



**CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT No. 24-04**

Rezoning of 11 O'Connell Drive

September 2025

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
CORNER BROOK DEVELOPMENT REGULATIONS
AMENDMENT No. 24-04

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. 24-04.

Adopted by the City Council of Corner Brook on the 23 day of June, 2025.

SIGNED AND SEALED this 17 day of Sept, 2025.

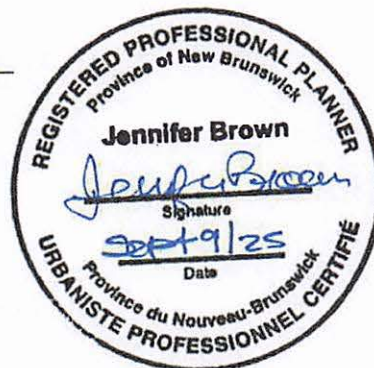
Deputy
Mayor: Linda Chaiso
Clerk: [Signature]

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 24-04 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: Jennifer Brown



(MCIP Seal)

URBAN AND RURAL PLANNING ACT, 2000**RESOLUTION TO APPROVE****CITY OF CORNER BROOK****DEVELOPMENT REGULATIONS 2012 AMENDMENT 24-04**

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

1. Adopted the City of Corner Brook Development Regulations 2012 Amendment 24-04 on the 23 day of June, 2025;
2. Gave notice of the adoption of the City of Corner Brook Development Regulations 2012 Amendment 24-04 by way of posting on the City's Facebook account on the 26 day of June, 2025 and on the 14 day of July, 2025;
3. Gave notice of the adoption of the City of Corner Brook Development Regulations 2012 Amendment 24-04 by way of posting on the City's website on the 26 day of June, 2025;
4. Gave notice of the adoption of the City of Corner Brook Development Regulations 2012 Amendment 24-04 by way of postal delivery of notices to residents immediately adjacent to the property on the 26 day of June, 2025;
5. Set the 29 day of July, 2025 at 7 p.m. at Corner Brook City Hall in the Hutchings Room for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, Corner Brook City Council approves Development Regulations (2012) Amendment 24-04 as adopted.

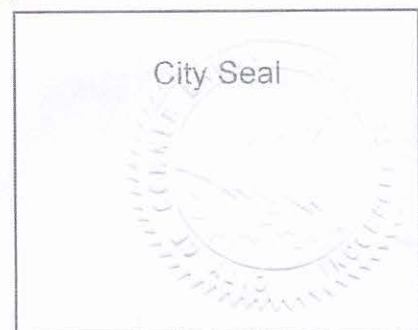
Signed and sealed this 17 day of September.

Deputy
Mayor:

Linda Chausso

Clerk:

[Signature]



CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT No. 24-04
REZONING OF 11 O'CONNELL DRIVE

Background

The Planning and Development Department received a development proposal for 11 O'Connell Drive (the 'Subject Property') to expand the parking lot associated with the place of worship use. The Subject Property is currently split zoned 'Residential Low Density' (RLD) and 'Community Services' (CS). Regulation 129 of the 2012 Development Regulations state:

"Uses that do not fall within the Permitted Use Classes or Discretionary Use Classes set out in the appropriate Use Zone Tables in Schedule C, shall not be permitted in that Use Zone. This regulation applies to all parking areas, driveways, accesses, uses and areas or activities defined as development that area subsidiary to, associated with and/or connected to the permitted or discretionary use."

The "place of worship" use is not set out in the RLD use zone tables, which prohibits the proposed parking lot extending into the RLD zone. The purpose of this rezoning is to allow for the expansion of parking lot, upon approval, all engineering requirements will need to be met before construction permits will be granted.

The purpose of this map amendment is thus to rezone the Subject Property from 'Residential Low Density' (RLD) to 'Community Services' (CS). This amendment coincides with a map amendment to the City's Integrated Municipal Sustainability Plan (see 'Municipal Plan Amendment No. 2024-04').

Supporting plan policy for this amendment is located in the corresponding 'IMSP Amendment No. 2024-04.'

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 December 18th, 2024, 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 five written objections. The comments received collectively reflect concerns about environmental consequences, impacts on property value and neighborhood character, future development of the property with the new zoning changes, as well as water, snow, and drainage issues. The concerns were provided back to the applicant to which they provided some feedback, and they committed to adjusting plans before construction to deal with any potential engineering 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 Planning Division on June 6th, 2025.

Adoption by Council and Public Hearing

In accordance with section 16 of the Act, Council adopted the Amendment on June 23rd, 2025. In accordance with section 17 of the Act, notice of adoption and public hearing date (July 29th, 2025) was published on the City's website June 26th, 2025, as well as posted on the City's social media on June 26th, and July 14th, 2025.

A public hearing was held by commissioner Mark Mills on July 29, 2025, he heard concerns and comments from owners of neighboring properties. The comments collectively reflect concerns about land ownership, impacts on property value and neighborhood character, as well as water, snow, and drainage issues, etc.

The commissioner's report, attached, noted that the city should verify land ownership. The city has received both a property survey and a real property report signed and stamped by Clint O. Rumbolt December 3, 2013. The survey submitted by R. Coleman was reviewed, it shows a narrow strip of land owned by Corner Brook Pulp and Paper (or assigns), and was dated 2004. The newer survey and real property report for the property has the narrow strip included in the lands owned by the applicant.

The report also indicated that there could potentially be a conflict of interest because a city staff member is involved in this application. From the planning perspective, the applicant has not been involved in any portion of the planning process above and beyond what is normal for any application.

Finally, the report indicated concerns mentioned above including impacts on property value and neighborhood character, as well as water, snow, and drainage issues, etc. As indicated to the applicants, there are engineering concerns here, and they will need to be addressed during development stage.

Approval by Council

In accordance with Section 23 of the Act, Council approved this Amendment (as adopted) on September 8, 2025.

Development Regulations Amendment No. 24-04

The Corner Brook Development Regulations has been amended to rezone 11 O'Connell Drive from 'Residential Low Density' (RLD) to 'Community Services' (CS) as per attached 'C1-C5 Zoning Map – Amendment No. 24-04.'

Development Regulations 2012, Map C-2

REGISTRATION APPROVAL

REGISTERED

Number1200-0054-2025

Date10/29/2025

SignatureSanthosh



LEGEND

ZONING BOUNDARY

CHANGE FROM RLD TO CS

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. 24-04)

City of Corner Brook
Community Services Department
Planning Division

DATE: NOVEMBER 2024

SCALE: 1:1000

N

DESCRIPTION

LAND USE ZONING TO CHANGE FROM RESIDENTIAL LOW DENSITY TO COMMUNITY SERVICE

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 Apr 7/25

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 _____ day of _____ (month) (year)

Deputy MAYOR Shinto Chanson

CLERK

DATE



(COUNCIL SEAL)