



CITY OF CORNER BROOK
MUNICIPAL PLAN AMENDMENT No. 24-03

Rezoning of 29 Humber Road

October, 2024

CITY OF CORNER BROOK
MUNICIPAL PLAN AMENDMENT No. 24-03
RE-DESIGNATION 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).

Plan Policy Framework

Subsection 2.4.3 contains the broad servicing and infrastructure goals of the city. Goal II outlines the importance of steering growth to fully serviced areas of the city:

II. Ensure that development will be staged in a manner that makes full and best use of existing water, stormwater, sewer and emergency services to enhance the affordability and efficiency of infrastructure.

Subsection 3.3 contains the policy framework for Growth Planning. This subsection stresses the importance of focusing future urban developments within the Municipal Services Area (MSA) where significant investments have been made.

Re-development, infill, and intensification are strongly supported in the Municipal Plan. Although not formally defined in the Municipal Plan or Development Regulations, paragraph 3.4.1 provides direction on what constitutes ‘intensification’ development:

Intensification may include, but is not restricted to, the following: infill on vacant or under developed lots, redevelopment of an area by replacing underutilized or underperforming structures with new structures or uses, higher-density development than existing today, conversion of existing buildings to allow for new or more intensive uses and creation of subsidiary apartments or other multi-unit housing within existing buildings. [Emphasis added]

Under this broad qualification, the proposed development constitutes ‘intensification’. This form of development capitalizes on existing public services and infrastructure. Relevant policies of the Municipal Plan that support the application include:

3.3.3 - 01. The Authority shall support and encourage more compact development, including intensification in areas that are deemed appropriate by this Plan and the Authority.

3.4.3 - 01. The Authority shall support and promote more efficient use of land and resources by encouraging intensification within the Municipal Services Area in locations deemed appropriate by this Plan and the Authority

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 23rd and September 27th. 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.

Municipal Plan Amendment No. 24-03

The Corner Brook Integrated Municipal Sustainability Plan is hereby amended by re-designating the Subject Property at 29 Humber Road from ‘Open Space (OS)’ to ‘Residential/Commercial Mix (RM)’ as per attached ‘Generalized Future Land Use Map A – Amendment No. 24-03.’

Municipal Plan/Amendment
REGISTERED

Number _____
Date _____
Signature _____



LEGEND

ZONING BOUNDARY



CHANGE FROM OS TO RCM

Land Use Designations

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

CITY OF CORNER BROOK

PROJECT TITLE:
INTEGRATED MUNICIPAL SUSTAINABILITY PLAN 2012

DRAWING TITLE:
GENERALIZED FUTURE LAND USE MAP A AMENDMENT NO. 24-03



City of Corner Brook
Community Services Department
Planning Division

DATE: JULY 2024

SCALE: 1:1000



DESCRIPTION

LAND USE DESIGNATION 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 Integrated Municipal Sustainability Plan 2012, Map _____ 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 Integrated Municipal Sustainability Plan 2012, Map _____ is a correct copy of the Integrated Municipal Sustainability Plan 2012, Map _____ approved by the Council of the City of Corner Brook on the _____ day of _____, _____ (month) (year)

MAYOR _____

CLERK _____

DATE _____

(COUNCIL SEAL)