



CITY OF CORNER BROOK

MUNICIPAL PLAN AMENDMENT No. 25-02

**AMENDMENT TO THE GENERALIZED FUTURE LAND USE MAP A
RE-DESIGNATION OF PROPERTIES**

April, 2025

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Background

The Planning and Development Department received a series of requests to change land use designations as part of the ongoing Municipal Plan update process. Given the anticipated approval and registration timelines associated with the new Municipal Plan, the requests are being accommodated through amendments to the Generalized Future Land Use Map of the Integrated Municipal Sustainability Plan.

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

55 Premier Drive

- Change from Residential to General Commercial
- Amendment is required to facilitate the expansion of the existing funeral home and extend the parking lot.
- 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

- Change from Comprehensive Residential Development Area to Residential
- 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 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

- Change from Open Space to Residential Commercial Mix
- Amendment is required to facilitate the redevelopment of two buildings along a collector road.
- 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

- 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 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

- Change from General Industrial to Residential
- Amendment is required to facilitate redevelopment of residential lots and position the vacant property for residential infill development.
- 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

- Change from Open Space to Residential
- Amendment is required to bring existing use into conformity with the Municipal Plan.
- 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]

Municipal Plan Amendment No. 25-02

The Corner Brook Integrated Municipal Sustainability Plan is hereby amended by re-designating the following properties as described and as per the attached ‘Generalized Future Land Use Map A – Amendment No. 25-02’.

Address / Description	Existing Land Use Designation	Amended Land Use Designation
55 Premier Drive	RES	GC
785 & 799 O’Connell Drive	CRDA	RES
23 & 27 Humber Road	OS	RCM
Massey Drive / TCH Area	R	LI
Bolands Avenue and Barry Place	GI	RES
649 O’Connell Drive	OS	RES