



CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT No. 25-01

Text Amendments to Section 141 Downtown Smithville and Schedule A: Definitions

June, 2025

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
CORNER BROOK DEVELOPMENT REGULATIONS
AMENDMENT No. 25-01**

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. 25-01.

Adopted by the City Council of Corner Brook on the 26 day of May, 2025.

SIGNED AND SEALED this 28 day of May, 2025.

Mayor:

Clerk:



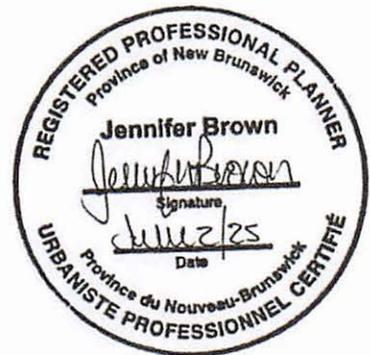
(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 25-01 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:

Development Regulations/Amendment	
REGISTERED	
Number	<u>1200-0053-2025</u>
Date	<u>August 21, 2025</u>
Signature	<u>Jai Lim</u>



(MCIP Seal)

CITY OF CORNER BROOK

DEVELOPMENT REGULATIONS AMENDMENT No25-01

TEXT AMENDMENT TO SECTION 141: DOWNTOWN SMITHVILLE ZONE AND SCHEDULE A: DEFINITIONS

Background

The Planning and Development Department received a development proposal at 26 Commercial Street (the 'Subject Property') to create a small-scale metal siding and roofing business. The Subject Property is currently zoned 'Downtown Smithville' (DTS).

The proposed use is not reasonably defined and therefore is not permitted by the Development Regulations. The purpose of this text amendment is to introduce the 'limited manufacturing use' definition and to include the use in the discretionary use class of the Downtown Smithville zone, adding a condition of use to limit the use to a maximum of 250 square metres. The text amendments will allow the proposed development and those that fit within the definition of limited manufacturing use to be considered in the Downtown Smithville zone at Council's discretion.

Public Consultation

The proposed amendment was advertised as per the URPA s. 35(5) to satisfy public consultation requirements. A Notice of Public Consultation was posted in the Newfoundland Wire on May 7th, 2025. 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. 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.

Development Regulations Amendment No. 25-01

The Corner Brook Development Regulations is hereby amended by:

Amending Schedule A: Definitions, after the definition for Light Industry and before the definition for Local Street, by adding the following:

LIMITED MANUFACTURING USE: a small-scale manufacturing use which is entirely enclosed within a building, and where the discharge of noise, radiation, odorous, toxic or noxious matter, and similar impacts, across a lot line does not occur and the use would not be classified as light industry.

Amending Section 141, Discretionary Use Class, to add the following: Limited Manufacturing Use****(See condition no. 13).

Amending Section 141 to add condition 13 which reads:

13. Limited Manufacturing Use

A Limited Manufacturing Use in this zone shall not exceed 250 square metres in gross floor area.