



**CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT No. 25-03**

Text Amendments to Section 149, Light Industrial Zone

March 2026

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TEXT AMENDMENT TO SECTION 149: LIGHT INDUSTRIAL ZONE

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 in the Light Industrial (LI) zone. Residential uses are not permitted in the LI zone therefore a text amendment is required to accommodate the use.

The purpose of this text amendment is to allow for an apartment to be permitted as a secondary and subsidiary use to non-industrial uses permitted in the Light Industrial zone. The secondary apartment dwelling is intended to be integrated into an existing or proposed structure in such a way that it is entirely contained within the main building and does not appear to be a separate use at the discretion of Council. This amendment facilitates an apartment attached to shops and other businesses to be considered in the LI zone through Council's discretion and is supported by an amendment to the City's Integrated Municipal Sustainability Plan.

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 no comments.

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 February 27th, 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

[To be completed after approval.]

Development Regulations Amendment No. 25-03

The Corner Brook Development Regulations are hereby amended by:

Amending Section 149, Discretionary Use Class, to add the following: “an apartment attached to shops and other businesses” ***** (See condition no. 14).

Amending Section 149 to add condition 14 which reads:

13. Apartment Attached to Shops and Other Businesses

An apartment attached to a shop or other business shall be permitted in association with a non-industrial use that is permitted in this zone or has been permitted through Council’s discretion.

An apartment attached to a shop or other business in this zone shall be clearly subsidiary and secondary to a main use and shall be contained within the main structure.

No apartment attached to a shop or other business shall be permitted to be located within a detached accessory structure such as a garage.

An apartment attached to a shop or other business shall be prohibited in the Watson’s Pond Industrial Park.