



CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT No. 24-03

Rezoning of 29 Humber Road

January 2025

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
CORNER BROOK DEVELOPMENT REGULATIONS
AMENDMENT No. 24-03

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. 24-03.

Adopted by the City Council of Corner Brook on the 18 day of November 2024.

SIGNED AND SEALED this 14 day of January, 2024.

Mayor: 
Clerk: 

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 24-03 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: Jennifer Brown



URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
CCORNER BROOK DEVELOPMENT REGULATIONS
AMENDMENT No. 24-03

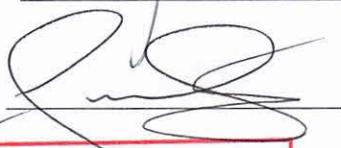
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook

- a) adopted Development Regulations Amendment No. 24-03 on the 18 day of November, 2024; and
- b) gave notice of the adoption of the Development Regulations Amendment No. 24-03 by Notice placed on the 4th day of December and the 11th day of December, 2024 in the West Coast Wire.
- c) set the 19th day of December at 7 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. 24-03 as adopted.

SIGNED AND SEALED this 14 day of January 2025.

Mayor: 

Clerk: 



(Council Seal)

Development Regulations/Amendment	
REGISTERED	
Number	1200 - 0053 - 2025
Date	31 JAN 2025
Signature	<u>Bob Landry</u>

CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT No. 24-03
REZONING OF 29 HUMBER ROAD

Background

The Planning and Development Department received a development proposal for 29 Humber Road (the ‘Subject Property’) for ‘personal service’ (photography studio) and ‘office’ on the first floor with ‘dwelling unit’ (apartment) on the second floor. The Subject Property is currently zoned ‘Open Space (OS)’, which prohibits the proposed uses. Until spring 2023, the building was used for a multipurpose ‘general industry’ use, which included such activities office, wood burning appliance sales and repair, propane tank refills; and welding and sheet metal working. The previous uses are also prohibited in the ‘Open Space (OS)’ zone; as such, the former development was legal non-conforming. Since the former uses have been discontinued for a period greater than six (6) months, non-conforming use rights are extinguished as per section 108 of the *Urban and Rural Planning Act, 2000*.

Through the ongoing Municipal Plan Review process, due to be completed by the end of 2024, the Subject Property is proposed to be rezoned to a mixed-use zoning to reflect the transition of uses and re-development potential for this area. However, due to time constraints, the property owner has submitted a rezoning application to expedite the process.

The purpose of this map amendment is thus to re-designate the Subject Property from ‘Open Space (OS)’ to ‘Residential/Commercial Mix (RCM)’. This amendment coincides with a map amendment to the City’s Development Regulations (see ‘Development Regulations Amendment No. 2024-03’).

The RCM zone is a commercial zone allowing a mix of residential and commercial uses:

PERMITTED USE CLASSES - (see Regulation 127)

Child care, office, medical and professional, personal service, general service, taxi stand, shop**, apartment building, take-out food service, convenience store, single dwelling*, double dwelling*.

*(See condition no. 12) **(See condition no.17)

DISCRETIONARY USE CLASSES - (see Regulations 26 and 128)

Veterinary, educational, amusement, commercial residential, boarding house residential, communications, antenna, club and lodge, row dwelling, home based occupation*, catering**, service station***.

*(See condition no.6) **(See condition no. 10) ***(See condition no. 13)

The Subject Property is fully serviced (water and wastewater) and within the Municipal Services Area (MSA).

The supporting plan policy for this amendment is located in the corresponding ‘IMSP Amendment No. 2024-03.’

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 in the Newfoundland Wire on September 11th, 2024. 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 on September 23rd and September 27th. 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 written comments or objections.

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 October 30, 2024.

Adoption by Council and Public Hearing

In accordance with Section 16 of the Act, Council adopted the Amendment on November 18, 2024. In accordance with Section 17 of the Act, notice of adoption and tentative public hearing date (December 19, 2024) was published in a locally circulated newspaper (Newfoundland Wire) on December 4th, 2024 and December 11th, 2024. Where no objections were received two (2) days before the tentative public hearing date, Council cancelled the public hearing in accordance with Section 20 and subsection 21(1) of the Act.

Approval by Council

In accordance with Section 23 of the Act, Council approved the Amendment (as adopted) on January 14, 2025.

Development Regulations Amendment No. 24-03

The Corner Brook Development Regulations is hereby amended by rezoning 29 Humber Road from ‘Open Space (OS)’ to ‘Residential Commercial Mix (RCM)’ as per attached ‘C1-C5 Zoning Map – Amendment No. 24-03.’

Development Regulations/Amendment

REGISTRATION APPROVAL
REGISTEREDNumber 1200 - 0053-2025Date 31 JAN 2025Signature HJ Landmark**OS**

LEGEND

ZONING BOUNDARY

CHANGE FROM OS TO RCM

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-2
(AMENDMENT No. 24-03)**

 City of Corner Brook
Community Services Department
Planning Division

DATE: JULY 2024

SCALE: 1:1000



DESCRIPTION

LAND USE ZONING TO CHANGE 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 C-2 has
been prepared in accordance with the
requirements of the Urban and Rural Planning
Act.

M.C.I.P. *Jennifer Brown*
DATE Oct 24/24

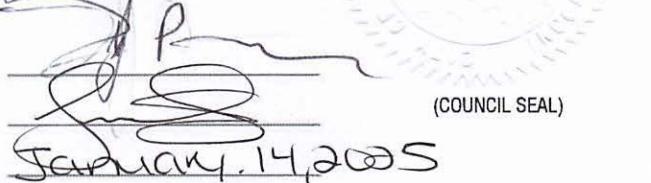
SEAL AND SIGNATURE

Certified that this City of Corner Brook
Development Regulations a Plan 2012, Map
_____ is a correct copy of the Development
Regulations 2012, Map _____ approved by the
Council of the City of Corner Brook on the 13
day of January, 2025 (month) (year)

MAYOR

CLERK

DATE



(COUNCIL SEAL)

January 14, 2025