

BUDGET 2025





Front Row Left - Right: Mayor Jim Parsons, Deputy Mayor Linda Chaisson

Back Row Left - Right: Councillor Charles Pender, Councillor Pam Keeping,
Councillor Bill Griffin, Councillor Pamela Gill and Councillor Vaughn Granter

Introduction

Mister Mayor, I hereby present the proposed 2025 budget for the City of Corner Brook.

Before we begin, let us pause for a moment of silence in respect to the passing of our City Manager, Rodney Cumby, earlier this year. His contributions to our community will always be remembered.

As a municipal government, our primary responsibility is to present a balanced budget that reflects our commitment to providing essential services to our residents. These services include road maintenance, garbage collection, snow clearing, law enforcement, water and sewer services, and fire protection—each of which plays a vital role in the daily lives of our citizens.

The 2025 budget is a forward-looking document, carefully crafted within our core mandate of fiscal responsibility. As we near the end of our current term, the budget process has provided us with an opportunity to reflect on our achievements, the challenges we've faced, and the ways in which we have stayed true to our commitment of delivering high-quality services for our residents.

Mister Mayor, while inflation has shown signs of subsiding in recent months, the cost of basic necessities remains elevated. This has undoubtedly impacted our ability to maintain the same level of service but at higher costs. As a city, we acknowledge that our residents, too, are managing their own financial pressures under these circumstances.

In this light, Council has been diligent in scrutinizing this budget, ensuring that we are making the most efficient use of the tax dollars entrusted to us by the people of Corner Brook.

[New Developments and Growth in Corner Brook](#)

Mister Mayor, one of the most significant milestones in our city in 2024 was the opening of the brand-new regional hospital, the Western Memorial Regional Hospital, a \$750 million, world-class healthcare facility. This long-awaited addition that will serve the western region of Newfoundland is expected to attract healthcare professionals from around the world. Recently, we welcomed over 60 nurses and their families from India. With this growing influx to the working force of Corner Brook, both temporary and permanent, the city must continue to align its infrastructure and resources accordingly.

In early 2025, we are also excited to see the opening of our new recreational centre. This \$27 million, state-of-the-art facility will feature a competitive and leisure pool, a fully equipped gym, and a daycare centre. It will be a tremendous asset to our community, promoting health, wellness, and recreation for all residents.

[Housing and Development](#)

Mister Mayor, 2024 saw significant growth in our city, particularly in the area of residential development. New multi-unit buildings have been constructed, helping to address the growing demand for housing and increasing density within our urban core. The downtown area, in particular, continues to be a focal point for development, and the City remains committed to supporting growth through infill activity rather than increased sprawl. By growing “up, instead of out” the City is

better positioned to provide modern services while remaining fiscally sustainable for decades to come.

Affordable housing remains a significant concern for many of our families. While Corner Brook is not experiencing the same level of housing crisis as other parts of the country, we are not immune to these pressures.

This year, the City has committed to donate parcels of City-owned land to support community partners on projects to construct and run new supportive housing. We hope that they secure the necessary funds and resources to start these important projects. And, after lobbying our provincial government to address a number of dilapidated and vacant apartments in the Crestview Avenue area, we were pleased to hear of a commitment by NLHC to replace these units with 50 new units in the next 2 years.

We are seeing renewed interest in development in some of our more traditional medium density subdivisions as well, with homes being constructed at the top of Wheeler's Road, the new development on Pratt Street and the Parkway Heights subdivision.

Capital Works

Mister Mayor, it has been a busy year for capital works. We've seen the completion of the Mount Bernard reconstruction. This \$12M rebuild was necessary to facilitate our new hospital. It was a significant disruption for local residents these last two construction seasons, but the end result is worth it.

The Curling Street Retaining Wall project is just wrapping up. This project was necessary to ensure that important thoroughfare will remain structurally sound for

years to come. We are appreciative of residents' patience during this protracted development.

We've also completed major projects; building a retaining wall on Old Humber Road, reconfiguring the intersection of McLeod's and O'Connell, and making major repairs to the storm sewer in Petrie's.

Mister Mayor, this year saw the completion of the second phase of the 13km off-road walking and biking trail along our waterfront, known as the Trans-Canada Trail or the Great Trail. This pathway is a gem for recreation and active transportation users in our city. I encourage everyone to get out and try it.

This fall, work began on a major storm sewer project at Deep Gulch Brook. This project will continue into the next construction season.

Looking ahead to 2025, we'll see an intersection rebuild at Elizabeth and O'Connell along with the reconfiguration of the intersection below the Corner Brook Plaza on Confederation Drive.

We are still eagerly awaiting a new Federal/Provincial infrastructure program to replace the Investing in Canada Infrastructure Program, which expired in 2023.

Tourism

Mister Mayor, this year we saw a record number of port calls in Corner Brook, bringing close to 75,000 passengers and crew to our shores. Of these 36 port calls, 8 were inaugural visits to our city. The economic impact of this influx could be well over \$15 million. As we look to 2025, we anticipate another excellent year for cruise and the off-shoot economic value it creates for tour operators, hospitality providers and retailers.

The 10-day Jigs and Wheels Festival supported more than 30 local organizations and businesses and saw thousands gather to enjoy music, car shows, Ribfest and ATV rides. For 2025, we plan to increase funding for the festival to secure a high-profile headliner, enhancing its appeal to both locals and out-of-province tourists.

Sport tourism continues to flourish in the city. This past year, we've welcomed the U18 Women's Hockey Atlantics and the U18 Men's Baseball Atlantics, among other large tournaments. These events bring hundreds of people and tens of thousands of dollars into our local economy.

The City continues to support the Strategic Tourism for Areas and Regions project to build the tourism product for the Bay of Islands and Humber region. Currently, we are working to develop a brand and marketing plan for the region with our stakeholders and municipal partners. In addition, in 2025 we will see the development of new hiking and biking trails for this area, further establishing the Bay of Islands as a marquee tourist destination.

Health and Wellness

Mister Mayor, 2025 will see one of our largest investments into making Corner Brook a happy and healthy community. Over the last two years we have been transforming our recreation department as we anticipate the opening of our new regional recreation and aquatics centre. This transformation not only involves hiring the right positions to administer our new facility, but also enables the City to create new recreation programming.

Recreation is no longer just about ball fields and ice rinks, it's about programming that encourages fitness, provides social opportunities for seniors and focuses on creating inclusive environments so everyone in our community can live healthier

lives. For example, we're currently working with parents and community partners to establish an inclusive play area for autistic and neurodivergent children.

We can't control health care services, but the City can definitely contribute to our residents health through the work we do.

Inclusive Community

Mister Mayor, making our community accessible and inclusive is an important goal of City Hall. We continue to devote resources to ensure our built environment, our programs, and our policies work for everyone. With the help of our community partners, we recently developed an Accessibility Plan for the City of Corner Brook. This plan will guide us for years to come, but more importantly, it serves as a reminder to incorporate accessibility in everything we do.

Transit

Mister Mayor, public transportation is crucial to ensuring equitable access to opportunities in our community. Working with our bussing contractor, we are introducing two new buses with larger capacities to accommodate the growing demand in our city. In addition, we've just completed a study on accessible transit and we're currently considering options to make that service a reality in 2025.

Public Works

Mister Mayor, the City's commitment to maintaining our infrastructure remains steadfast. We have invested in new equipment, such as an asphalt reclaimer and a new snowblower, to help maintain our roadways and clear snow more efficiently. Additionally, significant improvements have been made to stormwater management and curb infrastructure across Corner Brook.

Looking ahead, we will continue to invest in upgrading our snow clearing fleet to ensure that our streets remain safe and accessible during the winter months.

Mister Mayor, maintaining the integrity of our water and wastewater systems is a top priority. In 2024, the City made significant investments in chemical costs to ensure that Corner Brook continues to provide some of the cleanest drinking water in the country. These chemical costs are projected to rise even more in 2025. To offset these rising costs, we are introducing a modest increase in the water and wastewater annual unit charges for residential and commercial users—\$20 for residents and \$30 for commercial users. This increase, while necessary, does not fully cover the rising costs of water treatment chemicals, but it is essential for maintaining the quality and sustainability of our water resources.

[Budget Overview](#)

Mister Mayor, the City continues to remain fiscally sound. Through responsible asset and financial management, the City will meet the challenge of providing core services while addressing emerging needs.

Regarding debt servicing, we are pleased to report a decrease in debt servicing costs by \$1.7 million, thanks to the settlement of existing debt in 2024. New debt financing has been budgeted to account for upcoming capital needs in 2025.

Mister Mayor, the total proposed budget for 2025 is \$41.9 million, representing a 6.9% increase in expenditures. However, if we exclude the operational costs of the new recreational centre, the increase is a more modest 2.37%.

In terms of revenue, 79% of our funds come from property taxes, business taxes, and water and sewer fees. While residential and commercial property assessments

have increased, I am pleased to report that outside of some minor adjustments there will be **no increase in property tax or business tax rates**. The only rate adjustments are the modest increases in water and sewer charges mentioned earlier.

Conclusion

Mister Mayor, as we near the end of this Council's term, we believe we have made significant strides in addressing the needs of our community. Together, we have worked to improve services, build critical infrastructure, and promote economic development in Corner Brook.

We are grateful to our residents for their continued support and engagement throughout this process. As we move forward, we remain committed to ensuring that Corner Brook is a vibrant, accessible, and thriving community for all.

MOTIONS

- Be it RESOLVED that the City of Corner Brook, in accordance with *The City of Corner Brook Act*, approve the attached tax rates for the 2025 taxation year.
- Be it further RESOLVED that the City of Corner Brook, in accordance with *The City of Corner Brook Act*, approve the attached Schedule of Rates & Fees, to take effect January 1, 2025.
- Be it further RESOLVED that the City of Corner Brook, in accordance with *The City of Corner Brook Act*, approve an annual rate of interest of 10.5% to be levied on all past due taxes and accounts receivable on a monthly basis in 2025.

- Be it further RESOLVED that the City of Corner Brook, in accordance with *The City of Corner Brook Act*, approve the 2025 Budget with operating Revenues and Expenditures totalling \$41,910,900.

CITY OF CORNER BROOK 2025 TAX RATES

- 1) **A REAL PROPERTY TAX** of not less than \$275 on every parcel of real property within the City, and every parcel of real property outside the City which is situated on, in or over, or under water and is accessible from land within the City; and the rate of tax shall be, subject to the minimum property tax:

Fully Serviced (Water and Sewer) - Commercial -13.0 mils plus \$780 per unit water and sewer which includes a \$100 sewer levy.

Fully Serviced (Water and Sewer) - Residential – 8.0 mils plus \$670 per unit water and sewer which includes a \$100 sewer levy.

Partially serviced (Water Only) - Commercial – 9.5 mils plus \$600 basic charge per unit.

Partially serviced (Water Only) - Residential – 5.25 mils plus \$510 basic charge per unit.

Unserviced – 5.0 mils only

Unserviced – Watson Pond Industrial Park – fire protected area - 8.0 mils only

Metered – 6.0 mils plus meter rates

Non-Taxable - Water and Sewer Rates only – 6.5 mils plus \$780 basic charge per unit which includes a \$100 sewer levy.

Trailers - A real property tax rate of 5.75 mils.

All taxes so imposed shall be based upon the value of the real property so taxed as set down in the last assessment roll of the City, prepared in accordance with the provision of the Assessment Act, 2006, (which real Property Tax shall be added to the Water and Sewer charges to constitute the Municipal Tax in accordance with established policy).

2) (i) **A BUSINESS TAX** shall be imposed on all individuals, partnerships, associations and corporations carrying on business in the City and the rate of Business Tax so imposed for each class of business (as attached) shall be fixed at:

- a. 14.0% (140.0 mils) Chartered Banks, Financial Institutions
- b. 6.6% (66.0 mils) Oil Companies Bulk Storage Facilities
- c. 6.0% (60.0 mils) Department Stores
- d. 5.0% (50.0 mils) Large Retail
- e. 5.0% (50.0 mils) Insurance Companies
- f. 3.40% (34.0 mils) Professional Operations
- g. 3.0% (30.0 mils) Communications, Private Schools
- h. 3.5% (35.0 mils) Grocery Stores,
- i. 1.675% (16.75 mils) General Commercial and Industrial – including:
Commercial Garages/Automotive & Parts Sales & Repair Shops, Service Stations, Transportation Depots/Trucking Companies, Transportation Terminals, Convenience Stores/Gas Bars, Drug Stores, Dispensaries, Clothing Stores, Computer Sales, Electronic Repairs and Electronics Sales, Jewelry Stores, Music Stores, Shoe Stores, Sporting Goods/Equipment, Video Shops, Retail-Other, Hardware Stores, Building Supplies, Furniture/Carpet Stores, Wholesalers, Warehouses, Monument Sales, Construction Companies/Services, Daycare Services, Personal Services, Bakeries, Barber Shops/Beauty Salons, Convenience Stores, Custom Workshops/Repairs, Retail-Residential, Repairs/Commercial,

Recycling, Book Stores, Dry Goods/Fabric/Flower Shops, Photo Shops, Fish Harvesting & Processing, Industrial, and All Other

- j. 1.675% (16.75 mils) Hospitality – including: Bed & Breakfasts and Hospitality Homes, Car Rentals, Hotels, Motels
- k. 1.5% (15.0 mils) – Includes: Taxi Businesses, Restaurants, Takeout Food Services, Tavern, Places of Amusement
- l. 0.4% (4.0 mils) Nursing Homes
- m. 1.8% (18 mils) – Drug Stores
- n. 3.35% (33.5 mils) – Transportation Terminals

per annum of the assessed value of real property used by all individuals, partnerships, associations and corporations carrying on business, trade, or profession in respect of which a tax is imposed as determined by the Assessor, using the City assessment for real property assessed from time to time under the City of Corner Brook Act, 1990, and the Assessment Act, 2006.

- (ii) 2.5% of gross revenue - All businesses subject to taxation under the Taxation of Utilities & Cable Television Companies Act
- (iii) Where the real property tax is not applicable to a business because it has no fixed place of business, the business tax shall be set at the minimum rate of 2.5% of the gross revenue of the business as set forth in Section(s) 146 and 150 of the City of Corner Brook Act, RSNL 1990 Chapter C-15.
- (iv) Where the amount of tax calculated under (i) or (ii) above is less than \$270, the minimum business tax shall be set at \$270.

3) **MONTHLY METERED WATER RATES** shall be \$4.00 for each 1,000 gallons (4,546 litres).

- 4) **DEFERRALS AND DISCOUNTS FOR SENIOR CITIZENS** shall be granted for domicile properties in accordance with the following formula:

Age 65 and over - Pay \$600 per unit, subject to taxable income not exceeding \$12,500 for single pensioner or \$14,000 for married pensioner and total income not exceeding \$24,000, and the balance of taxes can be deferred.

For the purpose of computing income, prescription drugs to the value of \$700 for a single person or \$1,400 for a couple may be considered if supported by receipts.

All requests for deferrals must be supported by a copy of the Notice of Assessment from Canada Customs & Revenue Agency for the 2024 tax year. For the purposes of determining eligibility for the deferral, senior citizens 65 years and over may have one wage earner living in their dwelling, earning up to \$24,000 per year. Any other applicants would be subject to review of Council.

Senior citizens who will be 65 years of age or over during the 2025 fiscal year (1 January - 31 December 2025) will be entitled to a 15% discount off their Municipal Tax if they are in receipt of the Guaranteed Income Supplement (GIS) under the Old Age Security Act. Seniors citizens in receipt of the GIS are eligible for an interest free payment plan if all of the 2025 taxes are paid by June 30, 2025. To be eligible for the interest free payment plan, 20% of the outstanding taxes for 2025 are to be paid in February, March, April, May and June via post-dated cheques or pre-authorized payment.

The residential property must be their principal place of residence or the home must be permanently vacant. Discounts and deferrals will not be granted on property which is rented. The applicant must be the assessed owner of the property. Discounts will not be applied to interest or arrears. At no time is the amount of the taxes deferred to exceed the assessed value of the property.

A DISCOUNT OF 1.0% shall be allowed on any Municipal Tax (Property and Water and Sewer Tax) paid in full, by cash, cheque or debit card, on or before February 28, 2025 and on any Business Tax paid in full, by cash, cheque or debit card on or before February 28, 2025 for senior citizens only.

- 5) **WIDOWS'/WIDOWERS' DEFERRAL** shall be based on taxable income of \$12,500 or less plus \$1,350 for each dependent up to a maximum of three dependents, total income not to exceed \$24,000. The basic charge of \$600 per unit shall apply. Proof of income and conditions are required as for senior citizens' deferral. Any other applicants will be subject to review of Council. At no time is the amount of the taxes deferred to exceed the assessed value of the property.
- 6) **DISABLED PENSIONERS** shall receive the same deferral under the same conditions as widows, except they shall be allowed \$1,000 additional income for their spouse.
- 7) **INTEREST ON ACCOUNTS:**

The interest rate will be 10.5% per annum. Interest will be applied monthly, to all accounts in arrears effective 1 January 2025. Such interest will be applicable to current year taxes effective February 28, 2025 for Municipal Tax, and February 28, 2025 for Business Tax. Interest will be calculated from date of tax billing. Any current year taxes paid prior to February 28, 2025 will not be charged interest.
- 8) **BUSINESS IMPROVEMENT AREA:**

A zero percent (0%) surcharge shall be imposed on the Business Tax levy, up to a maximum of \$1,000 per annum, in accordance with the Business Improvement Area Legislation.
- 9) The fee for tax certificates is \$100.

**COMMUNITY, ENGINEERING, DEVELOPMENT & PLANNING and
PROTECTIVE SERVICES FEES
2025**

Development and Inspection

Residential Construction:

Regular Rate 0.6% of construction value

New Home:

Main Floor Area	\$5.00/m ²
Finished floor above main floor area	\$1.40/m ²
Finished floor below main area	\$1.40/m ²
Basement	\$1.40/m ²
Attached Garage	\$1.40/m ²
Basement Apartment	\$1.40/m ²
Unfinished floor area	No Fee
Residential Landscaping Deposit	No Fee

Alterations / Extensions / Repairs:

Up to \$5,000	\$30.00
Over \$5,000	0.6% of construction value

Residential Permits

Patio / Deck / Pool	\$30.00
Retaining Wall / Driveway	\$30.00
Accessory Buildings up to \$5,000	\$30.00
Accessory Buildings over \$5,000	0.6% of construction value
Subsidiary Apartment	\$1.40/m ²

Commercial / Industrial / Institutional

Up to \$300,000.00	0.75% up to \$300,000 of construction value
Over \$300,000.00	0.75% up to \$300,000 of construction value and 0.6% over \$300,000
Extensions	\$50.00 (minimum fee) or Commercial Regular Rate

Alterations, Repairs	\$30.00 (minimum fee) or Commercial Regular Rate
Accessory Building	\$30.00 (minimum fee) or Residential Regular Rate
Sign permit	
Up to \$5,000.00	\$30.00
Over \$5,000.00	0.6% of construction value
Commercial Landscaping Deposit	\$4.00/sq m of lot area to a maximum of \$5,000.00

Development:

Development Application Fee	\$100.00
Subdivision or Consolidation of Property	\$100.00 + \$25.00 per lot
Change of Use or Use Approval	\$300.00
Medical, Professional and Personal Services uses	\$50.00
(Not applicable in Residential Zones where public notices are required)	
Compliance Letters	\$100.00
Temporary Use Permit	\$100.00
Commercial Demolition approval	\$50.00
Residential Demolition approval	\$50.00
Development Regulation Amendment	\$1,000.00
Municipal Plan Amendment/Rezoning	\$1,500.00
Appeals Fee	\$100.00 plus HST
Public Notice (Variances & Discretionary)	\$500.00

Municipal Enforcement

Taxi Driver License	\$25.00
Taxi Vehicle License	\$50.00
Delivery Service Permit	\$25.00
Bagging a Meter	\$6.00
Parking Meter Fees	\$2.00 per hour

Parking Tickets

Expired Meter	
If paid 24 hours before the Court Date at City Hall	\$25.00
If not paid 24 hours before the Court Date at City Hall	
it is to be paid at Provincial Court	\$35.00
Overnight Parking	\$50.00
No Parking	\$20.00
Obstructing Traffic	\$45.00

Parking at a Bus Stop	\$45.00
Parking on a Sidewalk	\$45.00
Parking in Front of a Driveway or Loading Zone	\$45.00
Parking within Intersection, or within 6 metres of Intersection	\$45.00
Parking too close to a Fire Hydrant	\$45.00
Parking within Crosswalk	\$45.00
Parking within 6 metres of an Approach to a Crosswalk	\$45.00
Double Parked	\$45.00
Parking on Private Property without Permission	\$45.00
No Stopping / No Parking	\$100.00
Parking without Permit in Designated Space	\$45.00
Parking in an Accessible Parking space without a permit	\$400.00

Animal Control

Dog License – Regular Fee (3 year license)	\$25.00
Less: Discount if dog is spaded or neutered	\$10.00
Less: Discount if dog has identity chip	\$5.00

Animal Regulations Violation Notices – Fees

Dog without a license / tag	\$50.00
Dog depositing excrement on street or property	\$25.00
Dog causing damage	\$25.00
Dog disturbing the peace by barking or howling	\$25.00
Impounding fee	\$25.00
Interference with Impounder	\$500.00
Dog biting, attacking or injuring	Appear in court when summoned

Dog/cat roaming at large:

	Licensed	Unlicensed
1 st offence	\$50.00	\$75.00
2 nd offence	\$75.00	\$100.00
3 rd offence	\$100.00	\$125.00

Mobile Vending / Transient Businesses

Automobiles, Recreational Vehicles, Hot Tubs, Furriers, Fireworks:

Per day	\$200
Per week	\$1,000

Prepared Foods:	
Per year	\$250

All other mobile vending / transient Businesses:	
Per day	\$25
Per week	\$125
Per month	\$400
Per 3 months	\$800
Per calendar year	\$1,500

Civic Centre

Ice Rental rates (all rate are exclusive of HST):

January 1 – September 1, 2025

Early morning ice (Monday – Friday 5:00 am to 9:00 am)	\$ 65.22
Morning ice (Monday – Friday 8:00 am to 12:00 pm)	\$118.26
Regular rates (12:00 pm to 11:00 pm, and all weekends)	\$196.52
Late night rates (11:00 pm to 5:00 am)	\$168.70
Minor programming	\$157.22

September 2 – December 31, 2025

Early morning ice (Monday – Friday 5:00 am to 9:00 am)	\$ 66.52
Morning ice (Monday – Friday 9:00 am to 12:00 pm)	\$120.63
Regular rates (12:00 pm to 11:00 pm, and all weekends)	\$200.45
Late night rates (11:00 pm to 5:00 am)	\$172.07
Minor programming	\$160.36

DEFINITIONS OF CLASSES OF BUSINESS - 2025

ALL OTHER means businesses not identified under any other specific category or where the nature of the business is unknown.

BAKERY means a factory for producing, mixing, compounding or baking bread, biscuits or any other bakery product, but does not include a restaurant or other premises where any such product is made for consumption on the premises.

BANK means any chartered bank.

BARBER SHOP /BEAUTY SALON means a building or part of a building where haircutting, hairdressing, manicure, pedicure, skin care, and other grooming services are provided.

BED & BREAKFAST/HOSPITALITY HOME means rooms for rent in a private home as a tourist establishment.

BOOK STORE means an establishment retailing primarily, but not limited to, new or used books and magazines.

BUILDING SUPPLIES means an establishment including, but not limited to, the sale of hardware and tools, lumber, windows, siding, bricks, paint, cement, roofing shingles, tiles, bathroom supplies, electrical and plumbing supplies.

CALL CENTRE means an establishment providing services and seeking business through the telephone and/or computer network.

CAR SALES LOT means a building or open area used for storage, display and sale purposes, of motor vehicles, and includes ancillary services associated with automobile sales, such as repair and servicing, and sales of automotive parts.

CAR RENTALS means a building or part of a building or open area where automobiles are stored for rental and the offices for conducting such business is maintained.

CLOTHING STORE means an establishment retailing men's, women's and/or children's clothing and outerwear.

COMMERCIAL GARAGE (including automotive & parts sales & repair shop) means a building or part of a building, other than a private garage, used for the sale, repair or maintenance of automobiles, equipment or other self-propelled vehicles, heavy equipment, trailers and parts thereof, or where such vehicles are kept for remuneration, hire or sale. It includes, but is not limited to, body shops, muffler shops, mobile welding, and automobile glass. This definition does not include businesses whose primary business is automobile sales.

COMMUNICATIONS means any establishment or facility in the field of communications, including publishing companies, printing businesses, radio stations, television stations, telephone, and internet companies.

COMPUTER SALES means an establishment retailing computers and any related hardware or software.

CONSTRUCTION COMPANY/SERVICES means a construction company or business providing goods and services to the construction industry, including but not limited to, electricians, plumbers, roofers, companies providing siding, paving, excavation, rental of equipment and vehicles, heavy equipment and trucking.

CONVENIENCE STORE means a retail store which is compatible with a residential area or uses not exceeding a floor area of 200 m and in which at least 80% of the retail floor space is devoted to the sale and display of groceries.

CONVENIENCE STORE/GAS BAR means a retail store which is compatible with a residential area or uses not exceeding a floor area of 200 m and in which at least 80% of the retail floor space is devoted to the sale and display of groceries, and includes pumps for retailing gasoline.

CUSTOM WORKSHOP/REPAIRS means a shop used for repairing or servicing household goods or for the manufacture of handcrafted goods and may include a retail store associated with the use.

DAYCARE SERVICES means a building or part of a building in which services and activities are regularly provided to five (5) or more children of pre-school age during the full daytime period as defined under the Day Care and Homemaker Services Act of Newfoundland, but does not include a school as defined by the Schools Act.

DEPARTMENT STORE means a retail establishment which is not limited to the sale of any specific items, but carries a variety of goods including, but not limited to clothing, footwear, household items, large and small appliances, hardware, personal care, jewelry, gifts, and may include furniture, computers and related equipment.

DISPENSARY means an establishment for the purpose of dispensing prescriptions by a pharmacist.

DRUG STORE means a retail establishment which includes the services of a pharmacist for the purpose of dispensing prescriptions, and which includes, but is not limited to, items for personal, skin and hair care, cosmetics, perfumes, confectionery and may include a section for the sale of grocery items and produce, but does not include the sole operation of a dispensary.

DRY GOODS/FABRIC/FLOWERS means an establishment which primarily sells a limited number of product types which may include, but is not limited to, ceramics, art galleries, gifts and crafts, art, crafts and hobby supplies, costume rentals, yard goods, flowers and floral arrangements, lottery tickets, collectibles, pets and pet supplies, brewing and winemaking supplies, but does not include department and clothing stores, and other stores defined in specific categories.

ELECTRONIC REPAIRS/SALES means an establishment for the sale, repair and maintenance of electronic equipment.

FISH HARVESTING AND PROCESSING means any building or location used for harvesting, processing, preparing, packing, freezing, storing, warehousing, shipping, sales or administration of any fish or seafood product.

FURNITURE/CARPET STORE means an establishment for the sale or rental of household furniture, appliances, carpets, rugs and flooring.

GROCERY STORE means an establishment for the purpose of retailing groceries, produce, fish, meat, baked goods, dairy products, and may include household and kitchen items, personal care products, magazines, and flowers.

HARDWARE STORE means an establishment including, but not limited to, the sale of hardware and tools, and may include paint, small appliances, household goods, lighting fixtures, automotive supplies, electrical and plumbing supplies.

HOTEL/MOTEL means a building with lodging accommodations and other services for travelers and tourists.

INDUSTRIAL means the use of land or buildings for the purpose of manufacturing, fabricating, assembling, altering, repairing, packing, canning, storing, breaking up, demolishing, or treating any article, commodity or substance, and industry shall be construed accordingly.

INSURANCE COMPANY/AGENT means any person, broker or business engaged in the business of providing life, automobile, property, liability, commercial, marine insurances services and insurance claims and adjusting services

JEWELRY STORE means an establishment for the sale of jewelry, fine china, silver, crystal, clocks and watches.

LARGE RETAIL means any retail establishment besides those included in **DEPARTMENT STORE** and **GROCERY STORE** operating from an area in excess of 45,000 square foot.

MONUMENT SALES means an establishment for the sale of granite, marble, bronze or other monuments, plaques or memorials.

MUSIC STORE means an establishment for the sale of musical instruments and equipment, recorded music and related supplies.

NURSING HOME means a privately-owned and operated residence which provides accommodation and/or care for the elderly.

OIL COMPANY BULK STORAGE FACILITIES means a company who stores and supplies gasoline, oil and oil products to residential, commercial and industrial establishments.

OTHER FINANCIAL INSTITUTIONS includes trust companies, credit unions and finance companies, but does not include chartered banks.

PERSONAL SERVICES means a business providing services including, but not limited to, laundry and dry cleaning, fitness, shoe repair, tattoo parlours, dressmaking and sewing repairs, travel agents, household moving and storage companies.

PHOTO SHOP means an establishment for the sale of photographic equipment and supplies, development and processing of film, and may include the taking of passport photos and portraits.

PLACE OF AMUSEMENT includes a motion picture or other theatre, public dance hall, music hall, bingo hall, arcade, billiard or pool room, bowling alley, ice or roller skating rink or similar use conducted within an enclosed building. This category would include businesses within the definition of tavern who offer amusement uses as defined in this category.

PRIVATE SCHOOL means any facility used for the purpose of providing instruction or training in a course of study, but excludes a provincial school as defined by the *Schools Act, 1997*, as amended.

PROFESSIONAL BUSINESS means a business that offers specialized knowledge or services that are advisory in nature or may be provided by individuals who are licensed members of a self-regulating association. Such individuals would include, but is not limited to: doctors, physiotherapists, chiropractors, other medical practitioners, dentists, lawyers, accountants, engineers, appraisers, financial/investment advisers, undertakers, real estate agents, architects, surveyors, and management or computer consultants. Where a retail component applies, the retail designation may apply at the decision of Council.

RECYCLING means a business which recovers useful material for recycling on the premises or for shipping to a recycling plant.

REPAIRS/COMMERCIAL means a business providing repair services to commercial establishments including, but not limited to, refrigeration.

RESTAURANT means a building or part thereof, designed or intended to be used or occupied for the purposes of serving the general public with meals or refreshments for immediate consumption at individual tables or booths; and may include the sale of spirits, wines or beers with meals but shall not include the exclusive sale of spirits, wines or beers for consumption on the premises, and does not include a tavern, boarding or lodging house.

RETAIL - RESIDENTIAL means a retail store within a dwelling unit, with the retail floor space not exceeding 50 m² or 50% of the floor area of the dwelling unit, whichever is less.

RETAIL - OTHER means a building or part of a building where goods or items are offered for sale at retail prices, and includes storage on or about the store premises of limited quantities of such goods or things sufficient only to service such store.

SERVICE STATION means any building used for the sale or installation of petroleum products, automotive parts and accessories and motor vehicle repair, and may include a convenience store or restaurant associated with the main use. This definition does not include a commercial garage, car sales lot or car washing establishment.

SHOE STORE means an establishment for the sale of footwear.

SPORTING GOODS/EQUIPMENT means an establishment for the sale of sporting goods, clothing, and equipment. This definition does not include a store which primarily sells sportswear and footwear without sports equipment.

TAKEOUT FOOD SERVICES means any retail establishment which sells prepared food not for consumption on the premises, or which does not offer self-maintained seating space.

TAVERN means a building which is primarily used or occupied for the purpose of selling or offering for sale, to the general public, of spirits, wines or beers for consumption on the premises and licensed or is licensable under the Liquor Control Act of Newfoundland, and any regulations made there under.

TAXI BUSINESS means a lot, with or without buildings, for the parking of taxicabs as defined in the City of Corner Brook Taxi By-Law.

TRANSPORTATION DEPOT/TRUCKING COMPANY means any station or lot used for the purpose of storing, servicing or refueling of vehicles connected with the transportation business, and any business involved in the transportation of goods by air, water or ground; but does not include a commercial garage.

TRANSPORTATION TERMINAL means any station for the use of transportation facilities available to the general public, including bus terminals.

VIDEO SHOP means an establishment for the rental of video equipment, movies and electronic games, and may include the sale of snacks and confectionery.

WAREHOUSE means a building or part of a building which is used for the housing, storage, display, adapting for sale, packaging or wholesale distribution of goods, wares, merchandise, foodstuffs, substances, articles or things.

WHOLESALER means an establishment which sells goods, usually in quantity, to retailers for resale.

Classifications for Business Tax will be reviewed annually by Council, and classification is subject to change at Council's discretion.

If a business falls into more than one category, Council reserves the right to assign the business to that category which it feels is most appropriate.

In case of a dispute as to the classification of a particular business, the business may appeal to the Finance & Administration Standing Committee who will make a recommendation to Council.

THE CITY OF CORNER BROOK RECOVERABLE WORK RATES

All property owners will be invoiced for actual costs incurred by the City of Corner Brook. The owner shall pay a deposit prior to the commencement of the work based on an estimated cost of the type of work being performed. If the actual cost of the work is less than the deposit, a refund will be made. Where the actual cost is greater than the deposit, property owners are required to pay the remaining balance upon receipt of an invoice.

A fixed cost will be charged for the following services only:

1. Turn off or turn on water rates are separated as per the following (per visit):
 - (a) The rate of **\$120.00** will be applied during normal working hours.
 - (b) The rate of **\$155.00** will be applied outside of normal working hours.

2. The rates for clearing of sewer service laterals are as follows:
 - (a) The rate of **\$195.00** is applicable where the sewer has to be rodded or taped during normal working hours.
 - (b) The rate of **\$285.00** is applicable where the sewer has to be rodded or taped outside of normal working hours.
 - (c) In the case that the sewer has to be excavated, the property owner is expected to pay the actual costs incurred by the City.

City of Corner Brook
Analysis of Budgeted Revenue and Expenditure from 2022 to 2025

	2021 Budget	% of Total	2022 Budget	% of Total	2023 Budget	% of Total	2024 Budget	% of Total	2025 Budget	% of Total
REVENUE										
GENERAL TAXATION	\$28,818,700	81.5%	\$ 29,148,800	81.9%	\$ 30,208,335	80.7%	\$ 31,869,550	81.3%	\$ 33,167,850	79.1%
LICENSES, FEES AND PERMITS	264,800	0.7%	270,500	0.8%	288,700	0.8%	215,900	0.6%	246,950	0.6%
911 PSAP	772,700	2.2%	802,600	2.3%	897,400	2.4%	895,500	2.3%	920,800	2.2%
INTEREST AND PENALTIES	450,000	1.3%	410,000	1.2%	490,000	1.3%	400,000	1.0%	400,000	1.0%
UTILITY GRANTS	1,198,000	3.4%	1,215,000	3.4%	1,239,400	3.3%	1,204,000	3.1%	1,284,500	3.1%
CONTRIBUTIONS & GRANTS	2,507,000	7.1%	2,098,800	5.9%	2,628,700	7.0%	2,560,600	6.5%	2,569,800	6.1%
RECREATION & CIVIC CENTRE	1,030,100	2.9%	1,289,000	3.6%	1,308,500	3.5%	1,552,040	4.0%	2,938,600	7.0%
OTHER REVENUE	314,000	0.9%	353,400	1.0%	353,800	0.9%	500,300	1.3%	382,400	0.9%
TOTAL OPERATING REVENUE	35,355,300	100.0%	35,588,100	100.0%	37,414,835	100.0%	39,197,890	100.0%	41,910,900	100.0%
REVENUE FROM RESERVES	80,000		-		-		-		-	
LONG TERM DEBT RECOVERY	-		-		-		-		-	
TOTAL REVENUE	\$35,435,300		\$ 35,588,100		\$ 37,414,835		\$ 39,197,890		\$ 41,910,900	
EXPENDITURE										
EXECUTIVE & LEGISLATIVE	\$ 339,200	1.2%	\$ 306,800	1.1%	\$ 301,200	1.0%	\$ 308,440	1.0%	\$ 418,570	1.2%
CITY MANAGER OFFICE	640,500	2.4%	677,000	2.4%	692,500	2.4%	827,500	2.7%	1,710,730	4.8%
FINANCE & ADMINISTRATION	2,560,000	9.4%	2,566,600	9.1%	2,654,220	9.1%	2,680,400	8.6%	2,139,440	6.0%
COMMUNITY, ENGINEERING, DEVELOPMENT & PLANNING	2,276,600	8.4%	2,355,200	8.3%	2,458,650	8.4%	2,281,650	7.3%	2,317,500	6.6%
TOTAL ADMINISTRATION	5,816,300	21.4%	5,905,600	20.9%	6,106,570	20.9%	6,097,990	19.5%	6,586,240	18.6%
PROTECTION TO PERSONS & PROPERTY	5,064,700	18.6%	5,222,600	18.5%	5,386,400	18.4%	5,531,500	17.7%	5,901,100	16.7%
RECREATION	470,700	1.7%	655,000	2.3%	716,700	2.4%	1,566,800	5.0%	3,684,300	10.4%
CIVIC CENTRE	2,192,400	8.1%	2,414,500	8.6%	2,463,400	8.4%	2,551,800	8.2%	2,695,000	7.6%
SUPERVISION, ADMINISTRATION & BLDG.	2,989,300	11.0%	2,970,000	10.5%	3,001,650	10.3%	3,116,600	10.0%	3,660,100	10.3%
PUBLIC WORKS	6,211,700	22.9%	6,576,900	23.3%	6,549,700	22.4%	6,760,150	21.7%	7,021,450	19.8%
WATER & WASTEWATER	3,582,000	13.2%	3,711,200	13.1%	4,158,300	14.2%	4,707,100	15.1%	4,882,750	13.8%
TRANSIT	426,600	1.6%	431,500	1.5%	517,080	1.8%	517,100	1.7%	597,100	1.7%
TOTAL PUBLIC WORKS, WATER & WASTEWATER	13,209,600	48.6%	13,689,600	48.5%	14,226,730	48.6%	15,100,950	48.4%	16,161,400	45.7%
OTHER EXPENDITURE	409,500	1.5%	345,000	1.2%	384,235	1.3%	375,000	1.2%	349,500	1.0%
TOTAL OPERATING EXPENDITURE	27,163,200	100.0%	28,232,300	100.0%	29,284,035	100.0%	31,224,040	100.0%	35,377,540	100.0%
CAPITAL AND EQUIPMENT	3,250,000		3,165,500		3,648,800		3,492,550		3,794,260	
RESERVES	1,026,400		1,028,700		1,030,700		1,030,500		1,030,500	
DEBT PAYMENTS	3,995,700		3,161,600		3,451,300		3,450,800		1,708,600	
TOTAL EXPENDITURE	\$35,435,300		\$ 35,588,100		\$ 37,414,835		\$ 39,197,890		\$ 41,910,900	

**City of Corner Brook
Breakdown of Revenue & Expenditure
2025 Budget**

REVENUE

FY 2025

GENERAL TAXATION

MUNICIPAL TAX / WATER METER	27,014,850
BUSINESS TAX	6,153,000
POLL TAX	-
DOWNTOWN BUSINESS SURCHARGE	-

OTHER REVENUE

LICENSES AND PERMITS	246,950
911 PSAB	920,800
INTEREST & TAX PENALTIES	400,000
UTILITY GRANTS	1,284,500
CONTRIBUTIONS & GRANTS	2,569,800
RECREATION REVENUE	1,558,500
FACILITY RENTALS	239,000
LAND & OTHER REVENUE	143,400
CIVIC CENTRE	1,380,100

TOTAL OPERATING REVENUE \$ 41,910,900

TOTAL REVENUE **\$ 41,910,900**

FY 2025

EXECUTIVE AND LEGISLATIVE	418,570
CITY MANAGER AND CITY CLERK OFFICE	1,710,730
FINANCE & ADMINISTRATION	2,139,440
COMMUNITY, ENGINEERING, DEVELOPMENT & PLANNING	2,317,500
PROTECTIVE SERVICES	
FIRE PROTECTION	4,545,900
MUNICIPAL ENFORCEMENT	434,400
ANIMAL CONTROL	-
911 PSAP	920,800
PUBLIC WORKS, WATER & WASTEWATER SUPERVISION & ADMINISTRATION	1,729,100

**City of Corner Brook
Breakdown of Revenue & Expenditure
2025 Budget**

OTHER PAYROLL COSTS	653,100
BUILDING MAINTENANCE	777,900
GARAGE	500,000
PUBLIC WORKS	
STREET LIGHTING	688,500
STREET MAINTENANCE	1,294,000
SNOW CLEARING	1,970,450
TRAFFIC CONTROL	375,500
DRAINAGE	156,500
STREET & STORM SEWER CLEANING	399,650
GARBAGE COLLECTION & DISPOSAL	1,600,000
PARKS & FIELDS	536,850
WATER & WASTEWATER	
PURIFICATION & TREATMENT	2,514,050
WATER MAINS & HYDRANTS	1,437,500
SANITARY SYSTEMS	528,000
REGULATORS AND METERS	184,700
RESERVOIRS AND INTAKES	113,500
PUMPHOUSE	105,000
TRANSIT	597,100
RECREATION	3,292,200
TOURISM	392,100
CIVIC CENTRE	2,695,000
PROVISION FOR ALLOWANCE	60,000
GRANTS & SPONSORSHIPS	289,500
TOTAL OPERATING EXPENDITURE	\$ 35,377,540
CAPITAL EQUIPMENT	1,448,560
CAPITAL WORKS	2,345,700
RESERVE FOR SEWER LEVY	1,030,500
DEBT PAYMENTS	1,708,600
TOTAL EXPENDITURE	<u>\$ 41,910,900</u>