



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

AMENDMENT TO LAND USE ZONING MAPS
RE-ZONING OF PROPERTIES

March 2026

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
CORNER BROOK DEVELOPMENT REGULATIONS
AMENDMENT No. 25-02**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook adopts the Corner Brook Development Regulations Amendment No. 25-02.

Adopted by the City Council of Corner Brook on the ____ day of _____, 2026.

SIGNED AND SEALED this ____ day of _____, 2026.

Mayor: _____

Clerk: _____

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 25-02 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: _____



(MCIP Seal)

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
CCORNER BROOK DEVELOPMENT REGULATIONS
AMENDMENT No. 25-02

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook

- a) adopted Development Regulations Amendment No. 25-02 on the ____ day of _____, 2026; and
- b) gave notice of the adoption of the Development Regulations Amendment No. 25-02 by Notice placed on the ____ day of _____ and the ____ day of _____, 2026 in the Newfoundland Wire.
- c) set the ____ day of _____ at ____ p.m. at the City Hall, 5 Park Street, Corner Brook, for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook approves Development Regulations Amendment No. 25-02 as adopted.

SIGNED AND SEALED this ____ day of _____, 2026.

Mayor: _____

Clerk: _____

(Council Seal)

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.

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, and from Residential Commercial Mix 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

The proposed amendment was advertised as per the URPA s. 14 to satisfy public consultation requirements. A Notice of Public Consultation was posted on the City's IMSP / Development Regulation Amendments web page, and The City Facebook Page advising of Council's intent to pursue the proposed amendment. The notices requested written comments from the public that may support or oppose the amendment. The same was posted in the lobby at City Hall. The Public Consultation received one written objection to rezoning 55 Premier Drive. The comments

reflect concerns about impacts on property value of adjacent property, future development of the property with the new zoning changes, as well as water, snow, and drainage issues.

Provincial Release

In accordance with Section 15 of the Act, City Staff forwarded the Amendment to the Provincial Department of Municipal Affairs and Environment for review. Where no agency or departmental interests were identified, the Amendment was released from the Local Governance and Land Use Planning Division on March 2nd, 2026.

Adoption by Council and Public Hearing

In accordance with Section 16 of the Act, Council adopted the Amendment on March 9th, 2026. In accordance with Section 17 of the Act, notice of adoption and tentative public hearing date (March 25th, 2026) was published on the City's website, Facebook page, in City Hall, on City monitors in both City Hall and Corner Brook Civic Center, and sent out through a Voyant alert to residents.

Approval by Council

T.B.D.

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.

Drawing Title	Address / Description	Existing Land Use Zone	Amended Land Use Zone
Land Use Zoning Map C2 Amendment No. 25-02	55 Premier Drive	RMD	GC
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
		RCM	
Land Use Zoning Map C1 Amendment No. 25-02	649 O'Connell Drive	OS	RMD

REGISTERED

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**



City of Corner Brook
Community Services Department
Planning Division

DATE: APRIL 2025

SCALE: 1: 1000

DESCRIPTION

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

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.

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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.

M.C.I.P. _____

DATE _____



SEAL AND SIGNATURE

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)

MAYOR _____

CLERK _____

DATE _____

(COUNCIL SEAL)

REGISTERED

Number -----

Date -----

Signature -----



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'CONNELL DRIVE
FROM OPEN SPACE TO RESIDENTIAL MEDIUM DENSITY

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CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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.

M.C.I.P. _____

DATE _____



SEAL AND SIGNATURE

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)

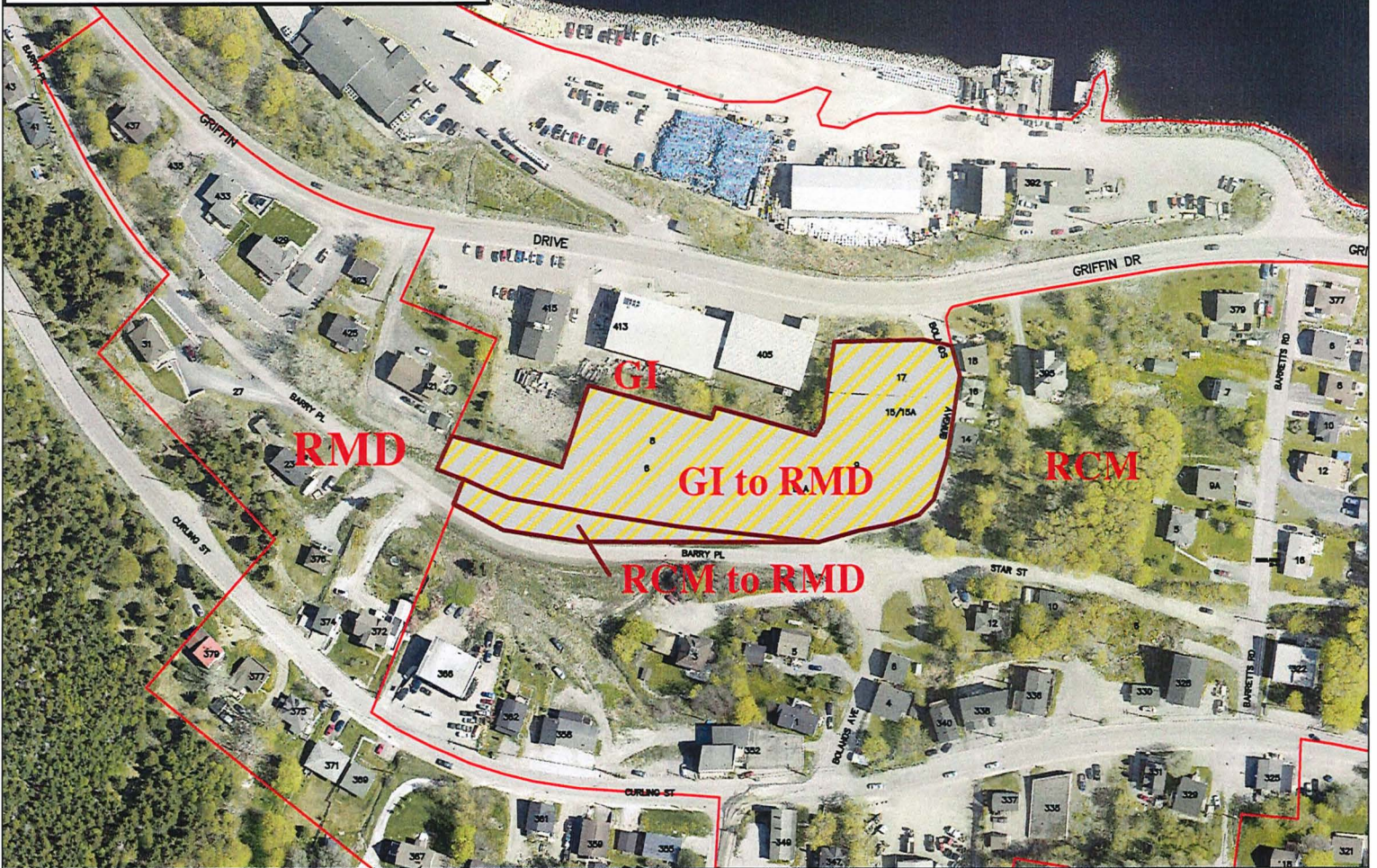
MAYOR -----

CLERK _____

DATE _____

(COUNCIL SEAL)

REGISTRATION APPROVAL



LEGEND

ZONING BOUNDARY



AREAS BEING REZONED

Zone Title	Zone Symbol	Zone Title	Zone Symbol	Zone Title	Zone Symbol
Residential Special Density	RSD	Downtown Commercial	DTC	Community Service	CS
Residential Low Density	RLD	Downtown Smithville	DTS	Innovation District	ID
Residential Medium Density	RMD	General Commercial	GC	Open Space	OS
Residential High Density	RHD	Residential/Commercial Mix	RCM	Cemetery	C
Mobile/Mini Home Residential	MHR	Highway and Tourist Commercial	HTC	Environmental Protection	EP
Mosaic Residential	MR	Shopping Centre	SC	Environmental Conservation	EC
Comprehensive Residential	CRDA	Large Scale Commercial	LSC	Protected Water Supply Area	PWSA
Development Area		Waterfront Mixed Use	WMU	Rural	R
Townsite Residential	TR	General Industrial	GI	Solid Waste/Scrap Yard	SW/SY
Townsite Commercial	TC	Light Industrial	LI	Mineral Working	MW
Downtown Residential	DTR	Hazardous Industrial	HI	Special Management Area	SMA

CITY OF CORNER BROOK

PROJECT TITLE:

DEVELOPMENT REGULATIONS 2012

DRAWING TITLE:

PROPOSED LAND USE
ZONING MAP C-1
(AMENDMENT No. 25-02)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I hereby certify that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map _____ has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

M.C.I.P _____

DATE _____



SEAL AND SIGNATURE

Certified that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map _____ is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map _____ approved by the Council of the City of Corner Brook on the _____ day of _____ (month) _____ (year).

MAYOR _____

CLERK _____

DATE _____

(COUNCIL SEAL)



DATE: JULY 2025

SCALE: 1: 2500



DESCRIPTION

Bolands Avenue and Barry Place
LAND USE ZONING TO CHANGE FROM
GI TO RMD & RCM TO RMD

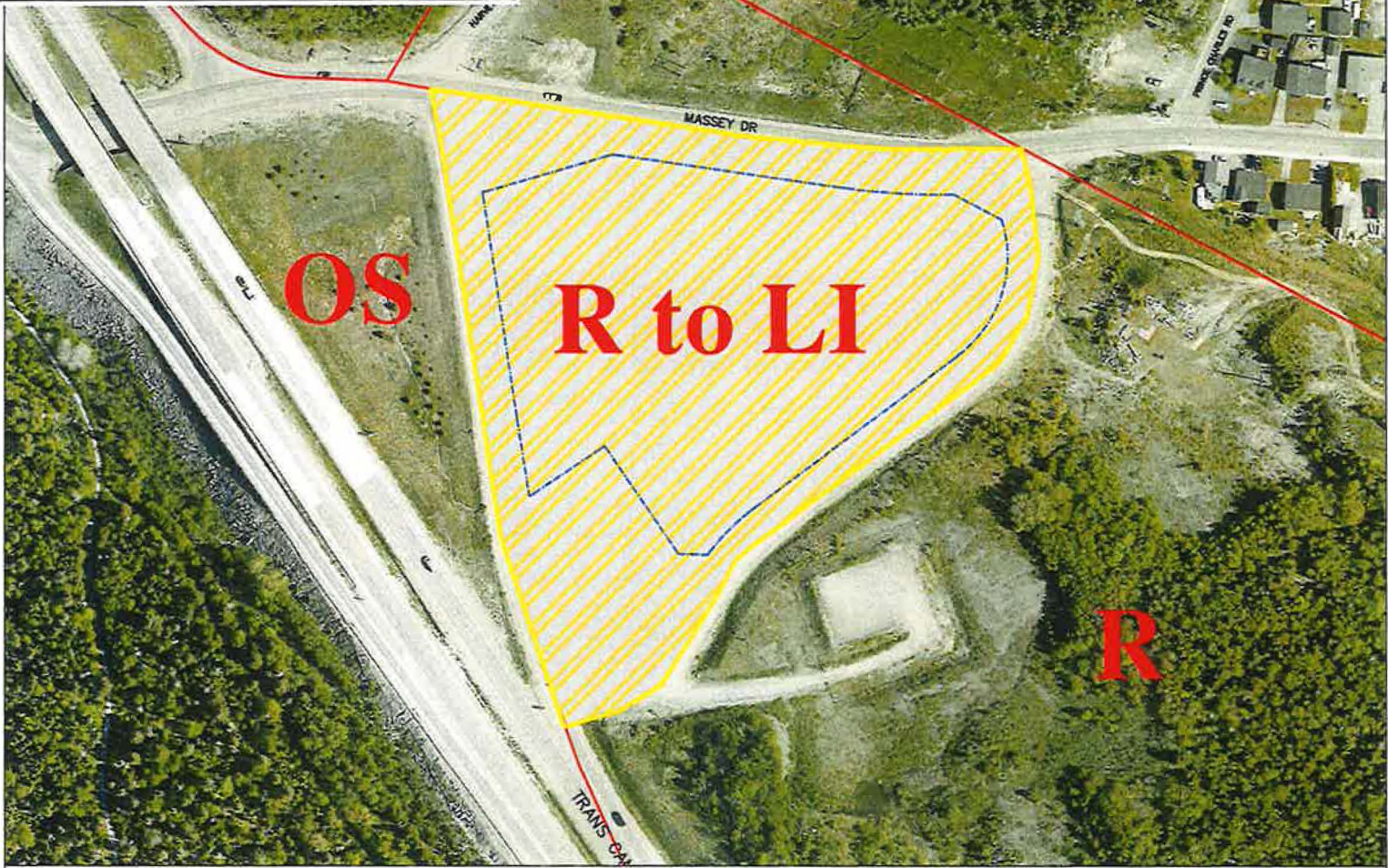
THIS MAP IS A GRAPHICAL REPRESENTATION OF THE CITY OF CORNER BROOK SHOWING THE APPROXIMATE LOCATION OF ROADS, BUILDINGS AND OTHER ELEMENTS. THIS MAP IS NOT A LAND SURVEY AND IS NOT INTENDED TO BE USED FOR LEGAL DESCRIPTIONS.

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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CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I hereby certify that this City of Corner Brook
Development Regulations 2012, Map __
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requirements of the Urban and Rural Planning
Act

M.C.I.P. _____

DATE _____

SEAL AND SIGNATURE

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)

MAYOR -----

CLERK _____

DATE _____



(COUNCIL SEAL)

REGISTERED

Number -----

Date -----

Signature _____



LEGEND



ZONING BOUNDARY



CHANGE FROM RMD TO GC

CITY OF CORNER BROOK

PROJECT TITLE
**FOR DEVELOPMENT REGULATIONS
 2012**

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

City of Corner Brook
 Community Services Department
 Planning Division

DATE: APRIL 2025

SCALE: 1:1250

DESCRIPTION

**REZONING 55 PREMIER DRIVE
 FROM RESIDENTIAL MEDIUM DENSITY TO GENERAL
 COMMERCIAL**

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CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I hereby certify that this City of Corner Brook

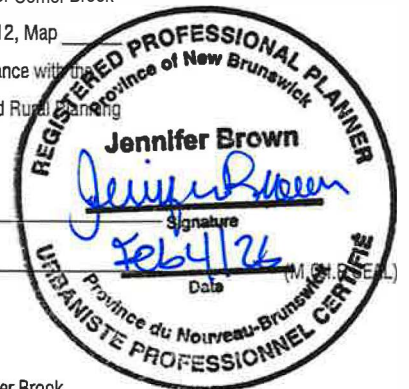
Development Regulations 2012, Map _____

has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

Act

M.C.I.P. _____

DATE _____



SEAL AND SIGNATURE

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)

MAYOR -----

CLERK _____

DATE _____

(COUNCIL SEAL)

