



**CITY OF CORNER BROOK**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 25-02**

**AMENDNMENT TO THE ZONING MAP C**  
**RE-ZONING OF PROPERTIES**

**April, 2025**

## **CITY OF CORNER BROOK**

### **DEVELOPMENT REGULATIONS AMENDMENT No. 25-02**

#### **AMENDMENT TO THE LAND USE ZONING MAP – REZONING OF PROPERTIES**

##### **Background**

The Planning and Development Department received a series of requests to change the land use zoning as part of the ongoing Development Regulations update process. Given the anticipated approval and registration timelines associated with the new Development Regulations, the requests are being accommodated through amendments to the Land Use Zoning Map of the Development Regulations.

A description of each amendment and associated plan policy compliance is offered below:

##### ***55 Premier Drive***

- Zoning change from Residential Medium Density to General Commercial
- Amendment is required to facilitate the expansion of the existing funeral home and extend the parking lot.
- The amendment requires an amendment to the Municipal Plan to redesignate the site from Residential to General Commercial.
- The change conforms with the intention of the Municipal Plan.
  - The change is supportable as it facilitates the continuation an existing use which borders a residential area and forms part of mixed use node at the intersection of Premier Drive, Edinburgh Avenue, and St. Marks Avenue. Policy 21 directs General Commercial areas to include a range of shops and services which serve the adjacent residential neighbourhood.

##### ***785 & 799 O'Connell Drive***

- Zoning change from Comprehensive Residential Development Area to Residential Medium Density.
- Amendment is required to facilitate residential development on the vacant lots.
- It is important to note that building permits cannot be issued at this site without a septic system approved by Service NL.
- The amendment requires an amendment to the Municipal Plan to redesignate the site from Comprehensive Residential Development Area to Residential.
- The change conforms with the intention of the Municipal Plan.
  - The change is supportable as the intention of the Comprehensive Residential Development Area was to spur housing growth. The redesignation to Residential allows for a more simplified approach to development while maintaining the intention of the Municipal Plan.

##### ***23 & 27 Humber Road***

- Zoning change from Open Space to Residential Commercial Mix.
- Amendment is required to facilitate the redevelopment of two buildings along a collector road.
- The amendment requires an amendment to the Municipal Plan to redesignate the site from Open Space to Residential Commercial Mix
- The change conforms with the intention of the Municipal Plan.
  - The change is supportable as there are existing builds on the site and the redevelopment of those buildings contributes to the character of the Humber Road corridor. Section 4.4 identifies Residential Commercial Mix areas as being located on collector or arterial streets and policy positions these areas for increased density.

#### ***Massey Drive / TCH Area***

- Zoning change from Rural to Light Industrial.
- Amendment is required to legalize a non-conforming use and to facilitate the development of a storage warehouse in the future.
- It is important to note that development of the site that requires connection to sanitary sewer will require the installation of a lift station.
- The amendment requires an amendment to the Municipal Plan to redesignate the site from Rural to Light Industrial.
- The change conforms with the intention of the Municipal Plan.
  - The change is supportable as the existing use of the site is classified as light industrial. Policies under section 4.5 of the Municipal Plan acknowledge the intention of light industrial areas to be less intensive or disruptive to surrounding land uses.

#### ***Bolands Avenue and Barry Place***

- Zoning change from General Industrial to Residential Medium Density.
- Amendment is required to facilitate redevelopment of residential lots and position the vacant property for residential infill development.
- The amendment requires an amendment to the Municipal Plan to redesignate the site from General Industrial to Residential.
- The change conforms with the intention of the Municipal Plan.
  - The change is supportable as the predominant land use pattern along the frontage of Barry Place and extending into Star Street is residential. The change supports increased residential growth while limiting industrial encroachment from Griffin Drive. The policies of section 9.4.1 identify residential infill as an important method of expanding the residential land base. The proposed change positions land for residential infill development at a variety of scales.

#### ***649 O'Connell Drive***

- Zoning change from Open Space to Residential Medium Density.
- Amendment is required to bring existing use into conformity with the Municipal Plan.
- The amendment requires an amendment to the Municipal Plan to redesignate the site from Open Space to Residential.

- The change conforms with the intention of the Municipal Plan.
  - The change is supportable as the existing land use on the site is a single detached dwelling.

## Public Consultation

[To be completed follow consultation]

## Development Regulations Amendment No. 25-02

The Corner Brook Development Regulations is hereby amended by rezoning the following properties as described and as per the attached series of Land Use Zoning Map amendments.

<b>Drawing Title</b>	<b>Address / Description</b>	<b>Existing Land Use Zone</b>	<b>Amended Land Use Zone</b>
Land Use Zoning Map C2 Amendment No. 25-02	55 Premier Drive	RMD	GC
Land Use Zoning Map C1 Amendment No. 25-02	785 & 799 O'Connell Drive	CRDA	RMD
Land Use Zoning Map C2 Amendment No. 25-02	23 & 27 Humber Road	OS	RCM
Land Use Zoning Map C4 Amendment No. 25-02	Massey Drive / TCH Area	R	LI
Land Use Zoning Map C4 Amendment No. 25-02	Bolands Avenue and Barry Place	GI	RMD
Land Use Zoning Map C1 Amendment No. 25-02	649 O'Connell Drive	OS	RMD

Development Regulations Amendment

REGISTERED

Number \_\_\_\_\_

Date \_\_\_\_\_


Signature \_\_\_\_\_



LEGEND

ZONING BOUNDARY

CHANGE FROM RMD TO GC

CITY OF CORNER BROOK		CANADIAN INSTITUTE OF PLANNERS CERTIFICATION	
PROJECT TITLE:  FOR DEVELOPMENT REGULATIONS 2012		I hereby certify that this City of Corner Brook Development Regulations 2012, Map _____ has been prepared in accordance with the requirements of the Urban and Rural Planning Act.	
DRAWING TITLE:  LAND USE ZONING MAP C2 AMENDMENT No. 25-02		M.C.I.P. _____  DATE _____ (M.C.I.P. SEAL)	
<div><div>City of Corner Brook Community Services Department Planning Division</div></div>	<div>DATE: APRIL 2025</div> <div>SCALE: 1:1250</div>	SEAL AND SIGNATURE	
DESCRIPTION		Certified that this City of Corner Brook Development Regulations 2012, Map _____ is a correct copy of the Development Regulations 2012, Map _____ approved by the Council of the City of Corner Brook on the _____ day of _____, _____ (month) (year)	
REZONING 55 PREMIER DRIVE FROM RESIDENTIAL MEDIUM DENSITY TO GENERAL COMMERCIAL		MAYOR _____  CLERK _____  DATE _____ (COUNCIL SEAL)	
THIS MAP IS A GRAPHICAL REPRESENTATION OF THE CITY OF CORNER BROOK SHOWING THE APPROXIMATE LOCATION OF ROADS, BUILDINGS AND OTHER ELEMENTS. THIS MAP IS NOT A LAND SURVEY AND IS NOT INTENDED TO BE USED FOR LEGAL DESCRIPTIONS.			

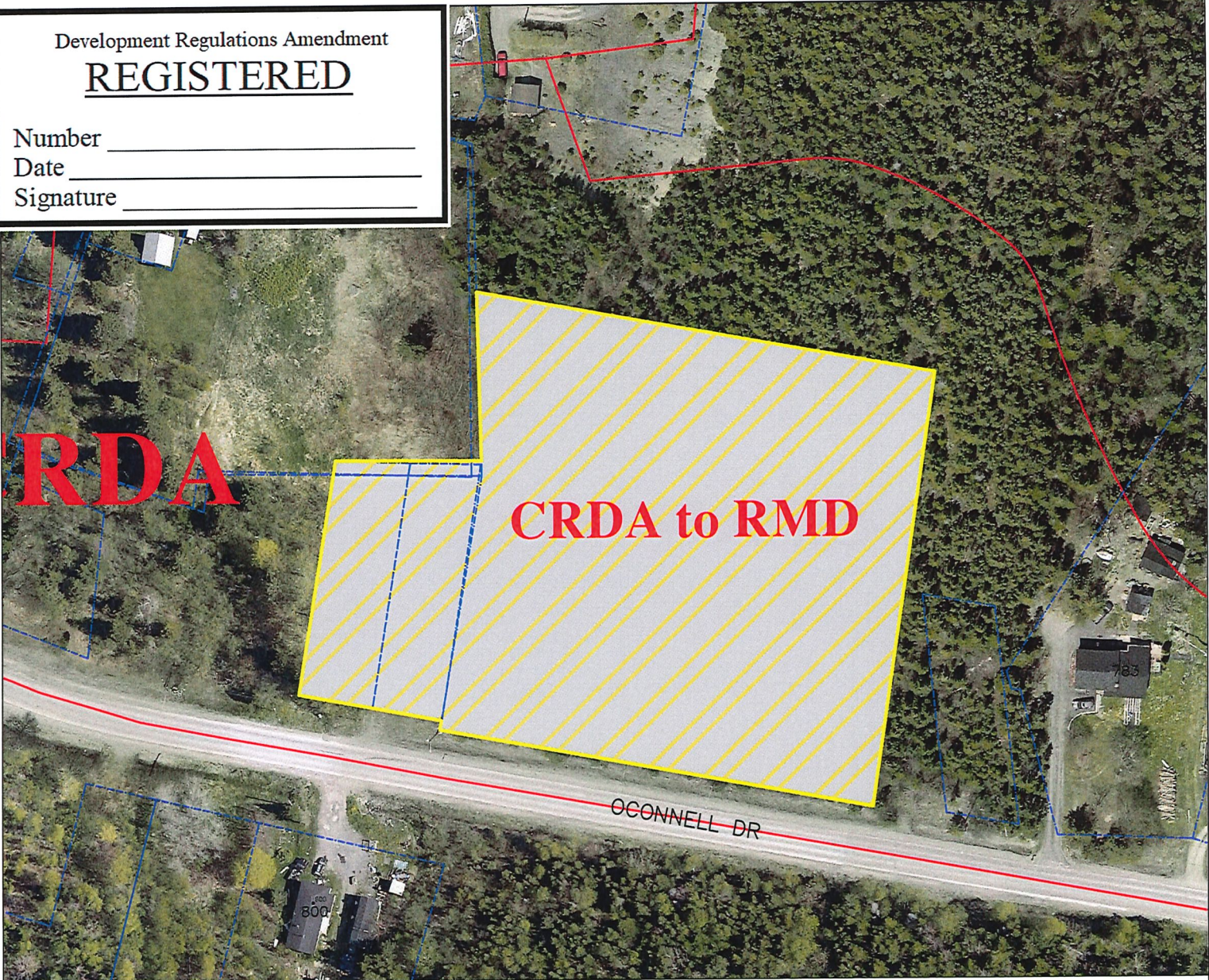
Development Regulations Amendment

REGISTERED

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_



LEGEND



ZONING BOUNDARY




CHANGE FROM CRDA TO RMD

CITY OF CORNER BROOK

PROJECT TITLE:  
FOR DEVELOPMENT REGULATIONS  
2012

DRAWING TITLE:  
LAND USE ZONING MAP C1  
AMENDMENT No. 25-02

 <b>City of Corner Brook</b> Community Services Department Planning Division	DATE: APRIL 2025	
	SCALE: 1:1250	

DESCRIPTION

REZONING 785 & 799 O'CONNELL DRIVE FROM  
CRDA TO RESIDENTIAL MEDIUM DENSITY

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CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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Development Regulations 2012, Map \_\_\_\_\_  
has been prepared in accordance with the  
requirements of the Urban and Rural Planning  
Act.

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

DATE \_\_\_\_\_

(M.C.I.P SEAL)

SEAL AND SIGNATURE

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2012, Map \_\_\_\_\_ approved by the Council of the  
City of Corner Brook on the \_\_\_\_\_ day of  
\_\_\_\_\_, \_\_\_\_\_  
(month) (year)

MAYOR \_\_\_\_\_

(COUNCIL SEAL)

CLERK \_\_\_\_\_

DATE \_\_\_\_\_

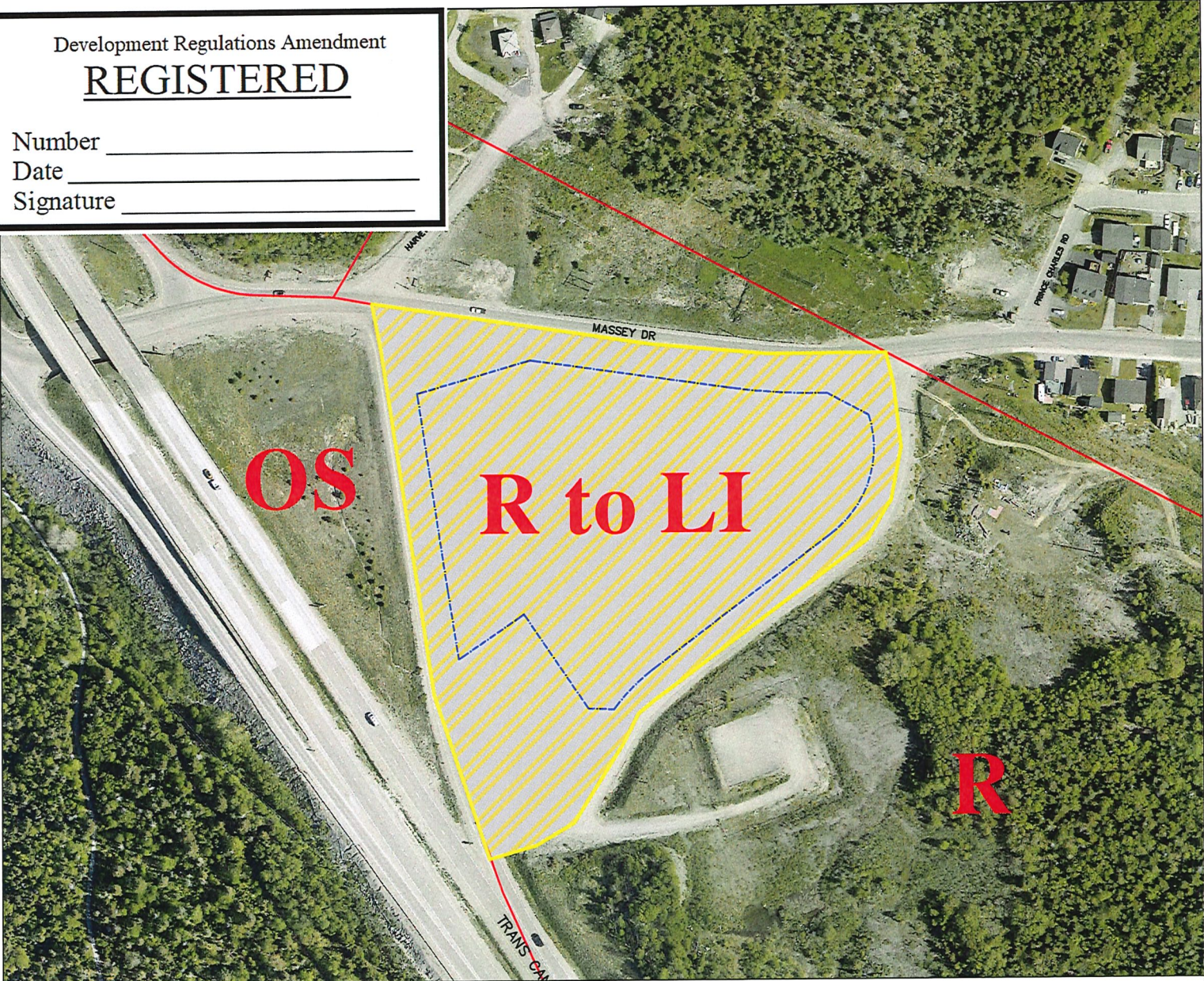
Development Regulations Amendment

REGISTERED

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_



LEGEND


ZONING BOUNDARY

CHANGE FROM R to LI

CITY OF CORNER BROOK

PROJECT TITLE:  
FOR DEVELOPMENT REGULATIONS  
2012

DRAWING TITLE:  
LAND USE ZONING MAP C4  
AMENDMENT No. 25-02



City of Corner Brook  
Community Services Department  
Planning Division

DATE: APRIL 2025

SCALE: 1:2500

DESCRIPTION

REZONING MASSEY DRIVE FROM  
RURAL TO LIGHT INDUSTRIAL

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(month) (year)

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

CLERK \_\_\_\_\_

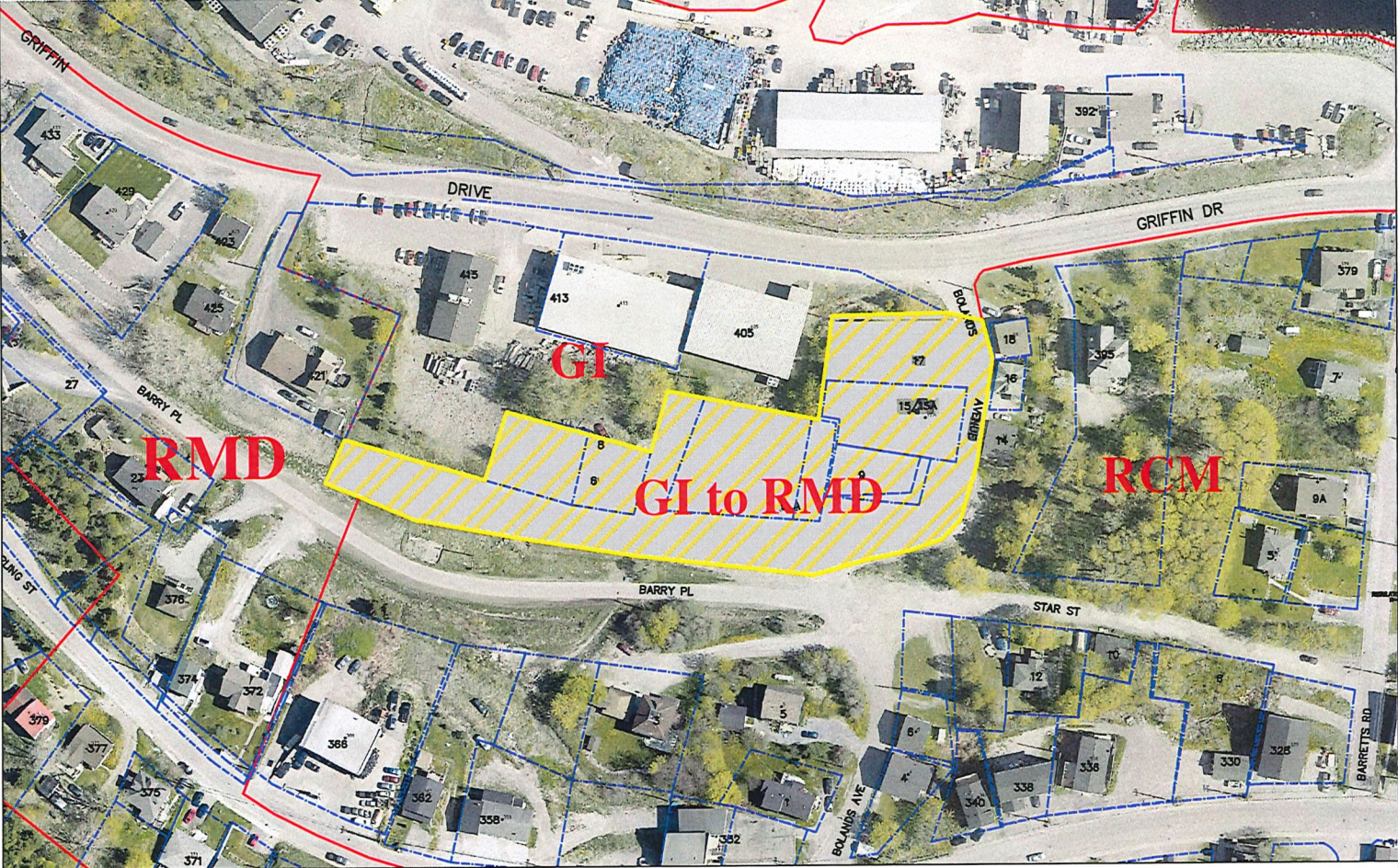
DATE \_\_\_\_\_

REGISTERED

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_



LEGEND



ZONING BOUNDARY



CHANGE FROM GI TO RMD

CITY OF CORNER BROOK

PROJECT TITLE:  
FOR DEVELOPMENT REGULATIONS  
2012

DRAWING TITLE:  
LAND USE ZONING MAP C4  
AMENDMENT No. 25-02



City of Corner Brook  
Community Services Department  
Planning Division

DATE: APRIL 2025

SCALE: 1:2000

DESCRIPTION

REZONING BARRY PLACE AND BOLANDS AVE  
FROM GENERAL INDUSTRIAL TO RESIDENTIAL  
MEDIUM DENSITY

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MAYOR \_\_\_\_\_

CLERK \_\_\_\_\_

DATE \_\_\_\_\_

(COUNCIL SEAL)

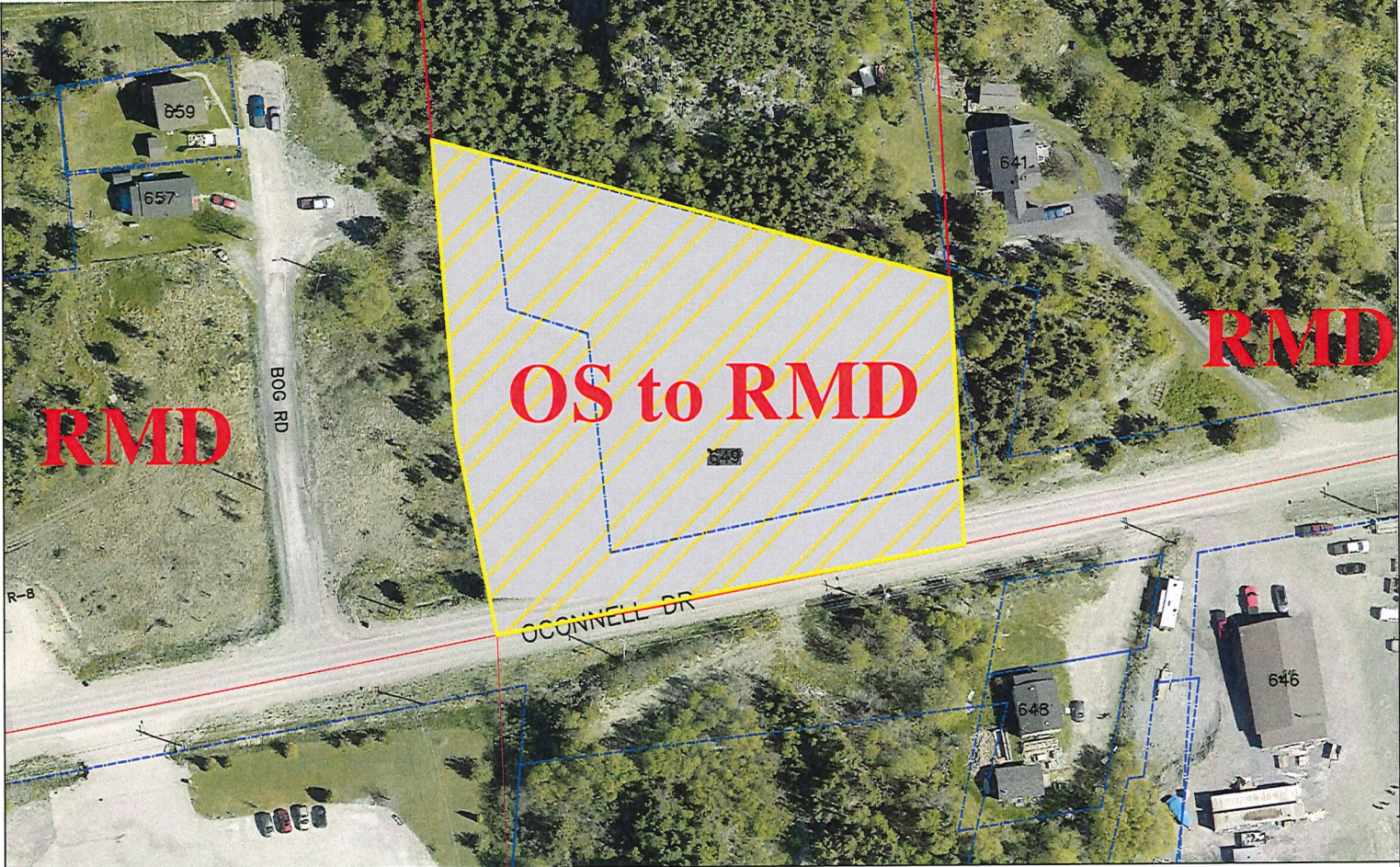
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LEGEND


ZONING BOUNDARY

CHANGE FROM OS TO RMD

CITY OF CORNER BROOK

PROJECT TITLE:  
FOR DEVELOPMENT REGULATIONS  
2012

DRAWING TITLE:  
LAND USE ZONING MAP C1  
AMENDMENT No. 25-02



City of Corner Brook  
Community Services Department  
Planning Division

DATE: APRIL 2025

SCALE: 1:1250

DESCRIPTION

REZONING 649 O'CONNEL DRIVE  
FROM OPEN SPACE TO RESIDENTIAL MEDIUM DENSITY

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

CLERK \_\_\_\_\_

DATE \_\_\_\_\_

Development Regulations Amendment

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Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_



LEGEND



ZONING BOUNDARY




CHANGE FROM OS to RCM

CITY OF CORNER BROOK

PROJECT TITLE:  
FOR DEVELOPMENT REGULATIONS  
2012

DRAWING TITLE:  
LAND USE ZONING MAP C2  
AMENDMENT No. 25-02

 <b>City of Corner Brook</b> Community Services Department Planning Division	DATE: APRIL 2025	
	SCALE: 1:1000	

DESCRIPTION

REZONING 23 & 27 HUMBER ROAD FROM  
OPEN SPACE TO RESIDENTIAL COMMERCIAL MIX

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DATE \_\_\_\_\_

(COUNCIL SEAL)