



CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT No. X-XX

Text Amendments to Section 141 Downtown Smithville and Schedule A: Definitions

April, 2025

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TEXT AMENDMENT TO SECTION 141: DOWNTOWN SMITHVILLE ZONE AND SCHEDULE A: DEFINITIONS

Background

The Planning and Development Department received a development proposal at 26 Commercial Street (the 'Subject Property') to create a small-scale metal siding and roofing business. The Subject Property is currently zoned 'Downtown Smithville' (DTS).

The proposed use is not reasonably defined and therefore is not permitted by the Development Regulations. The purpose of this text amendment is to introduce the 'limited manufacturing use' definition and to include the use in the discretionary use class of the Downtown Smithville zone, adding a condition of use to limit the use to a maximum of 250 square metres. The text amendments will allow the proposed development and those that fit within the definition of limited manufacturing use to be considered in the Downtown Smithville zone at Council's discretion.

Public Consultation

[To be completed follow consultation]

Development Regulations Amendment No. 24-01

The Corner Brook Development Regulations is hereby amended by:

Amending Schedule A: Definitions, after the definition for Light Industry and before the definition for Local Street, by adding the following:

LIMITED MANUFACTURING USE: a small-scale manufacturing use which is entirely enclosed within a building, and where the discharge of noise, radiation, odorous, toxic or noxious matter, and similar impacts, across a lot line does not occur and the use would not be classified as light industry.

Amending Section 141, Discretionary Use Class, to add the following: Limited Manufacturing Use****(See condition no. 13).

Amending Section 141 to add condition 13 which reads:

13. Limited Manufacturing Use

A Limited Manufacturing Use in this zone shall not exceeded 250 square metres in gross floor area.