



CITY OF CORNER BROOK

Dear Sir\Madam:

I have been directed by His Worship the Mayor to summon you to a Regular Meeting of the Corner Brook City Council, to be held on **January 13, 2025** at **7 p.m.** **City Hall Council Chambers**

CITY CLERK

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| 1 | CALL MEETING TO ORDER |
| 3 | 1.1 Land Acknowledgement |
| 2 | APPROVALS |
| | 2.1 Approval of Agenda |
| 5 - 13 | 2.2 Approval of Minutes- Committee of the Whole December 16, 2024 |
| 3 | BUSINESS ARISING FROM MINUTES |
| | 3.1 Business Arising From Minutes |
| 4 | TENDERS |
| 15 - 20 | 4.1 Elizabeth Street Intersection Improvements |
| 21 - 24 | 4.2 Recreation Centre Gymnasium Painting |
| 5 | MUNICIPAL PLAN AND DEVELOPMENT REGULATION AMENDMENT |
| 25 - 40 | 5.1 Approval - Corner Brook IMSP and Development Regulations
Amendment No. 24-03 - 29 Humber Road |
| 6 | PLANNING AND DEVELOPMENT |
| 41 - 44 | 6.1 16 West Street (Discretionary Use / Apartment Building) |
| 45 - 48 | 6.2 39 Confederation Drive (Discretionary Use / Vehicle Dealership) |
| 49 - 51 | 6.3 Rescind Stop Work Order 2024-02 - 55 Lundrigan Drive |
| 7 | ADJOURNMENT |
| 8 | IN-CAMERA SESSION (If Required) |

Land Acknowledgement

We respectfully acknowledge the City of Corner Brook as the ancestral homeland of different populations of Indigenous people. We also acknowledge with respect, the rich histories and cultures of the Beothuk, Mi'kmaq, Innu and Inuit of the Province of Newfoundland and Labrador

**MINUTES OF A COMMITTEE OF THE WHOLE OF
THE COUNCIL OF THE CITY OF CORNER BROOK
COUNCIL CHAMBERS, CITY HALL
MONDAY, 16 DECEMBER, 2024 AT 7:00 PM**

PRESENT:

Mayor	J. Parsons	D. Charters, City Manager
Deputy Mayor	L. Chaisson	T. Flynn, Director of Protective Services
		S. Maistry, Director of Finance and Administration
Councillors:	V. Granter	P. Robinson, Director of Recreation Services
	B. Griffin	D. Burden, Director of Engineering, Development and Operations
	P. Keeping	J. Smith, City Clerk
		Roy Teliz, Sergeant-At-Arms

Absent with regrets: Councillor C. Pender and Councillor P. Gill

COW24-118 Land Acknowledgement

Deputy Mayor L. Chaisson read the land acknowledgment.

COW24-119 Approval of Agenda

On motion by Councillor B. Griffin, seconded by Councillor V. Granter, it is **RESOLVED** to approve the agenda as circulated. **MOTION CARRIED.**

COW24-120 Approval of Minutes- Regular Meeting December 2, 2024

On motion by Councillor V. Granter, seconded by Deputy Mayor L. Chaisson, it is **RESOLVED** to approve the minutes of the Regular Meeting of December 2, 2024. **MOTION CARRIED.**

COW24-121 Business Arising From Minutes

There was no business arising from minutes.

COW24-122 Protective Services Statistics for month of November 2024

Councillor V. Granter presented the statistics for November 2024 from the Protective Services Department as follows:

- Municipal Enforcement received 158 calls for services;
- Animal Control received 10 calls for services;
- There were 81 Parking related violations issued;
- Corner Brook Fire Department received 39 calls for service;
- PSAP received a total of 7860 calls of which 2426 were transferable.

COW24-123 Adopt a Hydrant Contest 2023-24

Councillor V. Granter presented a report about the plan to run the "Adopt-a Hydrant" contest again this winter season. The contest will run from December 17th, 2024 through to March 31st, 2024. This year's grand prize will be a travel gift certificate valued at a minimum of \$2500.00 and will

increase to up to \$4000.00 proportionate to the number of participants in the program.

COW24-124 2024 Public Works Summary

Deputy Mayor L. Chaisson presented an update on the Public Works operation for the period of October 10th to December 9th, 2024 as follows:

- Curb work for the year ended on Nov 15, manhole repairs will continue as required due to snow-clearing damage throughout the winter;
- Storm Sewer repair: Bayview Heights, Golden Glow Ave, Forestside Street;
- Vactor/Storm Sewer Flushing: Crews finished up on Nov 29th for the season;
- Asphalt Patching: Contractor finished the patching list on the week of Nov 18th;
- Pothole Repairs/New Reclaimer: work has been ongoing. Now that the asphalt plant is closed, staff will be using the new asphalt reclaimer when weather permits;
- Kinsman Building Washroom Renovation: Public Works staff began renovating the existing washroom with tentative completion date being Dec 20th. Exterior work including asphalt walkway improvements will be completed in spring;
- Snow Clearing: First extended snow event occurred Dec 6th to 8th;
- 283 Service Requests from October 10th to December 9th, 2024: the top three categories were Salt/Sand requests, Potholes, and Snow clearing.

COW24-125 Water and Wastewater Work Summary

Deputy Mayor L. Chaisson presented an update from the Water and Wastewater Division from October 11 to December 6, 2024 as follows:

- 154 Water and Wastewater Complaints were received;
- issued a total of 33 Water and Wastewater Media Releases;
- the Water and Wastewater Recoverable Works totaled \$11,834.74;
- completed a total of 8 Water and Wastewater Repairs;
- additional maintenance includes: hydrant maintenance and sanitary sewer root cutting complete for 2024, 5 of 20 pressure-reducing stations serviced, Humber Road and Fire Department sanitary lift stations serviced, Main Street water flow meter repaired, other annual maintenance programs, leak detection and wastewater flow monitoring;
- upcoming maintenance includes: install new water flow meters - Lundrigan Drive & Sunnyslope Drive chlorination station, and Wellington Street and West Valley Road PRV station;
- Watermain repair completed on Woodcrest Ave in October reduced the overall city usage by 1 million liters/day;

- Water Treatment Plant maintenance includes: annual service on water analyzers and lab equipment, repaired heating system in the administration area, winterization work around property. Upcoming maintenance includes generator load bank testing and transfer switch maintenance, flow control valve – installation of new valve actuator, flash mix and DAF common Channel drain, clean and inspection, of soda ash system flush, polymer batch tank cleaning.

COW24-126 Development, Planning Update

Councillor B. Griffin presented an update from Development and Planning as follows:

- 29 Lundrigan Drive (Office/Warehouse) new building – work ongoing;
- 40 North Shore Highway (Mt. Patricia Cemetery Extension) permits issued- work ongoing;
- 336 Curling Street – 4-unit apartment building permits issued – work ongoing;
- 4 St. Marks Avenue - Fillatre’s Funeral Home (Extensions) permit issued for two extensions. One extension is complete, the second one is progressing. Architectural drawings received – exterior work is slated to start this fall or spring of 2025;
- 44 Confederation Drive permit complete for Phase #1 (Civil/Site Works), anticipated to start spring of 2025;
- 55 Lundrigan Drive warehouse expansion permits issued for foundation and structural steel;
- 21 Mt. Bernard Avenue (33-unit apartment building) partial permit issued for site works, foundation, & exterior shell-work ongoing;
- 67 Lundrigan Drive – new building (warehouse) building permits issued - work ongoing;
- 12 Confederation Drive – Cosmetic Hotel Renovation drawing review started;
- 28 Murphy Square – significant interior renovation permit issued;
- 71 Philip Drive – interior repair for private school permit issued.

COW24-127 Finance & Administration Update

Councillor V. Granter presented an update from the Finance and Administration Department for the period ending November 2024, as follows:

- total revenues were \$38,942,868 against a budget of \$39,197,890;
- total expenses were \$31,064,616 against a budget of \$39,197,390.

COW24-128 Capital Project and Engineering Committee Updates

Councillor B. Griffin presented an update from Capital Works and Engineering as follows:

- **Corner Brook Recreation Centre** - leisure pool repairs are complete, waiting for the required epoxy drying time to complete, substantial completion early in the new year after all pool systems are recommissioned and slide is fully installed;
- **Deep Gulch Brook Culvert Replacement** -Rip Rap at outfall placed, endwall completed, large diameter culvert being installed in areas of water
transmission mains, transmission main put back in service on December 5, 2024, current weather conditions may require work to conclude by April 2025;
- **Curling Street Retaining Wall Replacement** -road opened to traffic November 15th, landscaping to be completed in Spring 2025 as well as surface course asphalt;
- **Transportation Study** -reviewing draft report;
- **Transit Accessibility Study and Implementation Plan** - draft final report has been received. The next step is a Council meeting to discuss the recommendations for system upgrades;
- **Intersection Improvements (Elizabeth Street/O'Connell Drive)** - design is well underway, Fall 2024 tender with Spring 2025 installation. tender closed December 9th, 2024;
- **STAR Trail Design & Construction Services** - design and construction of Man in the Mountain and Cape Blow Me Down Hiking Trails, funding from several sources with the City funding 10% of the total cost, final report received, application for funding for the construction of Cape Blow Me Down is in progress;
- **City Hall Atrium Lighting** - lights have been ordered. Installation is anticipated for early 2025;
- **Community Market Feasibility** - funding has been obtained to conduct a feasibility study in the City of Corner Brook surrounding a community market. This project will engage residents, business owners, event organizers and local farmers to understand the interests as well as wants and needs of this type of venue. Project awarded to FBM with kickoff meeting to occur in the next week;
- **Bartlett's Point Park Bandstand** - Funding has been applied to construct a bandstand performing area as well as parking lot upgrades to Bartlett's Point Park. This will see more accessible access for residents to use the park as well as a performing area looking out over the Bay of Islands. The first phase of the project consists of the design of the upgrades. Funding for design has been approved. RFD on the agenda to award design services;
- **Confederation Drive Intersection Design** - this project will see Confederation Drive from the Northeast of the plaza intersection to the roundabout redesigned to make the intersections in this area much safer. Work will include lane reductions and installation of a multi-use sidewalk. Future funding is required for the completion of work. This portion of the project is design only and will bring the project to a shovel-ready state. Design was awarded to Englobe and is underway;

- **Broadway Storm Sewer** - design was awarded to Anderson Engineering and is underway;
- **CHIF Funding Application** - funding has been applied for to complete the following projects: Wastewater Treatment Facility (Est. \$120m) and Curling Water Reservoir (Est. \$11.5m);
- **Green Transit Funding Application** - funding has been applied for through the Zero Emission Transit Fund to complete a feasibility study on green solutions for transit buses;
- **Accessible Transit Funding** - funding has been applied for through the Rural Transit Solutions Fund to aid in the design and implementation of an Accessible Transit system;
- **Legacy Funding** - funding has been applied for through the Canadian Heritage Program to commemorate the 100th anniversary of Corner Brook Pulp and Paper. If successful, this funding will go towards upgrades in Margaret Bowater Park;

COW24-129 2024 Recreation Year-In-Review

Councillor P. Keeping presented an update from Recreation as follows:

Recreation

- Seniors Christmas Concert that took place at the Civic Centre Studio had over 300 participants and received numerous compliments;
- 2024 has seen multiple highlights within Recreation through special events, programs and infrastructure upgrades;
- City of Corner Brook hosted the Recreation NL conference in April, welcoming over 100 participants from municipalities around the province;
- Canada Day festivities were enjoyed as we celebrated our country, Memorial Day in Newfoundland and the opening of Margaret Bowater Park Pool;
- Corner Brook Day took place in collaboration with Jigs & Wheels which featured live entertainment, vendors and children's activities all over the City;
- Nora's Fitness Classes, Active Tots and Pickleball Drop In's at the Civic Centre Studio saw increased numbers this year;
- Carberry's Road Playground had a new play structure installed and the Doug Sweetapple Field received a new score clock;
- Recreation staff are looking forward to 2025 as it will bring some accessible playground upgrades, and a new concrete deck at Margaret Bowater Park and the opening of the Corner Brook Regional Recreation Centre featuring 25 m lane pool, leisure pool with a therapy section, water features, water slide, a fitness centre and more.

Civic Centre

- Corner Brook Civic Centre had another busy year in 2024 with an estimated 750,000+ visitors to the Centre with activities in the arenas, meeting spaces and Studio gym;

- the year began with a mega-regional tournament where Corner Brook hosted a 12-team tournament for the U18 division and the continuation of the senior hockey season. Minor hockey hosted 18 tournaments in the 2024 calendar year;
- highlight of the AAA season for all divisions, male and female was the hosting of the AAA Female U18 AAA Atlantic championships. This tournament represents the highest level of minor female hockey in Atlantic Canada - all provinces were represented and Western played host;
- Figure skating continues to be a highlight where the Silver Blades Skate Club hosted three competitions in 2024 including the Skate NL Provincial Figure Championships. The provincial competition included over 160 skaters between the ages of 10 and 19 years old coming from all over the province;
- The Civic Centre hosted many community events, banquets, meetings, AGMs, galas and activities throughout the year including Municipal Awareness Day, The Western Regional hospital foundation's Chili Cook Off and Annual fundraising Gala, registrations and AGM's for community groups, and a significant number of craft fairs;
- November and December saw several Christmas themed parties held at the Centre, highlighted by the annual Hospital Gala;
- November also witnessed a truly heartfelt Celebration of Life of Dave McHugh. Several thousand artists, friends, family, acquaintances, and fans attended the day-long event in Dave's honor;
- The Corner Brook Royals started the 2024-25 season with 4 home games. Attendance has been strong, and the Royals are in a tight race for first place at just one point behind their rival the Deer Lake Red Wings. Action will resume early in the New year, January 3rd, vs the Stephenville Lighting;
- Corner Brook welcomed some of the world's best figure skaters on Tuesday December 3rd. Stars on Ice skaters included Elvis Stojko, Newfoundland's own and former world champion Katelyn Osmond, Gracie Gold, and back-flipping favorite Keegan Messing to name a few. The audience was treated to a highly talented Christmas-themed skating celebration.

COW24-130 Tourism - 2024 Year-In-Review

Councillor P. Keeping presented an update from Tourism as follows:

- Another successful Jigs & Wheels festival that helped to support over 30 local businesses and organizations;
- Our largest cruise ship season ever with 38 ships visiting Corner Brook in 2024;
- The Colours of Corner Brook Festival provided live entertainment, photo booths, a petting zoo, and over 50 vendors to more than 8,000 visiting cruise ship passengers and local residents;

- This past weekend the Corner Brook Mummer Parade featured over 80 mummers celebrating a long-standing Newfoundland tradition and collecting donations for the local foodbank.

COW24-131 Regional Recreation Center - PCA Amendment No. 12

On motion by Councillor P. Keeping, seconded by Councillor V. Granter, it is **RESOLVED** that the City of Corner Brook Council approve the PCA Amendment No. 12 for the Corner Brook Regional Recreation Center in the amount of \$46,000.00 HST included for Atkins Realis.

MOTION CARRIED.

COW24-132 COOR Budget Reallocation

On motion by Deputy Mayor L. Chaisson, seconded by Councillor P. Keeping, it is **RESOLVED** that the City of Corner Brook Council authorizes the City Manager to reallocate \$90,000.00 from the COOR budget to fund a study related to the Riverside Drive Landslide. **MOTION CARRIED.**

COW24-133 Expression of Interest - Assessment Review Commissioner 2025

On motion by Deputy Mayor L. Chaisson, seconded by Councillor P. Keeping, it is **RESOLVED** to appoint Mr. Dennis Waterman as the Assessment Review Commissioner for 2025. **MOTION CARRIED.**

COW24-134 Bartlett's Point Park Improvements RFP

On motion by Councillor B. Griffin, seconded by Councillor V. Granter, it is **RESOLVED** that the Council of the City of Corner Brook accept the fee proposal in the amount of \$110,270.86 (HST Included) submitted by Englobe Corp. for the Bartlett's Point Park Improvements.

It is **FURTHER RESOLVED** that the Corner Brook City Council authorizes the City Manager to Sign the PCA agreement with the Consultant, Englobe Corp. on behalf of the City of Corner Brook. **MOTION CARRIED.**

COW24-135 Standing Offer - Hired Equipment Services Contract # 2024-27

On motion by Councillor V. Granter, seconded by Deputy Mayor L. Chaisson, it is **RESOLVED** to accept the quotations for Hired Equipment Services as stated in the attached document for the period of December 22, 2024 to May 21, 2025 on a standing offer basis. **MOTION CARRIED.**

COW24-136 Request for Quotations - Snow Clearing Small Roads

On motion by Councillor B. Griffin, seconded by Deputy Mayor L. Chaisson, it is **RESOLVED** that council accept the lowest quote from Four Seasons Excavation in the amount of \$32,200 (HST Included) to complete the Small Roads contract for the 4-month duration from Jan-April 2025. **MOTION CARRIED.**

COW24-137 Request for Quotations - Snow Clearing City of Corner Brook Parking Lots

On motion by Councillor B. Griffin, seconded by Councillor V. Granter, it is **RESOLVED** to accept the lowest quote from Four Seasons Excavation for \$23,000 (HST Included) for snow-clearing of city parking lots from Jan 1 - April 30, 2025. **MOTION CARRIED.**

COW24-138 Asphalt Patching 2024 Change Order No. 1

On motion by Councillor P. Keeping, seconded by Deputy Mayor L. Chaisson, it is **RESOLVED** that the City of Corner Brook Council approve change order No. 1 for an increase of \$173,879.31 (HST Included) for the Asphalt Patching 2024 for Marine Contractors Inc. **MOTION CARRIED.**

COW24-139 Revised Parking Meter Regulations 2019

On motion by Councillor V. Granter, seconded by Councillor B. Griffin, it is **RESOLVED** that Pursuant to the powers vested in it under Sections 197, 188, 203, 438, & 439 of the City of Corner Brook Act, R.S.N.L. 1990, c. C-15, as amended, Section 189 of the Highway Traffic Act, R.S.N.L. 1990, c. H-3, as amended, (a) delegation(s) of power by the Minister of Transportation and Works dated February 8, 2010, and all other powers it enabling, the Council of the City of Corner Brook hereby amends Schedule A as follows:

Section 4. (b) Rate for parking in a metered parking space to be "\$2.00 per hour" effective January 1st, 2025;

Section 6. (a) of the Metered Parking Regulations to read "Parking in a metered space while time is expired." **MOTION CARRIED.**

COW24-140 Animal Regulation 2017

On motion by Councillor V. Granter, seconded by Councillor B. Griffin, it is **RESOLVED** that Pursuant to the powers vested in it by virtue of Section 263, 264, 280.1, 280.2 and 280.4 of the City of Corner Brook Act, 1990 and all other enabling powers, the Council of the City of Corner Brook hereby adopts and enacts the following amendments to the Animal Regulations:

1. Section 2(J) Impound Fee definition to include animal medical fees;
2. Section 7(d) to make animal medical fees collectable from the animal owner;
3. New "Section 10 - Designation" to allow the Director to designate external agencies to provide animal services, and collect fees, on behalf of the City;
4. Schedule A revised to increase the Daily Base Impound Fee to \$25.00/day;
5. New Schedule B, "Dog Registration Form";
6. New Schedule C, "More than 5 Animals Form"; and

7. New Schedule D, "Keeping of Uncommon Animal as Pet".
MOTION CARRIED.

COW24-141 Accessibility Plan

On motion by Deputy Mayor L. Chaisson, seconded by Councillor V. Granter, it is **RESOLVED** that the City of Corner Brook Council approve the Accessibility Plan as proposed in accordance with section 22 of the Accessibility Act, 2021. **MOTION CARRIED.**

COW24-142 Confirmation of Order - 2024-02

On motion by Councillor P. Keeping, seconded by Councillor B. Griffin, it is **RESOLVED** that in accordance with Section 109(4) of the Urban and Rural Planning Act the following Stop Work Order is hereby confirmed by Council, Order #2024-02. **MOTION CARRIED.**

ADJOURNMENT

The meeting adjourned at 8:13 p.m.

City Clerk

Mayor



Request for Decision (RFD)

Subject: Elizabeth Street Intersection Improvements

To: Donny Burden
Meeting: Regular Meeting - 13 Jan 2025
Department: Engineering
Staff Contact: Melody Roberts,
Topic Overview: Construction Contract Award
Attachments: [Merx Bid Comparison - 17-MYCW-24-00007 Compressed](#)

BACKGROUND INFORMATION:

The City of Corner Brook requested bids for the Elizabeth Street Intersection Improvements which includes upgrading of the existing traffic signals at the intersection of O'Connell Drive and Elizabeth Street.

Tenders for the Elizabeth Street Intersection Improvements closed on December 9, 2024, with one (1) compliant submission as follows (including 15% HST):

JCL Investments Inc.	\$1,036,470.33
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PROPOSED RESOLUTION:

Be it resolved that the City of Corner Brook Council award the tender for Elizabeth Street Intersection Improvements in the amount of \$1,036,470.33 (HST Included) to JCL Investments Inc.

FINANCIAL IMPACT:

Pre-Tender Estimate - \$816,801.30 HST Included
 COR Funding top-up - \$200,000.00

Budget Code: 17-MYCW-24-00007/COR funding

Finance Type: Funding

Director of Public Works, Water and Wastewater Approved - 03 Jan 2025

Director of Community, Engineering, Development & Planning Approved - 06 Jan 2025

Administrative Assistant Approved - 06 Jan 2025

City Manager

Corner Brook - Elizabeth Street Intersection Improvements - 17-MYCW-24-00007

JCL Investments Inc.

Estimate		
Mobilization & Demobilization (1010)		
Code	Description	UOM
1010	1. Mobilization & Demobilization (not greater than 5% if on the Island, or 10% if in Labrador, or 15% north of Cartwright, of Sub-Total Before HST)	Lump-Sum
Group Total : \$		

Estimate				
Mobilization & Demobilization (1010)				
Code	Quantity	Price	Total Cost	Bid Rank
1010	1			
Group Total : \$				

Cash Allowance (1020)		
Code	Description	UOM
1020	6. Other (Miscellaneous Works)	N/A
1020	6. Other (Utilities)	N/A
Group Total : \$		

Cash Allowance (1020)				
Code	Quantity	Price	Total Cost	Bid Rank
1020				
1020				
Group Total : \$				

Traffic Regulations (1570)		
Code	Description	UOM
1570	1. Flagpersons Wages	Hour
Group Total : \$		

Traffic Regulations (1570)				
Code	Quantity	Price	Total Cost	Bid Rank
1570	1500			
Group Total : \$				

Projects Signs & Signposts & Installation (1580)		
Code	Description	UOM
1580	1. Project Sign - Provincial	Lump-Sum
Group Total : \$		

Projects Signs & Signposts & Installation (1580)				
Code	Quantity	Price	Total Cost	Bid Rank
1580	1			
Group Total : \$				

Sign and Signpost Installations (1582)		
Code	Description	UOM
1582	2. Other Signs - Supply and Installation of Signs as per drawings, Post as per C07 Detail 3 and 9	Each
Group Total : \$		

Sign and Signpost Installations (1582)				
Code	Quantity	Price	Total Cost	Bid Rank
1582	10			
Group Total : \$				

Sitework, Demolition & Removal of Structures (2070)		
Code	Description	UOM
2070	1. Removal of Concrete Base	Each
2070	4. Removal of Concrete Sidewalk	Square Meter
2070	5. Removal of Curb & Gutter	Meter
Group Total : \$		

Sitework, Demolition & Removal of Structures (2070)				
Code	Quantity	Price	Total Cost	Bid Rank
2070	5			
2070	175			
2070	125			
Group Total : \$				

Landscaping, Seeding, Sodding & Tree Preservation

Code	Description	UOM
2104	5. Supply & Placing Topsoil	Square Meter
2104	8. Supply & Placement of Sod	Square Meter

Landscaping, Seeding, Sodding & Tree Preservation

Code	Quantity	Price	Total Cost	Bid Rank
2104	250			
2104	250			

Group Total : \$ 9000

Excavation, Trenching & Backfilling (2223)

Code	Description	UOM
2223	1.2 Main Trench Excavation - Common	Cubic Meter
2223	5.2 Granular Pipe Bedding - Type 2	Cubic Meter
2223	8.1 Supply & Placement of Marking Tape - Plastic	Meter

Excavation, Trenching & Backfilling (2223)

Code	Quantity	Price	Total Cost	Bid Rank
2223	150			
2223	60			
2223	121			

Group Total : \$

Roadway Excavation, Embankment & Compaction

Code	Description	UOM
2224	2.1 Imported Backfill - Rock (100mm minus)	Cubic Meter
2224	2.2 Imported Backfill - Common	Cubic Meter

Roadway Excavation, Embankment & Compaction (2

Code	Quantity	Price	Total Cost	Bid Rank
2224	10			
2224	10			

Group Total : \$

Selected Granular Base & Sub Base Materials (223

Code	Description	UOM
2233	1. Class "A" Granular Base	Cubic Meter
2233	2. Class "B" Granular Sub-Base	Cubic Meter

Selected Granular Base & Sub Base Materials (2233)

Code	Quantity	Price	Total Cost	Bid Rank
2233	70			
2233	120			

Group Total : \$

Concrete Walk, Curb & Gutters (2528)

Code	Description	UOM
2528	1. Supply & Place Granular Base Material	Cubic Meter
2528	2. Concrete Walks (125mm Thick, Fibre Reinforced, widths as shown on drawings)	Square Meter
2528	5. Curb & Gutter	Meter

Concrete Walk, Curb & Gutters (2528)

Code	Quantity	Price	Total Cost	Bid Rank
2528	35			
2528	195			
2528	125			

Group Total : \$

Asphalt Tack Coat (2547)

Code	Description	UOM
2547	1. Supply & Placement of Asphalt Tack Coat	Square Meter

Asphalt Tack Coat (2547)

Code	Quantity	Price	Total Cost	Bid Rank
2547	410			

Group Total : \$

Hot Mix Asphalt Concrete Paving (2552)

Hot Mix Asphalt Concrete Paving (2552)

Code	Description	UOM	Code	Quantity	Price	Total Cost	Bid Rank
2552	1.1 Asphaltic Concrete - Base Course	Metric Ton/Toi	2552	40			
2552	1.2 Asphaltic Concrete - Surface Course	Metric Ton/Toi	2552	50			
			Group Total : \$				

Reshaping & Patching Asphalt Pavement (2574)			Reshaping & Patching Asphalt Pavement (2574)				
Code	Description	UOM	Code	Quantity	Price	Total Cost	Bid Rank
2574	1. Removal of Asphalt Pavement (Includes any required cutting)	Square Meter	2574	331			
			Group Total : \$				

Cold Planing (2575)			Cold Planing (2575)				
Code	Description	UOM	Code	Quantity	Price	Total Cost	Bid Rank
2575	1. Cold Planing	Square Meter	2575	180			
			Group Total : \$				

Pavement Marking (2580)			Pavement Marking (2580)				
Code	Description	UOM	Code	Quantity	Price	Total Cost	Bid Rank
2580	1. Pavement Markings (Removals & Install New as required)	Lump-Sum	2580	1			
			Group Total : \$				

Maintenance Holes, Catch Basins, Ditch Inlets (2601)			Maintenance Holes, Catch Basins, Ditch Inlets (2601)				
Code	Description	UOM	Code	Quantity	Price	Total Cost	Bid Rank
2601	8. Adjustment of Maintenance Hole/Catch Basin Tops	Each	2601	4			
			Group Total : \$				

Sewer Mains (2702)			Sewer Mains (2702)				
Code	Description	UOM	Code	Quantity	Price	Total Cost	Bid Rank
2702	Inspect and Clean CB/MH	Each	2702	5			
2702	Inspect and Clean Sewer Mains / CB Leads	Meter	2702	100			
			Group Total : \$				

Cast-In-Place Concrete (3300)			Cast-In-Place Concrete (3300)				
Code	Description	UOM	Code	Quantity	Price	Total Cost	Bid Rank
3300	1. Cast-In-Place Concrete (Traffic Island)	Cubic Meter	3300	10			
3300	2. Cast-In-Place Concrete (Raised Crosswalk - Reinforced, Colored and Stamped)	Cubic Meter	3300	2			
			Group Total : \$				

Highway Spec - Supply and Installation of Traffic L

Code	Description	UOM
H 530	Supply and Installation of Traffic Signal Conduit (50mm) (excl. excavation and concrete encasement, incl. sand bedding)	Meter
H 530	Supply and Installation of Traffic Signal Conduit (75mm) (excl. excavation and concrete encasement, incl. sand bedding)	Meter

Highway Spec - Supply and Installation of Traffic Lig

Code	Quantity	Price	Total Cost	Bid Rank
H 530	50			
H 530	180			
Group Total : \$				

Highway Spec - Supply and Installation of Traffic S

Code	Description	UOM
H 535	Supply and Installation of Traffic Signal Foundation (Mast Arm >9m)	Each
H 535	Supply and Installation of Traffic Signal Foundation (Mast Arm 9m or less)	Each
H 535	Supply and Installation of Traffic Signal Foundation (Pedestal pole, no mast arm)	Each

Highway Spec - Supply and Installation of Traffic Sig

Code	Quantity	Price	Total Cost	Bid Rank
H 535	2			
H 535	5			
H 535	2			
Group Total : \$				

Supplementary Spec (SUPP)

Code	Description	UOM
SUPP	Supply and Installation of Prefab Composite Junction Box	Each
SUPP	Supply and Installation of Prefab Concrete Controller Pad	Each
SUPP	Supply and Installation of Tactile Surface in Sidewalk	Each
SUPP	Supply and Installation of Traffic Signal Infrastructure	Lump-Sum

Supplementary Spec (SUPP)

Code	Quantity	Price	Total Cost	Bid Rank
SUPP	4			
SUPP	1			
SUPP	32			
SUPP	1			
Group Total : \$				

Harmonized Sales Tax (HST)

Code	Description	UOM
HST	Harmonized Sales Tax (HST)	Lump-Sum

Harmonized Sales Tax (HST)

Code	Quantity	Price	Total Cost	Bid Rank
HST	1			
Group Total : \$				
Project Total : \$ 1036470.33				



Request for Decision (RFD)

Subject: Recreation Centre Gymnasium Painting

To: Darren Charters

Meeting: Regular Meeting - 13 Jan 2025

Department: Recreation

Staff Contact: Peter Robinson, Director of Recreation Services

Topic Overview:

Attachments: [Recreation Centre \(Grenfell Campus\), Corner Brook - December 12, 2024](#)

BACKGROUND INFORMATION:

Construction of the Corner Brook Regional Recreation Centre is nearing completion. While the existing Grenfell Campus gymnasium will be included as one of the amenities of the Recreation Centre, essentially no work has been carried out on the space as a part of this project. As such, there is a noticeable difference between the newly constructed, freshly painted areas of the Recreation Centre and the existing gymnasium. Applying a fresh coat of paint to the walls and ceiling of the gymnasium would significantly reduce this difference and serve to tie the gymnasium into the newness of the remainder of the facility. Efforts were made to obtain multiple quotes both locally and from across Newfoundland. However, due to the scope of the project and the required timeline only one company was able to provide a quote.

PROPOSED RESOLUTION:

BE IT RESOLVED that the council of the City of Corner Brook accept the quote in the amount of \$73,600.00 (including HST) provided by Wallspace Plaster & Paint for the painting of the Recreation Centre gymnasium.

FINANCIAL IMPACT:

\$73,600.00

RECOMMENDATION:

It is the recommendation of staff that this project be approved.

ALTERNATIVE IMPLICATIONS:

1. Council approves the recommended action.
2. Council does not approve the recommended action.
3. Council provides alternative direction.

Director of Recreation Services	Approved - 08 Jan 2025
Director of Community, Engineering, Development & Planning	Approved - 09 Jan 2025
Administrative Assistant	Approved - 09 Jan 2025

City Manager



██████████, Corner Brook, NL, A2H 6N7
 ██████████ • wallspaceplasterpaint@outlook.com

QUOTE

DECEMBER 12, 2024

<p>Quote for Scope of Work: Recreation Centre – Grenfell University Campus, Corner Brook, NL</p>	
<p>Work Site Set-up</p> <ul style="list-style-type: none"> Apply plywood to flooring to protect from any lift damages Covering floor area <p>Preparation</p> <ul style="list-style-type: none"> Prep and mask wall and ceiling surfaces (i.e. cleaning debris, sanding any rough areas) <p>Labor</p> <ul style="list-style-type: none"> Apply Primer where needed Apply 1 coat of paint to ceiling Apply 2 coats of paint to walls 	
<p>Equipment</p> <ul style="list-style-type: none"> scissor lifts 	
<p>Materials</p> <ul style="list-style-type: none"> Paint Sprayer tips and paint brushes Debris removal tools and supplies Other required supplies 	

SUBTOTAL	\$64,000.00
SALES TAX	15%
TOTAL	\$73,600.00

This quote is based on the required skills and difficulty of completing the job. The quote includes materials, supplies, tools, equipment, and any rental costs.

Thank you for your business!

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WallSpace Plaster & Paint Wants To Satisfy You

We are locally owned and take pride in serving communities throughout Western NL. To serve you best, the job must be clearly defined so that you and WallSpace Plaster & Paint know what must be completed. Please feel free to ask any questions you may have. If any items or instructions are unclear, please communicate this with WallSpace Plaster & Paint to ensure the quote is rewritten to represent what you expect. Thank you for your time and this opportunity to pursue working with you.

Contract Definitions And Conditions

Agreement – This quote is only valid for 30 days after it is written. It may be accepted on or before the 30th day, and WallSpace Plaster & Paint must be notified of the contract decision within the appropriate time frame. The date of confirmation shall be the contract initiation date. Additionally, the client permits WallSpace Plaster & Paint to use images of the work product as part of its portfolios, websites, and social media platforms, so long as it is to showcase the work completed and not for any other purposes. The client does not permit WallSpace Plaster & Paint to sell or otherwise use the images of work completed to earn money or for any other commercial use.

Colors – Color choices for painting must be submitted by the client 4 days before the commencement of work unless agreed upon otherwise. If a color change is requested after the job is initiated, the contract will have to charge for time, materials, and other agreed expenses thus far. The client must then agree upon any additional charges for completing such work, which will be added to the original contract. Extra charges will include other materials and labor time needed to purchase and apply materials.

Unforeseen Conditions – WallSpace Plaster & Paint shall not be liable for delays due to unforeseeable circumstances caused beyond the control of and without the fault or negligence of the contractor, including fires, floods, or unsuitable weather (e.x. rain, snow).

██████████, Corner Brook, Newfoundland, A2H6N7 • ██████████ • wallspaceplasterpaint@outlook.com



Request for Decision (RFD)

Subject: Approval - Corner Brook IMSP and Development Regulations Amendment No. 24-03 - 29 Humber Road

To: Deon Rumbolt
Meeting: Regular Meeting - 13 Jan 2025
Department: Development and Planning
Staff Contact: Christina Pye,
Topic Overview: 29 Humber Road - Open Space to Residential Commercial Mix
Attachments: [Corner Brook - Municipal Plan - 2012 - Amendment No. 24-03 - Section 23 Approval](#)
[Corner Brook - Development Regulations 2012 - Amendment No. 24-03 - Section 23 Approval](#)

BACKGROUND INFORMATION:

The principal purpose of these map amendments is to proceed with the 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, etc. The previous uses are also prohibited in the 'Open Space (OS)' zone.

Through the ongoing IMSP Review process, 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 RCM zone is a commercial zone allowing a mix of residential and commercial uses.

This is the 3rd and final council approval of this amendment before provincial registration.

PROPOSED RESOLUTION:

PROPOSED RESOLUTION:

The Corner Brook City Council RESOLVES to:

- (1) Approve proposed map amendments No. 24-03 to the City of Corner Brook's Integrated Municipal Sustainability Plan 2012;
- (2) Approve proposed map amendment No. 24-03 to the City of Corner Brook's 2012 Development Regulations;
- (3) Authorize staff to submit the proposed amendments to the provincial government for ministerial approval and registration; and

- (4) Authorize staff to give statutory notice of registration of the amendments following ministerial approval and registration under (3).

FINANCIAL IMPACT:

Cost of:

(1) NL Gazette publication and (2) newspaper publication (Newfoundland Wire)

Budget Code: Planning Amendments

Finance Type: Budget

GOVERNANCE IMPLICATIONS:

Legislation

Urban and Rural Planning Act

Section 23 and 24

RECOMMENDATION:

Staff Recommend Option 1 and the following Recommendation be supported:

- (1) That the City of Corner Brook approve the proposed amendments as outlined above;
- (2) That the City of Corner Brook refuse to approve the proposed amendments as outlined above; or
- (3) That the City of Corner Brook postpone approval of the proposed amendments, requesting additional information from staff.

ALTERNATIVE IMPLICATIONS:

Approval of the proposed amendments is the second and final affirmative decision of Council (the first being adoption) prior to submitting the documents to the provincial government for ministerial approval and registration. If Council is not supportive of the proposal as is, Council should not proceed with approval.

ALTERNATIVE MOTIONS:

The Corner Brook City Council RESOLVES to:

- (1) Refuse approval of the proposed amendments; or
- (2) Postpone approval of the proposed amendments, with direction given to staff to work further with the proponent in revising the development proposal before bringing the item back to Council. At the discretion of staff, and if the proposal is substantially amended, this may entail re-conducting public consultation (section 14) and re-submitting the proposal to the provincial government for review/release (section 15).

	Approved - 10 Jan 2025
Director of Public Works, Water and Wastewater	Approved - 10 Jan 2025
Director of Community, Engineering, Development & Planning	Approved - 10 Jan 2025
Administrative Assistant	Approved - 10 Jan 2025

City Manager



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

Rezoning of 29 Humber Road

January 2025

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
CORNER BROOK INTEGRATED MUNICIPAL SUSTAINABILITY PLAN
AMENDMENT No. 24-03**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook adopts the Corner Brook Municipal Plan Amendment No. 24-03.

Adopted by the City Council of Corner Brook on the ____ day of _____, 2024.

SIGNED AND SEALED this ____ day of _____, 2024.

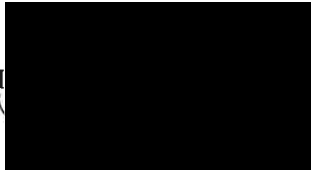
Mayor: _____

Clerk: _____

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan Amendment No. 24-03 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCI 



(MCIP Seal)

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
CCORNER BROOK INTEGRATED MUNICIPAL SUSTAINABILITY PLAN
AMENDMENT No. 24-03

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook

- a) adopted the Municipal Plan Amendment No. 24-03 on the ____ day of _____, 2024; and
- b) gave notice of the adoption of the Municipal Plan Amendment No. 24-03 by Notice placed on the ____ day of _____ and the ____ day of _____, 2024 in, the West Coast Wire.
- c) set the ____ day of _____ at ____ p.m. at the City Hall, 5 Park Street, Corner Brook, for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook approves the Municipal Plan Amendment No. 24-03 as adopted.

SIGNED AND SEALED this ____ day of _____, 2024.

Mayor: _____

Clerk: _____

(Council Seal)

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.

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 October 30, 2024.

Adoption by Council and Public Hearing

In accordance with Section 16 of the Act, Council adopted the Amendment on November 18, 2024. In accordance with Section 17 of the Act, notice of adoption and tentative public hearing date (December 19, 2024) was published in a locally circulated newspaper (Newfoundland Wire) on December 4th, 2024 and December 11th, 2024. 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

T.B.D.

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

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.L. _____
DATE: Oct 24 / 24

Jennifer Brown
REGISTERED PROFESSIONAL PLANNER
Province of New Brunswick

Oct 24 / 2024
Date

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)



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

Rezoning of 29 Humber Road

January 2025

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
CORNER BROOK DEVELOPMENT REGULATIONS
AMENDMENT No. 24-03**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook adopts the Corner Brook Development Regulations Amendment No. 24-03.

Adopted by the City Council of Corner Brook on the ____ day of _____, 2024.

SIGNED AND SEALED this ____ day of _____, 2024.

Mayor: _____

Clerk: _____

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 24-03 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MC [Redacted Signature]



(MCIP Seal)

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
CCORNER BROOK DEVELOPMENT REGULATIONS
AMENDMENT No. 24-03**

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook

- a) adopted Development Regulations Amendment No. 24-03 on the ____ day of _____, 2024; and
- b) gave notice of the adoption of the Development Regulations Amendment No. 24-03 by Notice placed on the ____ day of _____ and the ____ day of _____, 2024 in the West Coast Wire.
- c) set the ____ day of _____ at ____ p.m. at the City Hall, 5 Park Street, Corner Brook, for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act 2000*, the City Council of Corner Brook approves Development Regulations Amendment No. 24-03 as adopted.

SIGNED AND SEALED this ____ day of _____, 2024.

Mayor: _____

Clerk: _____

(Council Seal)

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 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.

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 October 30, 2024.

Adoption by Council and Public Hearing

In accordance with Section 16 of the Act, Council adopted the Amendment on November 18, 2024. In accordance with Section 17 of the Act, notice of adoption and tentative public hearing date (December 19, 2024) was published in a locally circulated newspaper (Newfoundland Wire) on December 4th, 2024 and December 11th, 2024. 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

T.B.D.

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



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)

City of Corner Brook
Community Services Department
Planning Division

DATE: JULY 2024

SCALE: 1:1000

N

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. [Redacted]
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)



Request for Decision (RFD)

Subject: 16 West Street (Discretionary Use / Apartment Building)

To: Deon Rumbolt
Meeting: Regular Meeting - 13 Jan 2025
Department: Development and Planning
Staff Contact: Darryl Skinner, Development Skinner
Topic Overview: Discretionary Use Application - 16 West Street - Request for permission to convert the second floor of the building into a three (3) unit apartment building.
Attachments: [16 West Street \(memo\)](#)
[Attach #1](#)

BACKGROUND INFORMATION:

The City of Corner Brook has received an application from the property owner of 16 West Street, Corner Brook, NL. The property owner is requesting permission to convert the second floor into a three (3) unit apartment building. The main floor will be converted into a commercial use. The building is located in a Downtown Commercial Zone where the proposed use, (Apartment Building) is considered a "Discretionary Use" of the City of Corner Brook's Development Regulations.

On December 5th, 2024 the application was placed on the City of Corner Brook's website . Also on December 18th, 2024 it was advertised in the local newspaper giving the general public a chance to express any concerns that they may have with this development. The City did not receive any responses supporting or against the proposed development.

PROPOSED RESOLUTION:

Be it resolved that Council of the City of Corner Brook in its Authority approve the application for the proposed 3 unit Apartment building at 16 West Street, Corner Brook, NL.

GOVERNANCE IMPLICATIONS:

Bylaw/Regulations
 City of Corner Brook Development Regulations
 Section 128

RECOMMENDATION:

After reviewing the proposed application and location, staff does not feel that the 3 unit Apartment Building will have any negative impacts on the surrounding area. Therefore, it is recommended that Council approve the application for the proposed 3 unit Apartment Building at 16 West Street, Corner Brook, NL.

ALTERNATIVE IMPLICATIONS:

1. That the Council of the City of Corner Brook approve the application for the proposed 3 unit Apartment Building at 16 West Street as recommended.

- 2. That the Council of the City of Corner Brook not approve the application for the proposed 3 unit Apartment Building at 16 West Street.
- 3. That the Council of the City of Corner Brook to give other direction to Staff.

	Approved - 03 Jan 2025
Director of Public Works, Water and Wastewater	Approved - 03 Jan 2025
Director of Community, Engineering, Development & Planning	Approved - 06 Jan 2025
Administrative Assistant	Approved - 06 Jan 2025

City Manager

Memo

Development & Planning Department

To: Rumbolt, Manager of Development and Planning

From: Darryl Skinner, Development Inspector III

Date: January 2, 2025

Re: 16 West Street (Discretionary Use / 3 Unit Apartment Building)


The City of Corner Brook has received an application from the property owner of 16 West Street, Corner Brook, NL. The property owner is requesting permission to convert the second floor into a three (3) unit apartment building. The main level will be used as a commercial space. The building is located in the Downtown Commercial Zone where the proposed use, (Apartment Building) is considered a “Discretionary Use” of the City of Corner Brook’s Development Regulations.

The owner has entered into a lease agreement with the church adjacent to the property to obtain the required parking for the residential units. The main floor will be developed into a commercial space with a use that is permitted in the Downtown Commercial Zone.

On December 5th, 2024, the application was placed on the City of Corner Brook’s website. Also on December 18th, 2024, it was advertised in the local newspaper giving the public a chance to express any concerns that they may have with this development. The city did not receive any support or objections to the proposed development.

Staff does not feel that a 3 Unit Apartment Building will have any negative impacts on the surrounding area. Therefore, it is recommended that Council approve the application for the proposed 3 Unit Apartment Building at 16 West Street, Corner Brook, NL.

Sincerely,


Darryl Skinner
Development Inspector III

Attachments:

1. Picture of Building Location
2. RFD



City of Corner Brook
 Community Services Department
 Planning Division
 5 Park St, Corner Brook, NL (PO Box 1080)
 Corner Brook, NL, Canada, A2H 6E1
 709-637-1666 city.hall@cornerbrook.com

PROJECT: Proposed 3 Unit Apartment Building
TITLE: 16 west Street/ Apartment Building
 THIS IMAGE IS A GRAPHICAL REPRESENTATION AND IS NOT INTENDED TO BE USED FOR LEGAL DESCRIPTIONS.

NOTES:

LOCATION: 16 West Street
PREPARED BY: Darryl Skinner
DEPARTMENT: CEDP
DATE: 2025-01-02
PAGE: 1 **OF** 1 **VERSION:**



Request for Decision (RFD)

Subject: 39 Confederation Drive (Discretionary Use / Vehicle Dealership)

To: Deon Rumbolt
Meeting: Regular Meeting - 13 Jan 2025
Department: Development and Planning
Staff Contact: Darryl Skinner, Development Skinner
Topic Overview: The following is a Discretionary use Application for Dealership
Attachments: [39 Confederation Drive \(memo\)](#)
[Attach #1](#)

BACKGROUND INFORMATION:

The City of Corner Brook has received an application from the property owner of 39 Confederation Drive, Corner Brook, NL. The property owner is requesting permission to construct a vehicle dealership on the property. The lot is located in a Large Scale Commercial Zone where the proposed use, (Vehicle Dealership) is considered a “Discretionary Use” of the City of Corner Brook’s Development Regulations.

On December 5th, 2024 the application was placed on the City of Corner Brook’s website . Also on December 18th, 2024 it was advertised in the local newspaper giving the general public a chance to express any concerns that they may have with this development. The City did not receive any responses supporting or against the proposed development.

PROPOSED RESOLUTION:

Be it resolved that Council of the City of Corner Brook in its Authority approve the application for the proposed Vehicle Dealership at 39 Confederation Drive, Corner Brook, NL.

GOVERNANCE IMPLICATIONS:

Bylaw/Regulations
 City of Corner Brook Development Regulations
 Section 128

RECOMMENDATION:

After reviewing the proposed application and location, staff do not feel that a Vehicle Dealership will have any negative impacts on the surrounding area. Therefore, it is recommended that Council approve the application for the proposed Vehicle Dealership at 39 Confederation Drive, Corner Brook, NL.

ALTERNATIVE IMPLICATIONS:

1. That the Council of the City of Corner Brook approve the application for the proposed Vehicle Dealership at 39 Confederation Drive as recommended.
2. That the Council of the City of Corner Brook not approve the application for the proposed Vehicle Dealership at 39 Confederation Drive.

3. That the Council of the City of Corner Brook to give other direction to Staff.

	Approved - 03 Jan 2025
Director of Public Works, Water and Wastewater	Approved - 03 Jan 2025
Director of Community, Engineering, Development & Planning	Approved - 06 Jan 2025
Administrative Assistant	Approved - 06 Jan 2025

City Manager

Memo

Development & Planning Department

To: Rumbolt, Manager of Development and Planning

From: Darryl Skinner, Development Inspector III

Date: January 2, 2025

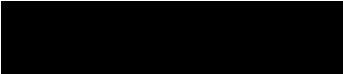
Re: 39 Confederation Drive (Discretionary Use / Vehicle Dealership)

The City of Corner Brook has received an application from the property owner of 39 Confederation Drive, Corner Brook, NL. The property owner is requesting permission to construct a Vehicle Dealership on the vacant lot. The lot is located in the Large-Scale Commercial Zone where the proposed use, (Vehicle Dealership) is considered a “**Discretionary Use**” of the City of Corner Brook’s Development Regulations.

On December 5th, 2024, the application was placed on the City of Corner Brook’s website. Also on December 18th, 2024, it was advertised in the local newspaper giving the public a chance to express any concerns that they may have with this development. The city did not receive any support or objections to the proposed development.

Staff does not feel that a Vehicle Dealership will have any negative impacts on the surrounding area. Therefore, it is recommended that Council approve the application for the proposed Vehicle Dealership at 39 Confederation Drive, Corner Brook, NL.

Sincerely,


Darryl Skinner
Development Inspector III

Attachments:

1. Picture of Lot Location
2. RFD



5 Park St, Corner Brook, NL (PO Box 1080)
 Corner Brook, NL, Canada, A2H 6E1
 709-637-1666 city.hall@cornerbrook.com

PROJECT: Proposed Vehical Dealership

TITLE: 39 Confederation Drive/ Vehicle Dealership

THIS IMAGE IS A GRAPHICAL REPRESENTATION AND IS NOT INTENDED TO BE USED FOR LEGAL DESCRIPTIONS.

NOTES:

LOCATION: 39 Confederation Drive

PREPARED BY: Darryl Skinner

DEPARTMENT: CEDP

DATE: 2025-01-02

PAGE: 1 **OF** 1 **VERSION:**



Request for Decision (RFD)

Subject: Rescind Stop Work Order 2024-02 - 55 Lundrigan Drive

To: Deon Rumbolt
Meeting: Regular Meeting - 13 Jan 2025
Department: Development and Planning
Staff Contact: Darryl Skinner, Development Skinner
Topic Overview: Rescind Stop Work Order
Attachments: [55 Lundrigan Drive Redacted](#)

BACKGROUND INFORMATION:

A stop work order was issued against the property located at 55 Lundrigan Drive as they were carrying out construction beyond the scope of work as outlined in permits. City staff have confirmed that the owner has complied with the Stop Work Order 2024-02.

PROPOSED RESOLUTION:

Be it **RESOLVED** that the Council of the City of Corner Brook rescind Stop Work Order #2024-02 in accordance with Section 102(3) of the Urban and Rural Planning Act.

GOVERNANCE IMPLICATIONS:

Bylaw/Regulations
 Urban and Rural Planning Act
 102(3)

RECOMMENDATION:

Staff recommends Option #1.

ALTERNATIVE IMPLICATIONS:

1. That Council revoke Order #2024-02 as recommended by staff.
2. That Council not revoke Order #2024-02.
3. That Council provide other direction to City staff.

Director of Public Works, Water and Wastewater	Approved - 23 Dec 2024
Director of Community, Engineering, Development & Planning	Approved - 23 Dec 2024
Administrative Assistant	Approved - 03 Jan 2025
	Approved - 06 Jan 2025

City Manager

2024-02

STOP WORK ORDER

To: [Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

WHEREAS you are identified as the owner of 55 Lundrigan Drive, Corner Brook, NL;

AND WHEREAS the City of Corner Brook has concluded that you are carrying out construction to the building located at 55 Lundrigan Drive, Corner Brook, NL. beyond the scope of work outlined on BP2024-0177 & BP2024-0328 issued on June 5, 2004 & September 10, 2024 respectively.

AND WHEREAS you were notified on November 28, 2024 via e-mail to stop all work until the engineered drawings were submitted and permits issued.

YOU ARE HEREBY ORDERED under Section 30 of the City of Corner Brook Development Regulations and section 102 of the Urban and Rural Planning Act to stop all work immediately and obtain the required building permit from the City of Corner Brook.

Under Section 106 of the Urban and Rural Planning Act, 2000 any person who contravenes an order made under the act is liable, upon summary conviction, to a fine of not less than \$500 and not more than \$1000 for the first offence, or in default of payment a period of imprisonment not exceeding three months, and a fine of not less than \$2000 and not more than \$5000 for a subsequent offence, or in default of payment a period of imprisonment not exceeding six months,

You have the right to appeal this Order within fourteen (14) days of its receipt by completing and submitting the required appeal form, the appeal fee of \$230 (\$200+HST) and supporting documentation to:

Appeal Officer
C/o Department of Municipal and Provincial Affairs
4th Floor (West Block)
Confederation Building
P.O. Box 8700
St. John's, NL
A1B 4J6

Dated at the City of Corner Brook, this 13th day of December 2024, A.D.

[Redacted Signature]

City Clerk
City of Corner Brook