

Land Available within City of Corner Brook



Legend:

- Land Available for Development
- Land Use Designations

Flood Risk Extents

- Current condition (1:20 Year)
- Current condition (1:100 Year)
- Climate change (1:20 Year)
- Climate change (1:100 Year)

Please note that this information may not be fully accurate, it is up to purchaser/developer to check for accuracy of this information.

For more information, contact the City of Corner Brook's Land Management Department at (709) 637 1544 or BDuffy@CornerBrook.com.

Location and Land Identifiers:

ID: 7326
Parcel ID: 194252
Civic Address: Gillams Road
Ownership: City

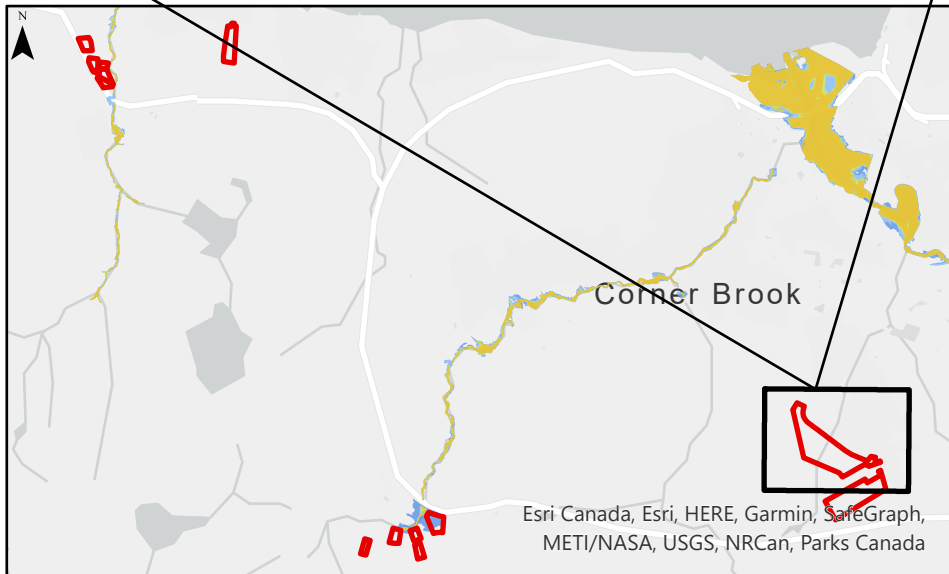
Land Usage and Details:

Usage: Residential
Zone(s): Comprehensive Residential Development Area (CRDA) and Rural (R)
Water Available: Yes
Sewer Available: Yes
Property Concerns: Located in 2 zones, may require rezoning. Only has 1 access off of property and power lines run through middle of property.
Power:
Price:

Approximate Measurements:

These measurements are not exact and should only be used as an estimate.

Area (meters squared): 96,074
Area (Acreage): 24
Frontage (meters): 700
Depth (meters): 180
Perimeter (meters): 1,824



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For more information, contact the City of Corner Brook's Land Management Department at (709) 637 1544 or BDuffy@CornerBrook.com.

Location and Land Identifiers:

ID: 7392

Parcel ID:

Civic Address: O'Connell Dr

Ownership: City

Land Usage and Details:

Usage: Residential

Zone(s): Residential Medium Density (RMD) and Open Space (OS)

Water Available: Yes

Sewer Available: Yes

Property Concerns: Steep slopes in back of property, located in 2 zones and may require rezoning. Access off O'Connell Dr requires Gov NL department of transportation and infrastructure approval.

Power:

Price:

Approximate Measurements:

These measurements are not exact and should only be used as an estimate.

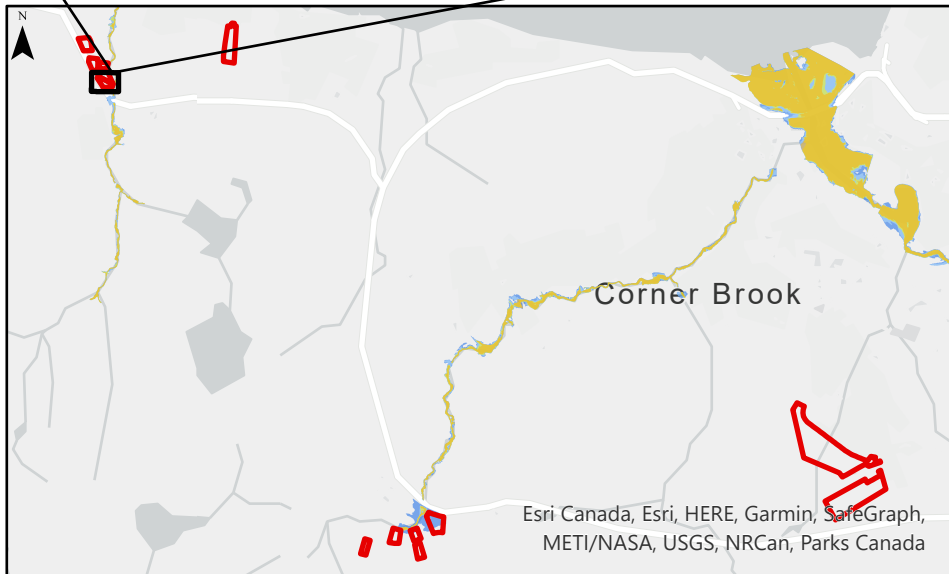
Area (meters squared): 4,313

Area (Acreage): 1

Frontage (meters): 14

Depth (meters): 90

Perimeter (meters): 294



Date: November 15, 2022
 Projection: NAD83 MTM3



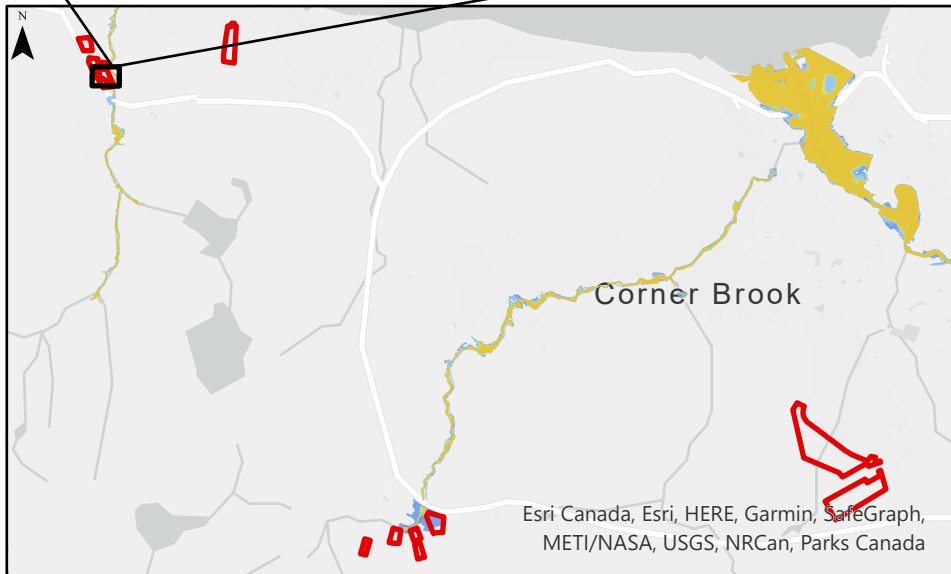
Online Map, www.arcg.is/0j9WrX









Land Available within City of Corner Brook



Scale: 1:1,500



Scale: 1:80,000

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Flood Risk Extents	
	Current condition (1:20 Year)
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Location and Land Identifiers:

ID: 7393

Parcel ID: 046447

Civic Address: Hilliards Road

Ownership: City

Land Usage and Details:

Usage: Residential

Zone(s): Residential Medium Density (RMD)

Water Available: No

Sewer Available: Yes

Propety Concerns: Steep slopes in back of property, located in 2 zones and may require rezoning.

Power:

Price:

Approximate Measurements:

These measurements are not exact and should only be used as an estimate.

Area (meters squared): 5,332

Area (Acreage): 1

Frontage (meters): 55

Depth (meters): 70

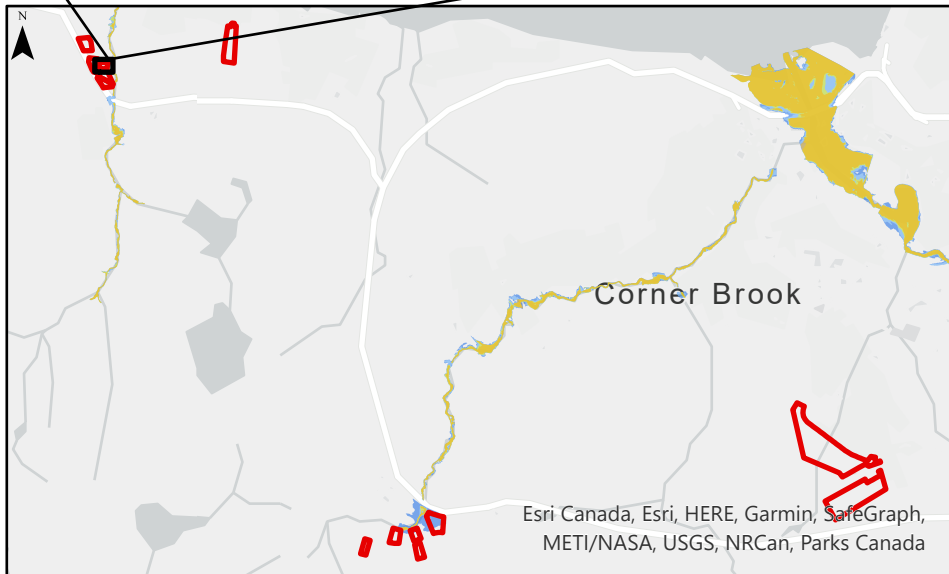
Perimeter (meters): 333



Land Available within City of Corner Brook



Scale: 1:1,000



Scale: 1:80,000

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Location and Land Identifiers:

ID: 7394

Parcel ID: 046445

Civic Address: Hilliards Road

Ownership: City

Land Usage and Details:

Usage: Residential

Zone(s): Residential Medium Density (RMD)

Water Available: Yes

Sewer Available: Yes

Property Concerns: Steep slopes in back of property, located in 2 zones and may require rezoning.

Power:

Price:

Approximate Measurements:

These measurements are not exact and should only be used as an estimate.

Area (meters squared): 2,532

Area (Acreage): 1

Frontage (meters): 43

Depth (meters): 60

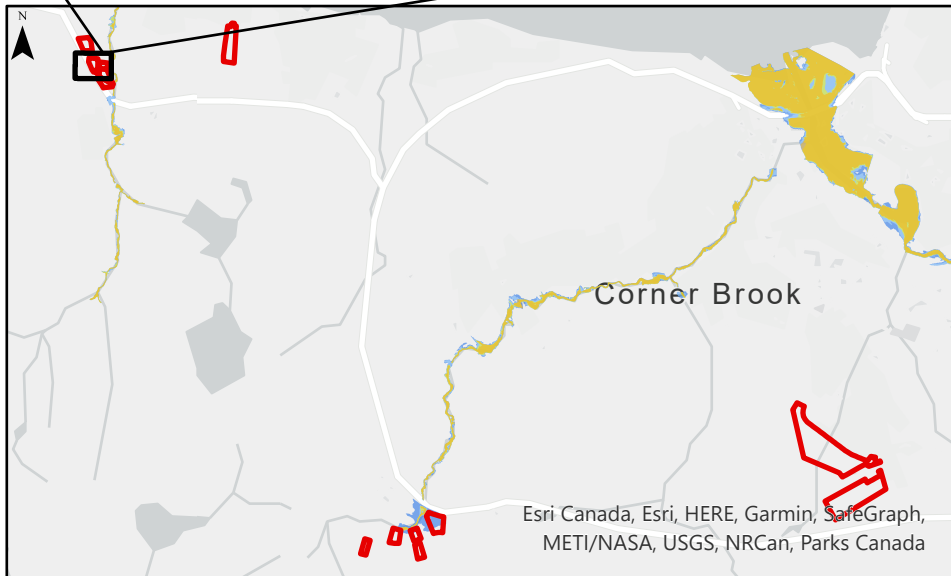
Perimeter (meters): 202



Land Available within City of Corner Brook



Scale: 1:2,000



Scale: 1:80,000

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For more information, contact the City of Corner Brook's Land Management Department at (709) 637 1544 or BDuffy@CornerBrook.com.

Location and Land Identifiers:

ID: 7395

Parcel ID: 046429

Civic Address: Hilliards Road

Ownership: City

Land Usage and Details:

Usage: Residential

Zone(s): Residential Medium Density (RMD)

Water Available: Yes

Sewer Available: Yes

Propety Concerns: Access off O'Connell Dr requires Gov NL department of transporation and infrastructure approval.

Power:

Price:

Approximate Measurements:

These measurements are not exact and should only be used as an estimate.

Area (meters squared): 4,923

Area (Acreage): 1

Frontage (meters): 106

Depth (meters): 61

Perimeter (meters): 323

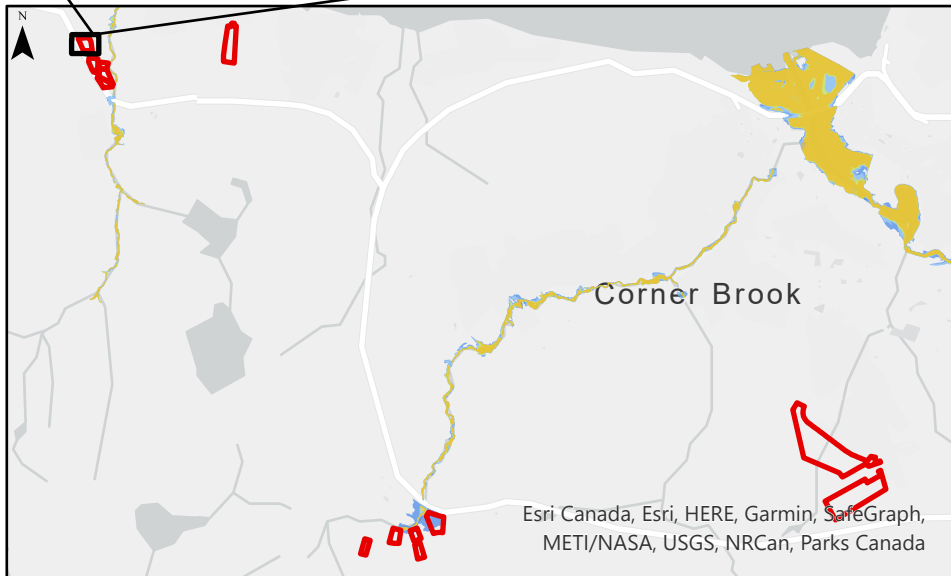


Land Available within City of Corner Brook









Scale: 1:1,500

Esri Canada, Pictometry International



Scale: 1:80,000

Esri Canada, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, NRCAN, Parks Canada

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Location and Land Identifiers:

ID: 7428

Parcel ID: 047919

Civic Address: O'Connell Drive

Ownership: City

Land Usage and Details:

Usage: Residential

Zone(s): Comprehensive Residential Development Area (CRDA)

Water Available: Yes

Sewer Available: No

Property Concerns: May require rezoning. No sewer, may require new easement to install sewer services. Access off O'Connell Dr requires Gov NL department of transportation and infrastructure approval.

Power:

Price:

Approximate Measurements:

These measurements are not exact and should only be used as an estimate.

Area (meters squared): 6,398

Area (Acreage): 2

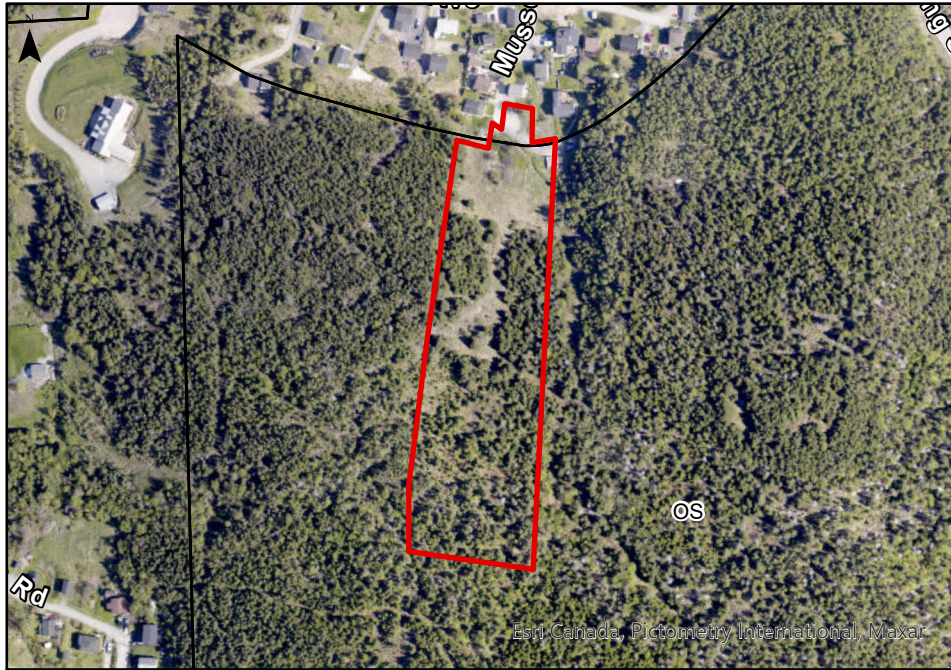
Frontage (meters): 91

Depth (meters): 74

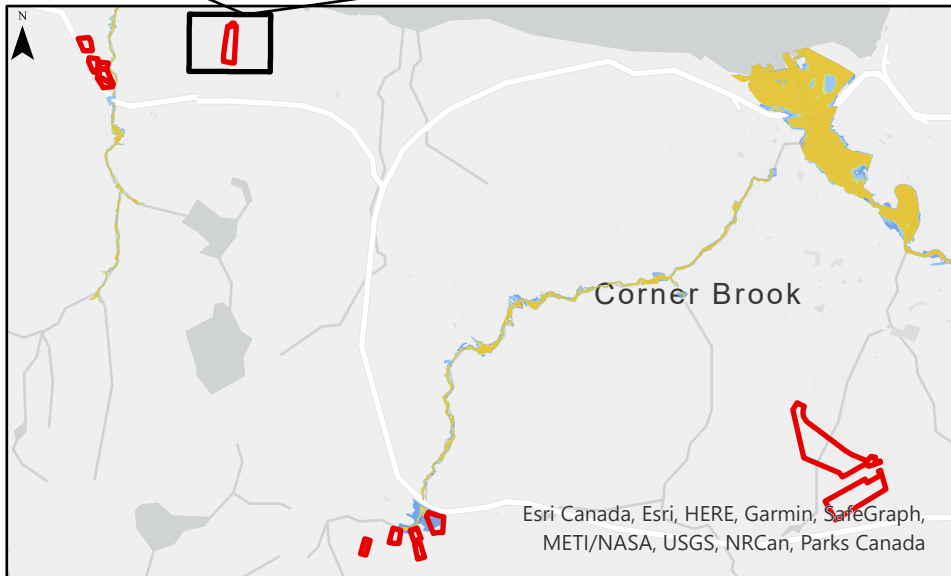
Perimeter (meters): 323



Land Available within City of Corner Brook



Scale: 1:4,500



Scale: 1:80,000

Land Available for Development
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 Current condition (1:100 Year)
 Climate change (1:20 Year)
 Climate change (1:100 Year)

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For more information, contact the City of Corner Brook's Land Management Department at (709) 637 1544 or BDuffy@CornerBrook.com.

Location and Land Identifiers:

ID: 7467

Parcel ID: 047623

Civic Address: Musseau's Avenue

Ownership: City

Land Usage and Details:

Usage: Residential

Zone(s): Open Space (OS)

Water Available: No

Sewer Available: Yes

Propety Concerns: Only one access to property, possible steep slopes on property. Services may be difficult to install.

Power:

Price:

Approximate Measurements:

These measurements are not exact and should only be used as an estimate.

Area (meters squared): 17,752

Area (Acreage): 4

Frontage (meters): 59

Depth (meters): 246

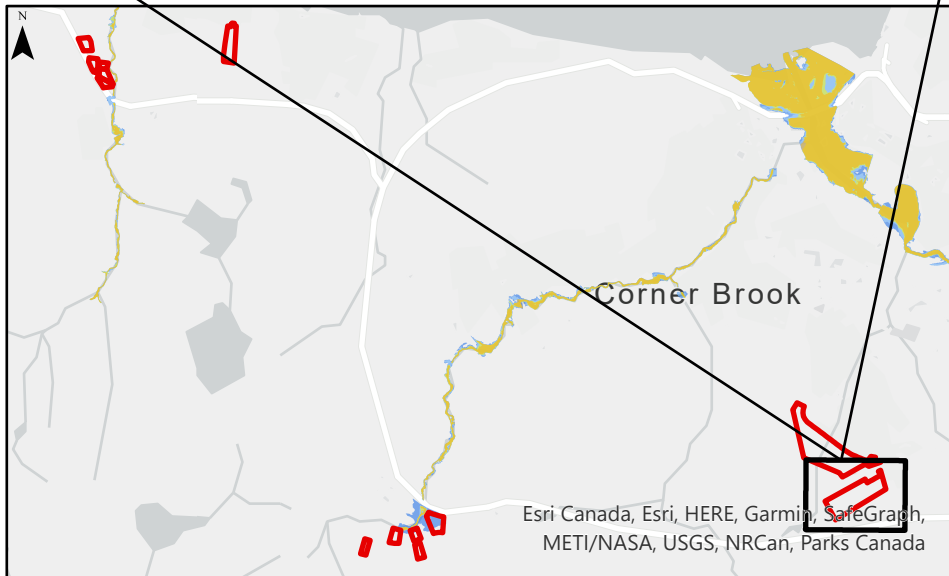
Perimeter (meters): 686









Land Available within City of Corner Brook



Scale: 1:5,500



Scale: 1:80,000

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	Current condition (1:100 Year)
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	Climate change (1:100 Year)

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For more information, contact the City of Corner Brook's Land Management Department at (709) 637 1544 or BDuffy@CornerBrook.com.

Location and Land Identifiers:

ID: 8166

Parcel ID:

Civic Address: Gillam's Road

Ownership: City

Land Usage and Details:

Usage: Residential

Zone(s): Residential Medium Density (RMD), Comprehensive Residential Development Area (CRDA) and Environmental Protection (EP)

Water Available: Yes

Sewer Available: Yes

Property Concerns: Water servicing may be an issue due to elevations, may be above water tank. Located in 3 zones, may require rezoning.

Power:

Price:

Approximate Measurements:

These measurements are not exact and should only be used as an estimate.

Area (meters squared): 56,860

Area (Acreage): 14

Frontage (meters): 50

Depth (meters): 138

Perimeter (meters): 1,201



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For more information, contact the City of Corner Brook's Land Management Department at (709) 637 1544 or BDuffy@CornerBrook.com.

Location and Land Identifiers:

ID: 5367

Parcel ID:

Civic Address: 24 Lundrigan Dr

Ownership: City

Land Usage and Details:

Usage: Commerical

Zone(s): General Industrial (GI)

Water Available: Yes

Sewer Available: Yes

Propety Concerns: Property above road grade

Power: 2 Phase with 3 Phase in Sections

Price: \$23,500 to \$32,500 per Acre

Approximate Measurements:

These measurements are not exact and should only be used as an estimate.

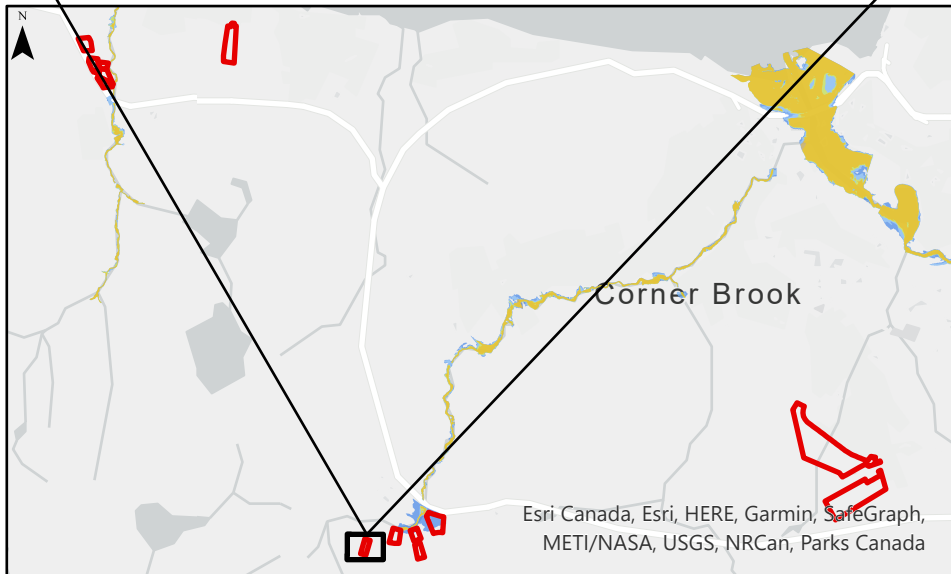
Area (meters squared): 4,140

Area (Acreage): 1

Frontage (meters):

Depth (meters):

Perimeter (meters): 291



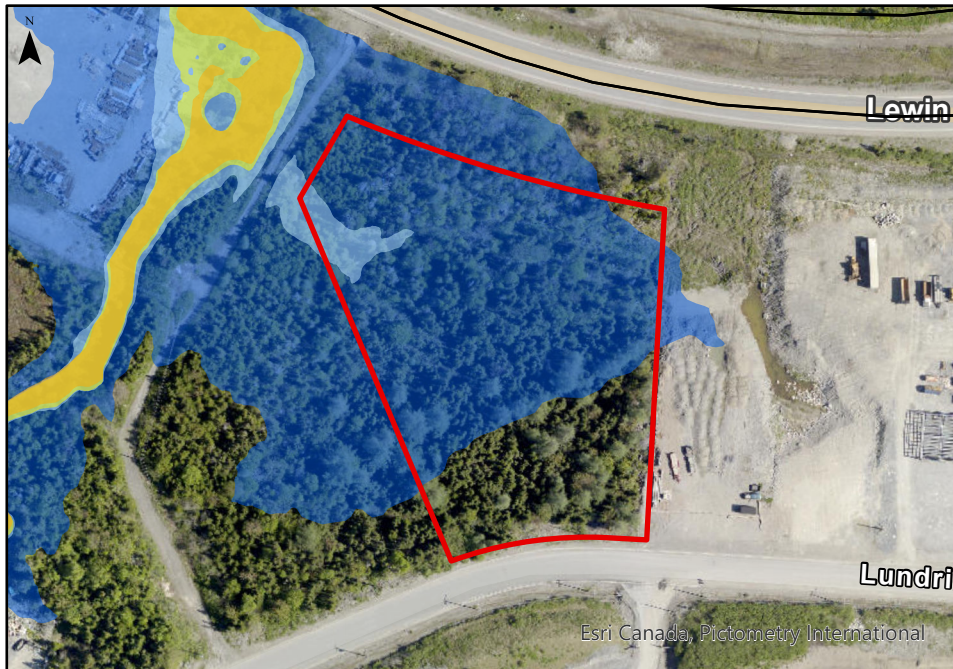
Date: November 15, 2022
Projection: NAD83 MTM3



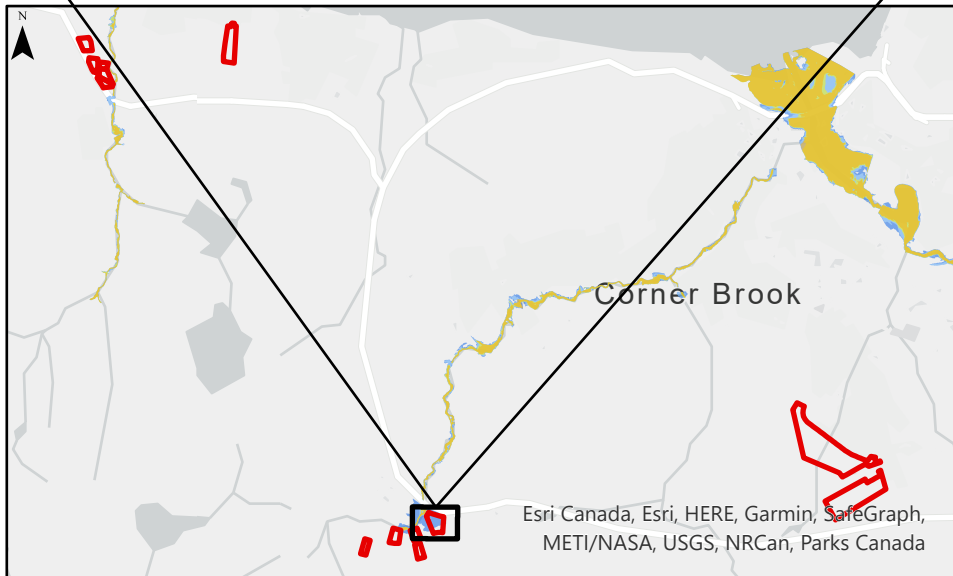
Online Map, www.arcg.is/0j9WrX



Land Available within City of Corner Brook



Scale: 1:2,500



Scale: 1:80,000

Land Available for Development
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Flood Risk Extents
 Current condition (1:20 Year)
 Current condition (1:100 Year)
 Climate change (1:20 Year)
 Climate change (1:100 Year)

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For more information, contact the City of Corner Brook's Land Management Department at (709) 637 1544 or BDuffy@CornerBrook.com.

Location and Land Identifiers:

ID: 7164

Parcel ID:

Civic Address: 49 Lundrigan Dr

Ownership: City

Land Usage and Details:

Usage: Commerical

Zone(s): General Industrial (GI)

Water Available: Yes

Sewer Available: Yes

Propety Concerns: Property below road grade and located in 1-100 year flood grade. Will require water resources approval to develop

Power: 2 Phase with 3 Phase in Sections

Price: \$23,500 to \$32,500 per Acre

Approximate Measurements:

These measurements are not exact and should only be used as an estimate.

Area (meters squared): 11,934

Area (Acreage): 3

Frontage (meters):

Depth (meters):

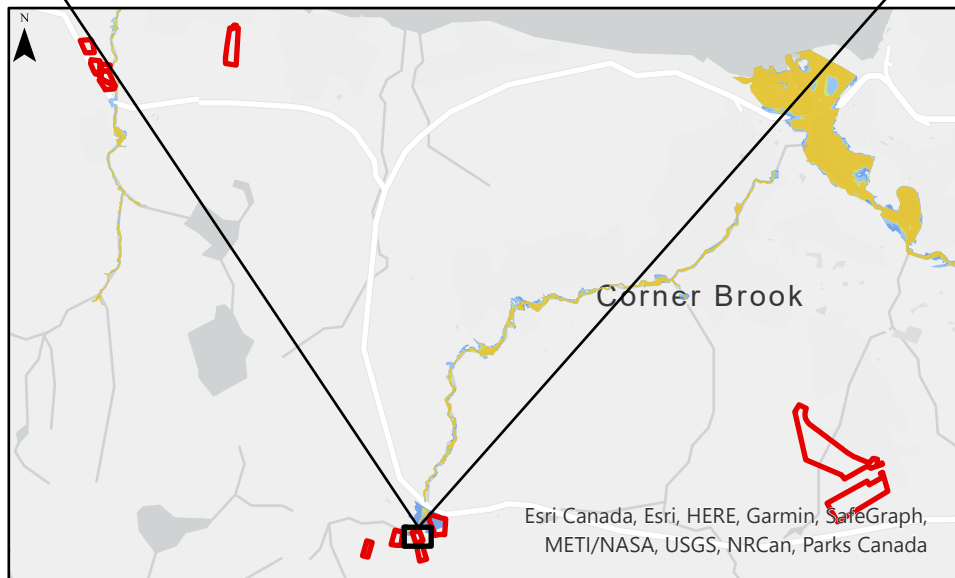
Perimeter (meters): 446



Land Available within City of Corner Brook



Scale: 1:1,500



Scale: 1:80,000

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- Climate change (1:100 Year)

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For more information, contact the City of Corner Brook's Land Management Department at (709) 637 1544 or BDuffy@CornerBrook.com.

Location and Land Identifiers:

ID: 7167

Parcel ID:

Civic Address: 39 Lundrigan Dr

Ownership: City

Land Usage and Details:

Usage: Commercial

Zone(s): General Industrial (GI)

Water Available: Yes

Sewer Available: Yes

Property Concerns: Property partially in 1-100 year flood zone and below road grade

Power: 2 Phase with 3 Phase in Sections

Price: \$23,500 to \$32,500 per Acre

Approximate Measurements:

These measurements are not exact and should only be used as an estimate.

Area (meters squared): 4,052

Area (Acreage): 1

Frontage (meters):

Depth (meters):

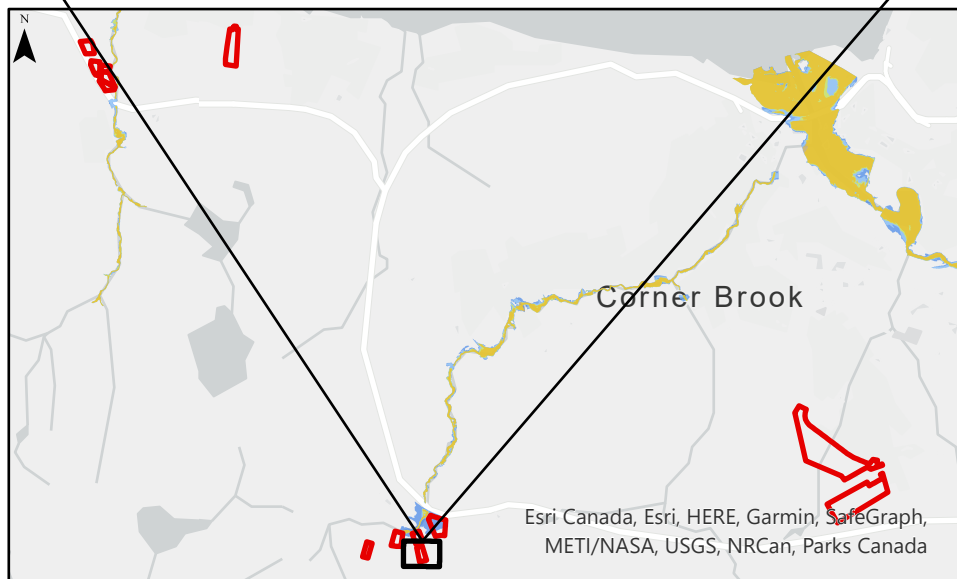
Perimeter (meters): 259



Land Available within City of Corner Brook



Scale: 1:2,000



Scale: 1:80,000

	Land Available for Development
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Flood Risk Extents	
	Current condition (1:20 Year)
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	Climate change (1:20 Year)
	Climate change (1:100 Year)

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For more information, contact the City of Corner Brook's Land Management Department at (709) 637 1544 or BDuffy@CornerBrook.com.

Location and Land Identifiers:

ID: 8757

Parcel ID:

Civic Address: 40 Lundrigan Dr

Ownership: City

Land Usage and Details:

Usage: Commerical

Zone(s): General Industrial (GI)

Water Available: Yes

Sewer Available: Yes

Propety Concerns: Light pole and fire hydrant located in front of property

Power: 2 Phase with 3 Phase in Sections

Price: \$23,500 to \$32,500 per Acre

Approximate Measurements:

These measurements are not exact and should only be used as an estimate.

Area (meters squared): 4,625

Area (Acreage): 1

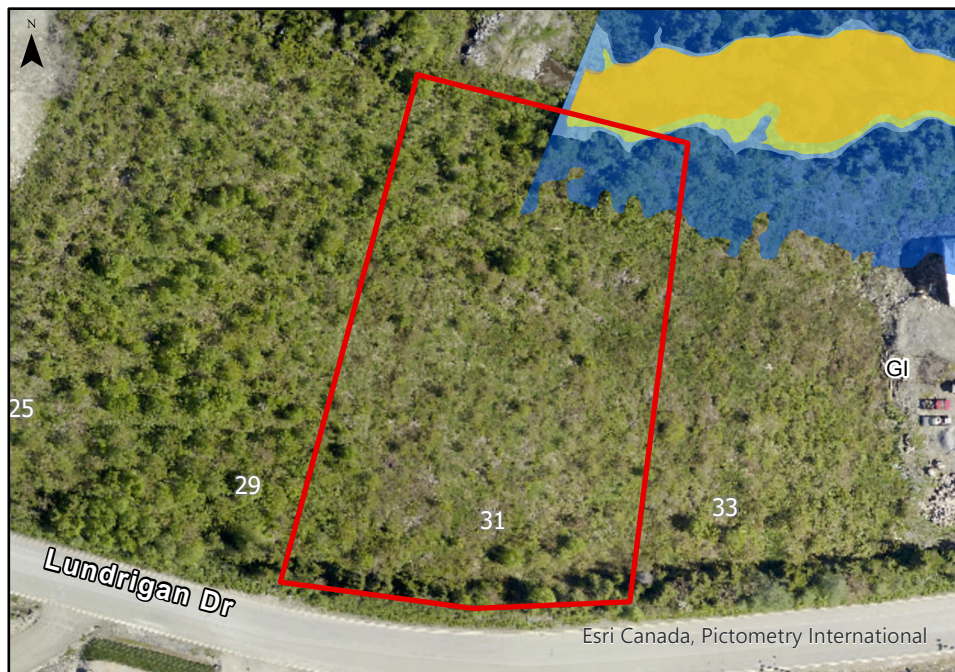
Frontage (meters):

Depth (meters):

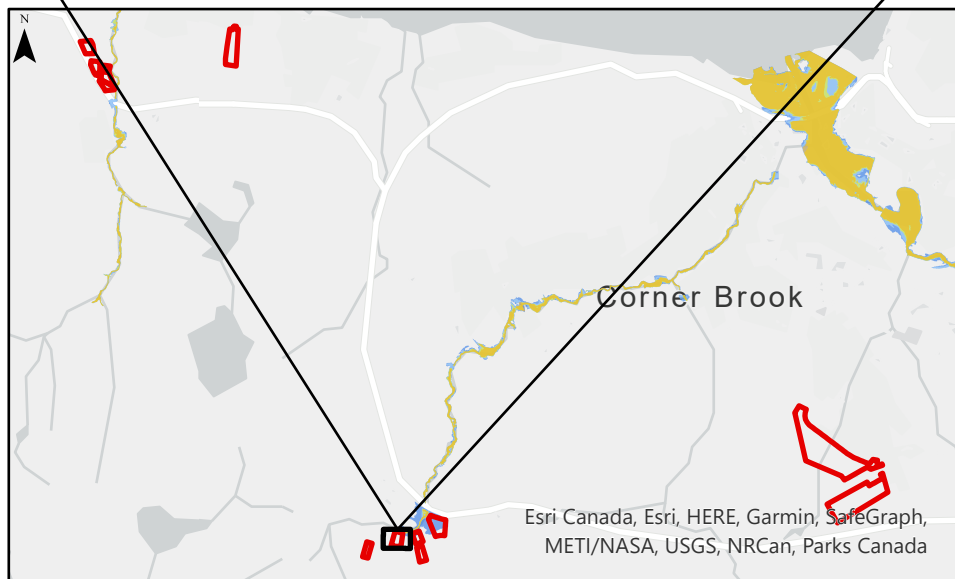
Perimeter (meters): 296





Land Available within City of Corner Brook







Scale: 1:1,500



Scale: 1:80,000

 Land Available for Development
 Land Use Designations

Flood Risk Extents

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-  Current condition (1:100 Year)
-  Climate change (1:20 Year)
-  Climate change (1:100 Year)

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For more information, contact the City of Corner Brook's Land Management Department at (709) 637 1544 or BDuffy@CornerBrook.com.

Location and Land Identifiers:

ID: 8758

Parcel ID:

Civic Address: 31 Lundrigan Dr

Ownership: City

Land Usage and Details:

Usage: Commercial

Zone(s): General Industrial (GI)

Water Available: Yes

Sewer Available: Yes

Property Concerns: Property below road grade and partially in 1-100 year flood zone

Power: 2 Phase with 3 Phase in Sections

Price: \$23,500 to \$32,500 per Acre

Approximate Measurements:

These measurements are not exact and should only be used as an estimate.

Area (meters squared): 6,172

Area (Acreage): 2

Frontage (meters):

Depth (meters):

Perimeter (meters): 321

