



CITY OF CORNER BROOK
MUNICIPAL PLAN AMENDMENT No. 24-04

Redesignation of 11 O'Connell Drive

September 2025

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
CORNER BROOK INTEGRATED MUNICIPAL SUSTAINABILITY PLAN
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 Municipal Plan 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.

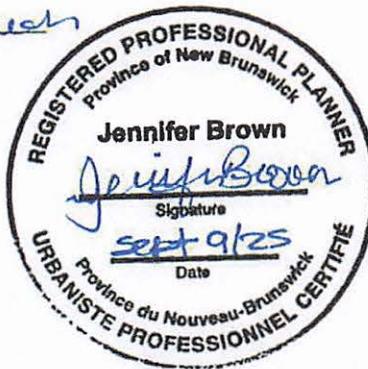
Deputy
Mayor: Linda Chais
Clerk: 

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan 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	
MUNICIPAL PLAN AMENDMENT 24-04	
Municipal Plan/Amendment REGISTERED	
Number	1200-0054-2025
Date	10/29/2025
Signature	

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 Municipal Plan Amendment 24-04 on the 23 day of June, 2025;
2. Gave notice of the adoption of the City of Corner Brook Municipal Plan 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 Municipal Plan 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 Municipal Plan 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.

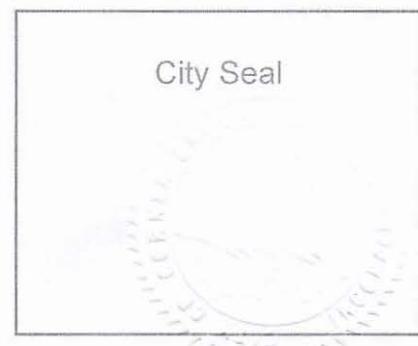
Now, under section 23 of the *Urban and Rural Planning Act, 2000*, Corner Brook City Council approves Municipal Plan Amendment 24-04 as adopted.

Signed and sealed this 17 day of September.

Deputy
Mayor:

Linda Chase

Clerk:



CITY OF CORNER BROOK
MUNICIPAL PLAN AMENDMENT No. 24-04
RE-DESIGNATION 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 has split land use designations of 'Residential' (RES) 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 RES designation. The purpose of this re-designation of land 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 re-designate the Subject Property from 'Residential' (RES) to 'Community Services' (CS). This amendment coincides with a map amendment to the City's Development Regulations (see 'Development Regulations Amendment No. 2024-04').

Plan Policy Framework

Subsection 4.2.2 contains the broad residential objectives of the city. Objective 11 outlines that the city aims to have complementary uses, like community services, located in convenient locations from residential developments:

02. To coordinate the location of housing with complementary facilities and services, such as transportation routes, recreational open space, trails, community services and commercial areas.

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 commissioners 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.

Municipal Plan Amendment No. 24-04

The Corner Brook Integrated Municipal Sustainability Plan is amended to re-designate the Subject Property at 11 O'Connell from 'Residential' (RES) to 'Community Services' (CS). as per attached 'Generalized Future Land Use Map A – Amendment No. 24-04.'

Municipal Plan/Amendment
REGISTERED

Number 1200 - 0054-2025
Date 10/29/2025
Signature Jan P. Brown



LEGEND

ZONING BOUNDARY

CHANGE FROM RES TO CS

Land Use Designations

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:

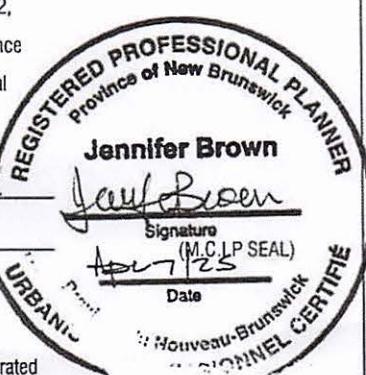
**INTEGRATED MUNICIPAL
SUSTAINABILITY PLAN 2012**

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. Jennifer Brown

DATE APR 1 25



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 _____, _____.

Deputy Mayor Linda Chase
Clerk Jane
Date Sept 17, 2025

(COUNCIL SEAL)

DRAWING TITLE:
**GENERALIZED FUTURE LAND USE
MAP A**

AMENDMENT NO. 24-04



City of Corner Brook
Community Services Department
Planning Division

DATE: NOVEMBER 2024

SCALE: 1:1000



DESCRIPTION

**LAND USE DESIGNATION CHANGE FROM
RESIDENTIAL TO COMMUNITY SERVICE**