



CITY OF CORNER BROOK

MUNICIPAL PLAN AMENDMENT No. 25-02

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

March 2026

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
CORNER BROOK INTEGRATED MUNICIPAL SUSTAINABILITY PLAN
AMENDMENT No. 25-02

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the City Council of Comer Brook adopts the Comer Brook Integrated Municipal Sustainability Plan Amendment No. 25-02.

Adopted by the City Council of Comer 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 Municipal Plan 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 INTEGRATED MUNICIPAL SUSTAINABILITY PLAN
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 Comer Brook

- a) adopted the Municipal Plan Amendment No. 25-02 on the __ day of ____, 2026;and

- b) gave notice of the adoption of the Municipal Plan Amendment No. 25-02 by Notice placed on the __ day of _____ and the __ day of _____, 2026 in, _____.

- c) set the __ day of _____ at __ p.m. at the City Hall, 5 Park Street, Comer 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 Comer Brook approves the Municipal Plan Amendment No. 25-02 as adopted.

SIGNED AND SEALED this __ day of _____, 2026.

Mayor: -----

Clerk: -----

(Council Seal)

CITY OF CORNER BROOK

MUNICIPAL PLAN AMENDMENT No. 25-02

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

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.

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, and from Residential Commercial Mix 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

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, in the Newfoundland Wire on May 7th, 2025, and The City Facebook Page advising of Council's intent to pursue the proposed amendment, as well as hand delivered to adjacent properties. 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 redesignation of 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.

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
23 & 27 Humber Road	OS	RCM
Massey Drive / TCH Area	R	LI
Bolands Avenue and Barry Place	GI	RES
	RCM	RES
649 O'Connell Drive	OS	RES

Municipal Plan/Amendment
REGISTERED

Number -----
Date -----
Signature _____



LEGEND

ZONING BOUNDARY CHANGE FROM RES TO GC

Land Use Designations

Residential		Shopping Centre	◆	Open Space	◆	Mineral Working	◆
Comprehensive Residential Development Area		Large Scale Commercial	@ £]	Cemetery	◆	Special Management Area	
Townsite Heritage Conservation District		Waterfront Mixed Use		Environmental Protection	◆		
Downtown	◆	General Industrial		Environmental Conservation	◆		
General Commercial	◆	Light Industrial	◆	Protected Water Supply Area			
Residential/Commercial Mix		Hazardous Industrial	◆	Rural			
Highway and Tourist Commercial		Innovation District	◆	Solid Waste/Scrap Yard			
Community Service	@]						

CITY OF CORNER BROOK

PROJECT TITLE:

INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

DRAWING TITLE:

**GENERALIZED FUTURE LAND USE MAP
AMENDMENT NO. 25-02**

City of Corner Brook
Community Services Department
Planning Division

DATE: APRIL 2025

SCALE: 1:1250



DESCRIPTION

**LAND USE DESIGNATION CHANGE
55 PREMIER DRIVE
FROM RESIDENTIAL TO GENERAL COMMERCIAL**

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 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 _____

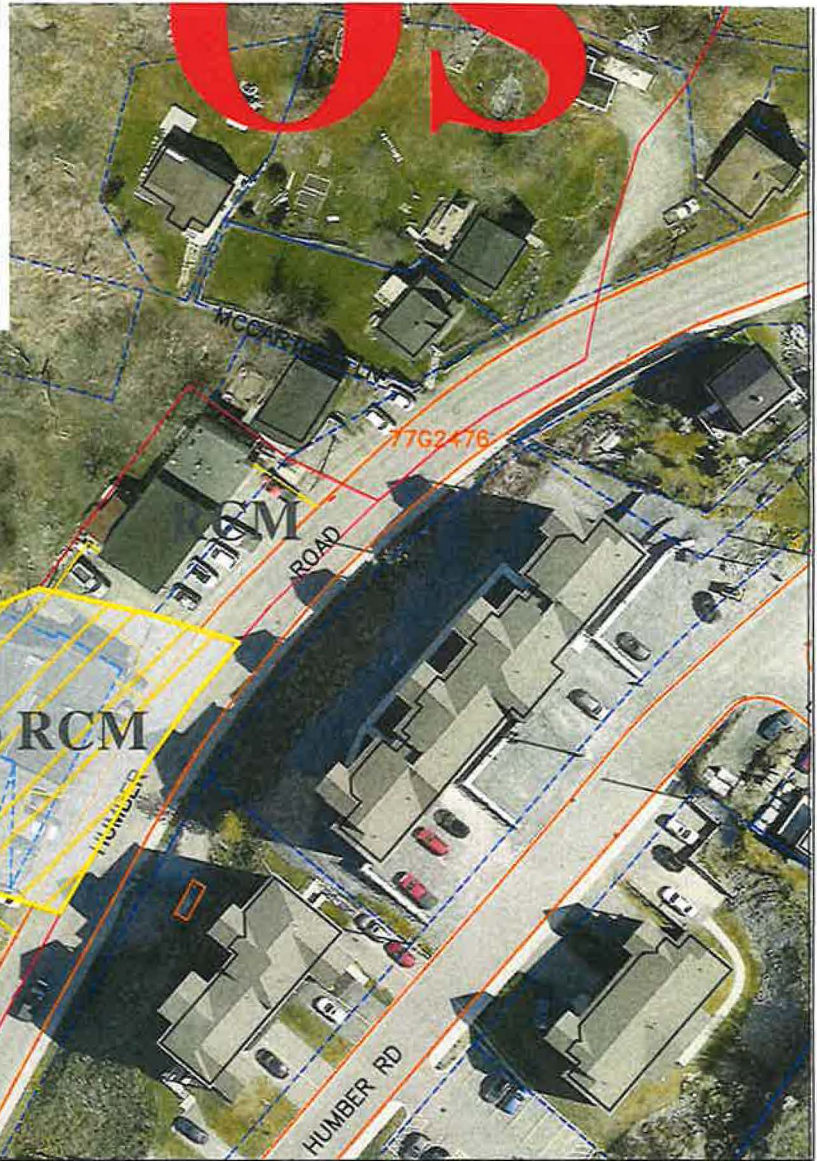
CLERK _____

DATE _____

(COUNCIL SEAL)

Municipal Plan/Amendment
REGISTERED

Number -----
 Date -----
 Signature -----



LEGEND

	ZONING BOUNDARY		CHANGE FROM OS TO RCM
<u>Land Use Designations</u>			
Residential	◆	Shopping Centre	◆
Comprehensive Residential Development Area	CRDA	Large Scale Commercial	@ £]
Townsite Heritage Conservation District	THCD	Waterfront Mixed Use	WMU
Downtown	@ : J	General Industrial	GI
General Commercial	◆	Light Industrial	QQ
Residential/Commercial Mix	RCM	Hazardous Industrial	◆
Highway and Tourist Commercial	CEr£J	Innovation District	◆
Community Service	◆	Open Space	◆
		Cemetery	Q :: J
		Environmental Protection	◆
		Environmental Conservation	◆
		Protected Water Supply Area	!PWSA!
		Rural	R
		Solid Waste/Scrap Yard	SW/SY
		Mineral Working	◆
		Special Management Area	SMA

CITY OF CORNER BROOK

PROJECT TITLE:
INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

DRAWING TITLE:
GENERALIZED FUTURE LAND USE MAPA AMENDMENT NO. 25-02

City of Corner Brook
 Community Services Department
 Planning Division

DATE: APRIL 2025

SCALE: 1:1250



DESCRIPTION

LAND USE DESIGNATION CHANGE
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 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)

Municipal Plan/Amendment **REGISTERED**

Number -----

Date -----

Signature _____



LEGEND

ZONING BOUNDARY CHANGE FROM R TO LI

Land Use Designations

Residential		Shopping Centre		Open Space		Mineral Working	
Comprehensive Residential Development Area		Large Scale Commercial		Cemetery		Special Management Area	
Townsite Heritage Conservation District		Waterfront Mixed Use		Environmental Protection			
Downtown		General Industrial		Environmental Conservation			
General Commercial		Light Industrial		Protected Water Supply Area			
Residential/Commercial Mix		Hazardous Industrial		Rural			
Highway and Tourist Commercial		Innovation District		Solid Waste/Scrap Yard			
Community Service							

CITY OF CORNER BROOK

PROJECT TITLE

INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

DRAWING TITLE

**GENERALIZED FUTURE LAND USE MAP
AMENDMENT NO. 25-02**

City of Corner Brook
Community Services Department
Planning Division

DATE: APRIL 2025

SCALE: 1:2500



DESCRIPTION

**LAND USE DESIGNATION CHANGE
TCH - MASSEY DRIVE AREA
FROM RURAL TO LIGHT INDUSTRIAL**

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 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 _____

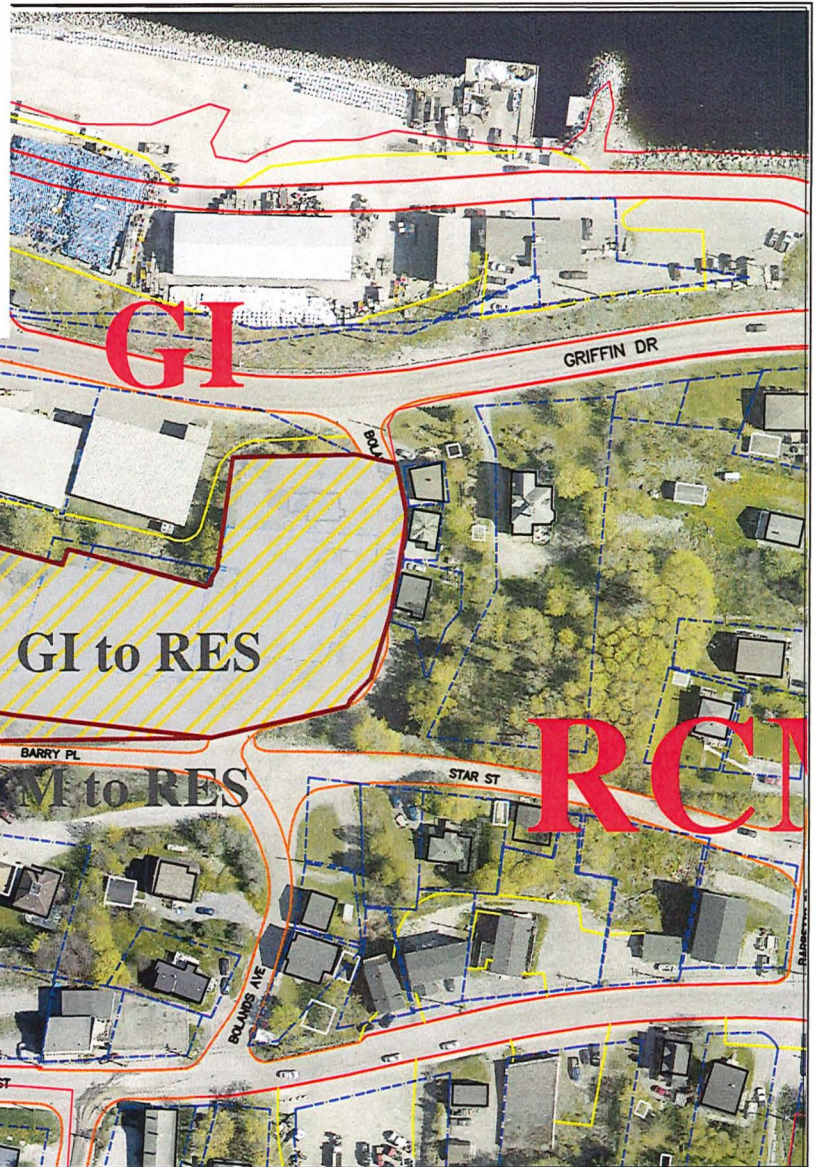
CLERK _____

DATE _____

(COUNCIL SEAL)

Municipal Plan/Amendment
REGISTERED

Number _____
Date _____
Signature _____



LEGEND

ZONING BOUNDARY AREA BEING REDESIGNATED

Land Use Designations

Residential	<input type="checkbox"/> RES	Shopping Centre	<input type="checkbox"/> SC	Open Space	<input type="checkbox"/> OS	Mineral Working	<input type="checkbox"/> MW
Comprehensive Residential Development Area	<input type="checkbox"/> CRDA	Large Scale Commercial	<input type="checkbox"/> LSC	Cemetery	<input type="checkbox"/> C	Special Management Area	<input type="checkbox"/> SMA
Townsite Heritage Conservation District	<input type="checkbox"/> THCD	Waterfront Mixed Use	<input type="checkbox"/> WMU	Environmental Protection	<input type="checkbox"/> EP		
Downtown	<input type="checkbox"/> DT	General Industrial	<input type="checkbox"/> GI	Environmental Conservation	<input type="checkbox"/> EC		
General Commercial	<input type="checkbox"/> GC	Light Industrial	<input type="checkbox"/> LI	Protected Water Supply Area	<input type="checkbox"/> PWSA		
Residential/Commercial Mix	<input type="checkbox"/> RCM	Hazardous Industrial	<input type="checkbox"/> HI	Rural	<input type="checkbox"/> R		
Highway and Tourist Commercial	<input type="checkbox"/> HTC	Innovation District	<input type="checkbox"/> ID	Solid Waste/Scrap Yard	<input type="checkbox"/> SW/SY		
Community Service	<input type="checkbox"/> CS						

CITY OF CORNER BROOK

PROJECT TITLE:
INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

DRAWING TITLE:
GENERALIZED FUTURE LAND USE MAP A AMENDMENT NO. 25-02

City of Corner Brook
Community Services Department
Planning Division

DATE: JULY 2025

SCALE: 1:2500



DESCRIPTION

LAND USE DESIGNATION CHANGE
BOLANDS AVE / BARRY PLACE FROM
GENERAL INDUSTRIAL TO RESIDENTIAL &
RESIDENTIAL COMMERCIAL MIX TO RESIDENTIAL

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 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)

Municipal Plan/Amendment
REGISTERED

Number -----
Date -----
Signature _____



LEGEND

ZONING BOUNDARY CHANGE FROM OS TO RES

Land Use Designations

Residential		Shopping Centre	@=]	Open Space	@]	Mineral Working	
Comprehensive Residential Development Area	ICROA]	Large Scale Commercial		Cemetery		Special Management Area	SMA]
Townsite Heritage Conservation District	ITHCD]	Waterfront Mixed Use	WMU]	Environmental Protection			
Downtown		General Industrial	GI]	Environmental Conservation			
General Commercial		Light Industrial	QC]	Protected Water Supply Area	PWSA]		
Residential/Commercial Mix	RCM]	Hazardous Industrial	CB!:]	Rural	R]		
Highway and Tourist Commercial		Innovation District		Solid Waste/Scrap Yard	SW/SY]		
Community Service							

CITY OF CORNER BROOK

PROJECT TITLE:
INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

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)

DRAWING TITLE:
GENERALIZED FUTURE LAND USE MAPA AMENDMENT NO. 25-02

City of Corner Brook
Community Services Department
Planning Division

DATE: APRIL 2025

SCALE: 1:1250



DESCRIPTION

LAND USE DESIGNATION CHANGE
649 O'CONNELL DRIVE
FROM OPEN SPACE TO RESIDENTIAL

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.