



CITY OF CORNER BROOK
MUNICIPAL PLAN AMENDMENT No. 25-03

AMENDMENT TO FACILIATE DEVELOPMENT AT 347 O'CONNELL DRIVE

July, 2025

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Background

The Planning and Development Department has received a development proposal at 347 O'Connell Drive (the 'Subject Property') to establish an "apartment attached to shops and other businesses" as a secondary use to the existing office building. The Subject Property is currently designated Light Industrial on Map A of the City's Integrated Municipal Sustainability Plan (the Plan). The Plan does not support Residential uses in Industrial areas with provisions for additional land uses provided in Section 4.5, Policy 17 which states:

Catering, funeral homes, child care, amusement, business and personal service, animal uses, outdoor assembly uses, commercial activities limited to shops and convenience stores, commercial residential limited to hotels and motels, and general assembly limited to gymnasiums, bowling alleys and other similar indoor recreational facilities, may be permitted in industrial areas when the use may be considered compatible with adjacent industrial uses or will not adversely affect the functioning of industrial uses or result in a conflict of land uses.

This policy was amended in 2018 to accommodate additional uses. This amendment proposes to further amend this policy to accommodate a secondary residential dwelling use and to direct the Development Regulations to consider the use as discretionary and to apply additional provisions that limit the scope of the use and mitigate potential land use conflicts.

This amendment coincides with a text amendment to the City's Development Regulations (see 'Development Regulations Amendment No. 25-03.

Plan Policy Framework

Section 4.5 contains the broad policy framework for industrial development within the City. The general direction of the Industrial policy section is to support the City's economic base while limiting the potential for land use conflict through prioritizing the function of industrial uses, requiring compatible uses to sensitively integrate into these areas. Where the Subject Property is located within a Light Industrial area, an analysis of the Light Industrial policies is required.

Policy 15 speaks to the general nature of development in these areas and then intention to permit uses that are compatible with the surrounding land use pattern:

15. Light industry uses may be permitted within the light and general industrial land use designations as these activities are usually regarded as being less intensive or disruptive to surrounding land uses and can be compatible with adjacent general industry uses.

Policy 16 speaks to lower intensity industrial uses that are framed as being compatible with a broader set of uses prescribed for the area:

16. Uses of a general assembly nature including passenger assembly, taxi stands and general service may be permitted within the industrial areas when the use may be considered compatible with adjacent industrial uses or where extensive warehousing, show rooms, or storage of goods is required in conjunction with a commercial use or business or service activity.

Policy 17 describes a comprehensive list of uses that are presumed to be reasonably compatible with light industrial uses. These uses include temporary accommodation uses like hotels and motels and service uses that support the general community like child care and indoor recreation facilities with the intention of these uses not detracting from the industrial nature of the surrounding area:

17. Catering, funeral homes, child care, amusement, business and personal service, animal uses, outdoor assembly uses, commercial activities limited to shops and convenience stores, commercial residential limited to hotels and motels, and general assembly limited to gymnasiums, bowling alleys and other similar indoor recreational facilities, may be permitted in industrial areas when the use may be considered compatible with adjacent industrial uses or will not adversely affect the functioning of industrial uses or result in a conflict of land uses.

Policy 18 provides flexibility to allow for low intensity recreation uses that prioritize the function of the surrounding industrial areas:

18. Recreational activities may be permitted in industrial areas where the use will not adversely affect the functioning of industrial uses nor create a demand for municipal services other than those presently existing in the area or as may be proposed in the future by the Authority.

The City's Municipal Plan sets general direction for the Development Regulations. The Urban and Rural Planning Act requires agreement between the policy of a municipal plan and the development regulations. An amendment is required to the Industrial section of the Municipal Plan to allow for a small dwelling unit to be permitted, under the discretion of Council, in association with a permitted use in a Light Industrial zone.

Public Consultation

[To be completed follow consultation]

Municipal Plan Amendment No. 25-03

The Corner Brook Integrated Municipal Sustainability Plan is hereby amended by adding after Section 4.5, Policy 17, a new subsection as follows:

17. (a) Subject to Council's discretion and the standards of the Development Regulations, with the exception of the Watson's Pond Industrial Park, an apartment attached to shops and other business may be permitted in an Industrial area within the Light Industrial zone. An attached apartment shall be clearly subsidiary to the main use and designed as an integral part of the main structure, not appearing as a separate use from the exterior.