the proposed development constitutes 'intensification'. This form of development capitalizes on existing public services and infrastructure. Further, the proposed development is within close proximity to the downtown, which allows for reduced private vehicle dependence and helps facilitate active modes of transportation such as walking and cycling. Relevant policies of the Municipal Plan that support the application include:

- 3.3.3 01. The Authority shall support and encourage more compact development, including intensification in areas that are deemed appropriate by this Plan and the Authority.
- 3.4.3 01. The Authority shall support and promote more efficient use of land and resources by encouraging intensification within the Municipal Services Area in locations deemed appropriate by this Plan and the Authority.
- 3.4.3 03. The Authority shall value and encourage residential intensification as a means of improving housing affordability and choice
- 3.4.3 04. In general, intensification shall be encouraged or considered within appropriate residential and commercial areas where the proposed development is at a higher density than adjacent uses provided that there is no adverse impact on the adjacent uses and the character and quality of the surrounding context.
- 3.4.3 07. Intensification may only occur where there are existing or planned municipal services to support it and where there is no undue impact on existing servicing capacity, as demonstrated to the satisfaction of the Authority.

Although policies 3.4.3 - 05 and 06 appear prima facie unsupportive of intensification and redevelopment associated with the 'Residential Low Density (RLD)' use zone, these provisions are interpreted to restrict intensification within existing use zones. In this case, a new RES designation and RLD use zone is proposed to be created; thus policies 05 and 06 do not apply. The RES designation and RLD use zone are proposed in this case to minimize the potential future uses on site and provide some harmonization with other RLD use zones in the area, south of Wellington Street (e.g. the 'boarding house residential' use is permitted in the RMD use zone but prohibited in the RLD use zone).

Further, policy 3.4.3 - 10 requires the authority to include provisions in the Development Regulations that give increased flexibility for "minor redevelopment, infill or building renovation projects that do not meet the more general regulations of the relevant zone as discretionary uses on a site-specific basis," provided that specific conditions are met. Although there are intensification conditions in numerous use zones, none speak specifically to increased flexibility for renovating and reusing existing buildings for the purposes of intensification. This policy thus supports the associated text amendment to the development regulations (see 'Development Regulations Amendment No. 22-01') affording increased flexibility for the proposed redevelopment and reuse of an existing building (i.e. where development standards cannot be met by virtue of redevelopment site constraints, the proposal may be considered as a discretionary use)

Public Consultation	
[To be completed follow consultation]	
Municipal Plan Amendment No. 22-01	
The Corner Brook Integrated Municipal Sustainability Plan is hereby amended by re-designating	
land at 21 Mount Bernard Avenue from 'Community Service (CS)' to 'Residential (RES)' as per	
attached 'Generalized Future Land Use Map A – Amendment No. 22-01.'	

Request for Decision (RFD)



Subject: Crown Land Application - North Side of Lower Humber Valley

To: Deon Rumbolt

Meeting: Regular Meeting - 05 Dec 2022

Department: Development and Planning

Staff Contact: James King,

Topic Overview:

Attachments: Application - Trail Network - Lower Humber Valley

Map - Trail System - Lower Humber Valley

BACKGROUND INFORMATION:

The City of Corner Brook has received an application to utilize Crown Land for the purpose of constructing hiking/biking trails on the north side of the lower Humber Valley in the vicinity of Bear Head Road which is located in Environmental Conservation and Rural Zones (Map attached, proposed trails highlighted in yellow). A trail, as a recreational open space classification of use, is a "Discretionary Use" of the City of Corner Brook Development Regulations for these zones. The application was advertised in a recent edition of the local newspaper and also on the City's website. As a result of the notice, one submission of support was received.

PROPOSED RESOLUTION:

It is RESOLVED to approve the application to utilize Crown Land located on the north side of the lower Humber Valley for the purpose of constructing hiking/biking trails subject to the applicant maintaining the trails once constructed.

GOVERNANCE IMPLICATIONS:

Bylaw/Regulations

City of Corner Brook Development Regulations

City of Corner Brook Crown Land Acquisition Policy

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RECOMMENDATION:

Staff recommends that Council approve the application to utilize Crown Land located on the north side of the lower Humber Valley for the purpose of constructing hiking/biking trails subject to the applicant maintaining the trails once constructed.

ALTERNATIVE IMPLICATIONS:

- 1. That Council approve the application to utilize Crown Land located on the north side of the lower Humber Valley for the purpose of constructing hiking/biking trails.
- 2. That Council not approve the application to utilize Crown Land located on the north side of the lower Humber Valley for the purpose of constructing hiking/biking trails.
- 3. That the Council of the City of Corner Brook provides other direction to staff.

Approved - 29 Nov 2022 Director of Community, Engineering, Approved - 29 Nov 2022

Development & Planning
Office Assistant 111

Approved - 01 Dec 2022

City Manager

From: ONLINE PERMIT SUBMISSION <noreply@cornerbrook.com> Sent: November 2, 2022 9:55 AM To: Barker, Shelley Online Permit Submission Subject: Date 11/02/2022 **Owner Name Phone Number Email** Owner / Applicant Address Map It **Property Address** In mountains above Bear Head Road Corner Brook, Newfoundland and Labrador A2H 4A1 Canada Map It **Builder Name Builder Address** Construction Type (Please check appropriate box) OTHER Development Type (Please check appropriate box) OTHER **Description of Work** This building permit application is for construction of a non-motorized hiking/mountain biking trail on the north side of the lower Humber Valley, to connect to the existing trail route that leads to the top of Man In The Mountain. The purpose is to create a more

gentle/easily accessible route to the lookoff that will be constructed (by a professional trail builder) as a Destination Trail funded jointly by the federal and provincial government, and city of Corner Brook.

Estimated Construction Value (MATERIALS & LABOUR)

\$400,000.00 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



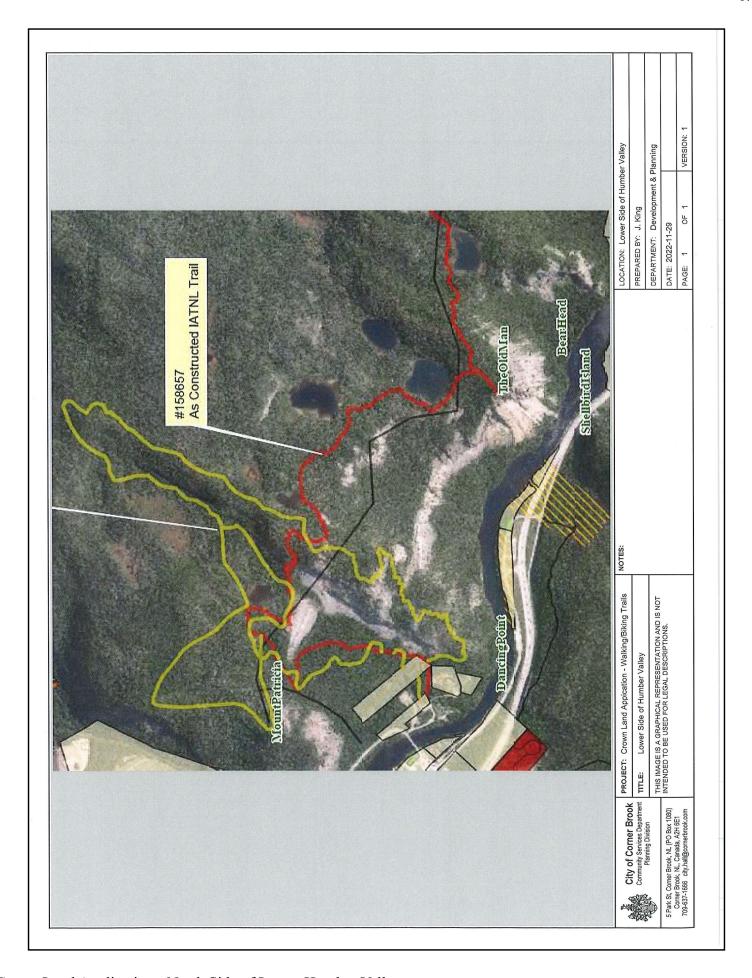
Consent

I agree to the privacy policy stated below.

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Request for Decision (RFD)



Subject: To present the 2023 Budget for the City of Corner Brook

To: Rodney Cumby

Meeting: Regular Meeting - 05 Dec 2022

Department: Finance and Administration

Staff Contact: Sievendra Maistry, Director of Finance and Administration

Topic Overview:

Attachments: Budget Speech Draft

Director of Finance and Approved - 02 Dec 2022

Administration

Office Assistant 111 Approved - 02 Dec 2022

City Manager