



CITY OF CORNER BROOK

MUNICIPAL PLAN AMENDMENT No. 25-02

AMENDMENT TO THE GENERALIZED FUTURE LAND USE MAP A

RE-DESIGNATION OF PROPERTIES

April 2026

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
CORNER BROOK INTEGRATED MUNICIPAL SUSTAINABILITY PLAN
AMENDMENT No. 25-02

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the City Council of Comer Brook adopts the Comer Brook Integrated Municipal Sustainability Plan Amendment No. 25-02.

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

SIGNED AND SEALED this 20 day of April, 2026.

Mayor: Jundo Chausson

Clerk: [Signature]



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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

MCIP: _____



(MCIP Seal)

Municipal Plan/Amendment REGISTERED
Number <u>1200-0055-2026</u>
Date <u>May 4, 2026</u>
Signature <u>[Signature]</u>

RESOLUTION TO APPROVE

CITY OF CORNER BROOK

Municipal Plan 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 Municipal Plan Amendment No. 25-02 on the 9th day of March, 2026;
2. Gave notice of adoption of and Municipal Plan Amendment No. 25-02 by advertisement on city owned screens Corner Brook City Hall multiple times per hour between the 10th day of March, 2026 and the 23rd day of March, 2026.
3. Gave notice of adoption of and Municipal Plan Amendment No. 25-02 by advertisement on city owned screens in Corner Brook Civic Center multiple times per hour between the 10th day of March, 2026 and the 23rd day of March, 2026.
4. Gave notice of adoption of and Municipal Plan Amendment No. 25-02 by Voyent Alert message on the 10th day of March, 2026.
5. Gave notice of adoption of and Municipal Plan Amendment No. 25-02 by pinning on notice boards Corner Brook City Hall on the 10th day of March, 2026.
6. Gave notice of adoption of and Municipal Plan Amendment No. 25-02 by posting on the City of Corner Brook amendment page on the City's website on the 10th day of March, 2026.
7. Gave notice of adoption of and Municipal Plan Amendment No. 25-02 by posting the notice as a news and development post on the City's website on the 10th day of March, 2026.
8. Set the 25th day of March, 2026 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 Municipal Plan Amendment No. 25-02 as adopted.

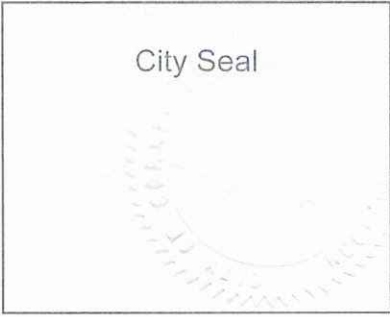
Signed and sealed this 24 day of April, 2026

Mayor:

Linda Chausse

Clerk:

[Signature]



CITY OF CORNER BROOK
MUNICIPAL PLAN AMENDMENT No. 25-02
**AMENDMENT TO THE GENERALIZED FUTURE LAND USE MAP A - RE-
DESIGNATION OF PROPERTIES**

Background

The Planning and Development Department received a series of requests to change land use designations as part of the ongoing Municipal Plan update process. Given the anticipated approval and registration timelines associated with the new Municipal Plan, the requests are being accommodated through amendments to the Generalized Future Land Use Map of the Integrated Municipal Sustainability Plan.

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

55 Premier Drive

- Change from Residential to General Commercial
- Amendment is required to facilitate the expansion of the existing funeral home and extend the parking lot.
- 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

- Change from Open Space to Residential Commercial Mix
- Amendment is required to facilitate the redevelopment of two buildings along a collector road.
- 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

- 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 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

- Change from General Industrial to Residential, and from Residential Commercial Mix to Residential.
- Amendment is required to facilitate redevelopment of residential lots and position the vacant property for residential infill development.
- 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

- Change from Open Space to Residential
- Amendment is required to bring existing use into conformity with the Municipal Plan.
- 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, in the Newfoundland Wire on May 7th, 2025, 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 one written objection to redesignation of 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 2nd, 2026.

Adoption by Council and Public Hearing

In accordance with Section 16 of the Act, Council adopted the Amendment on March 9th, 2026. In accordance with Section 17 of the Act, notice of adoption and tentative public hearing date (March 25th, 2026) was published to 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 13th, 2026.

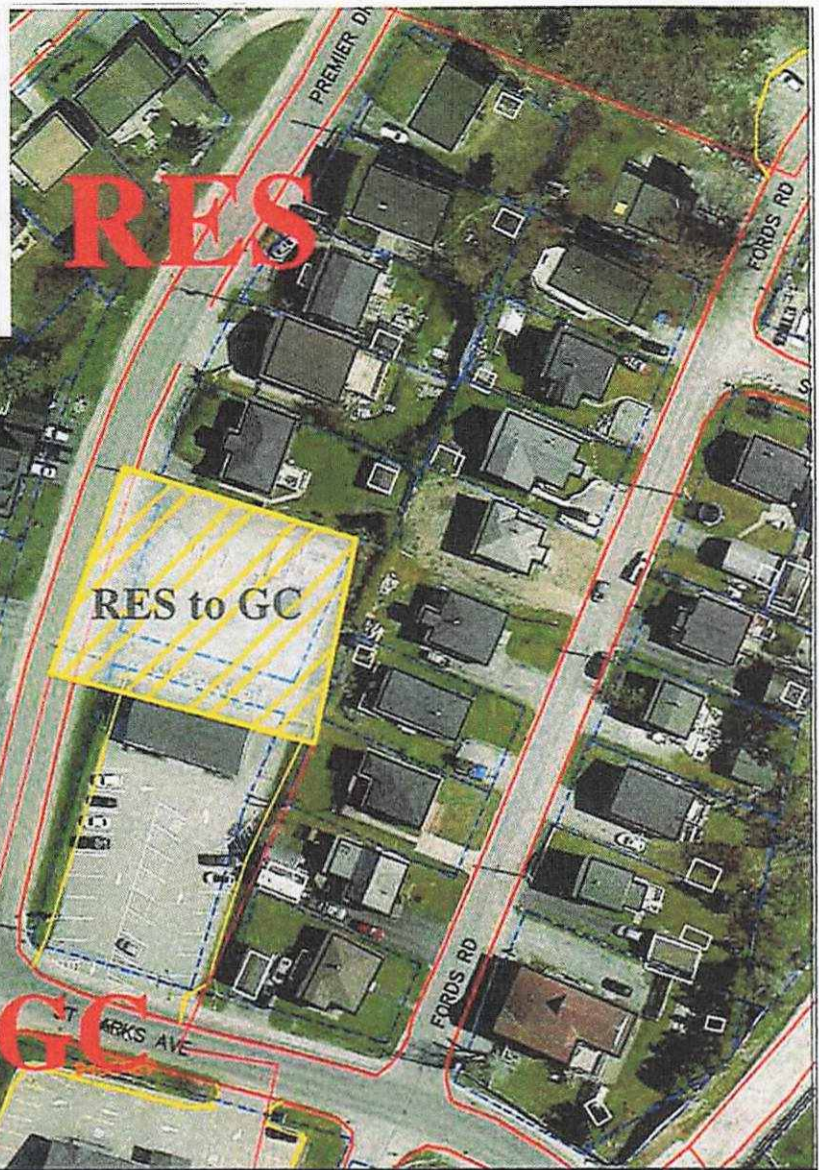
Municipal Plan Amendment No. 25-02

The Corner Brook Integrated Municipal Sustainability Plan is hereby amended by re-designating the following properties as described and as per the attached 'Generalized Future Land Use Map A – Amendment No. 25-02'.

Address / Description	Existing Land Use Designation	Amended Land Use Designation
55 Premier Drive	RES	GC
23 & 27 Humber Road	OS	RCM
Massey Drive / TCH Area	R	LI
Bolands Avenue and Barry Place	GI	RES
	RCM	RES
649 O'Connell Drive	OS	RES

Municipal Plan/Amendment
REGISTERED

Number 1200-0055-2026
Date May 4, 2026
Signature *Sen P. Galt*



LEGEND

ZONING BOUNDARY CHANGE FROM RES TO GC

Land Use Designations

Residential	RES	Shopping Centre	◆	Open Space	◆	Mineral Working	◆
Comprehensive Residential Development Area	ICRDA	Large Scale Commercial	@ £]	Cemetery	◆	Special Management Area	SMA
Townsite Heritage Conservation District	ITHCD	Waterfront Mixed Use	WMU	Environmental Protection	◆		
Downtown	◆	General Industrial	GI	Environmental Conservation	◆		
General Commercial	◆	Light Industrial	◆	Protected Water Supply Area	PWASA		
Residential/Commercial Mix	RCM	Hazardous Industrial	◆	Rural	R		
Highway and Tourist Commercial	HTC	Innovation District	◆	Solid Waste/Scrap Yard	SW/SY		
Community Service	@]						

CITY OF CORNER BROOK

PROJECT TITLE:

INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

DRAWING TITLE:

GENERALIZED FUTURE LAND USE MAPA AMENDMENT NO. 25-02

City of Corner Brook
Community Services Department
Planning Division

DATE: APRIL 2025

SCALE: 1:1250



DESCRIPTION

LAND USE DESIGNATION CHANGE
55 PREMIER DRIVE
FROM RESIDENTIAL 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 Integrated Municipal Sustainability Plan 2012 Map A has been prepared in accordance with the requirements of the Urban and Rural Planning Act.



M.C.I.P. _____

DATE _____

SEAL AND SIGNATURE

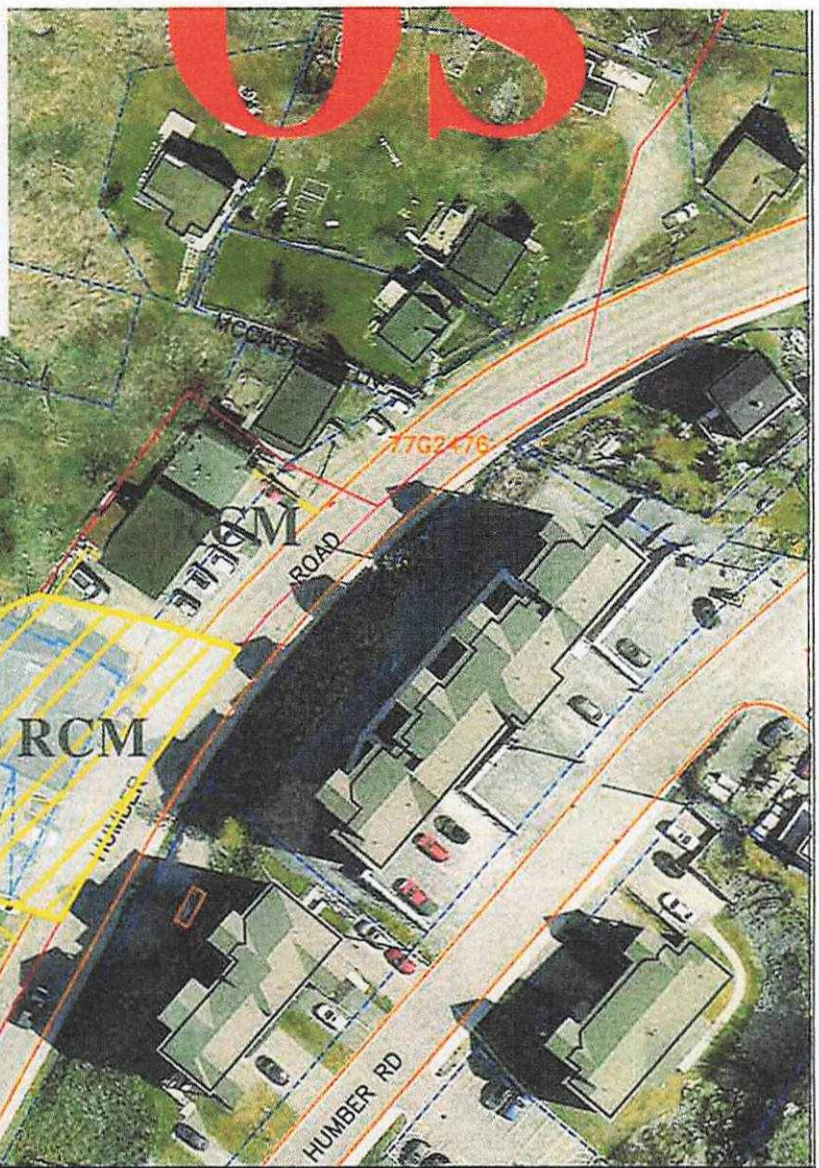
Certified that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map A is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map A approved by the Council of the City of Corner Brook on the 13 day of April, 2026 (month) (year)

MAYOR *Linda Chausson*
CLERK _____
DATE April 20, 2026

(COUNCIL SEAL)

Municipal Plan/Amendment REGISTERED

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



LEGEND

ZONING BOUNDARY

CHANGE FROM OS TO RCM

Land Use Designations

Residential	◆	Shopping Centre	◆	Open Space	◆	Mineral Working	◆
Comprehensive Residential Development Area	<u>ICRDA</u>	Large Scale Commercial	<u>@ £</u>	Cemetery	<u>Q :: J</u>	Special Management Area	<u>SMA</u>
Townsite Heritage Conservation District	<u>THCD</u>	Waterfront Mixed Use	<u>WMU</u>	Environmental Protection	◆		
Downtown	<u>@ : J</u>	General Industrial	<u>GI</u>	Environmental Conservation	◆		
General Commercial	◆	Light Industrial	<u>QQ</u>	Protected Water Supply Area	<u>IPWSA</u>		
Residential/Commercial Mix	<u>RCM</u>	Hazardous Industrial	◆	Rural	<u>R</u>		
Highway and Tourist Commercial	<u>CEr£J</u>	Innovation District	◆	Solid Waste/Scrap Yard	<u>SW/SY</u>		
Community Service	◆						

CITY OF CORNER BROOK

PROJECT TITLE:

INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

DRAWING TITLE:

**GENERALIZED FUTURE LAND USE MAP A
AMENDMENT NO. 25-02**

City of Corner Brook
Community Services Department
Planning Division

DATE: APRIL 2025

SCALE: 1:1250



DESCRIPTION

**LAND USE DESIGNATION CHANGE
23 & 27 HUMBER ROAD
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 A 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 A is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map A approved by the Council of the City of Corner Brook on the 13 day of April, 2026 (month) (year)

MAYOR Judith Chausson

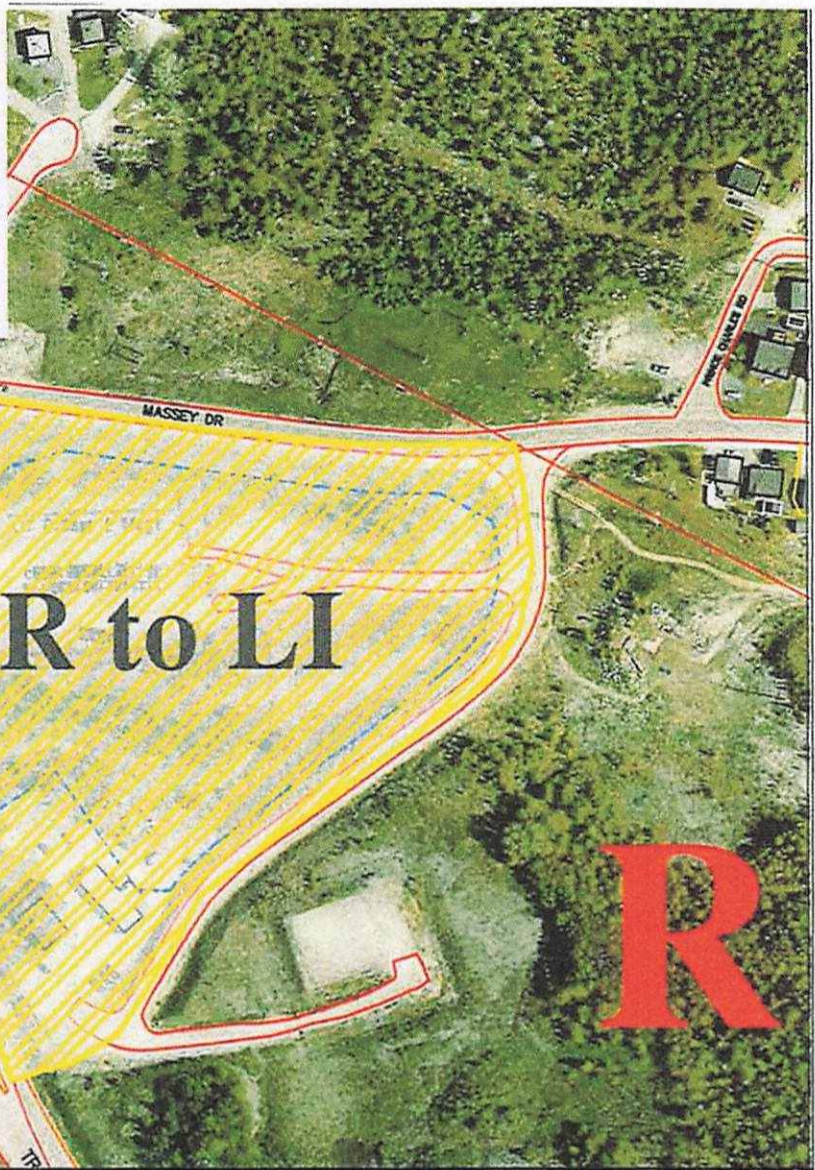
CLERK [Signature]

DATE April 20, 2026

(COUNCIL SEAL)

Municipal Plan/Amendment
REGISTERED

Number 1200-0055-2026
Date May 4, 2026
Signature Sen P. B. [Signature]



LEGEND		ZONING BOUNDARY	CHANGE FROM R TO LI
<u>Land Use Designations</u>			
Residential		Shopping Centre	Open Space
Comprehensive Residential Development Area	[CRDA]	Large Scale Commercial	Cemetery
Townsite Heritage Conservation District	[THCD]	Waterfront Mixed Use	[VMU]
Downtown	[@=]	General Industrial	[GI]
General Commercial		Light Industrial	[QC]
Residential/Commercial Mix	[RCM]	Hazardous Industrial	[QQ]
Highway and Tourist Commercial	[HTC]	Innovation District	
Community Service			
			[IPWSA]
			[R]
			[SWSY]
			[SMA]

CITY OF CORNER BROOK

PROJECT TITLE
INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

DRAWING TITLE
GENERALIZED FUTURE LAND USE MAPA AMENDMENT NO. 25-02

City of Corner Brook
Community Services Department
Planning Division

DATE: APRIL 2025

SCALE: 1:2500

DESCRIPTION

LAND USE DESIGNATION CHANGE
TCH - MASSEY DRIVE AREA
FROM RURAL TO LIGHT INDUSTRIAL

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

M.C.I.P. _____
DATE _____



SEAL AND SIGNATURE

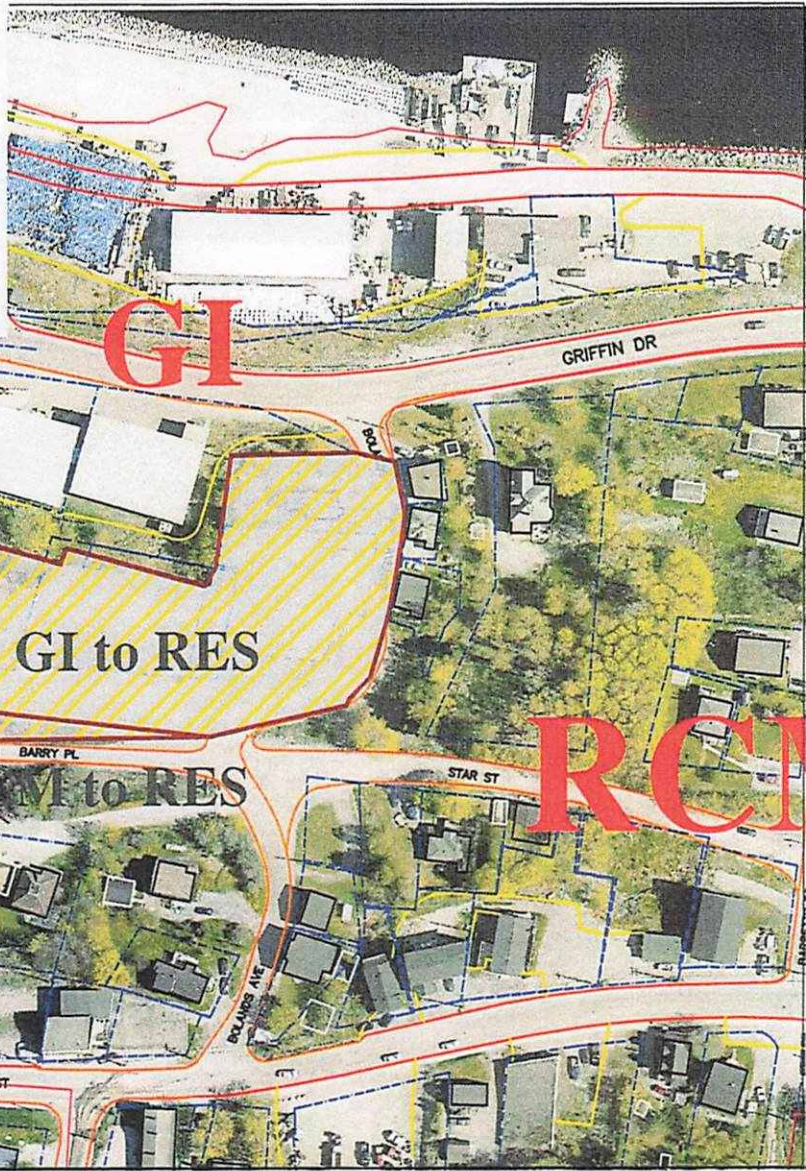
Certified that this City of Corner Brook Integrated Municipal Sustainability Plan 2012, Map A is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map A approved by the Council of the City of Corner Brook on the 13 day of April, 2026 (month) (year)

MAYOR Judith Chausson
CLERK [Signature]
DATE April 20, 2026

(COUNCIL SEAL)

Municipal Plan/Amendment
REGISTERED

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



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

CITY OF CORNER BROOK

PROJECT TITLE:
INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

DRAWING TITLE:
GENERALIZED FUTURE LAND USE MAP A AMENDMENT NO. 25-02

City of Corner Brook
Community Services Department
Planning Division

DATE: JULY 2025

SCALE: 1:2500

DESCRIPTION

LAND USE DESIGNATION CHANGE BOLANDS AVE / BARRY PLACE FROM GENERAL INDUSTRIAL TO RESIDENTIAL & RESIDENTIAL COMMERCIAL MIX TO RESIDENTIAL

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

MAYOR Jurda Chausson
CLERK [Signature]
DATE April 20, 2026

(COUNCIL SEAL)

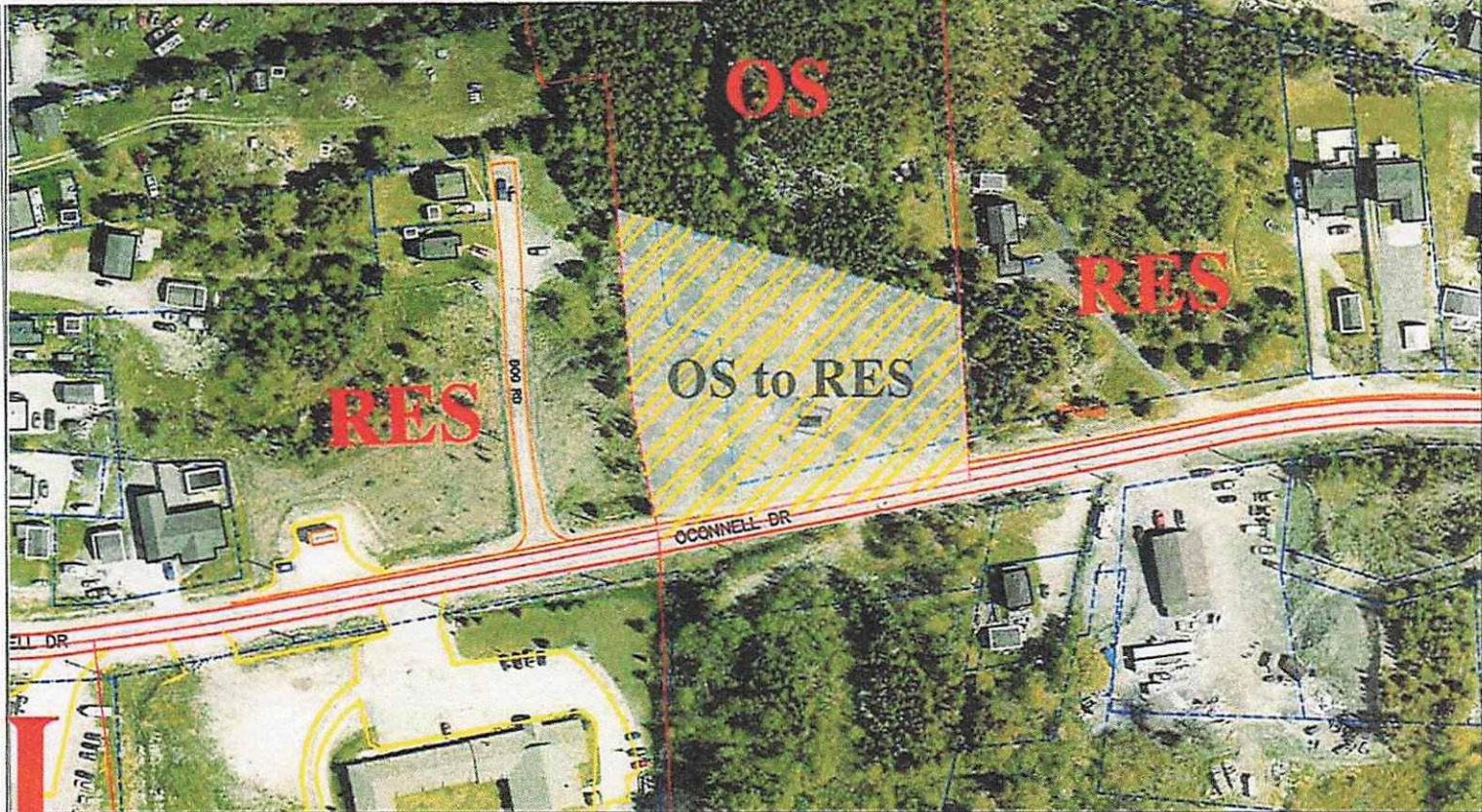


Municipal Plan/Amendment
REGISTERED

Number 12-00-0055-2026

Date May 4, 2026

Signature [Handwritten Signature]



LEGEND



ZONING BOUNDARY



CHANGE FROM OS TO RES

Land Use Designations

Residential		Shopping Centre	@ =]	Open Space	@]	Mineral Working	
Comprehensive Residential Development Area	[CROA]	Large Scale Commercial		Cemetery		Special Management Area	[SMA]
Townsite Heritage Conservation District	[ITHCD]	Waterfront Mixed Use	[WMU]	Environmental Protection			
Downtown		General Industrial	[GI]	Environmental Conservation			
General Commercial		Light Industrial	QC]	Protected Water Supply Area	[PWSA]		
Residential/Commercial Mix	[RCM]	Hazardous Industrial	CB!:]	Rural	[R]		
Highway and Tourist Commercial		Innovation District		Solid Waste/Scrap Yard	[SW/SY]		
Community Service							

CITY OF CORNER BROOK

PROJECT TITLE:

INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

DRAWING TITLE:

GENERALIZED FUTURE LAND USE MAPA AMENDMENT NO. 25-02

City of Corner Brook
Community Services Department
Planning Division

DATE: APRIL 2025

SCALE: 1:1250



DESCRIPTION

LAND USE DESIGNATION CHANGE
649 O'CONNELL DRIVE
FROM OPEN SPACE TO RESIDENTIAL

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

MAYOR - [Handwritten Signature]

CLERK _____
DATE April 20, 2026

(COUNCIL SEAL)