



**CITY OF CORNER BROOK  
DEVELOPMENT REGULATIONS AMENDMENT No. 25-02**

**AMENDMENT TO LAND USE ZONING MAPS  
RE-ZONING OF PROPERTIES**

**April 2026**

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
CORNER BROOK DEVELOPMENT REGULATIONS  
AMENDMENT No. 25-02**

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. 25-02.

Adopted by the City Council of Corner Brook on the 9 day of March, 2026.

SIGNED AND SEALED this 20 day of April, 2026.

Mayor: Linda Chausson

Clerk: [Signature]



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment No. 25-02 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: \_\_\_\_\_

**Development Regulations/Amendment**  
**REGISTERED**  
Number 1200-0055-2026  
Date May 4, 2026  
Signature [Signature]



(MCIP Seal)

**RESOLUTION TO APPROVE**

**CITY OF CORNER BROOK**

**DEVELOPMENT REGULATIONS AMENDMENT No. 25-02**

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 Amendment No. 25-02 on the 9<sup>th</sup> day of March, 2026;
2. Gave notice of adoption of and Development Regulations Amendment No. 25-02 by advertisement on city owned screens Corner Brook City Hall multiple times per hour between the 10<sup>th</sup> day of March, 2026 and the 23<sup>rd</sup> day of March, 2026.
3. Gave notice of adoption of and Development Regulations Amendment No. 25-02 by advertisement on city owned screens in Corner Brook Civic Center multiple times per hour between the 10<sup>th</sup> day of March, 2026 and the 23<sup>rd</sup> day of March, 2026.
4. Gave notice of adoption of and Development Regulations Amendment No. 25-02 by Voyent Alert message on the 10<sup>th</sup> day of March, 2026.
5. Gave notice of adoption of and Development Regulations Amendment No. 25-02 by pinning on notice boards Corner Brook City Hall on the 10<sup>th</sup> day of March, 2026.
6. Gave notice of adoption of and Development Regulations Amendment No. 25-02 by posting on the City of Corner Brook amendment page on the City's website on the 10<sup>th</sup> day of March, 2026.
7. Gave notice of adoption of and Development Regulations Amendment No. 25-02 by posting the notice as a news and development post on the City's website on the 10<sup>th</sup> day of March, 2026.
8. Set the 25<sup>th</sup> day of March at 6 p.m. at Corner Brook City Hall in the Hutchings Room for the holding of a public hearing to consider objections and submissions.

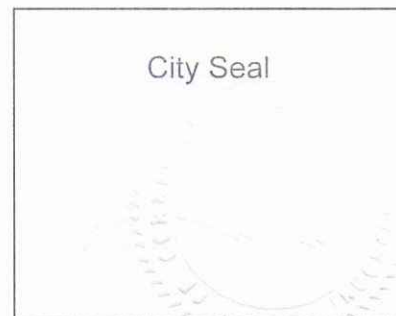
Now, under section 23 of the *Urban and Rural Planning Act, 2000*, Corner Brook City Council approves Development Regulations Amendment No. 25-02 as adopted.

Signed and sealed this 24 day of April, 2026

Mayor:

Linda Chausson

Clerk:



**CITY OF CORNER BROOK**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 25-02**  
**AMENDMENT TO THE LAND USE ZONING MAP – REZONING OF PROPERTIES**

**Background**

The Planning and Development Department received a series of requests to change the land use zoning as part of the ongoing Development Regulations update process. Given the anticipated approval and registration timelines associated with the new Development Regulations, the requests are being accommodated through amendments to the Land Use Zoning Map of the Development Regulations.

A description of each amendment and associated plan policy compliance is offered below:

***55 Premier Drive***

- Zoning change from Residential Medium Density to General Commercial
- Amendment is required to facilitate the expansion of the existing funeral home and extend the parking lot.
- The amendment requires an amendment to the Municipal Plan to redesignate the site from Residential to General Commercial.
- The change conforms with the intention of the Municipal Plan.
  - The change is supportable as it facilitates the continuation an existing use which borders a residential area and forms part of mixed use node at the intersection of Premier Drive, Edinburgh Avenue, and St. Marks Avenue. Policy 21 directs General Commercial areas to include a range of shops and services which serve the adjacent residential neighbourhood.

***23 & 27 Humber Road***

- Zoning change from Open Space to Residential Commercial Mix.
- Amendment is required to facilitate the redevelopment of two buildings along a collector road.
- The amendment requires an amendment to the Municipal Plan to redesignate the site from Open Space to Residential Commercial Mix
- The change conforms with the intention of the Municipal Plan.
  - The change is supportable as there are existing builds on the site and the redevelopment of those buildings contributes to the character of the Humber Road corridor. Section 4.4 identifies Residential Commercial Mix areas as being located on collector or arterial streets and policy positions these areas for increased density.

### ***Massey Drive / TCH Area***

- Zoning change from Rural to Light Industrial.
- Amendment is required to legalize a non-conforming use and to facilitate the development of a storage warehouse in the future.
- It is important to note that development of the site that requires connection to sanitary sewer will require the installation of a lift station.
- The amendment requires an amendment to the Municipal Plan to redesignate the site from Rural to Light Industrial.
- The change conforms with the intention of the Municipal Plan.
  - The change is supportable as the existing use of the site is classified as light industrial. Policies under section 4.5 of the Municipal Plan acknowledge the intention of light industrial areas to be less intensive or disruptive to surrounding land uses.

### ***Bolands Avenue and Barry Place***

- Zoning change from General Industrial to Residential Medium Density, and from Residential Commercial Mix to Residential Medium Density.
- Amendment is required to facilitate redevelopment of residential lots and position the vacant property for residential infill development.
- The amendment requires an amendment to the Municipal Plan to redesignate the site from General Industrial to Residential.
- The change conforms with the intention of the Municipal Plan.
  - The change is supportable as the predominant land use pattern along the frontage of Barry Place and extending into Star Street is residential. The change supports increased residential growth while limiting industrial encroachment from Griffin Drive. The policies of section 9.4.1 identify residential infill as an important method of expanding the residential land base. The proposed change positions land for residential infill development at a variety of scales.

### ***649 O'Connell Drive***

- Zoning change from Open Space to Residential Medium Density.
- Amendment is required to bring existing use into conformity with the Municipal Plan.
- The amendment requires an amendment to the Municipal Plan to redesignate the site from Open Space to Residential.
- The change conforms with the intention of the Municipal Plan.
  - The change is supportable as the existing land use on the site is a single detached dwelling.

### **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, 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 one written objection to rezoning 55 Premier Drive. The comments

reflect concerns about impacts on property value of adjacent property, future development of the property with the new zoning changes, as well as water, snow, and drainage 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 Land Use Planning Division on March 2<sup>nd</sup>, 2026.

### **Adoption by Council and Public Hearing**

In accordance with Section 16 of the Act, Council adopted the Amendment on March 9<sup>th</sup>, 2026. In accordance with Section 17 of the Act, notice of adoption and tentative public hearing date (March 25<sup>th</sup>, 2026) was published on the City's website amendment page and as a news post, in City Hall, on City monitors in both City Hall and Corner Brook Civic Center multiple times per hour, and sent out through a Voyant alert to residents. 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 April 13<sup>th</sup>, 2026.

### **Development Regulations Amendment No. 25-02**

The Corner Brook Development Regulations is hereby amended by rezoning the following properties as described and as per the attached series of Land Use Zoning Map amendments.

<b>Drawing Title</b>	<b>Address / Description</b>	<b>Existing Land Use Zone</b>	<b>Amended Land Use Zone</b>
Land Use Zoning Map C2 Amendment No. 25-02	55 Premier Drive	RMD	GC
Land Use Zoning Map C2 Amendment No. 25-02	23 & 27 Humber Road	OS	RCM
Land Use Zoning Map C4 Amendment No. 25-02	Massey Drive / TCH Area	R	LI
Land Use Zoning Map C4 Amendment No. 25-02	Bolands Avenue and Barry Place	GI	RMD
		RCM	
Land Use Zoning Map C1 Amendment No. 25-02	649 O'Connell Drive	OS	RMD

**REGISTERED**

Number 1200-0055-2026  
 Date May 4, 2026  
 Signature Sen Pickett



LEGEND



ZONING BOUNDARY



CHANGE FROM RMD TO GC

CITY OF CORNER BROOK

PROJECT TITLE:  
**FOR DEVELOPMENT REGULATIONS  
 2012**

DRAWING TITLE:  
**LAND USE ZONING MAP C2  
 AMENDMENT No. 25-02**

**City of Corner Brook**  
 Community Services Department  
 Planning Division

DATE: APRIL 2025

SCALE: 1:1250

DESCRIPTION

REZONING 55 PREMIER DRIVE  
 FROM RESIDENTIAL MEDIUM DENSITY TO GENERAL  
 COMMERCIAL

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

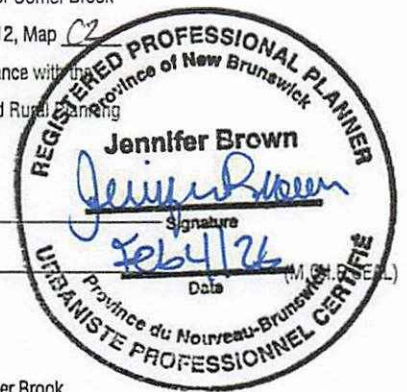
Development Regulations 2012, Map C2

has been prepared in accordance with the requirements of the Urban and Rural Planning

Act

M.C.I.P. \_\_\_\_\_

DATE \_\_\_\_\_



SEAL AND SIGNATURE

Certified that this City of Corner Brook

Development Regulations 2012, Map C2 is a

correct copy of the Development Regulations

2012, Map C2 approved by the Council of the

City of Corner Brook on the 13 day of

April, 2026  
 (month) (year)

MAYOR - Linda Chausson

CLERK \_\_\_\_\_

DATE April 20, 2026

(COUNCIL SEAL)

**REGISTERED**

Number 1200-0055-2026  
 Date May 4, 2026  
 Signature [Signature]



LEGEND



ZONING BOUNDARY



CHANGE FROM OS to RCM

**CITY OF CORNER BROOK**

PROJECT TITLE:

**FOR DEVELOPMENT REGULATIONS  
2012**

DRAWING TITLE:

**LAND USE ZONING MAP C2  
AMENDMENT No. 25-02**



DATE: APRIL 2025

SCALE: 1:1000

DESCRIPTION

REZONING 23 & 27 HUMBER ROAD FROM  
OPEN SPACE TO RESIDENTIAL COMMERCIAL MIX

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I hereby certify that this City of Corner Brook  
Development Regulations 2012, Map C2  
has been prepared in accordance with the  
requirements of the Urban and Rural Planning  
Act.

M.C.I.P. \_\_\_\_\_

DATE \_\_\_\_\_



SEAL AND SIGNATURE

Certified that this City of Corner Brook  
Development Regulations 2012, Map C2 is a  
correct copy of the Development Regulations  
2012, Map C2 approved by the Council of the  
City of Corner Brook on the 13 day of  
April, 2026  
(month) (year)

MAYOR [Signature]

CLERK \_\_\_\_\_

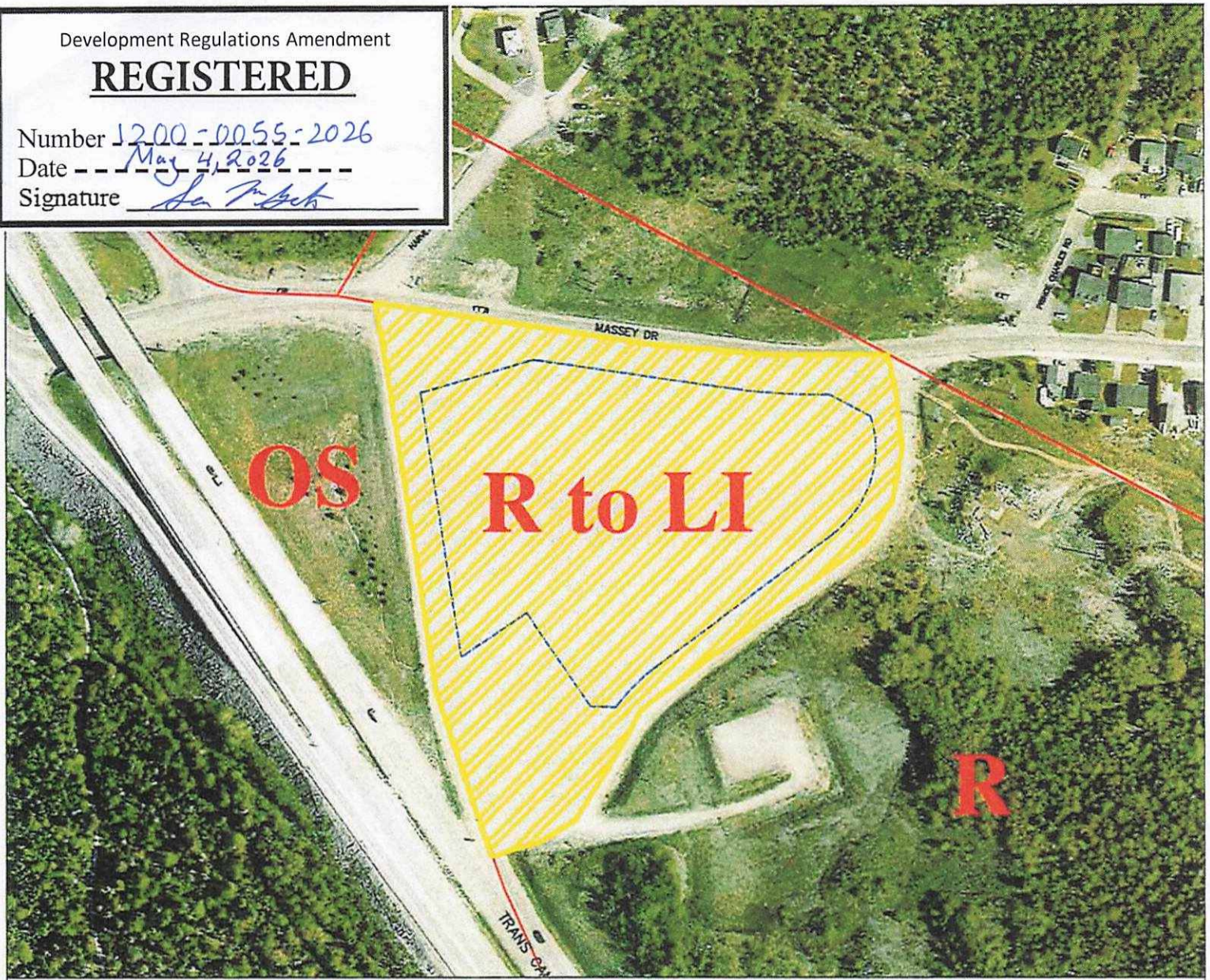
DATE April 20, 2026

(COUNCIL SEAL)

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**REGISTERED**

Number 1200-0055-2026  
 Date May 4, 2026  
 Signature [Signature]



LEGEND



ZONING BOUNDARY



CHANGE FROM R to LI

**CITY OF CORNER BROOK**

PROJECT TITLE:

**FOR DEVELOPMENT REGULATIONS  
2012**

DRAWING TITLE:

**LAND USE ZONING MAP C4  
AMENDMENT No. 25-02**

City of Corner Brook  
Community Services Department  
Planning Division

DATE: APRIL 2025

SCALE: 1:2500

DESCRIPTION

REZONING MASSEY DRIVE FROM  
RURAL TO LIGHT INDUSTRIAL

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I hereby certify that this City of Corner Brook  
Development Regulations 2012, Map C4  
has been prepared in accordance with the  
requirements of the Urban and Rural Planning  
Act

M.C.I.P. \_\_\_\_\_

DATE \_\_\_\_\_



SEAL AND SIGNATURE

Certified that this City of Corner Brook  
Development Regulations 2012, Map C4 is a  
correct copy of the Development Regulations  
2012, Map C4 approved by the Council of the  
City of Corner Brook on the 13 day of  
April... 2026  
(month) (year)

MAYOR [Signature]

CLERK [Signature]

DATE April 20, 2026

(COUNCIL SEAL)

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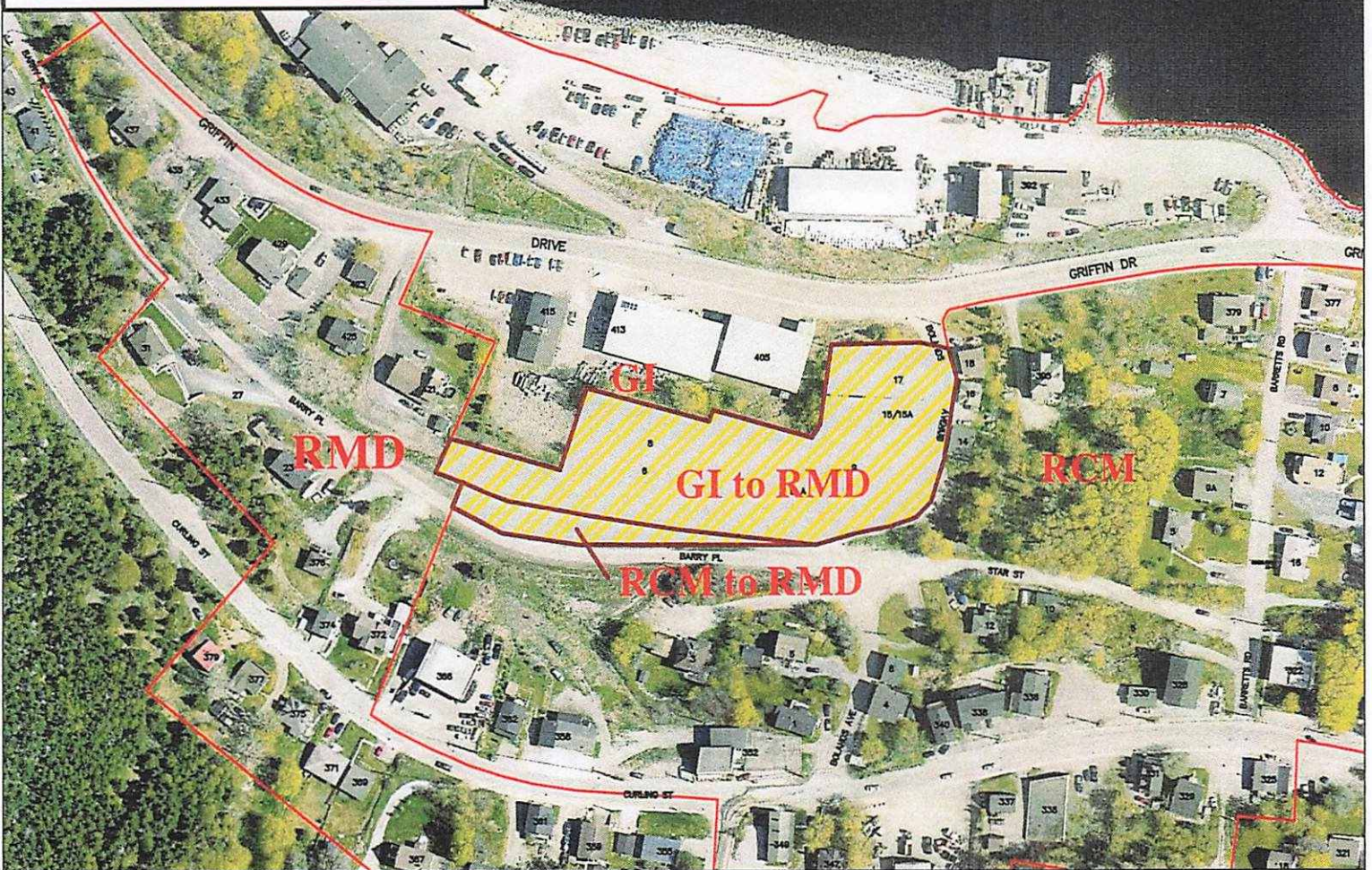
REGISTRATION APPROVAL

**REGISTERED**

Number 1200-0055-2026

Date May 4, 2026

Signature [Handwritten Signature]



LEGEND

ZONING BOUNDARY



AREAS BEING REZONED

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-1 (AMENDMENT No. 25-02)



City of Corner Brook  
Community Services Department  
Planning Division

DATE: JULY 2025

SCALE: 1: 2500



DESCRIPTION

Bolands Avenue and Barry Place  
LAND USE ZONING TO CHANGE FROM  
GI TO RMD & RCM TO RMD

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CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I hereby certify that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map C1 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

M.C.I.P. \_\_\_\_\_

DATE \_\_\_\_\_

SEAL AND SIGNATURE

Certified that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map C1 is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map C1 approved by the Council of the City of Corner Brook on the 13 day of April, 2026 (month) (year)



MAYOR Jinda Chausson

CLERK \_\_\_\_\_

DATE \_\_\_\_\_

(COUNCIL SEAL)

April 20, 2026

**REGISTERED**

Number 200-0055-2026

Date May 4, 2026

Signature [Handwritten Signature]



LEGEND



ZONING BOUNDARY



CHANGE FROM OS TO RMD

**CITY OF CORNER BROOK**

PROJECT TITLE:

**FOR DEVELOPMENT REGULATIONS  
2012**

DRAWING TITLE:

**LAND USE ZONING MAP C1  
AMENDMENT No. 25-02**



**City of Corner Brook**  
Community Services Department  
Planning Division

DATE: APRIL 2025

SCALE: 1:1250

DESCRIPTION

REZONING 649 O'CONNEL DRIVE  
FROM OPEN SPACE TO RESIDENTIAL MEDIUM DENSITY

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I hereby certify that this City of Corner Brook

Development Regulations 2012, Map C1

has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

Act.

M.C.I.P. \_\_\_\_\_

DATE \_\_\_\_\_



SEAL AND SIGNATURE

Certified that this City of Corner Brook

Development Regulations 2012, Map C1 is a

correct copy of the Development Regulations

2012, Map C1 approved by the Council of the

City of Corner Brook on the 13 day of

April, 2026

(month)

(year)

MAYOR \_\_\_\_\_

CLERK \_\_\_\_\_

DATE \_\_\_\_\_

Linda Chausson

(COUNCIL SEAL)

April 20, 2026

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