



**CITY OF CORNER BROOK**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 24-03**

**Rezoning of 29 Humber Road**

**October, 2024**

**CITY OF CORNER BROOK**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 24-03**  
**REZONING OF 29 HUMBER ROAD**

**Background**

The Planning and Development Department received a development proposal for 29 Humber Road (the ‘Subject Property’) for ‘personal service’ (photography studio) and ‘office’ on the first floor with ‘dwelling unit’ (apartment) on the second floor. The Subject Property is currently zoned ‘Open Space (OS)’, which prohibits the proposed uses. Until spring 2023, the building was used for a multipurpose ‘general industry’ use, which included such activities office, wood burning appliance sales and repair, propane tank refills; and welding and sheet metal working. The previous uses are also prohibited in the ‘Open Space (OS)’ zone; as such, the former development was legal non-conforming. Since the former uses have been discontinued for a period greater than six (6) months, non-conforming use rights are extinguished as per section 108 of the *Urban and Rural Planning Act, 2000*.

Through the ongoing Municipal Plan Review process, due to be completed by the end of 2024, the Subject Property is proposed to be rezoned to a mixed-use zoning to reflect the transition of uses and re-development potential for this area. However, due to time constraints, the property owner has submitted a rezoning application to expedite the process.

The purpose of this map amendment is thus to re-designate the Subject Property from ‘Open Space (OS)’ to ‘Residential/Commercial Mix (RCM)’. This amendment coincides with a map amendment to the City’s Development Regulations (see ‘Development Regulations Amendment No. 2024-03’).

The RCM zone is a commercial zone allowing a mix of residential and commercial uses:

**PERMITTED USE CLASSES** - (see Regulation 127)

Child care, office, medical and professional, personal service, general service, taxi stand, shop\*\*, apartment building, take-out food service, convenience store, single dwelling\*, double dwelling\*.

\*(See condition no. 12) \*\*(See condition no.17)

**DISCRETIONARY USE CLASSES** - (see Regulations 26 and 128)

Veterinary, educational, amusement, commercial residential, boarding house residential, communications, antenna, club and lodge, row dwelling, home based occupation\*, catering\*\*, service station\*\*\*.

\*(See condition no.6) \*\*(See condition no. 10) \*\*\* (See condition no. 13)

The Subject Property is fully serviced (water and wastewater) and within the Municipal Services Area (MSA).

The supporting plan policy for this amendment is located in the corresponding ‘IMSP Amendment No. 2024-03.’

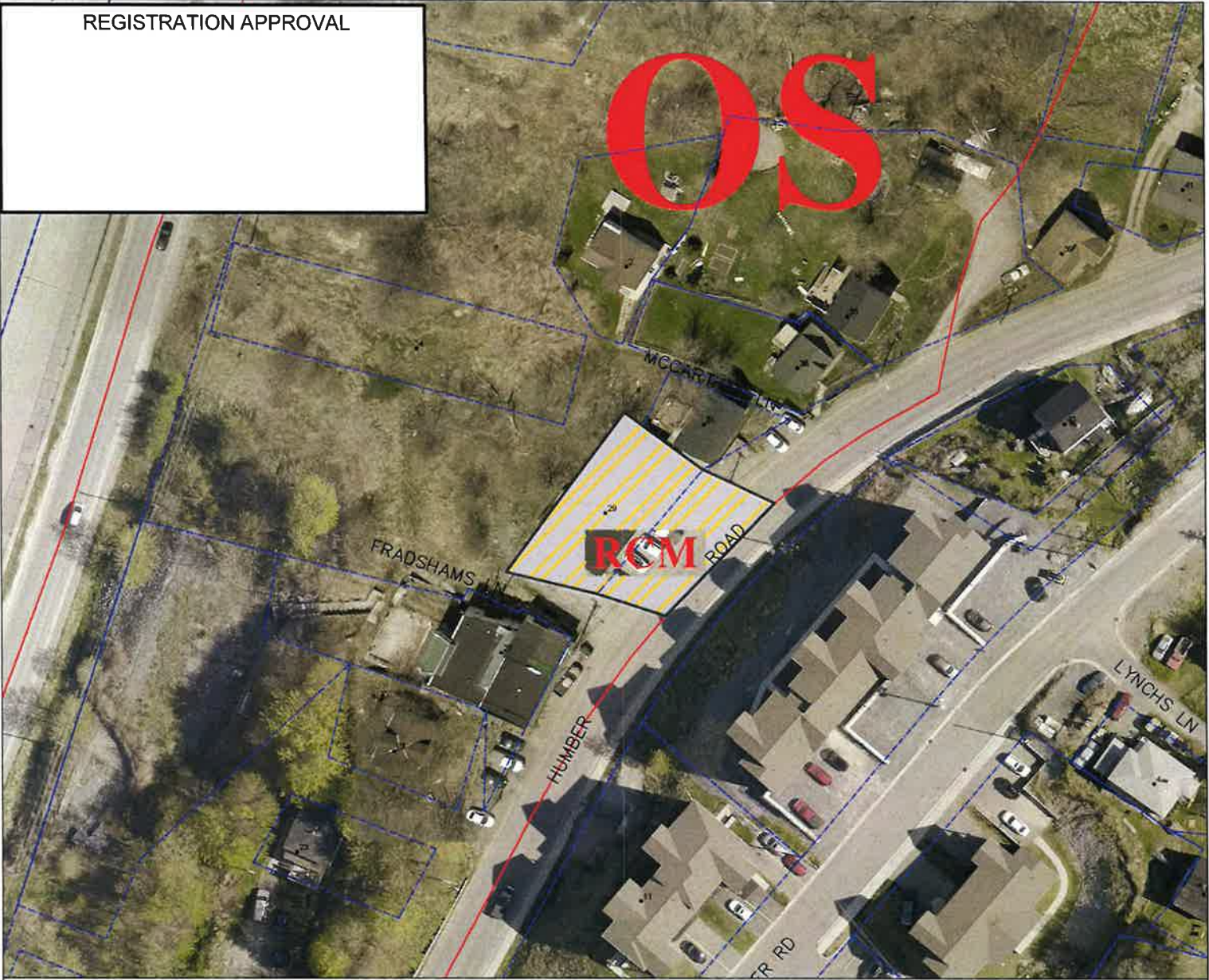
### **Public Consultation**

The proposed amendment was advertised as per the URPA s. 14 to satisfy public consultation requirements. A Notice of Public Consultation was posted in the Newfoundland Wire on September 11th, 2024. 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 on September 23<sup>rd</sup> and September 27<sup>th</sup>. The notices requested written comments from the public that may support or oppose the amendment. The same was posted in the lobby at City Hall. The Public Consultation received no written comments or objections.

### **Development Regulations Amendment No. 24-03**

The Corner Brook Development Regulations is hereby amended by rezoning 29 Humber Road from ‘Open Space (OS)’ to ‘Residential Commercial Mix (RCM)’ as per attached ‘C1-C5 Zoning Map – Amendment No. 24-03.’

REGISTRATION APPROVAL



LEGEND ZONING BOUNDARY CHANGE FROM OS TO RCM

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 Development Area	CRDA	Large Scale Commercial	LSC	Protected Water Supply Area	PWSA
Townsite Residential	TR	Waterfront Mixed Use	WMU	Rural	R
Townsite Commercial	TC	General Industrial	GI	Solid Waste/Scrap Yard	SW/SY
Downtown Residential	DTR	Light Industrial	LI	Mineral Working	MW
		Hazardous Industrial	HI	Special Management Area	SMA

CITY OF CORNER BROOK

PROJECT TITLE:

DEVELOPMENT REGULATIONS 2012

DRAWING TITLE:

PROPOSED LAND USE ZONING MAP C-2 (AMENDMENT No. 24-03)



DATE: JULY 2024

SCALE: 1:1000



DESCRIPTION

LAND USE ZONING TO CHANGE 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 Development Regulations 2012, Map C-2 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

M.C.I.P. DATE Oct 24/24



SEAL AND SIGNATURE

Certified that this City of Corner Brook Development Regulations a Plan 2012, Map \_\_\_\_\_ is a correct copy of the Development Regulations 2012, Map \_\_\_\_\_ approved by the Council of the City of Corner Brook on the \_\_\_\_\_ day of \_\_\_\_\_ (month) (year)

MAYOR \_\_\_\_\_  
CLERK \_\_\_\_\_  
DATE \_\_\_\_\_

(COUNCIL SEAL)