



CITY OF CORNER BROOK
MUNICIPAL PLAN AMENDMENT No. 24-03

Rezoning of 29 Humber Road

January 2025

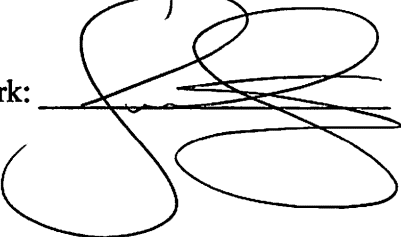
URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
CORNER BROOK INTEGRATED MUNICIPAL SUSTAINABILITY PLAN
AMENDMENT No. 24-03

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook adopts the Corner Brook Municipal Plan 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, 2025

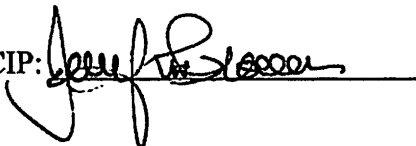
Mayor: 

Clerk: 

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan Amendment No. 24-03 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. 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 the Municipal Plan Amendment No. 24-03 on the 18 day of November 2024; and
- b) gave notice of the adoption of the Municipal Plan 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 19 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 the Municipal Plan Amendment No. 24-03 as adopted.

SIGNED AND SEALED this 14 day of January, 2024^{3.5}.

Mayor: _____

Clerk: _____

Municipal Plan/Amendment

REGISTERED

Number 1200 - 0053 - 2025

Date 31 JAN 2025

Signature [Signature]

(Council Seal)

CITY OF CORNER BROOK
MUNICIPAL PLAN AMENDMENT No. 24-03
RE-DESIGNATION 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).

Plan Policy Framework

Subsection 2.4.3 contains the broad servicing and infrastructure goals of the city. Goal I1 outlines the importance of steering growth to fully serviced areas of the city:

I1. Ensure that development will be staged in a manner that makes full and best use of existing water, stormwater, sewer and emergency services to enhance the affordability and efficiency of infrastructure.

Subsection 3.3 contains the policy framework for Growth Planning. This subsection stresses the importance of focusing future urban developments within the Municipal Services Area (MSA) where significant investments have been made.

Re-development, infill, and intensification are strongly supported in the Municipal Plan. Although not formally defined in the Municipal Plan or Development Regulations, paragraph 3.4.1 provides direction on what constitutes ‘intensification’ development:

Intensification may include, but is not restricted to, the following: infill on vacant or under developed lots, redevelopment of an area by replacing underutilized or underperforming structures with new structures or uses, higher-density development than existing today, conversion of existing buildings to allow for new or more intensive uses and creation of subsidiary apartments or other multi-unit housing within existing buildings. [Emphasis added]

Under this broad qualification, the proposed development constitutes ‘intensification’. This form of development capitalizes on existing public services and infrastructure. Relevant policies of the Municipal Plan that support the application include:

3.3.3 - 01. The Authority shall support and encourage more compact development, including intensification in areas that are deemed appropriate by this Plan and the Authority.

3.4.3 - 01. The Authority shall support and promote more efficient use of land and resources by encouraging intensification within the Municipal Services Area in locations deemed appropriate by this Plan and the Authority

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

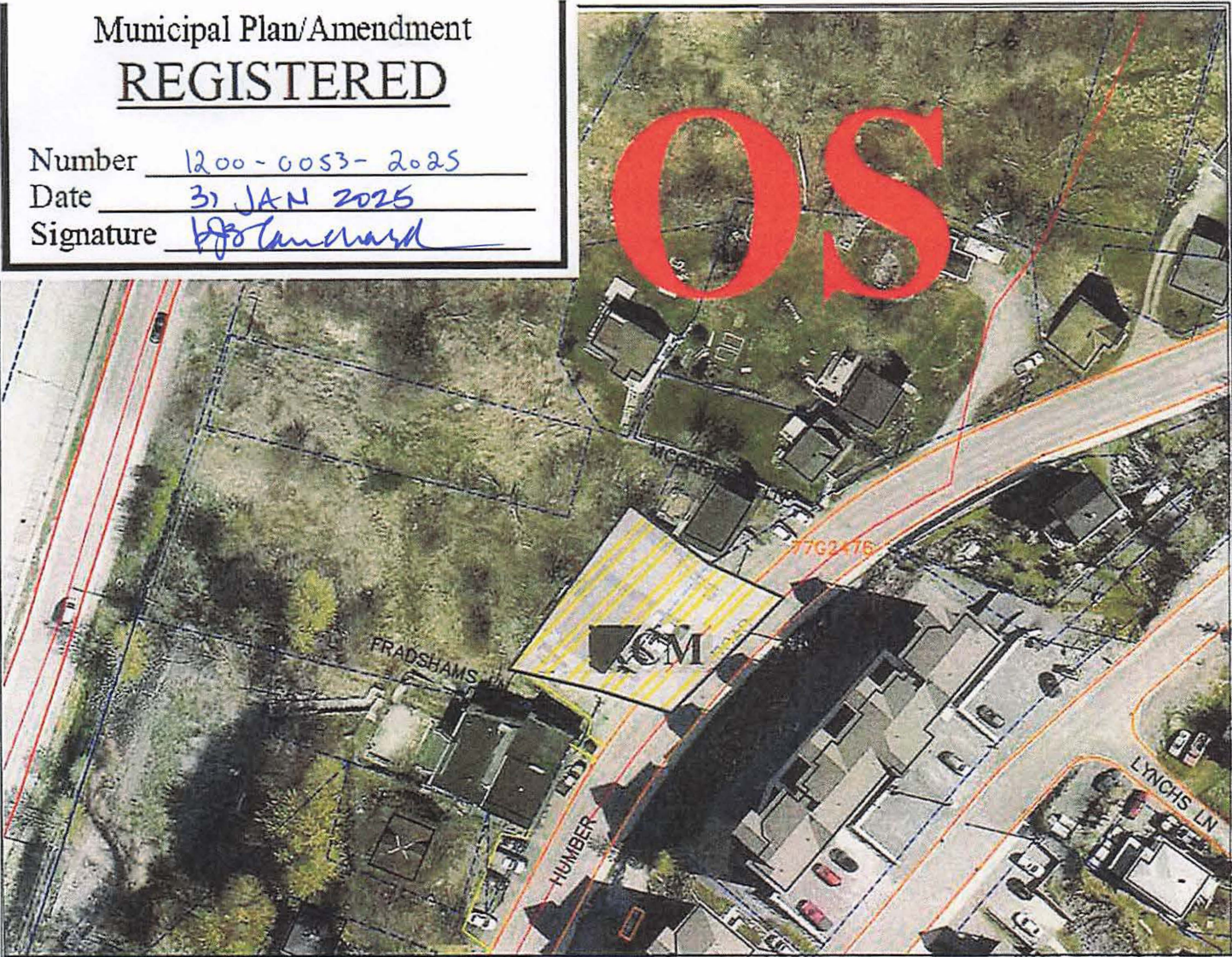
In accordance with Section 23 of the Act, Council approved the Amendment (as adopted) on January 14, 2025.

Municipal Plan Amendment No. 24-03

The Corner Brook Integrated Municipal Sustainability Plan is hereby amended by re-designating the Subject Property at 29 Humber Road from 'Open Space (OS)' to 'Residential/Commercial Mix (RM)' as per attached 'Generalized Future Land Use Map A – Amendment No. 24-03.'

Municipal Plan/Amendment
REGISTERED

Number 1200-0053-2025
Date 31 JAN 2025
Signature [Signature]




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

CITY OF CORNER BROOK

PROJECT TITLE:
INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

DRAWING TITLE:
**GENERALIZED FUTURE LAND USE MAP A
AMENDMENT NO. 24-03**



City of Corner Brook
Community Services Department
Planning Division

DATE: JULY 2024

SCALE: 1:1000

N

DESCRIPTION

LAND USE DESIGNATION 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 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. [Signature]
DATE Oct 24 / 24

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 13 day of January, 2025 (month) (year)

MAYOR [Signature]
CLERK [Signature]
DATE January 14, 2025

(COUNCIL SEAL)

REGISTERED PROFESSIONAL PLANNER
Province of New Brunswick
Jennifer Brown
Signature [Signature]
Date Oct 24 / 24
Province du Nouveau-Brunswick
URBANISTE PROFESSIONNEL CERTIFIÉ