



Integrated Municipal Sustainability Plan

Background Report



prepared by

UPLAND

for



May 10, 2021

Contents

1 Introduction	iv	5 Land Use	38
1.1 About this Report	1	5.1 Lands Overview.....	39
1.2 Area Profile	2	5.2 Residential Settlement.....	40
1.3 Analysis Themes	3	5.3 Food Security.....	42
2 Environment	4	5.4 Protected Areas	44
2.1 Environmental Context.....	5	5.5 Institutional Facilities	48
2.2 Elevation.....	6	6 Zoning	50
2.3 Slope	8	6.1 Development Regulations	51
2.4 Fresh Water Systems	10	6.2 Current Zoning	52
2.5 Coastal Flood Risk	12	6.3 Permitted and Discretionary Uses... 53	
3 History & Culture	14	7 Infrastructure	62
3.1 A Brief History	15	7.1 Infrastructure Summary	63
3.2 Indigenous Communities.....	16	7.2 Water.....	64
3.3 Industry	18	7.3 Transportation Facilities.....	68
3.4 Registered Heritage.....	20	7.4 Annual Projects and Programs	69
4 Socioeconomics	22	7.5 Capital Projects.....	70
4.1 Economy and Society	23	7.6 Facilities Projects	74
4.2 Census Agglomerations	24	8 Other Reports	76
4.3 Population Trends	26	8.1 Other Reports	77
4.4 Age Distribution	28		
4.5 Households.....	30		
4.6 Dwellings	32		
4.7 Economy & Labour	34		
4.8 Health & Wellness	36		

1 Introduction



1.1 About this Report

In 2012, the City of Corner Brook coupled their traditional Municipal Plan review process with the development of an Integrated Municipal Sustainability Plan (IMSP) and Development Regulations. The City is required to update these documents every ten years, in accordance with the *Urban and Rural Planning Act, 2000*.

The objectives of the plan review process are to provide an updated vision and strategic direction for Corner Brook through policy that reflects the history and current goals of the community, as well as international best practices. The outcome will be new 2022 Development Regulations and a new Integrated Municipal Sustainability Plan 2022 designed specifically for the City of Corner Brook.

This comprehensive plan review is a multi-step process that is expected to take one year. One of the first steps was for the project team to conduct a detailed analysis of the existing conditions in Corner Brook. This analysis will help inform discussion topics for public consultation. It also identifies issues and challenges that need to be addressed by planning policy, as well as provides spatial information (i.e. mapping) that will help guide where different zones are placed when the IMSP and Development Regulations are written. This report is the result of that analysis.

This report is set up so that each section can be read independently, without having to read the whole report. However, we certainly do encourage you to read the whole report.

Opposite Page:
Sunset at Cpt. James Cook
National Historic Site.
Credit: David W. Enstrom.



Fig. 1: The City of Corner Brook's location on the island of Newfoundland

1.2 Area Profile

Corner Brook is a coastal city located in Western Newfoundland, in the Bay of Islands on the south shore of the Humber Arm. It is the third largest city in Newfoundland and Labrador and operates as the service centre for Western and Northern Newfoundland, as well as Southern Labrador.

The Towns surrounding the City of Corner Brook are their own separate municipalities and are not included in this plan review. However, residents of these Towns often work or use services in the City of Corner Brook, and vice versa. As such, this document does occasionally include data about neighbouring Towns in order to help inform planning in the City of Corner Brook.

The City of Corner Brook had a population of 19,805 in the 2016 census. This grows to 31,916 when the surrounding Towns are included. The City's municipal boundary surrounds the Town of Massey Drive and is bordered by the Town of Mount Moriah to the west and the Town of Steady Brook to the east. Larger communities include the Towns of Humber Arm South, Irishtown-Summerside, Massey Drive, and Pasadena. Smaller communities include the Towns of Gillams, Hughes Brook, McIvers, Meadows, Mount Moriah, and Steady Brook, as well as the unincorporated area of Division No. 5, Subdivision F.

The terrain in the vicinity of Corner Brook is quite varied, and the region is subject to heavy seasonal snowfalls. These factors create unique challenges for planning and development in the City, visible

in the terraced street network with neighborhoods extending across the slopes around the core.

There is a long history of forestry and fishing in Corner Brook, and today the economy has diversified to include health services, industry, tourism, and education. The City of Corner Brook is home to the Sir Wilfred Grenfell Campus of Memorial University of Newfoundland (MUN) as well as the College of the North Atlantic. Both schools host programs unique to their location, securing a yearly influx of young adults.

Outdoor recreation is a large motivator for young adults who choose to live and stay in Corner Brook. The local geography supports a wide range of adventure activities on a scale not seen elsewhere in Atlantic Canada. In Corner Brook this includes caving, rock climbing, ultra-running, mountain biking, snowmobiling, and ATV riding. These activities and the extensive trail networks that support them are a part of the local identity, and impact where development is considered by the municipality.

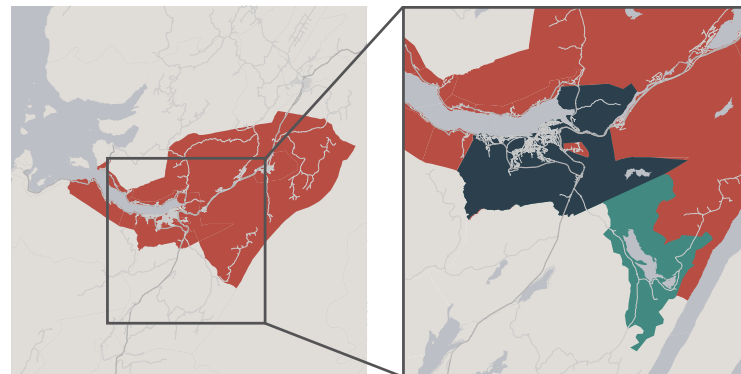


Fig. 2: Study Area.

- Corner Brook Census Agglomeration Area
- Corner Brook Municipal Boundary
- Corner Brook Planning Area

1.3 Analysis Themes

This report is broken down into sections, based on themes. These are:

ENVIRONMENT

This section involves a look at the natural environment in the Corner Brook area. It involves a discussion of the risks present in the local environment (e.g. flooding and erosion) as well as threats to the natural environment (e.g. poor water quality).

HISTORY AND CULTURE

This section presents a brief history of the City of Corner Brook, including information about the local Indigenous history and a map of registered heritage properties.

SOCIOECONOMICS

This section includes an analysis of the demographics and economy of Corner Brook. These data, mostly from Statistics Canada census information, paint a picture of the Corner Brook population, including where people work, how healthy they are, and how they are housed.

LAND USE

This section includes a series of maps that describe how land is currently used in the Corner Brook area. This includes things like the location of parks and protected areas, as well as where services such as schools and hospitals are located.

CURRENT ZONING

The current planning documents for the City of Corner Brook include 32 land use designations, or zones. A series of maps contained within this report provides a record of where these zones are applied.

INFRASTRUCTURE

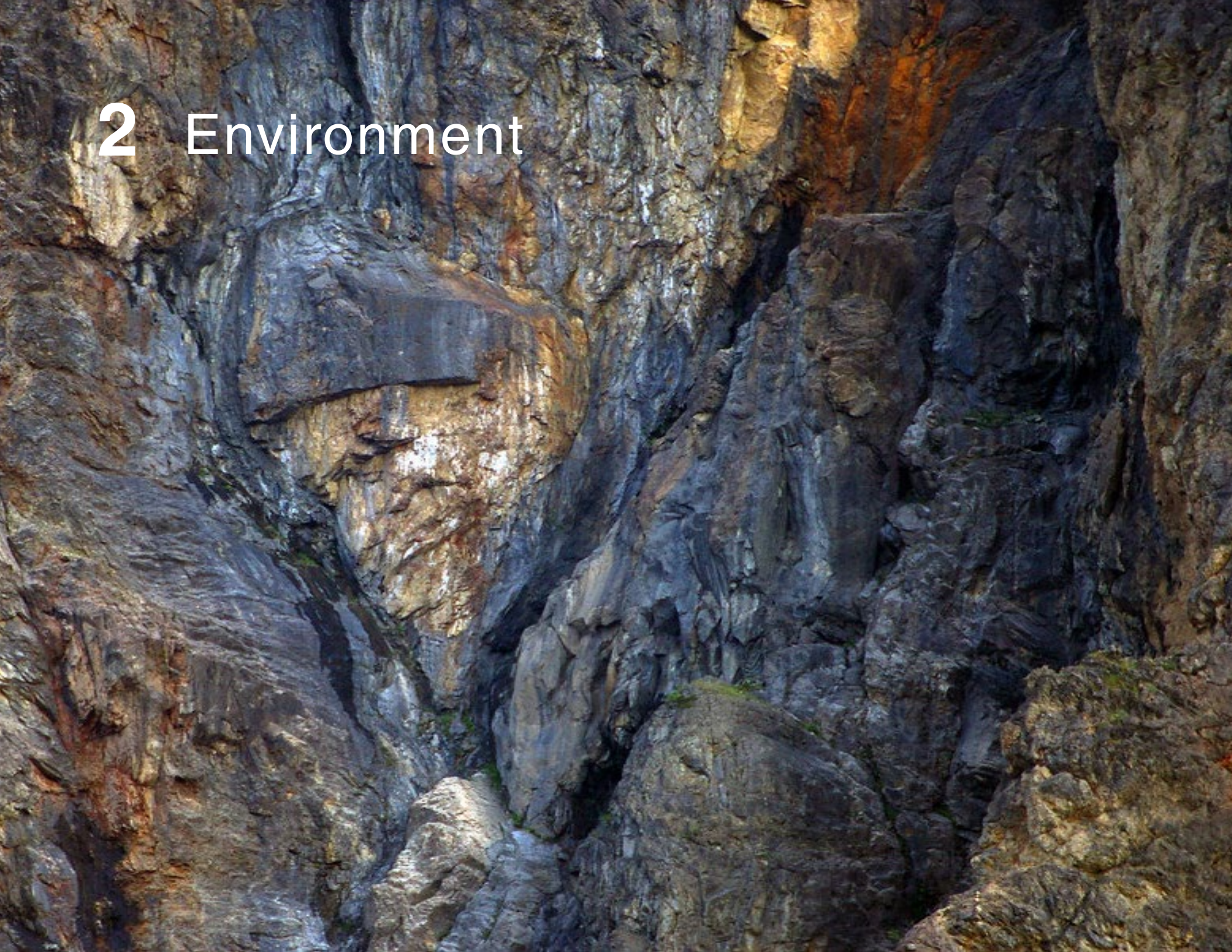
This section looks at existing infrastructure in the City of Corner Brook, including water and waste water systems, transportation systems, capital projects, and facilities projects.

OTHER REPORTS

Over the years, the City of Corner Brook has produced a number of reports and studies that connect with planning. This section provides a brief overview of some of these reports.



2 Environment



2.1 Environmental Context

Corner Brook is situated alongside the Humber River, nestled within a rugged and extraordinarily beautiful mountainous terrain. The City experiences four distinct seasons, including a fairly warm summer, a cool fall, a snowy winter, and a short spring.

Located deep within the Bay of Islands on the west coast of the island of Newfoundland, Corner Brook is in a prime location of natural harbours, minerals, timber resources, drinking water, and animal habitat. The benefits of this environment will continue to shape the City into the future.

The location is not without its challenges, however. The steep slopes can cause high velocity flows of stormwater, creating erosion and putting residents at risk. Flood risk also limits development potential in certain locations. Adaptive actions will be required in order to avoid repercussions from these risks in the future.

The concept of environmental stewardship has been a part of the public consciousness for many years. We are still learning how human settlement impacts the natural environment, but we do know there are benefits to developing in ways that minimize those impacts. Issues such as impacts on water quality from industrial activity should inform how our communities develop into the future.

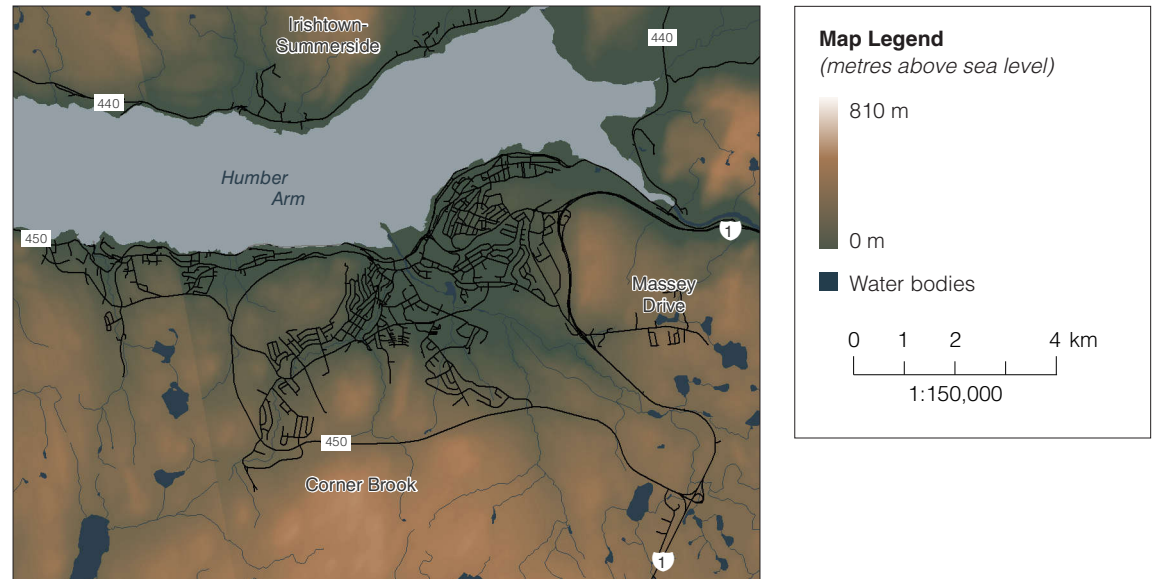
Opposite Page:
Old Man in the Mountain.
Credit: Douglas S. Sprott.

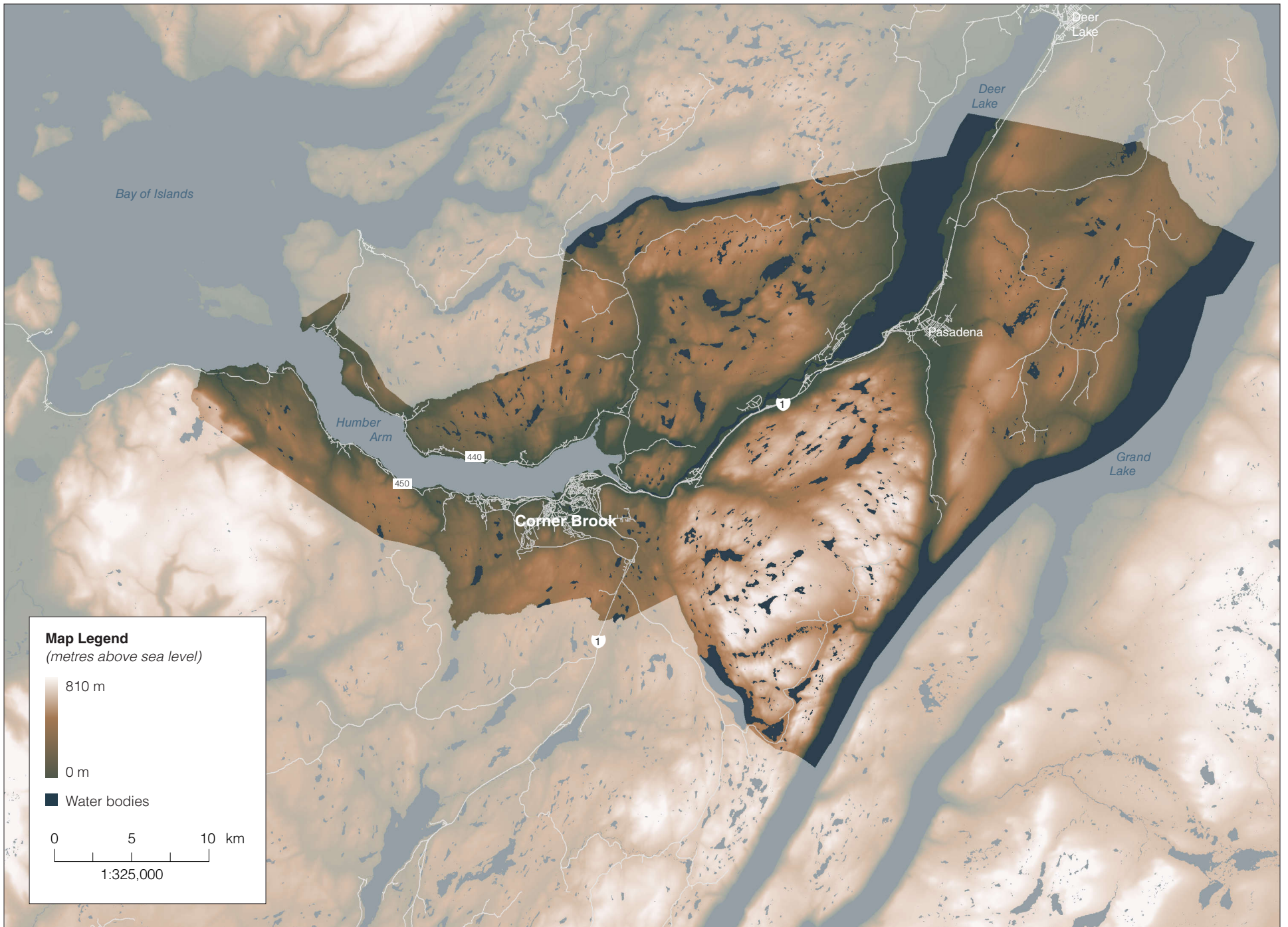


2.2 Elevation

Topography in the City of Corner Brook is varied, with elevations ranging from 0 metres (sea level) along the coast, up to more than 550 metres to the southeast of the City. Roads and communities tend to follow the terrain, with most communities situated along the coast and within the relatively flat lands within the primary river valleys.

The island of Newfoundland forms the northeastern terminus of the Appalachian Mountain system, and Western Newfoundland in particular is well known for its topography. This is home to the highest range on the island, the Long Range Mountains. This range extends from Cape Ray in the south up to Cape Norman in the north and includes The Cabox, the highest mountain on the island of Newfoundland.





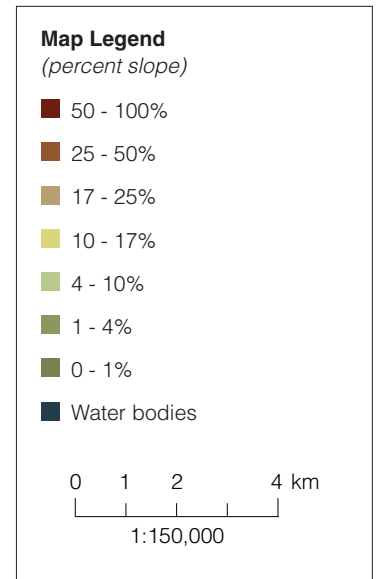
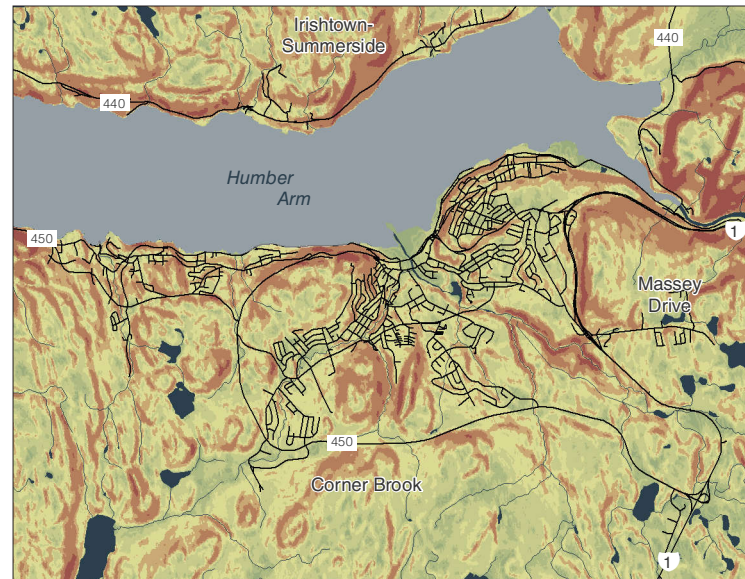
2.3 Slope

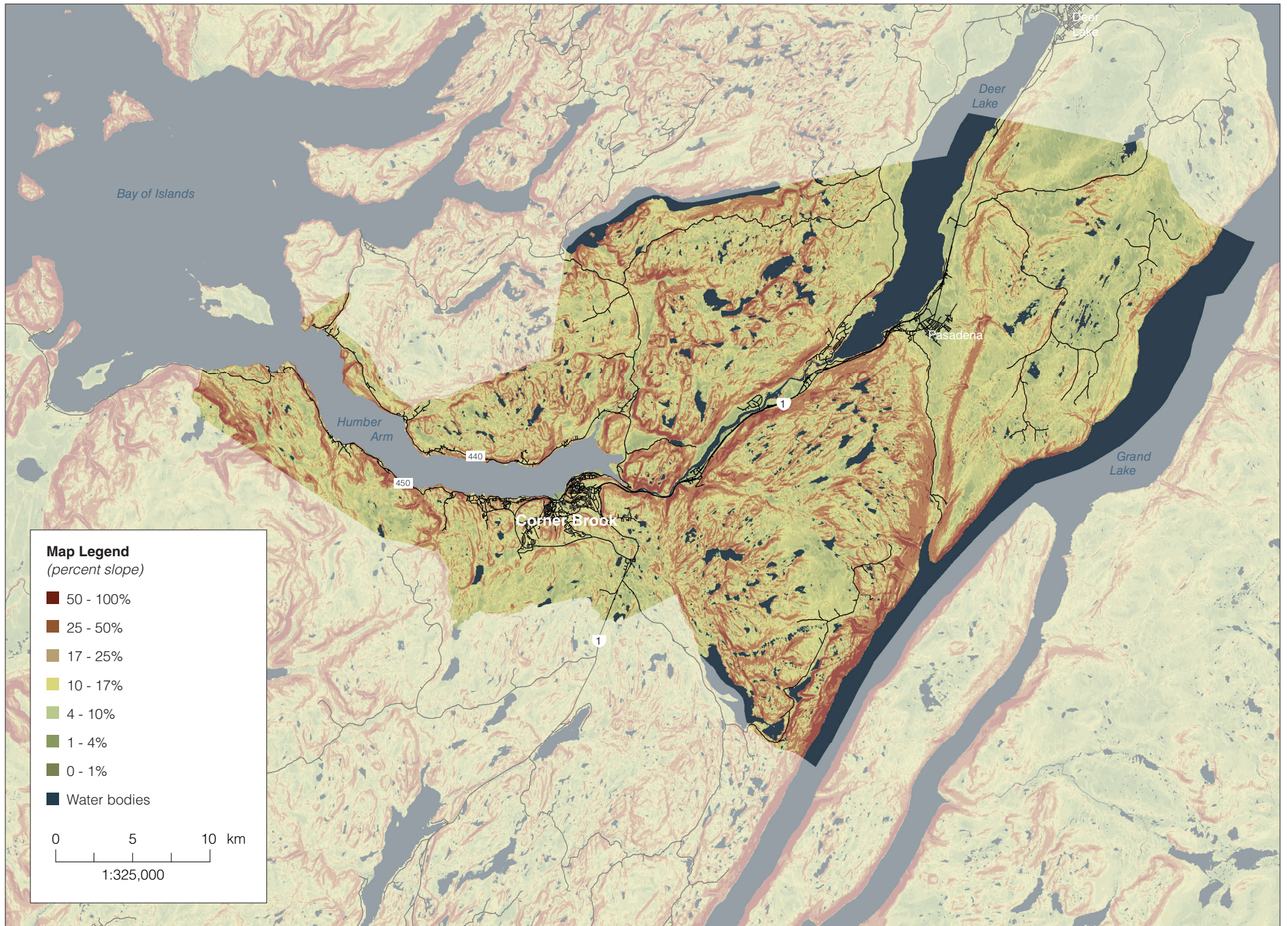
Slope is an expression of steepness and is used to describe the steepness of land. For example, a slope of 20% is equal to one metre of vertical distance for every five horizontal metres. A slope of one metre vertical distance for every one metre horizontal distance would be 100%, or a 45 degree angle.

The slope of land is an important consideration for many reasons. It affords tourism and recreational opportunities, but it also affects water drainage, the stability of land, soil erosion, and the accessibility and suitability of land for roads and other development. Flood risk is another factor that relates to slope in terms of snowpack volatility from the increasing freeze/thaw due to climate change.

For example:

- » Slopes under 1% do not drain well;
- » Slopes under 4% seem flat to the human eye, and are usable for all kinds of activity and development;
- » Most jurisdictions will not permit roads with slopes greater than 10%, though 8% or lower is preferred;
- » Development on slopes greater than 10% becomes expensive because foundations and utility connections become complicated;
- » Trails designed to be wheelchair accessible must not have slopes greater than 5%. Steeper sections are permitted if they are short and have a flat rest area at the top and bottom;
- » The average person will be uncomfortable climbing slopes greater than 20 to 25%.





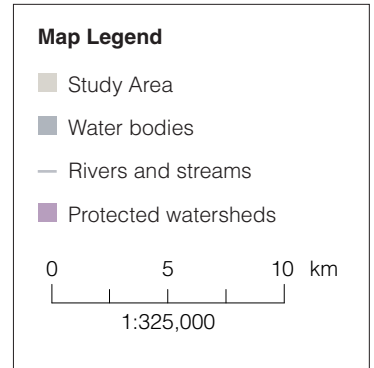
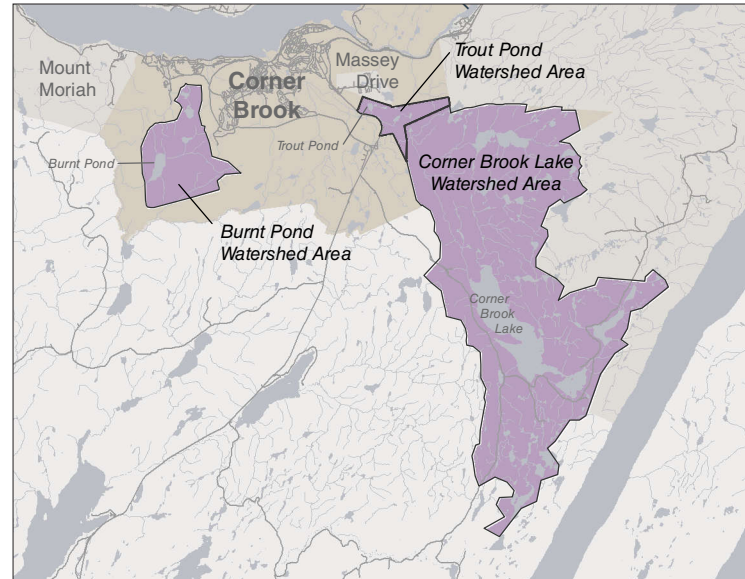
2.4 Fresh Water Systems

The City of Corner Brook supplies water to the municipalities of Corner Brook, Massey Drive, and Mount Moriah. Water is derived from protected water supply areas that include the Corner Brook Lake Watershed, and the Trout Pond Watershed.

The **Corner Brook Lake Watershed** is located southeast of the City of Corner Brook, and supplies water to most of the City as well as the Town of Massey Drive. This watershed is approximately 11,257 hectares in size, and includes Corner Brook Stream, Corner Brook Lake and Eastern Lake. Water flows into these lakes and their tributaries from the adjacent landscape, and eventually flows into Trout Pond where it is treated before entering the City water distribution system.

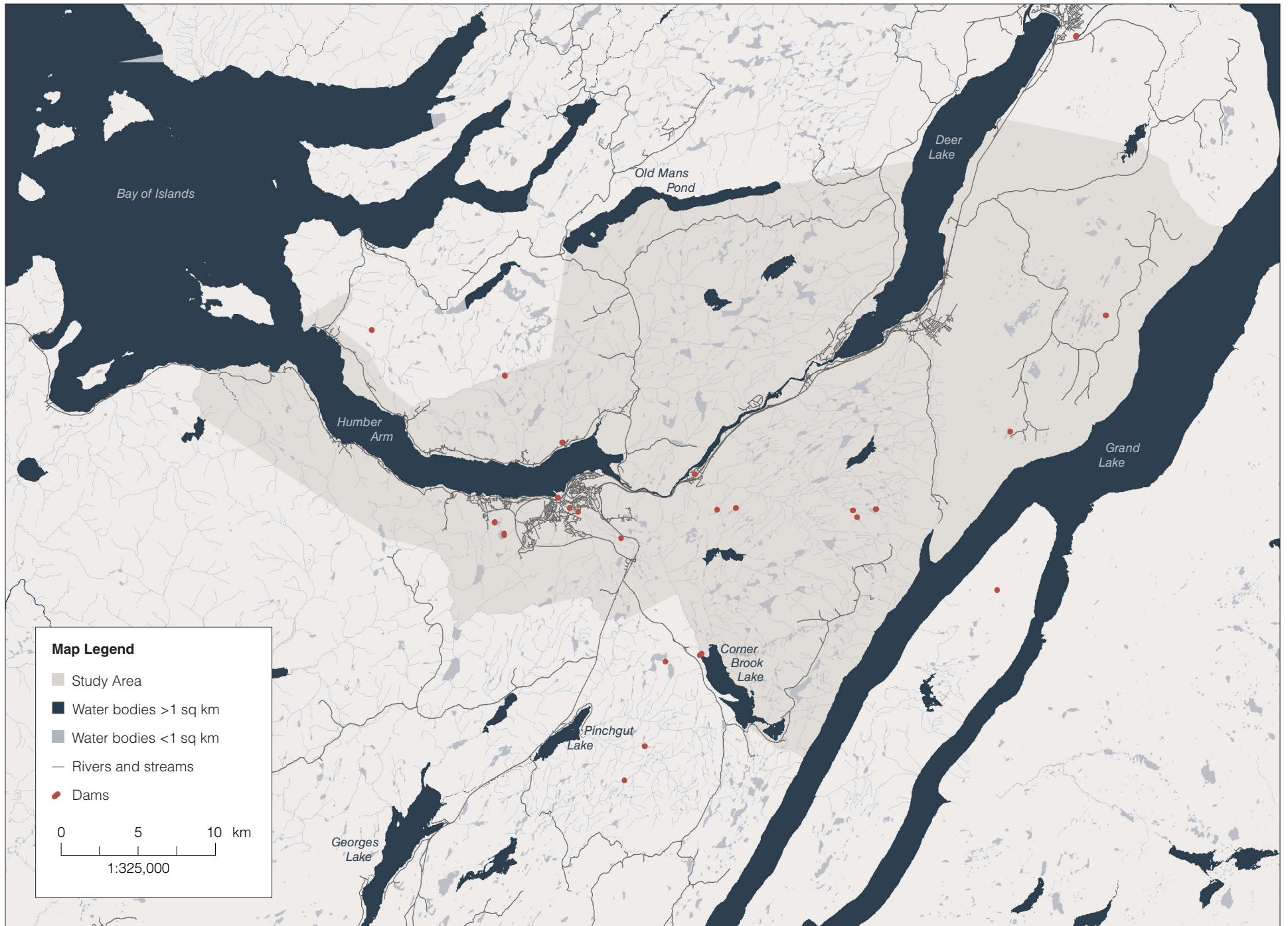
The **Trout Pond Watershed** is located within the City of Corner Brook, straddling the southern edge of the Town of Massey Drive. Water from the Corner Brook Lake Watershed flows into Trout Pond, which is used as a reservoir before the water is finally piped to the City's Water Treatment Plant on the western side of the Trans-Canada Highway.

The **Burnt Pond Watershed** is located in the west of the City, near the Blow Me Down Cross-Country Ski Park. This area used to supply water to the Curling neighbourhood of the City of Corner Brook and the Town of Mount Moriah. The watershed is approximately 958 hectares in size, and includes Burnt Pond, Second Pond and First Pond. While still designated by the Province as a protected watershed, Burnt Pond has been decommissioned and is no longer operational.



Several dams in and around Corner Brook have been constructed to create reservoirs for the storage of water and the regulation of water flow for electricity generation. Through the centre of the City there are five dams located along the Corner Brook Stream, up to Corner Brook Lake.

The 100-km-long Grand Lake, located just southwest of Corner Brook Lake, eventually drains into the Bay of Islands by way of Deer Lake and the Humber River. The Humber River itself is rich in Atlantic Salmon, and has a history in the fishing and logging industries. It meanders past the community of Steady Brook and then between the steep slopes of Marble Mountain and Man in the Mountain before emptying into the Humber Arm.

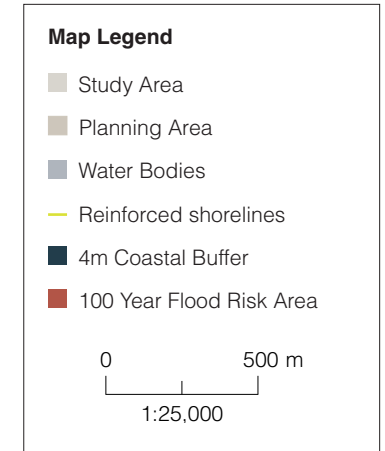
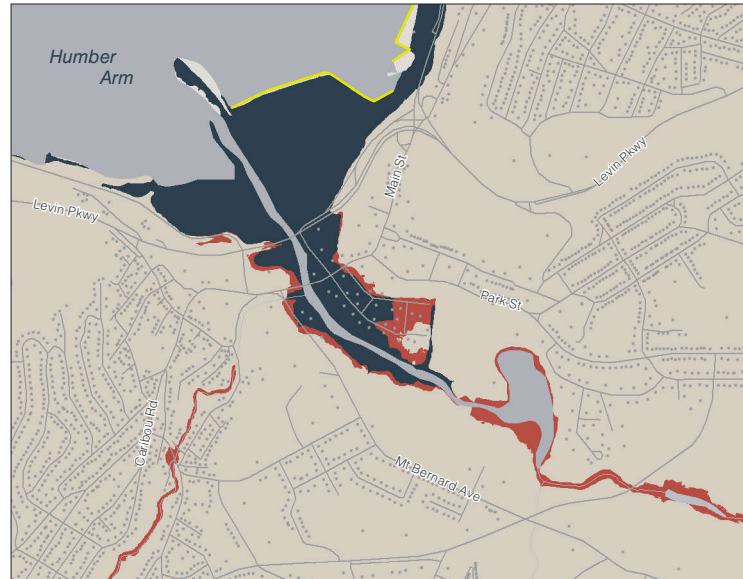


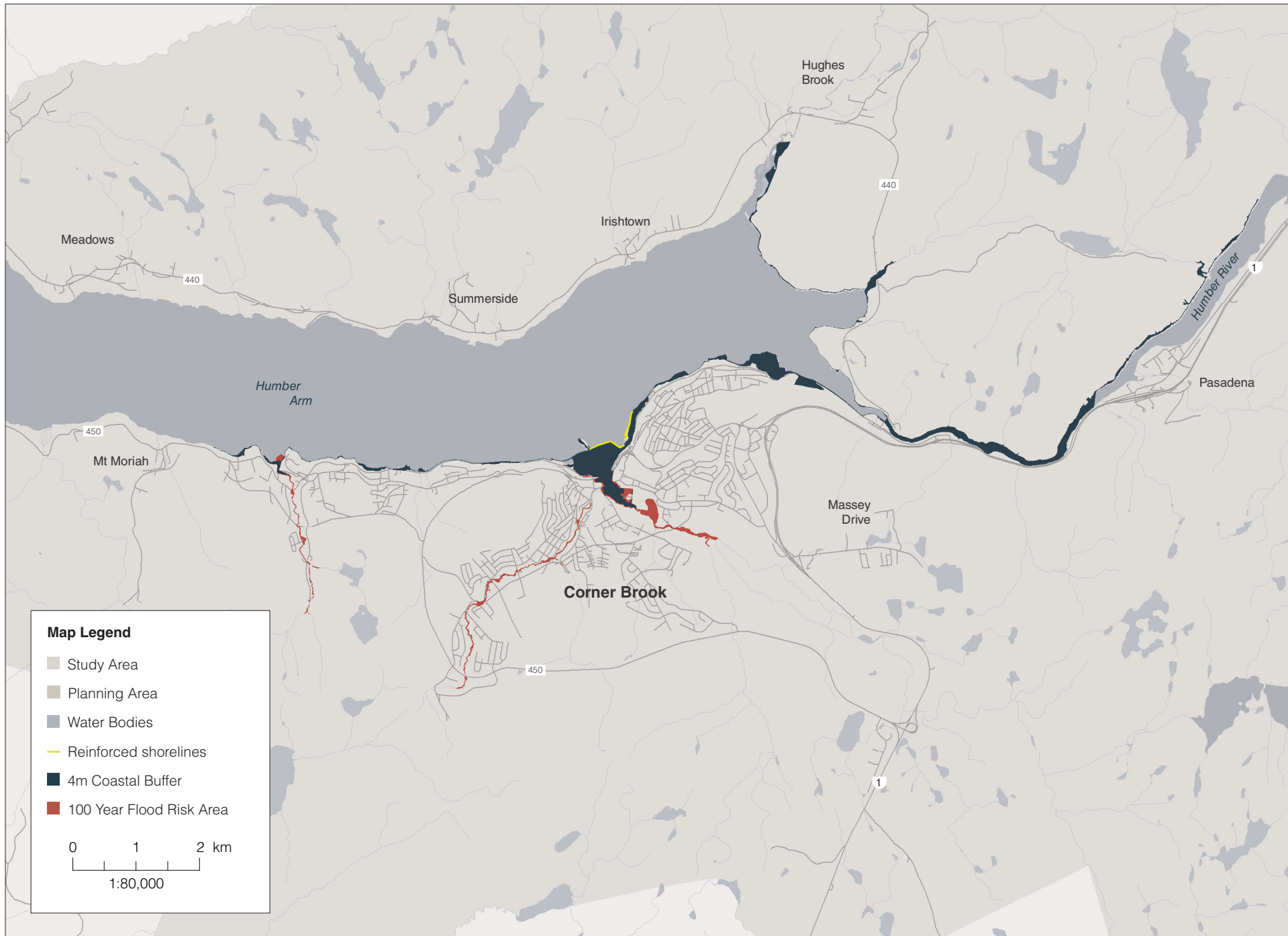
2.5 Coastal Flood Risk

The City of Corner Brook features more than 15 kilometres of coastline, with a number of coastal communities located along the shore. These coastal areas are subject to varying levels of flood risk during storms which has implications for coastal development in terms of areas that are safe to develop and areas where development should be avoided. Worst-case flooding occurs when a large storm occurs at the same time as a high tide, thus pushing water levels higher.

Available data indicates that relative sea level is currently rising across much of the Island of Newfoundland. In the vicinity of Corner Brook, sea level has the potential to rise as much as 1.0+ m by 2099. Considering this reality, Newfoundland and Labrador has set a province-wide design standard for construction in reference to a minimum elevation above sea level datum. The design standard is for a 1 in 100-year return period. This means the elevation of new construction should be high enough to withstand a flood with an annual probability of 1%, or a 1 in 100-year flood. A major flood like this might occur two years in a row, but over the long run there is a 1% probability that such a flood will occur each year.

Coastal estuaries always provide unique challenges to city building, such as dampness and rot, flooding, and the presence of productive terrestrial and marine resources. At the same time, these areas are often sought after as prime locations for commercial and industrial activities. Lacking the tax base of larger municipalities, smaller cities like Corner Brook, along with their associated hinterlands, can find it difficult to meet the challenges associated with coastal risk.





3 History & Culture



3.1 A Brief History

Since the south shore of the Humber Arm was first settled by fishers and loggers in the mid- 1800s, the area has grown into an important regional centre. From the four distinct communities of Curling, Corner Brook West, Corner Brook East, and Townsite, the City of Corner Brook has become an administrative and cultural hub. Today Corner Brook is host to shopping, medical, and educational facilities, and operates as the regional service centre for Western Newfoundland.

The first comprehensive planning initiative in the Corner Brook area occurred in 1923, coinciding with the construction of the Corner Brook Pulp and Paper Mill. As part of that project, the influential British town planner Thomas Adams was enlisted to design a Garden City inspired suburban plan for the mill town site. To realize the town plan, Halifax architect Andrew Cobb was recruited to design and build some 180 houses and civic buildings. Much of the original town remains today, including most of the numerous trees planted at that time and the segregated residential, commercial, and industrial zones laid out in the initial plan.

In the subsequent decades, the established communities in the Corner Brook area experienced a period of strong growth in industry and retail services, leading to a series of municipal incorporations and amalgamations. This culminated in 1955 when the provincial government passed an act incorporating the City of Corner Brook.

As a young city, Corner Brook continued to grow and thrive. The 12-storey Sir Richard Squires building, the

tallest in Corner Brook, was built in the late 1960s, and in 1975, Memorial University opened a branch campus in Corner Brook, now known as the Grenfell Campus.

The 1980s and 90s was a particularly challenging time in Corner Brook, brought on in part by the early 1980s recession and the cod moratorium of 1992 which ended nearly five centuries of cod fishing in Newfoundland and Labrador.

When the Grand Falls-Windsor newsprint mill closed in 2009, Corner Brook became the only remaining newsprint mill in the province. However, facing declining newsprint sales and a high Canadian dollar, owners of the Corner Brook mill shut down one of their three operating paper machines that same year. Despite a series of layoffs over the years, the Corner Brook mill continues to employ about 300 workers. The City of Corner Brook was designated the Forest Capital of Canada in 2002.

For years, the City of Corner Brook has been establishing itself as a centre for sports and outdoor recreation, having been a part of the International Triathlon Union's World Cup Circuit since 1998. In 1999 the City hosted the Canada Winter Games, and World Cup Duathlon and Triathlon Championships in 2006.

This year marks the 65th Anniversary of the City of Corner Brook.

Opposite Page:
Edith Tietjens arriving
in Corner Brook.
Credit: Baltinew.



3.2 Indigenous Communities

People have lived and worked along the shores of the Bay of Islands for thousands of years. This includes the Maritime Archaic Indians, who disappeared from the island of Newfoundland some 3200 years ago, and the Beothuk people, an Algonkian-speaking hunter-gatherer people aboriginal to the island of Newfoundland.

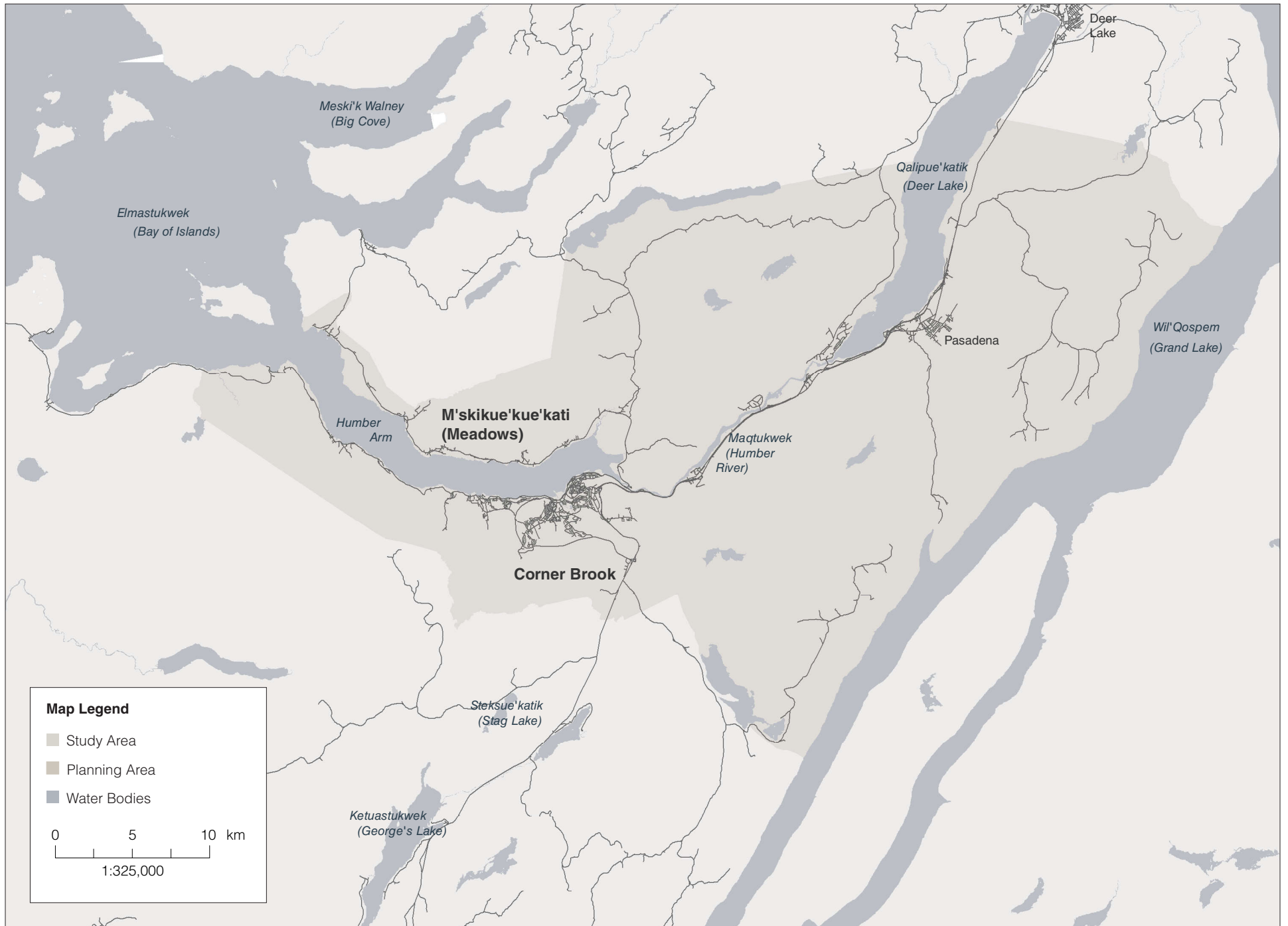
At the time of European contact the Beothuk population likely numbered less than a thousand. As the French and the English began to settle the island the Beothuk were able to co-exist and develop metal tools from acquired objects from abandoned European fishing posts. However, as settlement increased the Beothuk faced increasing pressures and by the early 1800s they were reduced to a small refugee population living along the Exploits River system. Shanawdithit, the last known Beothuk, died in 1829.

While today there are Newfoundlanders of Aboriginal descent hailing from the Inuit, the Innu, the Mi'kmaq, and Métis peoples, the island of Newfoundland is part of Mi'kmaw territory that extends to Quebec and through the Maritime Provinces. The Mi'kmaq speak a language that is part of the Algonkian family, and the Mi'kmaw name for the island of Newfoundland is Ktaqmkuk. While the translation of Ktaqmkuk is uncertain, it is said to mean either "the larger shore" or "the other shore". Several significant features in the vicinity of Corner Brook have also been identified as having Mi'kmaw names. The Humber River is known as Maqtukwek, or the "large flowing river", and Meadows is known as M'skikue'kue'kati, or the "place with many fields".

Before European settlement, the Mi'kmaq in Ktaqmkuk were a hunting-gathering people who were well-adapted to the natural world. However, over the course of the last 6,000 to 8,000 years, much of Newfoundland has been sinking, and as a result many late precontact coastal sites are now under water. The Newfoundland Mi'kmaq have also experienced colonization and assimilation, processes through which their traditions and identity have been suppressed.

When Newfoundland and Labrador entered into Confederation in 1949, Newfoundlanders of Aboriginal descent were omitted as "Indians" under the *Indian Act*. The Mi'kmaq of Newfoundland were overlooked again in 1951 during a national census taking of Aboriginal peoples. When the Conne River reserve was established by the federal government in 1987, the Inuit and Innu of Labrador received federal recognition but the twelve different Mi'kmaw bands under the Federation of Newfoundland Indians were not recognized until an Agreement-in-Principle was reached in 2007.

The west coast of Ktaqmkuk is now the administrative hub of Qalipu Mi'kmaq First Nation, where its central administrative office is located in Corner Brook. Qalipu First Nation was established in 2011 as an Indigenous Band under the *Indian Act* and is one of the largest First Nation groups in Canada. They are an unlanded band and have no reserve.



3.3 Industry

In the 1920s, the Prime Minister of the Dominion of Newfoundland initiated the construction of a pulp and paper mill, a powerhouse transmission line, and a residential neighbourhood to accommodate the mill workers. Around the same time, the commercial districts of Broadway and West Street were established to provide mill workers with clothing and retail items. In 1938 the mill was purchased by the Bowater Company. A period of forced industrialization characterized the decade after Newfoundland and Labrador joined the Canadian federation in 1949. A cement plant and a gypsum plant were established in Corner Brook during these years, and in 1955 the mill was acquired by the private firm Bowater Newfoundland Ltd.

Throughout the 1980s and 1990s, mill operations were modernized in response to global pressures and progressively stiffer environmental regulations. Major newsprint markets served by the Corner Brook mill started including minimum recycled content standards, resulting in needed investments at the mill. While costly, these investments also resulted in leaner production methods and found efficiencies.

In 1984, the mill was taken over by Kruger Incorporated – a Montreal-based multi-national company – under the name of Corner Brook Pulp and Paper Co. Ltd. The cement plant was acquired in 2000 by St. Lawrence Cement (now Holcim Inc.), but subsequently closed. The gypsum plant, operated by Lafarge Canada, closed in 2007.



Above: Mill Wood Pile, 1955.
Opposite Page: Aerial View
of Tank Farm and Mill.
Credit: City of Corner Brook.



3.4 Registered Heritage

The City of Corner Brook has six registered heritage structures, all built in the first half of the 20th century.

Completed in 1915, the Bank of Montreal building in Curling is a good example of the Severe Classical style rarely found in Newfoundland and Labrador. It was used by the bank until 1990, and as of 2001 it was used as an artists' residence facility. It may be the oldest non-residential building in Curling.

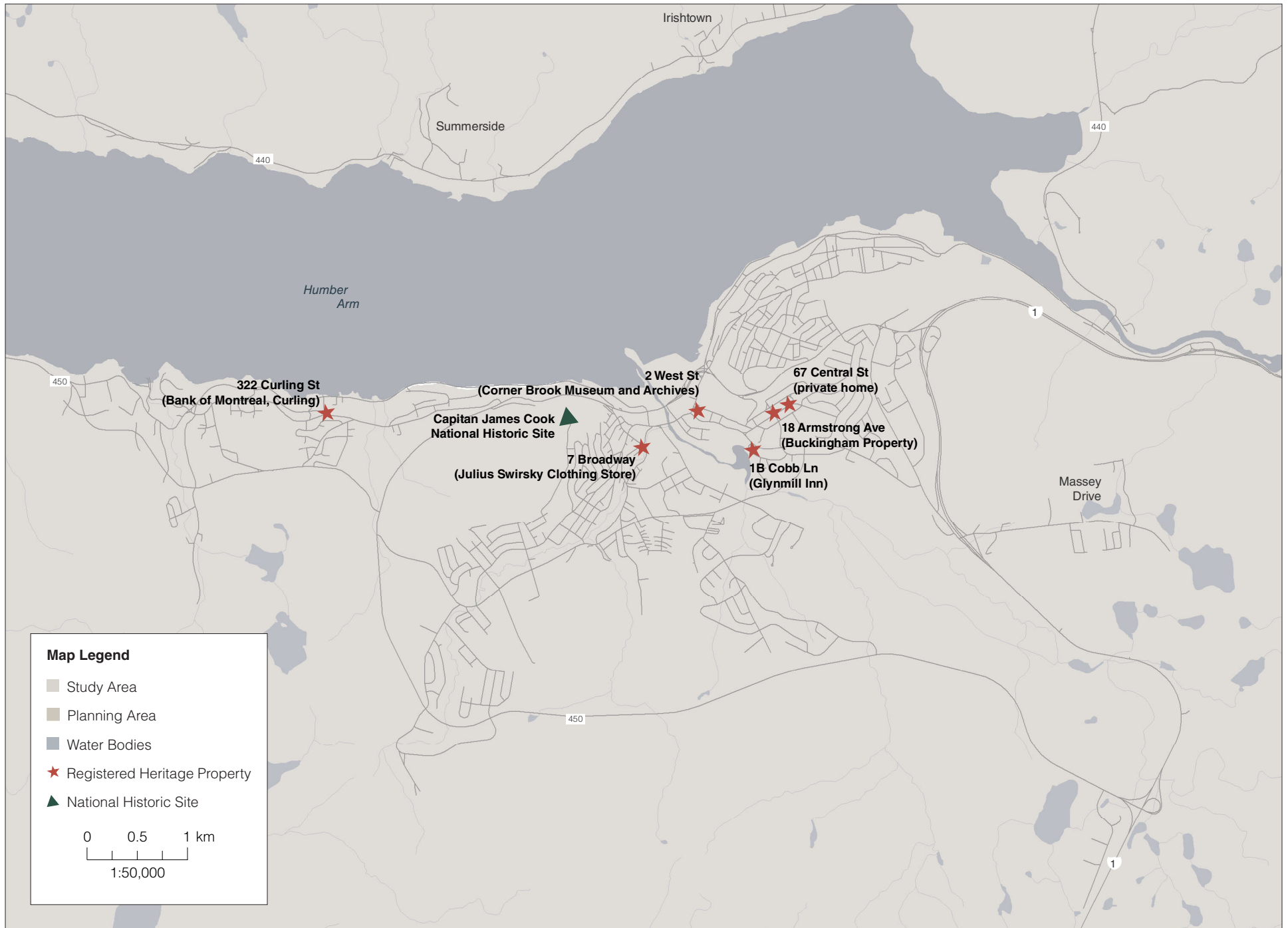
When the Newfoundland Power and Paper Company had the mill built in Corner Brook in the early 1920s, the company also constructed an entire town to provide housing and services for its employees. The development is known as Townsite and it originally contained more than 175 homes, all designed by Halifax architect Andrew Cobb. Cobb classified the homes by four main types, with Type-4 being the most common. These houses were designed in the Arts and Crafts style often as two-and-a-half storey buildings featuring steeply pitched gable roofs, hipped dormers, a covered front porch, and spruce shingle cladding, and were rented to skilled tradesmen or foremen working in the mill. 18 Armstrong Avenue (known as the Buckingham Property) and 67 Central Street are two excellent examples of this housing type and have always been used as single-family residential properties.

Glynmill Inn is one of the best examples of twentieth-century Tudor Revival style architecture in Newfoundland and Labrador. The inn sits atop a small hill overlooking the mill site, surrounded by lush, landscaped grounds. It was used to house the senior staff constructing

the mill until, in 1924, it was opened as a hotel. The building has been expanded twice in recent decades but remains one of Corner Brook's most striking historic buildings. The building continues to be operated as a hotel for the general public, and its grounds still reflect the original landscape design, including mature trees, flower gardens, walking trails, and swan ponds.

The Corner Brook Public Building, built in the 1920s, is a three-storey government building that was designed for the Dominion of Newfoundland in the Neo-Classical style. The structure represents a period of history when Newfoundland governed itself from this very building, holding the first customs house, courthouse, and post office for the area. It is the only building of its kind in the region. The building has housed many businesses over the years and is now home to the Corner Brook Museum and Archives.

The Julius Swirsky Clothing Store is a two-storey building constructed in the boomtown style, reflective of the type of development seen in the Broadway area following the construction of the pulp and paper mill in the early 1940s. The building was designed to accommodate a clothing store on the ground floor and residences above, and the storefront is accentuated by a boomtown front façade, a recessed entranceway, and large storefront windows. Swirsky's helps to tell the story of Broadway, a neighbourhood that was home to Jewish and Lebanese migrants who lived and worked here.



4 Socioeconomics



4.1 Economy and Society

The economic and social heartbeat of the City of Corner Brook and its neighbouring rural communities have been subject to various pressures and trends over the years. Over the past 25 years in particular, the socioeconomics in Corner Brook have been characterized by demographic shifts towards smaller household sizes, the outmigration of young adults, and a shrinking and aging population. These continue to be challenges in planning for the City's growth and sustainability.

Today, Corner Brook finds itself seeking to meet the challenge of building a new economy that attracts new immigrants and retains young people.

Opposite Page:
Winter in Corner Brook.
Credit: Ken Eckert.

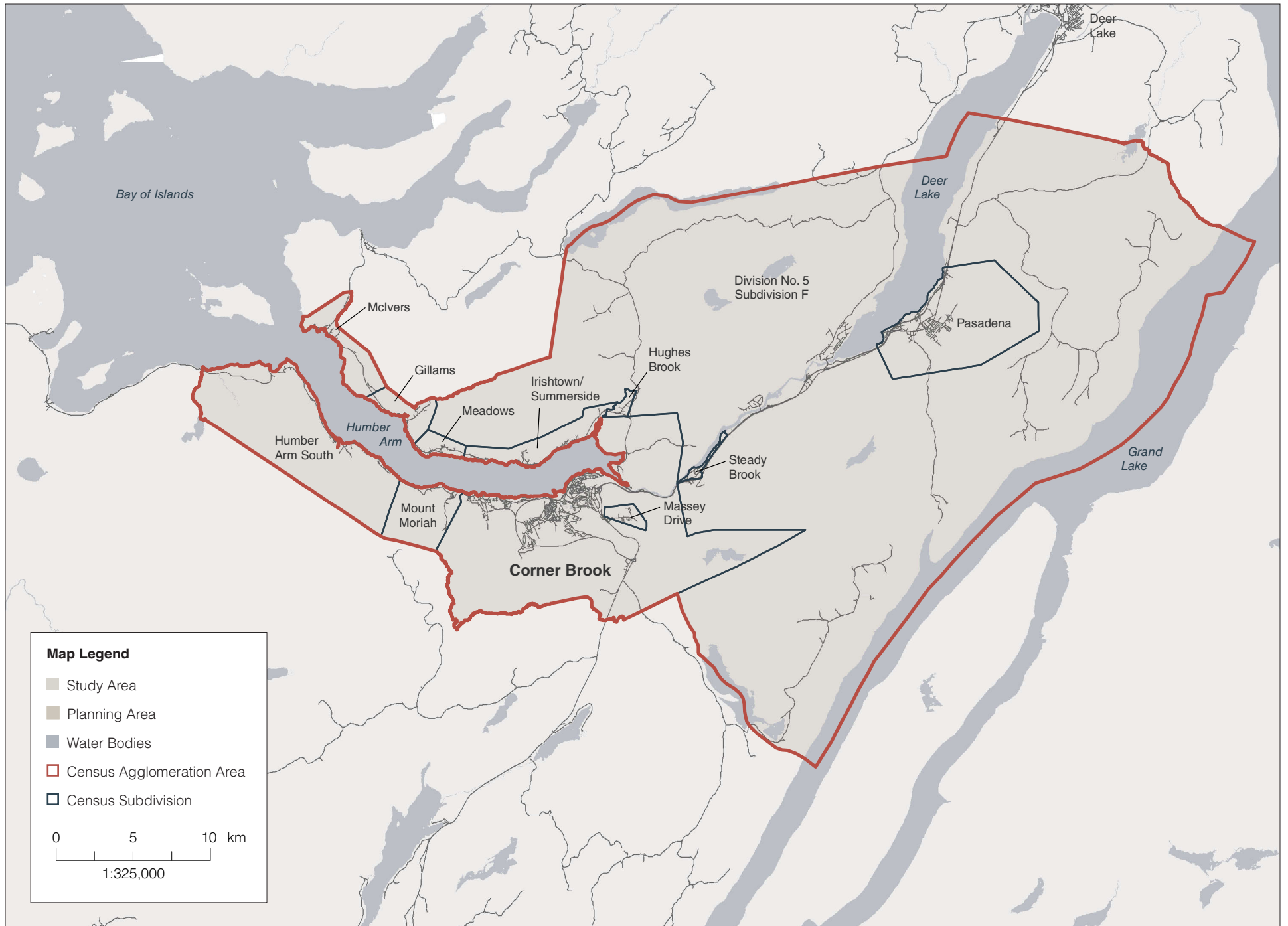


4.2 Census Agglomerations

For the purpose of reporting census information, Statistics Canada divides the country into areas of land called “census subdivisions” (CSDs). The municipality of the City of Corner Brook falls into this category, as do several smaller towns and territories located in the general vicinity of Corner Brook. Due to the highly integrated nature of the City of Corner Brook and many of the census subdivisions nearby, Statistics Canada has grouped them together to form a larger area called a “census agglomeration” (CA). CSDs are broken down to even finer levels of detail; however, data for many of those census products are often not available to the public.

Although this is a report for the City of Corner Brook, it is important to acknowledge that the City does not exist in isolation. Corner Brook is deeply integrated with its neighbouring towns and territories, and made up of economic, transportation, and residential trends that connect with those places. We want to understand those trends, and therefore have conducted analysis at the CA level throughout much of this section of the report.

For simplicity, we refer to the Corner Brook CSD as “City” and to the Corner Brook CA as “Region”.



4.3 Population Trends

Over the last twenty-five years, the Region of Corner Brook has seen a dramatic turnaround in population change. This is shown by a roughly 8% decline in population between 1996 and 2001, to modest population growth in the range of 1% to 2% per census period in the following years up to 2016. This regional trend echoes the trend across the province of Newfoundland and Labrador as a whole.

The City of Corner Brook has experienced a somewhat different story over those same years. Some of the other CSDs within the Region have enjoyed strong growth since 1996, such as Division No 5 Subdivision F, Hughes Brook, and Massey Drive. However, during the same period the City population remained relatively stable.

Since 2001, the City of Corner Brook has experienced modest population decline in the range of 0% to 1% per census period. It should be noted that fluctuations are more apparent in CSDs with smaller population, but generally the population trends in Corner Brook reflect the wider trend of suburbanizing cities worldwide. The urban region is growing, but much of that growth is concentrated in the communities surrounding the core urban area.

	1996	2001	2006	2011	2016	Population Trends*
Newfoundland & Labrador	551,792	512,930	505,469	514,536	519,715	
Corner Brook [Region]	33,116	30,501	31,054	31,417	31,916	
Corner Brook [City]	21,893	20,103	20,083	19,886	19,805	
Division 5, Subdivision F	413	456	483	632	823	
Gilliams	465	406	402	407	410	
Hughes Brook	181	188	197	231	255	
Humber Arm South	1,991	1,800	1,854	1,681	1,599	
Irishtown-Summerside	1,424	1,304	1,290	1,428	1,418	
Massey Drive	736	770	1,170	1,412	1,632	
Mclvers	667	571	571	546	538	
Meadows	737	676	637	649	626	
Mount Moriah	748	700	752	785	746	
Pasadena	3,445	3,133	3,180	3,352	3,620	
Steady Brook	416	394	435	408	444	

Table 1: Population, 1996 to 2016 Censuses.

*The vertical scale is different for each geography; images should not be used to compare between geographies.



4.4 Age Distribution

The age distribution of residents within the Region of Corner Brook matches closely with the age distribution across the province as a whole; in both cases the population is aging. Comparatively, the population of the City of Corner Brook is approximately five years older over all. As an exception to this, the City is home to a higher proportion of 20- to 24-year-olds. Student enrollment at the three post-secondary institutions in Corner Brook appear to be driving this trend. Despite this, the City is home to a slightly lower proportion of youth below 20 years of age in as compared with the Region and the province.

In terms of comparisons between the City and the CSDs that surround it, the cases of Hughes Brook and Massey Drive are particularly noteworthy. These communities have a higher proportion of children and young adults than other CSDs outside the City, a condition that reflects how close they are to the City core and the national trend of young people choosing to live in urban areas.

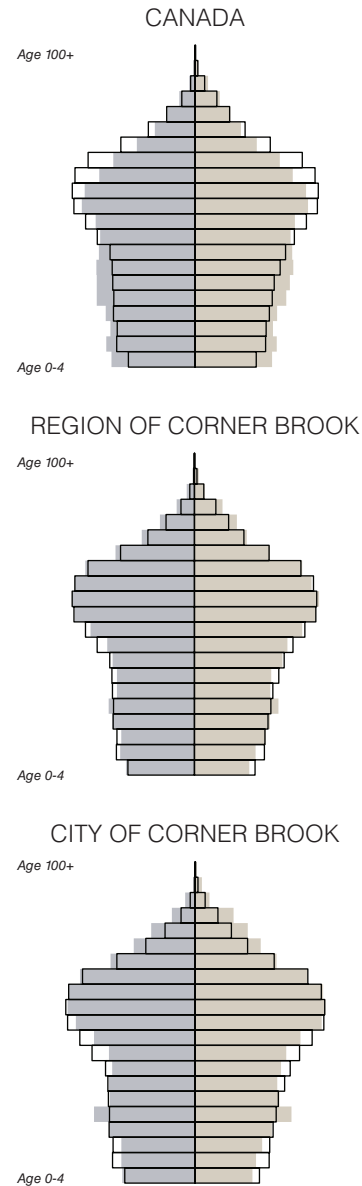


Fig. 3: Population pyramids, by five-year age cohorts, 2016.

- Male
- Female
- Newfoundland & Labrador

Source: Statistics Canada, Census Community Profiles.

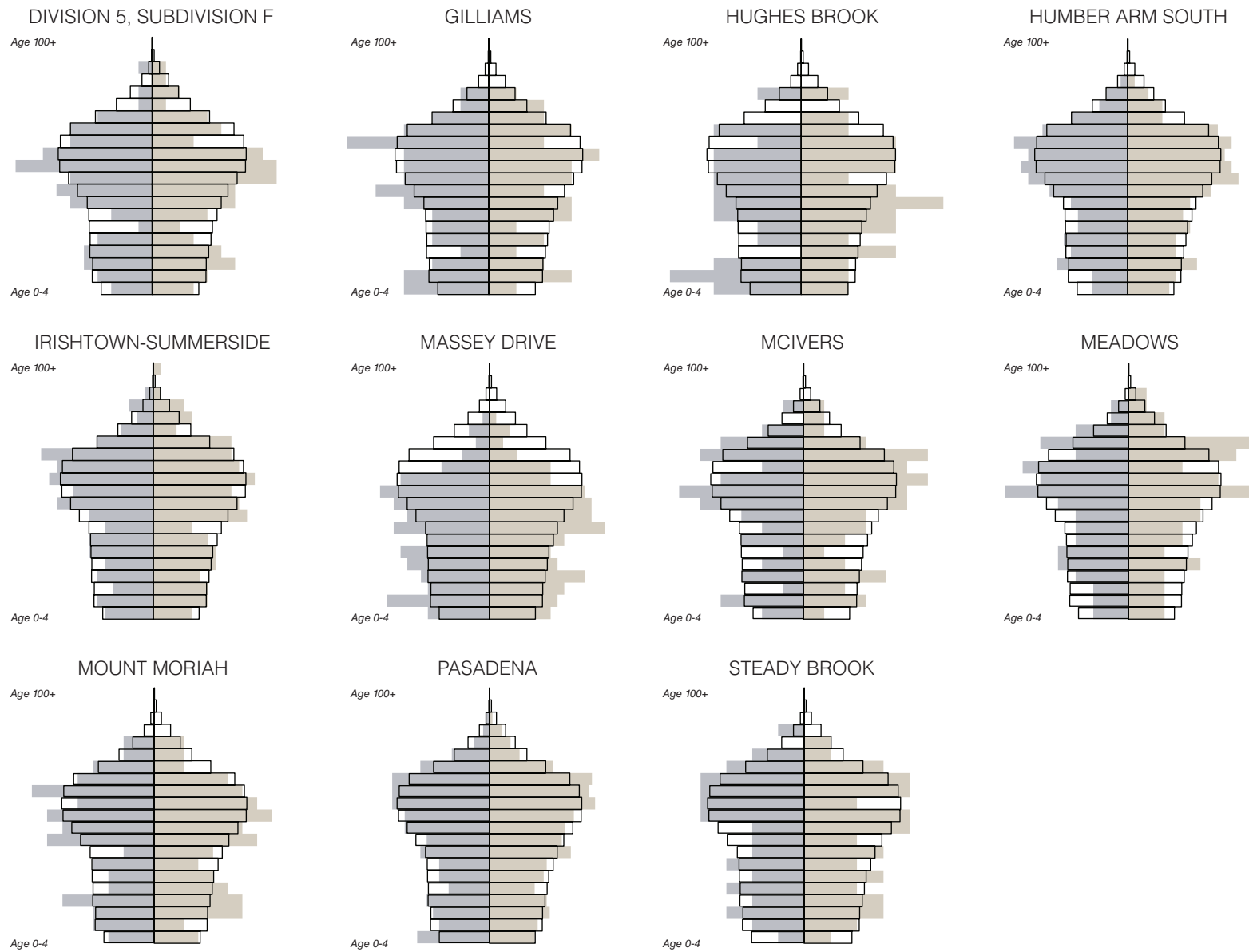


Fig. 4: Population pyramids, by five-year age cohorts, 2016.

- Male
- Female
- Newfoundland & Labrador

Source: Statistics Canada, Census Community Profiles.





4.5 Households

The trend across Canada is that the average household size is shrinking. This is similarly the case within the Region of Corner Brook, where the average household size was down from 2.8 people per household in 1996 to 2.3 people per household in 2016. However, there is some variation among CSDs within this Region. For example, Hughes Brook has the fewest one-person and five-person households but compared to all other CSDs in the Region it has the greatest proportion of households larger than three people.

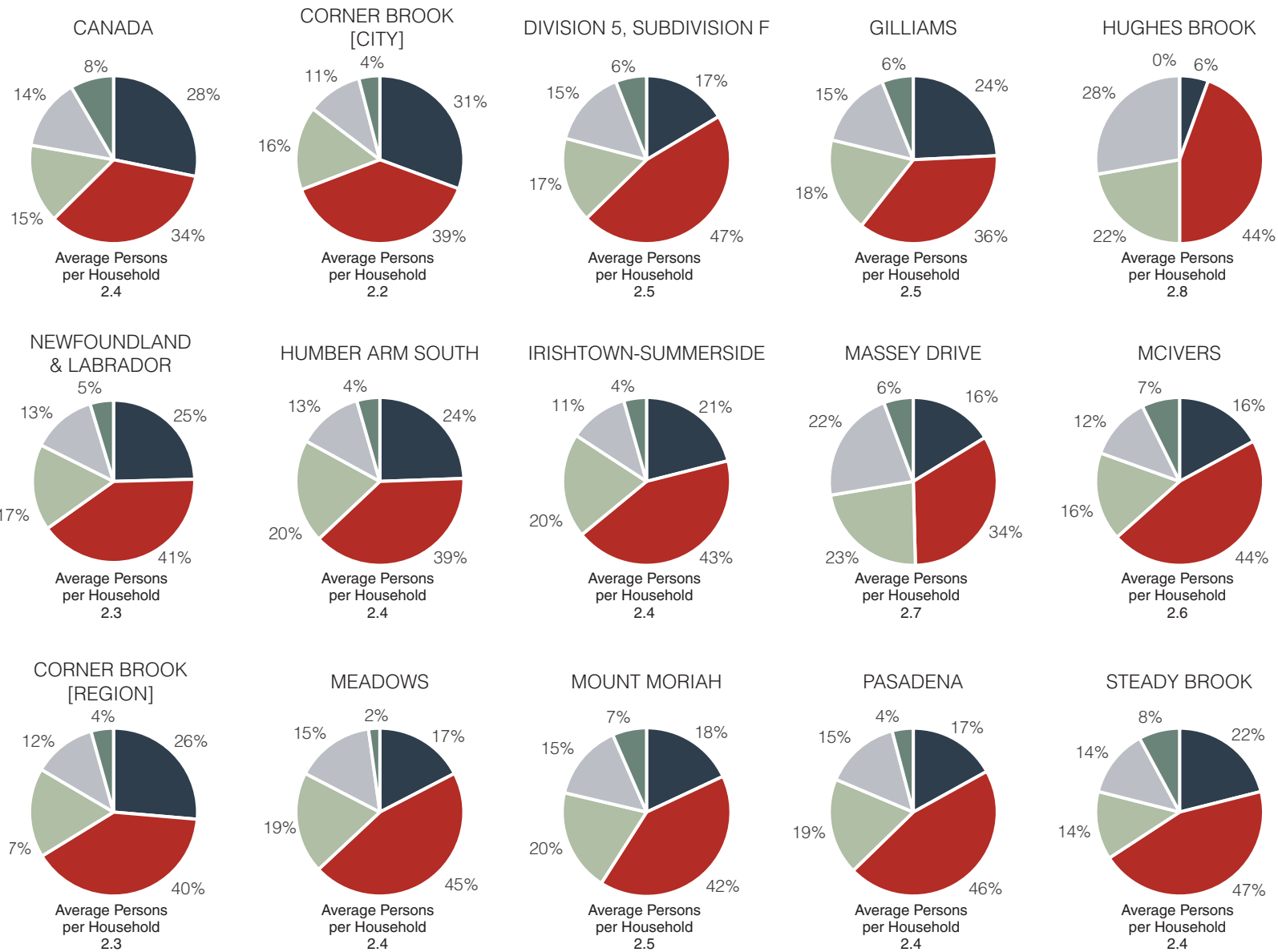
Meanwhile, the City of Corner Brook is now home to more one-person households than any other CSD in the Region. It is also home to a higher proportion of renters versus owners when compared with the Newfoundland and Labrador as a whole. This reflects the wider phenomenon of people living alone tending to favour urban areas over rural ones.

Shelter costs include rent/mortgage, property taxes, condominium fees, and utilities. Renters in the City of Corner Brook experience lower median shelter costs than the median costs experienced across the province, as well as lower median shelter costs than experienced by owners within the city. This is significant since, compared to the provincial rate, a higher proportion of households in the City rent their homes. Despite this, a greater proportion of City residents spend more than 30% of their income on rent than the proportion of residents across the province, meaning housing in the City is 4% less affordable than it is across the province.

 2016 Housing Indicators City of Corner Brook		
Median Shelter Costs: Rental Dwellings \$ 763 <small>per month</small>	Median Shelter Costs: Owned Dwellings \$ 840 <small>per month</small>	Households Who Own Their Dwelling 63 %
Housing Affordability 79 % <small>< 30% of income on shelter</small>	Subsidized Housing 30 % <small>Renters with some form of subsidy</small>	Dwellings Needing Major Repairs 6 %

 2016 Housing Indicators Newfoundland & Labrador		
Median Shelter Costs: Rental Dwellings \$ 802 <small>per month</small>	Median Shelter Costs: Owned Dwellings \$ 743 <small>per month</small>	Households Who Own Their Dwelling 77 %
Housing Affordability 83 % <small>< 30% of income on shelter</small>	Subsidized Housing 22 % <small>Renters with some form of subsidy</small>	Dwellings Needing Major Repairs 6 %

Source: Statistics Canada, 2016 Census.



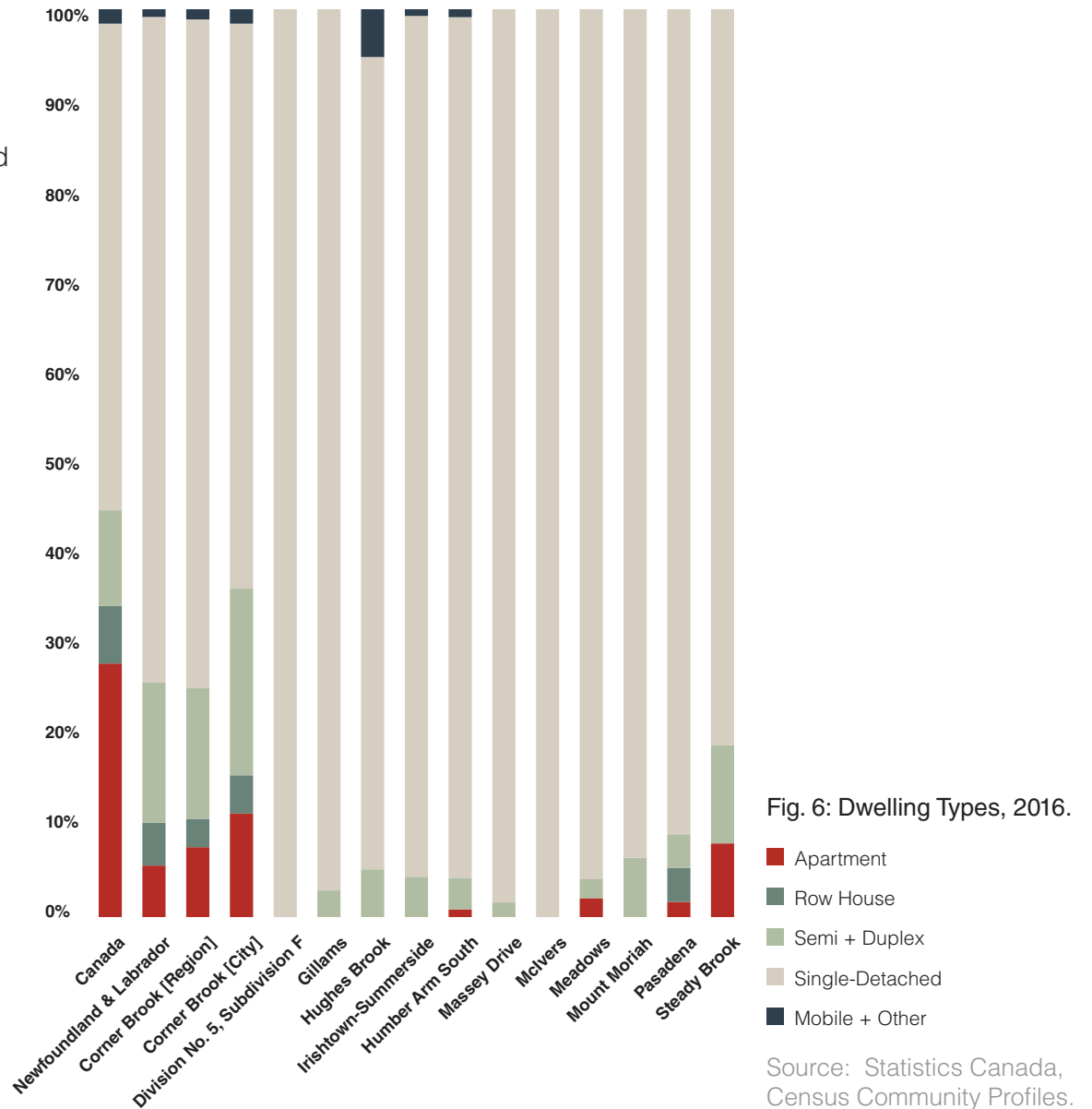
Source: Statistics Canada
Census Community Profiles.



4.6 Dwellings

The predominant housing type across the Region of Corner Brook is single-detached dwellings, a trend that is particularly evident in the more rural areas. A wider variety of dwelling types exist within the City itself, and the spectrum of housing types is more evenly distributed there. More than 35% of the housing stock in the City is made up of a combination of apartments, row houses, and semi-detached houses or duplexes. However, there are no apartment buildings in the City in excess of five storeys in height. Pasadena is the only other CSD in the Region that has a comparable diversity of housing types, but in that case just under 10% of the housing stock is types other than single-detached.

Compared to the entire province of Newfoundland and Labrador, the Region of Corner Brook has a higher proportion of dwellings occupied by a person or a group of persons who have no other usual place of residence. This is particularly evident in the CSDs of Hughes Brook, Massey Drive, and Mount Moriah, three communities that border directly on the city limits.



	Dwellings Occupied by Usual Residents*	Total Private Dwellings*	% Usual Residents
Newfoundland & Labrador	218,673	265,739	82%
Corner Brook [Region]	13,618	14,927	91%
Corner Brook [City]	8,764	9,395	93%
Division 5, Subdivision F	330	687	48%
Gilliams	166	190	87%
Hughes Brook	91	94	97%
Humber Arm South	675	721	94%
Irishtown-Summerside	571	616	93%
Massey Drive	610	624	98%
Meadows	235	270	90%
Mclvers	213	236	87%
Mount Moriah	301	308	98%
Pasadena	1,480	1,582	94%
Steady Brook	182	204	89%

Table 2: Dwelling Counts, 2016.


*These counts are of winterized, private dwellings (i.e. not collective dwellings). The difference between the two columns is that the second includes unoccupied dwellings and dwellings occupied by temporary residents (e.g. second homes).




4.7 Economy & Labour

As the largest city in Western Newfoundland, Corner Brook functions as a regional service centre. In addition to a large services sector, the Region is home to construction, manufacturing, and mining sectors. Corner Brook is also known for its role as a centre of regional tourism, and provides a wide range of traveler services. Many of these services are located within the City itself.

According to the most recent census, 90% of the population of the City of Corner Brook commute to a place of work within the city limits. When looking at the Region as a whole, only 60% of residents commute to a place of work within their home CSD. Despite this, in the more rural CSDs a much higher proportion of residents commute to a different CSD within the Region, suggesting that many residents in these more rural or suburban communities commute to work in the City itself.

 2016 Economic Indicators City of Corner Brook		
Median Household Income \$58,002 <small>per year</small>	Workforce Participation 56.6 % <small>population aged 15+ in workforce</small>	Unemployment 13.3 %
Self-employment 5.2 %	Work from Home 3.4 %	No Fixed Workplace 9.1 %

 2016 Economic Indicators Newfoundland & Labrador		
Median Household Income \$67,272 <small>per year</small>	Workforce Participation 58.7 % <small>population aged 15+ in workforce</small>	Unemployment 15.6 %
Self-employment 6.1 %	Work from Home 4.6 %	No Fixed Workplace 12.1 %

Source: Statistics Canada, 2016 Census.

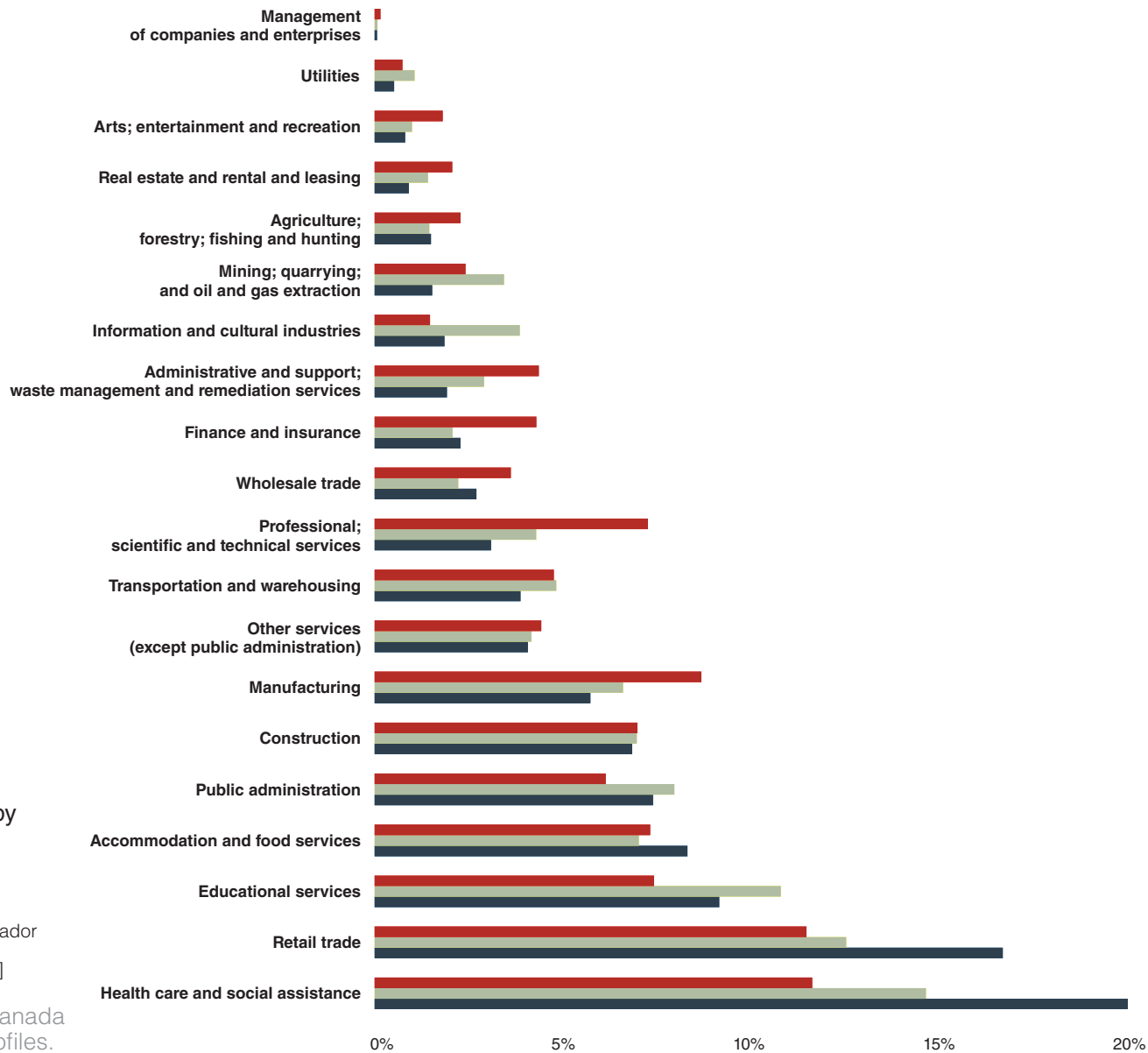


Fig. 7: Employment by Industry.

■ Canada
■ Newfoundland & Labrador
■ Corner Brook [Region]

Source: Statistics Canada 2016 Community Profiles.

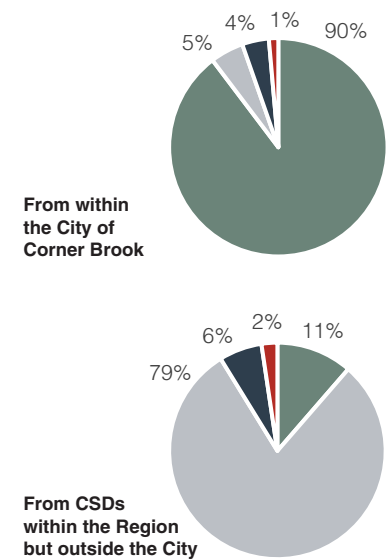


Fig. 8: Commuting Destination.

■ Commute within the CSD
■ Commute to a different CSD within the Region
■ Commute to a different CSD outside the Region
■ Commute outside the province

Source: Statistics Canada, 2016 Census.



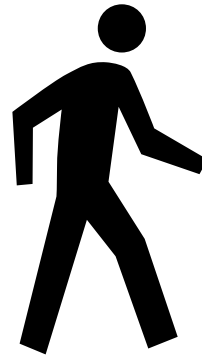
4.8 Health & Wellness

The Canadian Community Health Survey gives an indication of health across Canada. It relies on self-reported data—as opposed to medical records—so should be viewed with some caution; however, it provides a general comparison among communities.

This survey suggests that the Western Regional Health Authority (WRHA) is facing challenges in relation to health. In fact, of all health regions in Newfoundland and Labrador, WRHA had the lowest perceived overall health, the lowest perceived mental health, and the second lowest physical activity rate among adults 18 years and over. However, the physical activity rate among youth aged 12 to 17 years old is the highest in the province and matches the national rate.

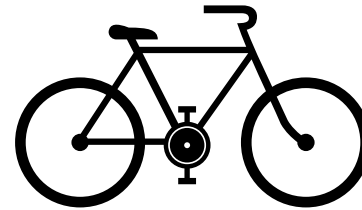
The factors that shape how we perceive our personal health are diverse and complex, and many are beyond the scope of what a municipal plan can achieve. However, we do know that the way we design our communities does have some impact on health. Communities where homes are close to jobs and services make it easier to walk or cycle instead of drive. Access to sidewalks, trails, and open spaces also provides opportunities for physical activity. Easy access to community gathering spaces, such as parks, farmers' markets, and community halls, helps to reduce feelings of isolation that can impact our quality of mental health. The quality of housing, and access to meaningful employment are other health factors that a municipal plan can help shape.

More than 10% of people in the City of Corner Brook choose an active mode of transportation as their main way of getting to work. This includes people walking, bicycling, and people taking transit. A greater proportion of the population in Division 5 Subdivision F, Humber Arm South, and McIvers report walking to work than do across the province as a whole.



8.4 %


of commuters in the City of Corner Brook **walk** to work





0.4 %

of commuters in the City of Corner Brook **cycle** to work

Source: Statistics Canada, 2011 National Household Survey.

 2018 Health Indicators Canada			
Self Reported Overall Health 60.8 % <i>Excellent or very good overall health</i>	Self Reported Mental Health 69.4 % <i>Excellent or very good mental health</i>	Self Reported Physical Activity Rate 56 % <i>Moderately or regularly active</i>	Self Reported Youth Physical Activity Rate 57.8 % <i>Average 60 mins per day</i>

 2018 Health Indicators Newfoundland & Labrador			
Self Reported Overall Health 61.1 % <i>Excellent or very good overall health</i>	Self Reported Mental Health 69.1 % <i>Excellent or very good mental health</i>	Self Reported Physical Activity Rate 49.4 % <i>Moderately or regularly active</i>	Self Reported Youth Physical Activity Rate 51.1 % <i>Average 60 mins per day</i>

 2018 Health Indicators Western Regional Health Authority			
Self Reported Overall Health 55.5 % <i>Excellent or very good overall health</i>	Self Reported Mental Health 67.2 % <i>Excellent or very good mental health</i>	Self Reported Physical Activity Rate 46.1 % <i>Moderately or regularly active</i>	Self Reported Youth Physical Activity Rate 57.8 % <i>Average 60 mins per day</i>

Source: Statistics Canada,
Canadian Community
Health Survey.



5 Land Use



5.1 Lands Overview

The Region of Corner Brook has an area of 267 square kilometres and a population of 101.8 persons per square kilometre. By population, it is the second largest census metropolitan area or agglomeration area in the province. This land base supports a wide range of uses, including human settlement, forestry, power generation, agriculture, mining, recreation, and wild or semi-wild areas. The maps on the following pages give a high-level idea of how land in Corner Brook is used. These existing land use patterns will help inform how planning policies and regulations are used to guide future land use patterns.

Opposite Page:
Corner Brook Mill Site.
Credit: Douglas S. Sprott.

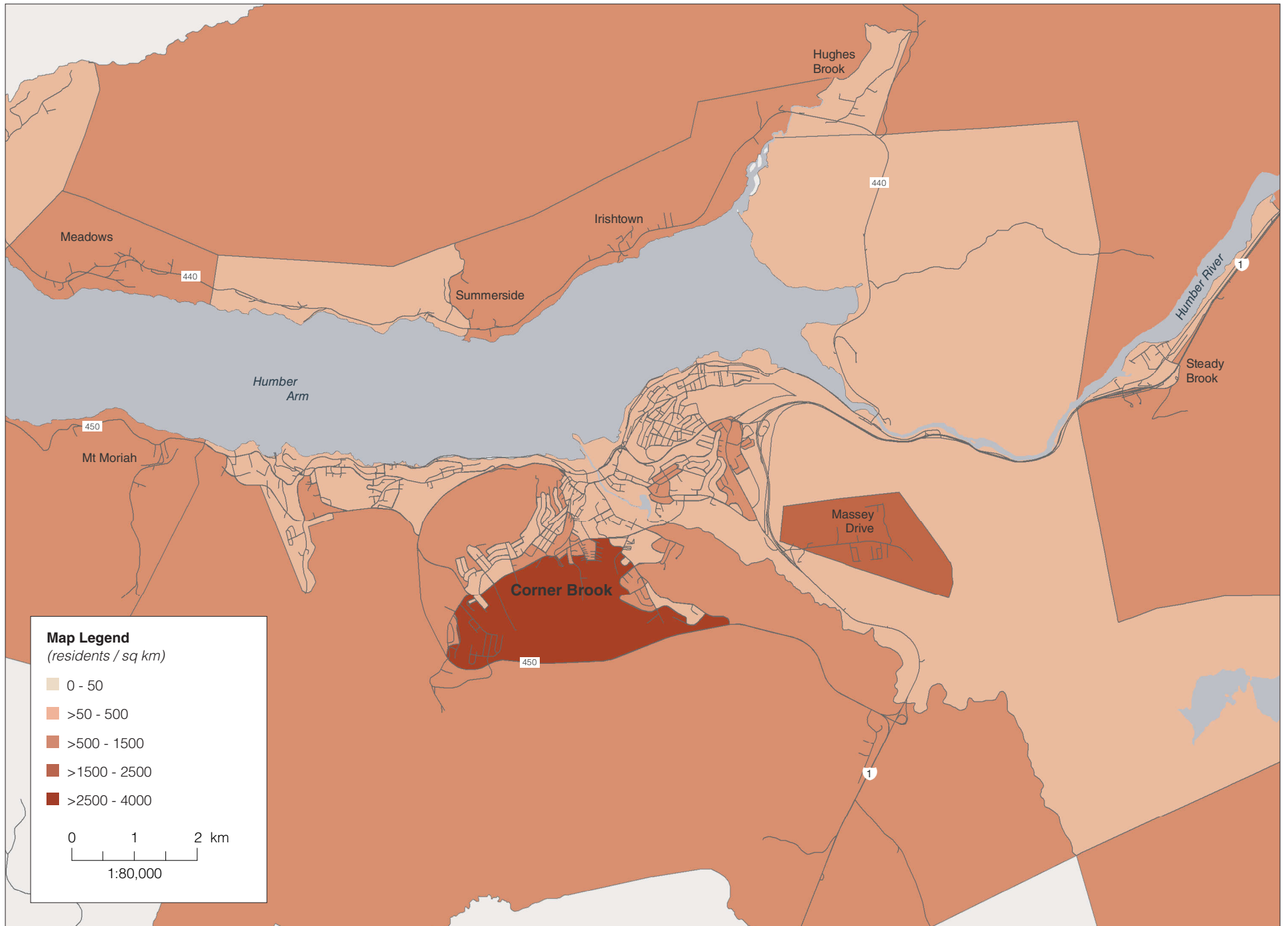


5.2 Residential Settlement

While many of the communities outside of the City of Corner Brook have experienced growth in recent years, the City is still home to the majority of people in the region. In fact, slightly more than two thirds of the regional population live within the City limits.

The densest pockets of development in the region exist within the City of Corner Brook, neighbourhoods such as Humbermouth, Townsite, Westside, and Wheeler's Road / Elizabeth Drive, with densities as high as 4000 persons per square kilometre. However, there are large areas of land within the City limits that are uninhabited, resulting in an average residential density of 134 persons per square kilometre. There are equally dense concentrations of residential development found outside the City as well. For example, Hughes Brook, Irishtown-Summerside, and Meadows each have a population density in the range of 100 to 200 persons per square kilometre.

Certain parts of the Region of Corner Brook have a dense concentration of residences within a small area. Massey Drive and Steady Brook stand out as the densest communities in the region, denser even than the City of Corner Brook when taken as a whole. In the case of Massey Drive, this may be due in part to its proximity to downtown Corner Brook. In the case of Steady Brook, the geographic constraints of the Humber River and Marble Mountain have limited the potential for the community to sprawl.



5.3 Food Security

Corner Brook has a history of both fishing and farming, and today the City is supportive of commercial activities in those areas. In addition, small scale urban agriculture has been gaining ground in Corner Brook, with commercial micro-scale production becoming more common with farmers' markets, breweries, and backyard hens all a part of the mix today.

Commercial Fisheries

Allen's Fisheries Ltd, out of Benoit's Cove, and Barry Group Inc, in Curling, are two main commercial fishing operations based in the Region. Between them, they were identified as processing 17 seafood products in 2019. Additional fishing operations exist just beyond the study area.

Commercial Farming

There are several commercial farms located in the communities of Hughes Brook, Steady Brook, and Pasadena, many of which produce foods that are locally representative and relatively uncommon. Farmers in the area use range of techniques to grow vegetables, livestock, and other products throughout the year. There was recently an agricultural lease for an orchard in the area, and a large-scale potato facility is planned. Corner Brook also permits indoor food production, such as mushroom cultivation, cannabis production, and commercial brewing. There is currently one legal cannabis production facility located in the City, along with two cannabis retail outlets and three breweries. There are three more breweries in the surrounding Region.

Local food retail operations include a farmers' market towards the west end of O'Connell Drive, some fishers selling near the waterfront, a few u-pick farms, and a growing number of retailers marketing online.

Community Gardens

Food sovereignty has long been a part of the local culture in Corner Brook. As recently as the COVID-19 pandemic, supply chain disruptions have limited the availability of certain products on store shelves, and the City is seeing noticeable growth in small-scale urban farming, including back yard farming and several community gardens, including those run by the Western Environment Centre. The City permits the keeping of up to four urban hens, and an urban beekeeping policy is under development.

Grenfell Campus runs a community garden which is also used as a natural classroom by students and faculty, and collaborations with the campus nutrition lab, their food processing facility, and the Campus Student Food Bank.

There is also a rooftop food production garden on top of Corner Brook City Hall, from which food is donated to the local food bank.

Organic Waste

There are two industrial composting facilities in the Region: R+D Diversions in the City and Hi Point Industries in Wild Cove. Their processes include the use of aquacultural waste, wood waste, and household organic waste in generating a processed compost material that is then made available to the public.

Opposite Page: The Grenfell Community Garden.
Credit: Memorial University.





5.4 Protected Areas

More than 148,000 hectares of land in the vicinity of Corner Brook is protected from development through land use designation. These protected areas provide recreation potential, wildlife habitat, and clean drinking water, among other functions. These designations have varying levels of restrictions and permitted land uses:

Provincial Parks in Newfoundland and Labrador represent some of the most scenic landscapes in the province and are intended to conserve natural beauty and biodiversity. These parks facilitate outdoor recreation, scientific research, outdoor education, and tourism, and provide benefits that include physical and mental health, rural employment, ecosystem services, and climate change mitigation.

The Blow Me Down Provincial Park (280 ha) is situated on a peninsula jutting into the Bay of Islands. Located within the Serpentine Range subregion of the Western Newfoundland Forest ecoregion it boasts some of the best exposures of ophiolitic rock on earth. Visitors find opportunities for beach activities, hiking, cycling, and camping.

Ecological Reserves are protected areas of less than 100,000 hectares that are created to protect representative examples of ecosystems or ecoregions and to protect unique, rare, or endangered plants, animals, or other elements of natural heritage.

Little Grand Lake Provisional Ecological Reserve (72,900 ha) protects extensive bogs and barrens, as well as mature boreal forest. It is prime habitat for the endangered Newfoundland marten, and

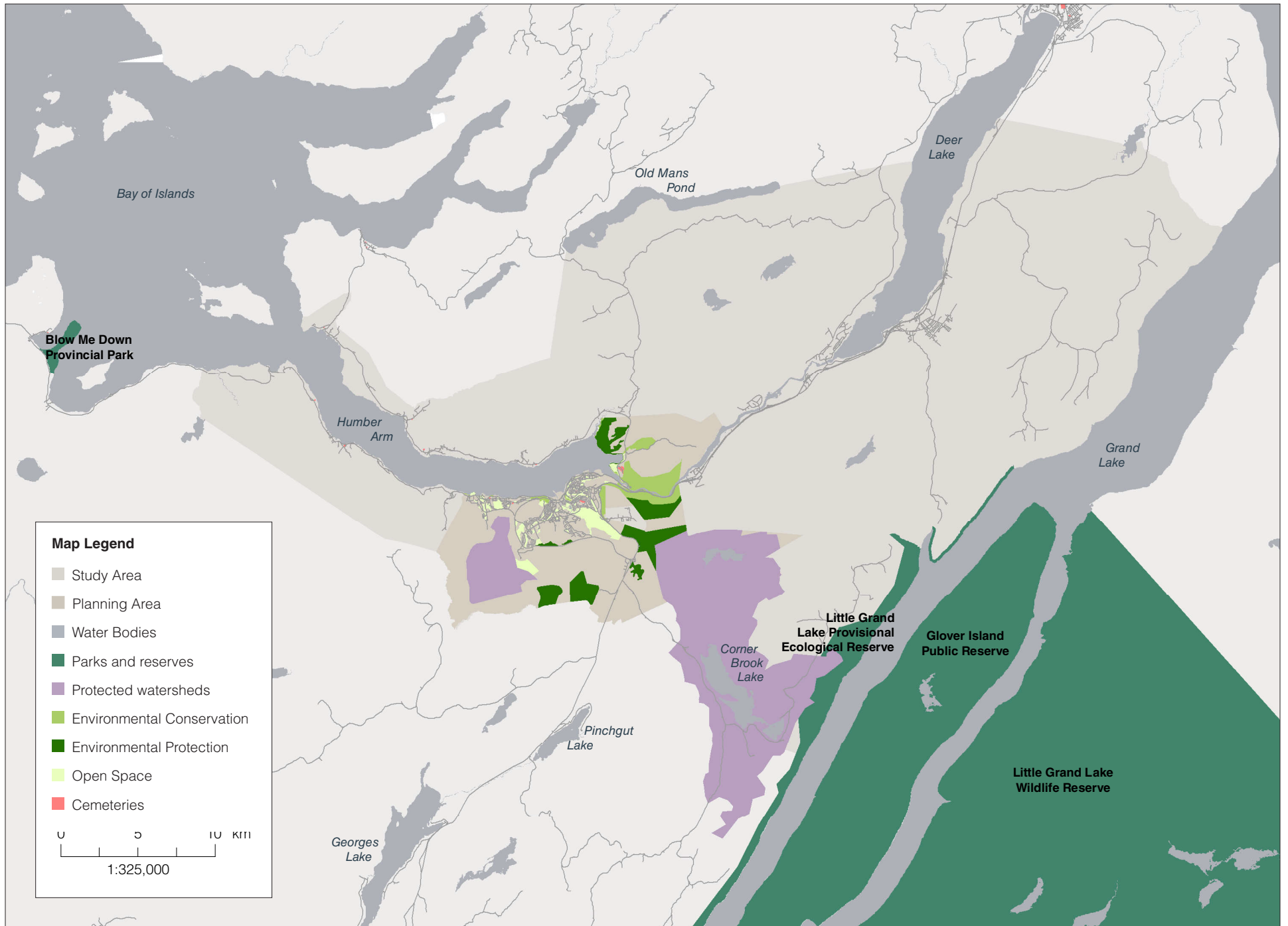
provides habitat for a number of plant and other animal species, including woodland caribou. Nearby is the Glover Island Public Reserve (17,800 ha), the only crown reserve in the province. Both reserves are managed by the Parks and Natural Areas Division of the Department of Environment and Conservation.

Wildlife Reserves are established through the *Wildlife Act* to protect important wildlife habitats. Species within a wildlife reserve may be protected by the *Endangered Species Act*. Permitted activities vary depending on the species being protected.

The Little Grand Lake Wildlife Reserve (56,900 ha) was established in 2002 to protect the habitat of the Newfoundland marten. It includes two parcels abutting Little Grand Lake Provisional Ecological Reserve, and provides opportunities for fishing and hunting. The reserve is managed by Wildlife Division Department of Environment and Conservation.

Protected Water Supply Areas supply water to the municipalities of Corner Brook, Massey Drive, and Mount Moriah. Water is derived from the Corner Brook Lake Watershed, and the Trout Pond Watershed.

Inland and uphill from the Curling neighbourhood is the Burnt Pond Watershed, near the Blow Me Down Cross-Country Ski Park. While still designated by the Province as a protected watershed, the Burnt Pond has been decommissioned as a municipal water supply area.



In addition to the Protected Water Supply Areas, various lands within the City limits are protected from development through zoning.

The **Environmental Conservation (EC) zone** is used to identify areas of the municipality set aside for preservation or protection of unique features or environmentally sensitive landscapes. This zone is among the most restrictive of land use designations in terms of development and site disturbance.

The Banks of Hughes Brook are zoned EC by the City of Corner Brook. Hughes Brook is a scheduled salmon river.

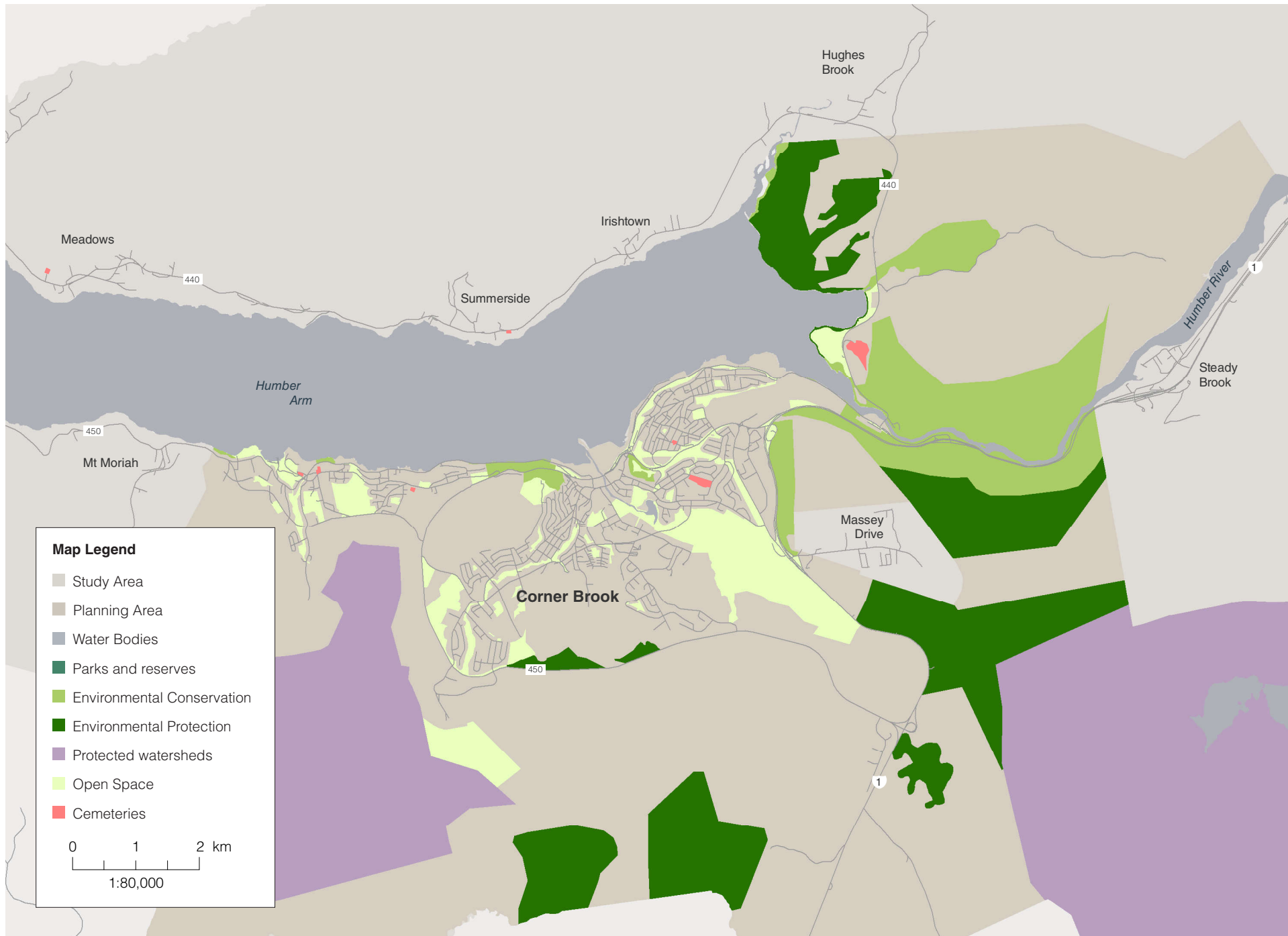
The **Environmental Protection (EP) zone** is used to identify areas of environmental sensitivity such as excessive slopes, significant wetlands, important agricultural lands, water frontages and other areas that may be threatened by urban expansion or changing climatic conditions.

As an example, Wild Cove (157 ha) is zoned EP, a status established in 2018 through a Municipal Habitat Stewardship Agreement between the City of Corner Brook and the Government of Newfoundland and Labrador. This wetland habitat supports abundant vegetation and large populations of waterfowl including the Greater Scaup. It also provides habitat for two species at risk: the Rattlesnake Root and the Northern Bog Aster.

The **Open Space (OS) zone** provides the public with the opportunity to pursue outdoor recreational and leisure activities within the Municipal Planning Area. The OS zone may also be used to protect sight lines alongside major roads to improve traffic safety and to buffer non-complimentary development.

Lands zoned OS may include plazas, parks, sidewalks, wetlands, woodlands, and trails or other features that enable outdoor activities. This includes Prince Edward Park, Margaret Bowater Park, the Basha Memorial Field, and various trail systems including the Corner Brook Stream Trail network.

The **Cemetery zone** is land reserved for burial grounds, and new cemetery lands are currently limited to expansion of Mount Patricia Cemetery, on the north shore of the Humber River towards John's Point.



5.5 Institutional Facilities

Schools

Three post-secondary institutions exist in Corner Brook: the Grenfell Campus of Memorial University, College of the North Atlantic (CNA), and Academy Canada. Grenfell is the largest, with approximately 1,300 students enrolled. It offers degree programs in arts, business, fine arts, environment and sustainability, and science. CNA and Academy Canada serve approximately 800 and 600 students per year, respectively.

The Newfoundland and Labrador English School District represents eight elementary schools, one middle school, and one high school in the Region. In 2021 there were approximately 3,957 students enrolled across all ten schools. The District also operates a regional office in Corner Brook, which assists schools with programing, human resources, finance, facilities, and information technology.

Emergency Facilities

The Western Health Authority operates the Western Memorial Regional Hospital in Corner Brook. This hospital is a 217-bed facility providing secondary services to approximately 78,000 people.

The Authority also manages the Corner Brook Long Term Care Home, Protective Community Residences, West Lane Recycling, the Western Health Eye Care Centre, the Western Memorial Health Clinic, and numerous community health services including for mental health and addictions, continuing care, home care, occupational therapy, social work, and primary care.

Ambulance services in Corner Brook are operated by Western Health and Reliable Ambulance. Fire services are provided by the Corner Brook Fire Department.

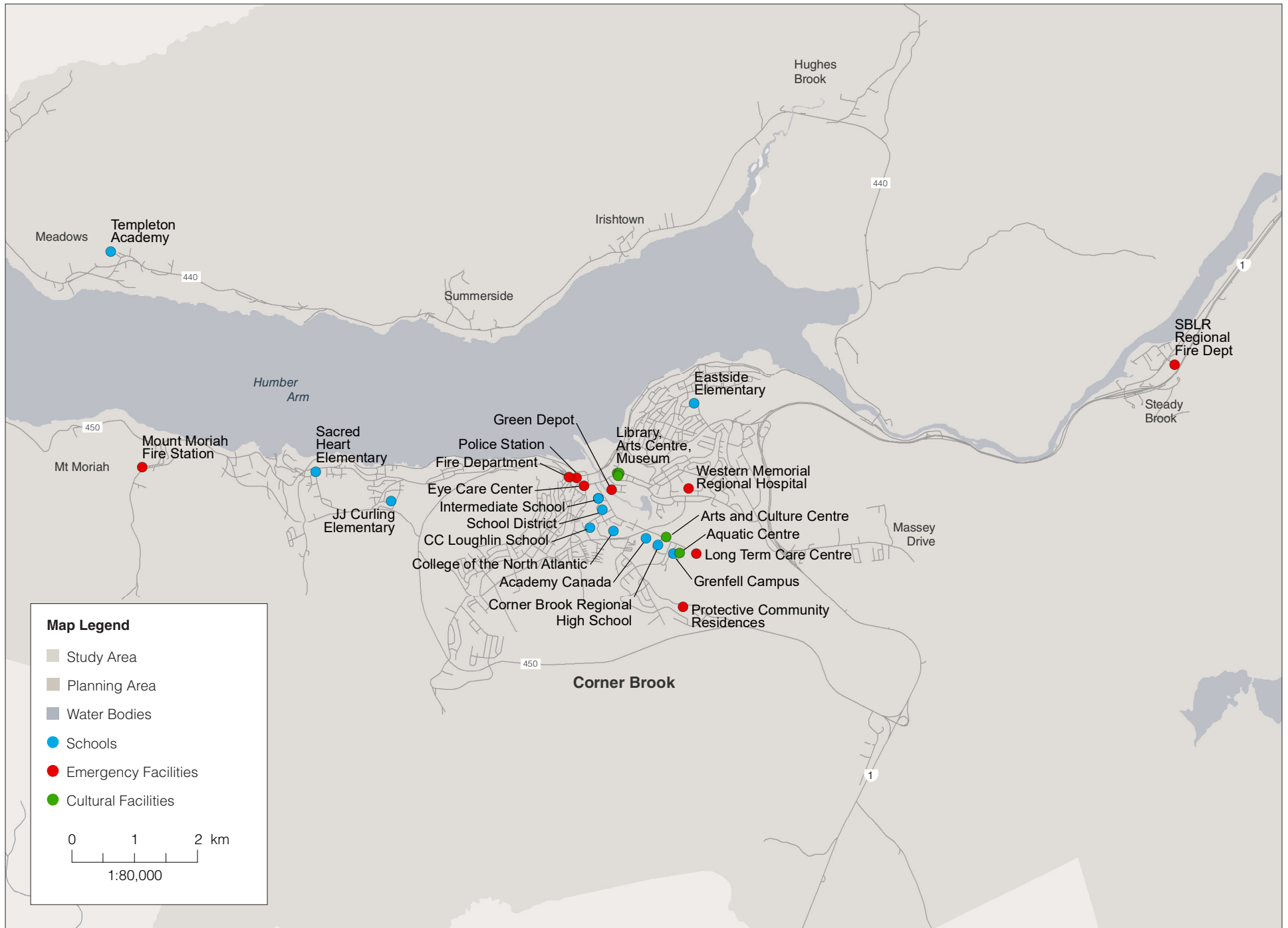
The Royal Newfoundland Constabulary (RNC) is Newfoundland and Labrador's Provincial Police Service and is responsible for policing within the city limits of Corner Brook. The service dates back to 1729, making it the oldest police service in North America. The RNC serves alongside the Royal Canadian Mounted Police, which is responsible for policing beyond the city limits. The RCMP operates a detachment located in the City of Corner Brook.

Cultural Facilities

Downtown Corner Brook is home to several cultural facilities, including the Corner Brook Museum and Archives, the Corner Brook Public Library, and the Rotary Arts Centre which includes a 90-seat theatre, two gallery spaces, and six artist studios. Another public library branch is located outside the city limits, in Pasadena.

The Corner Brook Arts and Culture Centre, a division of the Department of Tourism, Culture, Arts and Recreation, is located in the vicinity of Grenfell Campus. The Centre houses a 400-seat theatre, a 25-metre 6-lane swimming pool, and an art exhibition area.

A new regional aquatic centre is currently planned to replace the existing Grenfell Campus pool. This new recreation facility will include a swimming pool, a fitness centre, multi-purpose rooms, a day-care centre, and other amenities.



6 Zoning



6.1 Development Regulations

Planning in the City of Corner Brook is regulated by the City of Corner Brook 2012 Development Regulations, and while other regulations may also apply depending on the nature of the proposal, the Development Regulations provide information on general regulations and standards for types of structures or uses that are permitted or may be permitted with discretion in the City of Corner Brook.

Opposite Page:
Corner Brook Regional
High School from Three
Bear Lookout.
Credit: KodyCB.



6.2 Current Zoning

The City of Corner Brook is currently divided into 32 zones that designate the physical uses, standards, and conditions that apply in each of those cases. Some examples of zoning are Open Space, Hazardous Industrial, Downtown Commercial, Residential, and Rural. The types of structures or uses that are permitted or may be permitted with discretion in each zone are covered in the Development Regulations. The regulations also provide definitions, information on signage, classification of uses of land and buildings, and parking requirements.

6.3 Permitted and Discretionary Uses

Residential Special Density	Residential Low Density	Residential Medium Density	Residential High Density
<p>Permitted Use Classes: Single dwelling Recreational open space</p> <p>Discretionary Use Classes: Double dwelling Antenna Child care Garden suite Home based occupation Boarding house</p>	<p>Permitted Use Classes: Single dwelling Recreational open space</p> <p>Discretionary Use Classes: Double dwelling Row dwelling Apartment building Antenna Child care Garden suite Home based occupation Boarding house</p>	<p>Permitted Use Classes: Single dwelling Double dwelling Recreational open space</p> <p>Discretionary Use Classes: Row dwelling Apartment building Place of worship Educational Convenience store Antenna Child care Home based occupation Boarding house residential</p>	<p>Permitted Use Classes: Single dwelling Double dwelling Row dwelling Apartment building Recreational open space</p> <p>Discretionary Use Classes: Place of worship Educational Convenience store Antenna Child care Home based occupation Boarding house residential Collective residential</p>

Mobile/Mini Home Residential	Mosaic Residential	Comprehensive Residential Development Area	Townsite Residential
<p>Permitted Use Classes: Mobile or mini home</p> <p>Discretionary Use Classes: Recreational open space Convenience store Antenna Single dwelling Home based occupation</p>	<p>Permitted Use Classes: Single dwelling Double dwelling Row dwelling Apartment building Recreational open space</p> <p>Discretionary Use Classes: Place of worship Educational Convenience store Collective residential Child care Boarding house residential Antenna Home based occupation</p>	<p>Permitted Use Classes: None permitted</p> <p>Discretionary Use Classes: None permitted</p>	<p>Permitted Use Classes: Single dwelling Double dwelling Recreational open space</p> <p>Discretionary Use Classes: Row dwelling Place of worship Child care Home based occupation Boarding house residential</p>



Townsite Commercial	Downtown Residential	Downtown Commercial	Downtown Smithville
<p>Permitted Use Classes:</p> <p>Theatre Cultural and civic General assembly Place of worship Club and lodge Child care Apartment building Commercial residential Office Medical and professional Personal service General service Communications Shop Indoor market Conservation Convenience store</p> <p>Discretionary Use Classes:</p> <p>Educational Collective residential Indoor market Outdoor market Catering Recreational open space Antenna Boarding house residential Single, double, and row dwelling</p>	<p>Permitted Use Classes:</p> <p>Single dwelling Double dwelling Boarding house residential Recreational open space Conservation Apartment building</p> <p>Discretionary Use Classes:</p> <p>Cultural and civic General assembly Place of worship Club and lodge Catering Child care Office Medical and professional Personal service General service Take-out food service Convenience store Home based occupation</p>	<p>Permitted Use Classes:</p> <p>Theatre Cultural and civic General assembly Place of worship Passenger assembly Club and lodge Catering Funeral home Child care Commercial residential Office Medical and professional Personal service General service Communications Police station Taxi stand Take-out food service Veterinary Shopping centre Shop Indoor market Conservation Convenience store</p> <p>Discretionary Use Classes:</p> <p>Educational Amusement Indoor assembly Apartment building Collective residential Outdoor market Service station Recreational open space Antenna Boarding house residential Single, double, and row dwelling Medical treatment and special care Animal</p>	<p>Permitted Use Classes:</p> <p>Theatre Cultural and civic General assembly Place of worship Passenger assembly Club and lodge Catering Shop Child care Commercial residential Office Medical and professional Personal service General service Communications Police station Indoor market Outdoor market Conservation Apartment building</p> <p>Discretionary Use Classes:</p> <p>Educational Amusement Indoor assembly Collective residential Recreation open space Take-out food service Convenience store Animal</p>



General Commercial	Residential/Commercial Mix	Highway and Tourist Commercial	Shopping Centre
<p>Permitted Use Classes:</p> <p>Theatre Cultural and civic Passenger assembly Catering Funeral home Child care Office Medical and professional Personal service General service Communications Police station Taxi stand Veterinary Shop Indoor market Service station Apartments (attached to shops or other business) Take-out food service Convenience store</p> <p>Discretionary Use Classes:</p> <p>General assembly Educational Place of worship Amusement Collective residence Commercial residential Apartment building Outdoor market Recreational open space Antenna Club and lodge</p>	<p>Permitted Use Classes:</p> <p>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</p> <p>Discretionary Use Classes:</p> <p>Veterinary Educational Amusement Commercial residential Boarding house residential Communications Antenna Club and lodge Row dwelling Home based occupation Catering Service station</p>	<p>Permitted Use Classes:</p> <p>Passenger assembly Catering Commercial residential Police station Service station</p> <p>Discretionary Use Classes:</p> <p>Personal service General service Taxi stand Take-out food service Convenience store Indoor market Outdoor market Recreational open space Antenna</p>	<p>Permitted Use Classes:</p> <p>Shopping centre Shop</p> <p>Discretionary Use Classes:</p> <p>Service station Antenna Taxi stand Catering</p>



Large Scale Commercial	Waterfront Mixed Use	General Industrial	Light Industrial
<p>Permitted Use Classes: Shopping centre Shop</p> <p>Discretionary Use Classes: Service station Antenna Taxi stand Theatre Office Catering Commercial residential General industry</p>	<p>Permitted Use Classes: Theatre Cultural and civic Indoor assembly Outdoor assembly Place of worship Educational Passenger assembly Cub and lodge Catering Child care Commercial residential Office Personal service General service Police station Take-out food service Shop Indoor market Outdoor market Conservation Recreational open space Convenience store (accessory use only) Light industry General industry</p> <p>Discretionary Use Classes: Medical and professional Communications Amusement Collective residential Apartment building</p>	<p>Permitted Use Classes: General industry Service station Light industry Taxi stand Passenger assembly Animal</p> <p>Discretionary Use Classes: Outdoor assembly Transportation Catering Child care All use classes in the business and personal service uses group Shop Recreational open space Antenna Convenience store Hazardous industry Commercial residential Amusement General assembly</p>	<p>Permitted Use Classes: Light industry Service station Animal Amusement Catering Taxi stand General service General industry</p> <p>Discretionary Use Classes: Transportation Passenger assembly Child care All use classes in the business and personal service uses group Shop Recreational open space Convenience store Funeral home Antenna Hazardous industry General assembly</p>

Hazardous Industrial	Community Service	Innovation District	Open Space
<p>Permitted Use Classes: Hazardous industry</p> <p>Discretionary Use Classes: Antenna Transportation</p>	<p>Permitted Use Classes: Educational Cultural and civic General assembly Place of worship Child care Recreational open space Office Indoor assembly Outdoor assembly Police station Medical treatment and special care</p> <p>Discretionary Use Classes: Medical and professional Passenger assembly Club and lodge Communications Collective residential Taxi stand Convenience store Antenna Funeral home Penal and correctional Detention Veterinary Shop</p>	<p>Permitted Use Classes: Educational Cultural and civic General assembly Theatre Place of worship Day care centre Recreational open space Office Indoor assembly Outdoor assembly Police station Medical treatment and special care Medical and professional Personal service General service Catering Shop (as an accessory use) Convenience store (as an accessory use) Recreational open space Conservation</p> <p>Discretionary Use Classes: Passenger assembly Club and lodge Communications Collective residential Taxi stand Convenience store Antenna Funeral home Amusement Veterinary Apartment building Commercial residential Take-out food service Shop Light industry Service station</p>	<p>Permitted Use Classes: Recreational open space</p> <p>Discretionary Use Classes: Theatre Cultural and civic Catering Indoor assembly Outdoor assembly Take-out food service Convenience store Antenna Transportation</p>

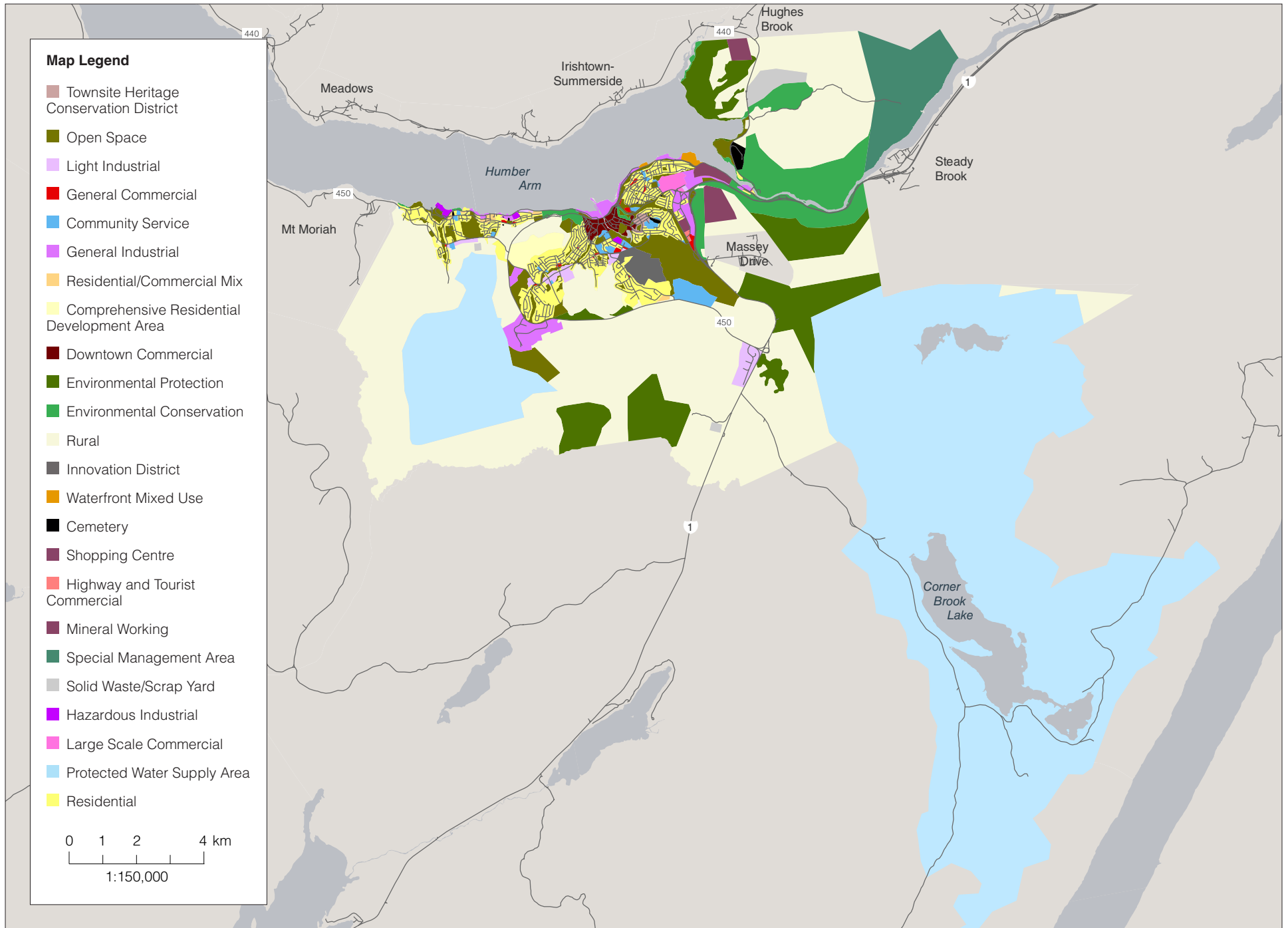


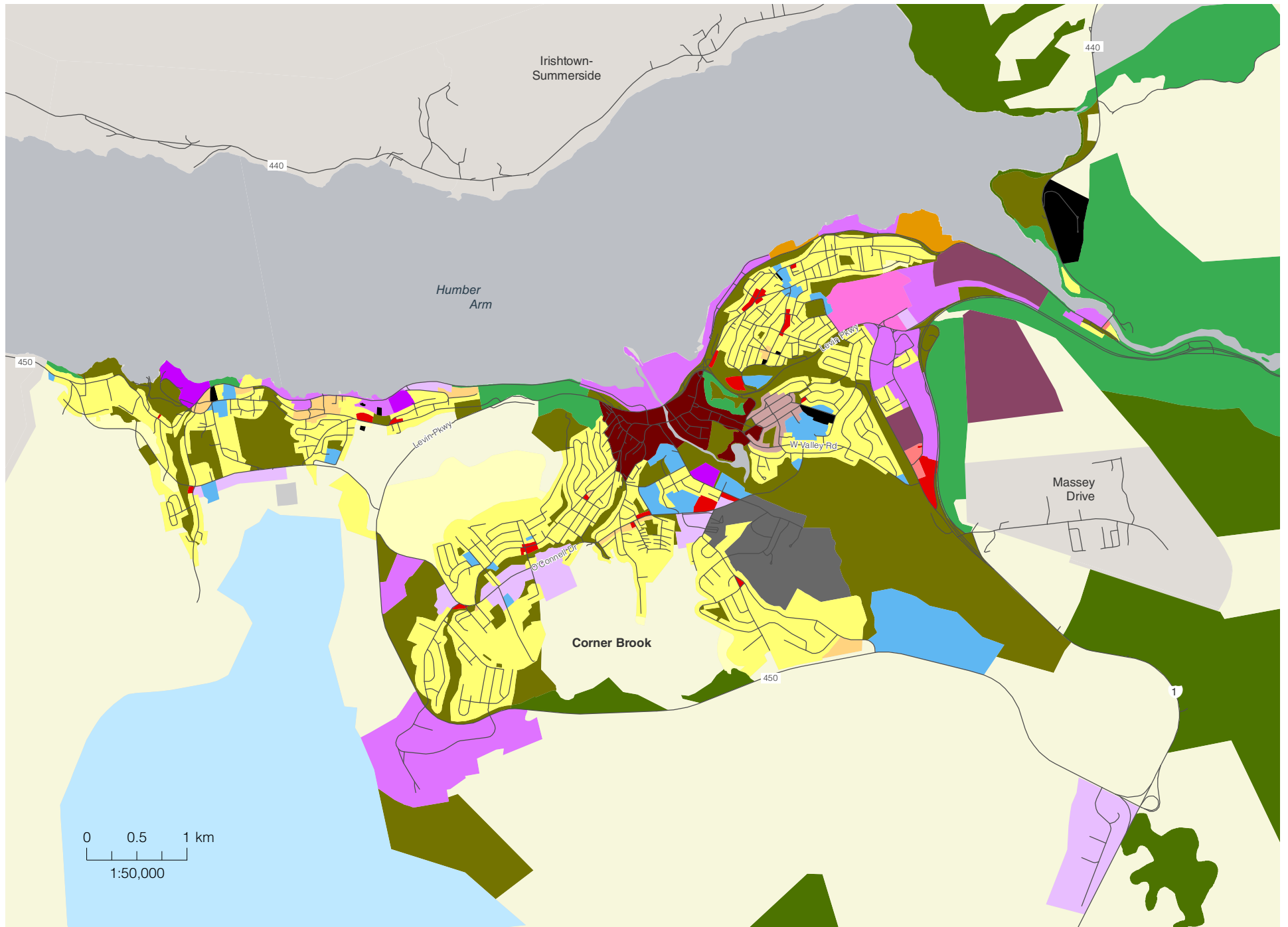
Cemetery	Environmental Protection	Environmental Conservation	Protected Water Supply Area
<p>Permitted Use Classes: Cemetery</p>	<p>Permitted Use Classes: Conservation Forestry</p> <p>Discretionary Use Classes: Agriculture Recreational open space Antenna</p>	<p>Permitted Use Classes: Conservation</p> <p>Discretionary Use Classes: Recreational open space Antenna</p>	<p>Permitted Use Classes: None</p> <p>Discretionary Use Classes: General industry Light industry Agriculture Forestry Mineral working Recreational open space Conservation Antenna</p>



Rural	Solid Waste/Scrap Yard	Mineral Working	Special Management Area
<p>Permitted Use Classes: Agriculture Forestry</p> <p>Discretionary Use Classes: Outdoor assembly Single dwelling Single dwelling(existing) Veterinary Outdoor market General industry Service station Mineral working Recreational open space Conservation Transportation Animal Antenna Hazardous industry Cemetery</p>	<p>Permitted Use Classes: Scrap yard Solid waste</p> <p>Discretionary Use Classes: Antenna General industry</p>	<p>Permitted Use Classes: Mineral workings</p> <p>Discretionary Use Classes: Antenna</p>	<p>Permitted Use Classes: None permitted</p> <p>Discretionary Use Classes: None permitted</p>







7 Infrastructure



7.1 Infrastructure Summary

Safe and clean drinking water, appropriate wastewater disposal, proper storm water drainage, solid waste management, fire protection, and safe transportation facilities for pedestrians, cyclists, and motorists to commute are necessities provided by the City to ensure public health, safety, and convenience for residents. The municipal infrastructure required to deliver these services is essential to provide residents with a comfortable, safe and healthy community environment in which to thrive.

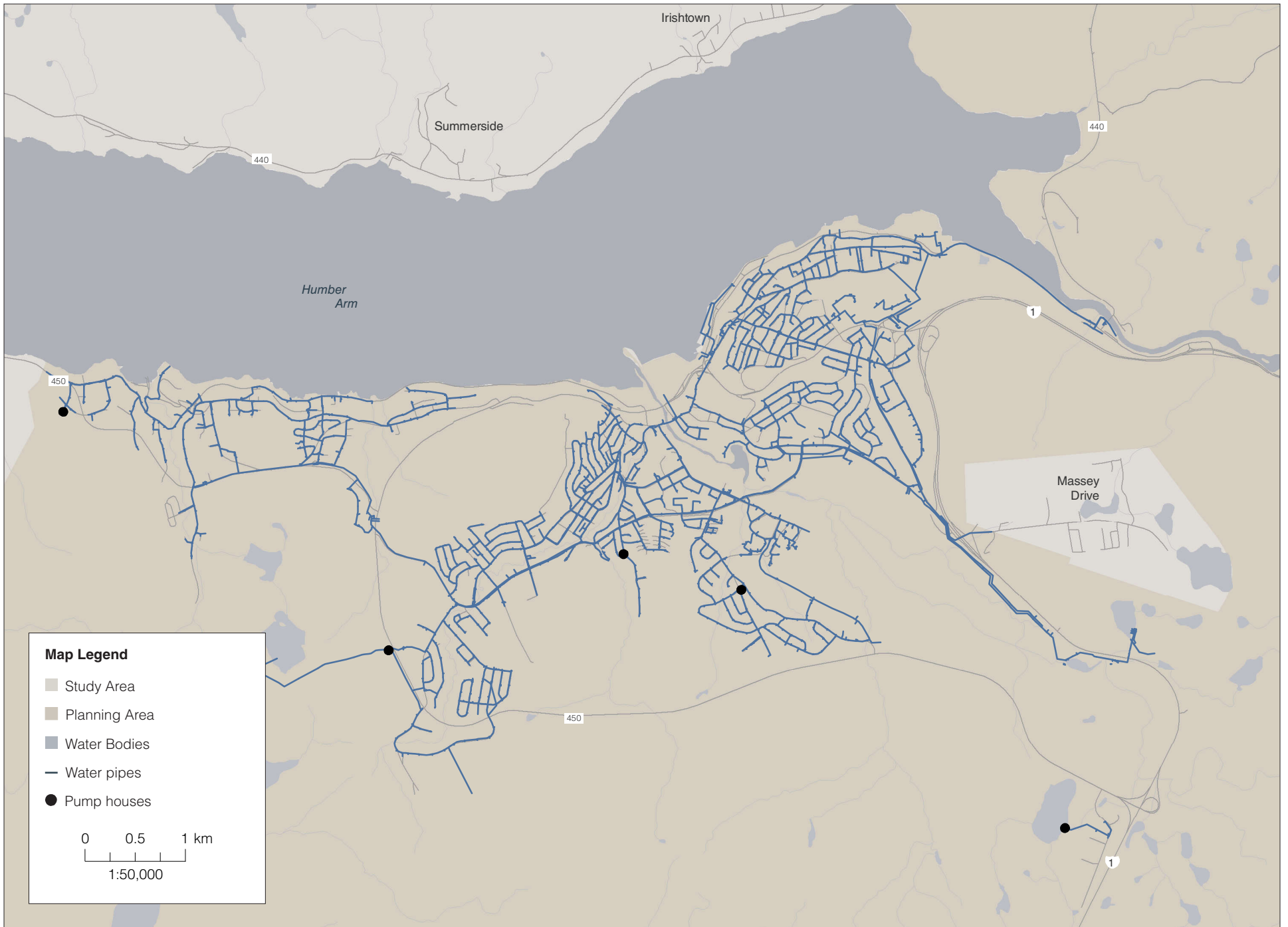
Opposite Page:
Pipeline trail.
Credit: Kmq430.



7.2 Water

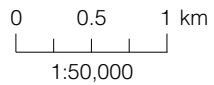
Through combined federal, provincial, and municipal effort and funding, the City commissioned a new water treatment plant in 2015. This project, which also included the installation of a new water transmission main and new wastewater infrastructure to transport material from the new treatment plant to the existing sewer system and two new above-ground storage reservoirs, was designed and constructed to ensure that residents of Corner Brook, and the surrounding communities of Massey Drive and Mount Moriah will have access to high-quality drinking water for many years to come. The plant is compliant with Canadian Drinking Water Quality Guidelines and can produce a flow rate of up to 30-million litres per day which will ensure these communities are well supplied with water for residential, commercial/industrial, and fire protection services.

While the water treatment facility is relatively new, much of the City's 175 km of pipe in the water distribution system is not, and emergency repairs are often required. The City has identified areas of the distribution system that require capital upgrades as well as areas where the system needs to expand to accommodate new development.



Map Legend

- Study Area
- Planning Area
- Water Bodies
- Water pipes
- Pump houses



Wastewater

In the City of Corner Brook, lift stations are used to take wastewater that collects at low points where there is no suitable outfall and transport it via a system of pumps and pressurized pipe to a suitable outfall location.

Due to the topography, lift stations are an essential part of the wastewater system in Corner Brook. These include electrical and mechanical systems that require regular maintenance, and can experience periodic “breakdowns” that can be problematic during a power outage. Lift stations typically play an integral role in moving sewage to a wastewater treatment plant.

Wastewater treatment is a top priority for the City, but project scopes and timing are very much dependent on available funding. Previous estimates have placed the costs in excess of \$80 million dollars. The work required will have to be phased over a number of years and would include modifications to the wastewater collection system as well as construction of the treatment facility.

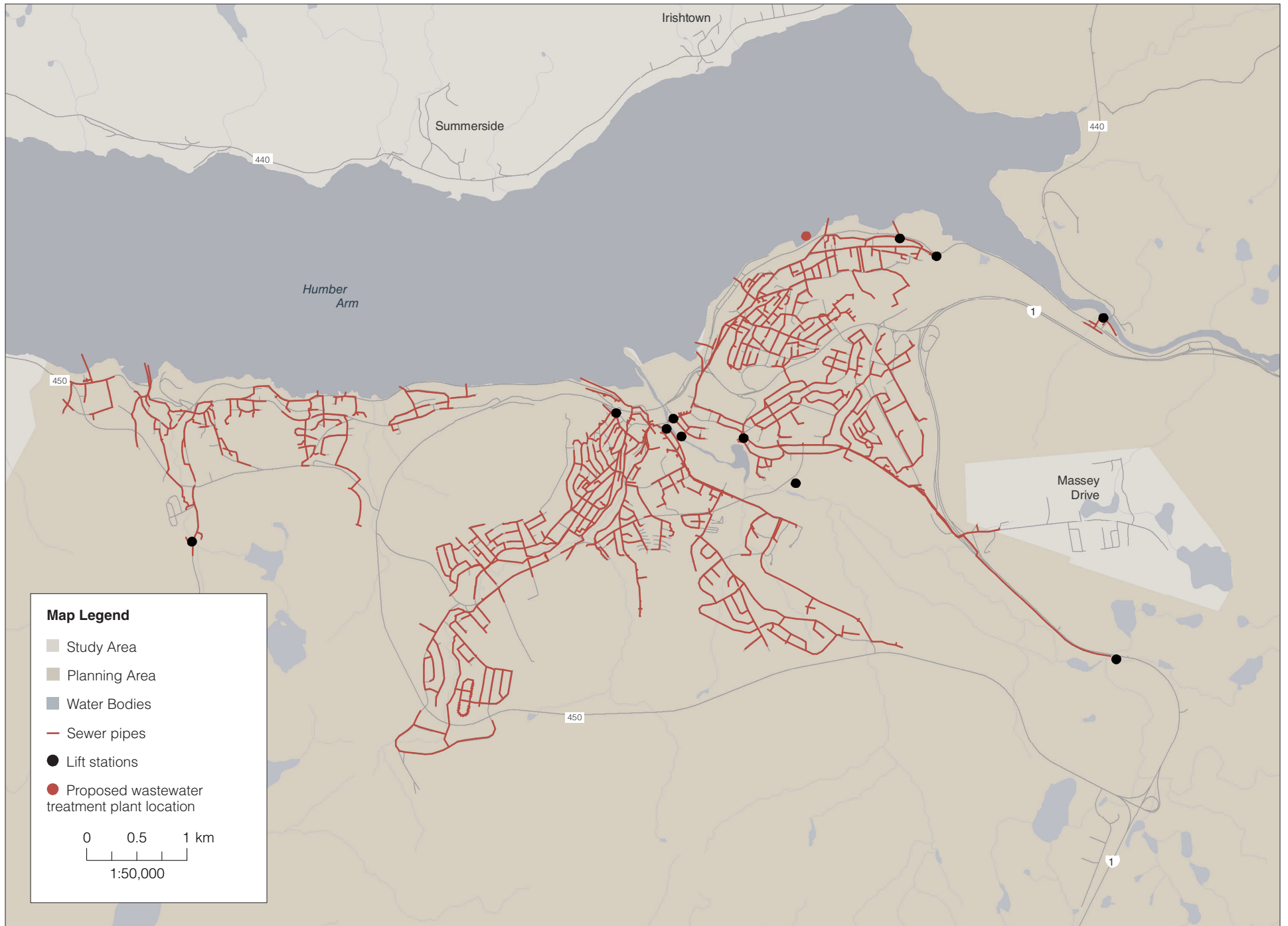
In accordance with requirements of the Wastewater Systems Effluent Regulations, the City of Corner Brook is moving ahead with efforts to provide secondary sewage treatment in advance of the anticipated regulatory timeframe. The City has completed a wastewater treatment strategy which recommended construction of a new secondary wastewater treatment plant at a site located along the shoreline between the Corner Brook Port Authority office and the Holsum Terminal. This site is presently undeveloped and will require marine infill to create land area of sufficient size to construct the plant. The strategy assessment

indicated that an approximately 15,000 m² area would be required. Site preparation will facilitate treatment plant design and construction and is considered critical in the City’s plan to meet the completion timeframe. The marine infill project will result in a level site consisting of compacted structural rock fill up to the foundation elevation for the future treatment plant. The infill project would not include the installation of any piping systems, manholes, or below-grade concrete features but does include the sub-grade construction of a site access road, fencing of the completed site and gated access.

Before any work proceeds, the City of Corner Brook and Corner Brook Pulp and Paper Ltd have agreed to study the feasibility of partnering on co-treatment of wastewater to determine if there are advantages to treating the effluent from both sources (mill industrial and City municipal wastewater) in some form of a combined process. Results of this study may affect the location of the proposed facility. Should co-treatment be feasible, both parties could realize significant cost savings. The feasibility study is anticipated to be complete in 2021.

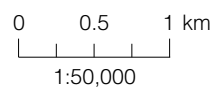
Storm Water Management

The City has approximately 105 km of storm sewer, comprised of various materials, sizes, ages and conditions. As is the case in many municipalities, much of the storm sewer system is very deteriorated and is of concern with respect to both condition and size considering climate change scenarios. A study is set to start in the spring of 2021 to establish an asset management plan for the storm sewer system.



Map Legend

- Study Area
- Planning Area
- Water Bodies
- Sewer pipes
- Lift stations
- Proposed wastewater treatment plant location



7.3 Transportation Facilities

The City of Corner Brook currently has approximately 200 km of paved streets, 52.34 km of sidewalk and 86.41 km of trails including trails within the City and Massey Drive. The City's traffic signal systems consist of 15 signalized intersections and five signalized pedestrian crossing locations, including:

- » Lewin Parkway & Griffin Drive
- » Lewin Parkway & Mill Road
- » Lewin Parkway & St. Mark's Avenue/
Prince George Avenue
- » Lewin Parkway & Murphy's Square Entrance
- » Lewin Parkway & Confederation Drive
- » Confederation Drive & West Valley Road
- » O'Connell Drive & University Drive/
Mount Bernard Avenue
- » University Drive – pedestrian crossing
near Canada Games Drive
- » O'Connell Drive & Elizabeth Street
- » O'Connell Drive – pedestrian
crossing near Union Street
- » O'Connell Drive – pedestrian
crossing near Westmount Road
- » O'Connell Drive – pedestrian crossing
near Crestview Avenue
- » Main Street & Mount Bernard Avenue
- » Main Street & Mill Road/Brook Street
- » Main Street & West Street

- » Main Street & Riverside Drive/Humber Road
- » Broadway & Caribou Road/Herald Avenue
- » Corporal Pinksen Memorial Drive & Grenfell Drive
- » Corporal Pinksen Memorial Drive –
pedestrian crossing near Wheeler's Road

The transportation infrastructure is comprised of various facilities of differing age and condition. Some items, e.g. asphalt and concrete works associated with streets and sidewalks, granular trail surfaces, traffic signal equipment, etc., are continual maintenance items for the City, and from time to time these items require significant capital upgrades or replacement. The City completed a Comprehensive Traffic Signals System Evaluation in 2018, which identified significant requirements for upgrades of the existing traffic signal equipment.

7.4 Annual Projects and Programs

Installing and maintaining the municipal infrastructure required to provide water, wastewater, storm water and transportation services necessitates significant and ongoing operating/maintenance expenditures as well as capital investment/re-investment into new infrastructure and/or infrastructure upgrades/replacement.

Annual infrastructure projects/ programs include the following:

Curb Program

Install curb and gutter in various areas where surface runoff is an issue. Individual problem areas are assessed and prioritized in the spring of each year of the program.

Retaining Wall Improvements

Due to the City's topography, the City owns and maintains several retaining walls. These walls are of varying design and construction materials and some are in poor condition or in various states of failure. The City has developed a program to replace/remove deteriorated retaining walls on an annual basis as funding permits. Over the next three years, the city anticipates replacing the following retaining walls:

- » 21 East Avenue
- » Old Humber Road
- » 200 Petries Street
- » Curling Street

Street Resurfacing

The typical service life of asphalt pavement is twenty years if properly constructed and maintained. Actual lifespan is subject to usage patterns, environment, topography, and other related issues. In addition to a regular maintenance program, an annual resurfacing program is required to maintain the city street network. The annual street resurfacing program consists of the removal and replacement of anywhere from 3,000 to 6,000 tons of asphalt pavement, as funding permits. The project street list is determined based on a comprehensive street evaluation during the spring of each year of the program.

7.5 Capital Projects

In addition to the annual projects and programs, the following alphabetical list of capital projects are currently being considered by the City of Corner Brook, and likely to commence within the period covered by this IMSP. They are with respect to water, wastewater, storm water, and transportation infrastructure.

Beothuck Crescent Infrastructure Improvements

Infrastructure on this street is 40+ years old and water main breaks and/or leaks are problematic, and the corrugated metal pipe (CMP) storm sewer is also deteriorated. The intent is to replace 600 metres of water main, sanitary sewer, storm sewer, and place new curb, gutter, and asphalt.

Brookfield Avenue Infrastructure Improvements

This project will include new water main, sanitary sewer main, storm sewer, and new asphalt and curb and gutter. This project will be completed in phases over several years, most likely beginning at Braemar Crescent west.

Caribou Road Infrastructure Improvements

This project will include new water main, sanitary sewer main, sanitary trunk sewer main, storm sewer, and new asphalt and curb, gutter, and interlocking brick sidewalk. This project will be constructed in phases over several years, most likely beginning at Broadway.

Curling Reservoir

The City water system master plan of 2012 identified short and long term measures to upgrade the City's water distribution system. An important component

of that plan was to improve water storage capacity throughout the City. As previously noted, some storage components were completed as part of the Water Treatment Plant project. This project involves construction of a new water reservoir to serve the Curling and Mount Moriah areas complete with transmission mains, control building, and post chlorination.

Curling Street Storm Sewer

Replace existing deteriorated storm sewer between Birchy Cove Drive and Compagnon's Lane.

Georgetown Road Infrastructure Improvements

Reconstruct 180 metres of Georgetown Road south of Burtons Lane. Includes new water line, sanitary sewer, storm sewer, and new curb, gutter, and asphalt.

Hillview Road Storm Sewer Replacement

Replace deteriorating storm sewer.

Humber Park Re-Construction Phase II

Complete reconstruction to separate combined sewer, place new water main, sanitary sewer, storm sewer, and new curb, gutter, and asphalt.

Humber Road Infrastructure Improvements

Infrastructure on this street is 50+ years old and water main breaks and/or leaks are problematic, and the CMP storm sewer is also deteriorated. The intent is to replace 500 metres of water main, sanitary sewer, storm sewer, and place new curb, gutter, and asphalt. Proposed for 2021.

Johnsons Avenue Infrastructure Improvements

Johnsons Avenue has substandard underground infrastructure, deteriorated asphalt pavement and no curb. Open ditches are insufficient, and the street is prone to flooding. Storm water from Lear's Road flows through a combination of open ditches and corrugated metal pipe culverts into the undersized pipe system on Johnsons Avenue. Drainage damage to the roadway occurs regularly. This project will consist of eliminating the open ditches and undersized aging culverts with high density polyethylene (HDPE) storm system along Johnsons Avenue. Sections of ageing water main will be replaced with new ductile iron piping and new service laterals will be provided for adjacent properties. Johnsons Avenue will be paved and new curb and gutter.

Kings Road Infrastructure Improvements

Over the past 10 years the City has experienced numerous issues with the existing infrastructure including water main breaks and storm water surges and flooding. This project includes replacing 440m of water, sanitary and storm infrastructure, and placing new curb, gutter, and asphalt.

Lundrigan Drive Industrial Park Expansion

An expansion of the Industrial Park, consisting of the construction of approximately 400 m of new street, including water, sanitary sewer, storm sewer, curb gutter and asphalt paving to service industrial lands.

Lundrigan Drive Infrastructure Improvements

Includes reconstructing sub grade and repaving existing street and servicing vacant lots.

Park Lane Infrastructure Improvements

Install water main, sanitary sewer and storm sewer along with new asphalt, curb, and gutter. Water main will be looped to improve water quality and flow in area.

Petries Street Infrastructure Improvements

Infrastructure on this street is 50+ years old. Water main breaks and leaks are problematic and the existing CMP storm sewer is corroded. The bridge at Petries Brook is undersized and prone to flooding. This project includes replacing 600 metres of water main, sanitary sewer, storm sewer, placing new curb, gutter, and asphalt, and replacing the bridge at Petries Brook. A new forcemain will also be installed for future tie in of this area to the proposed wastewater treatment plant. The segment of Petries Street from Cooper's Road to a point approximately 180 metres east of Bartlett's Point will also be realigned to improve traffic sight distances.

Pressure Reducing Valve (PRV) upgrades

Rehabilitation of existing PRV infrastructure and installation of zone metres helps the city identify and control leakage and balance flows in the system. Supervisory Control and Data Acquisition (SCADA) capability also provides enhanced control of the water system within pressure zones and improves response to problems. Building these stations above ground eliminates the need for confined space entry which

removes hazards to staff. This project is an important step in the City's asset management program.

Proposed locations for upgrading under this project are:

- » Barrett's Road/Griffin Drive – Includes new pressure reducing station on Barrett's Road and installation of 450 m of watermain along old railbed to tie into dead end on Griffin Drive. This will improve flow and water quality to area.
- » Citadel Drive
- » East Valley Road
- » Oake's Road

Reid Street/Fern Street Infrastructure Improvements

This project includes the separation of approximately 400 metres of combined sewer which will reduce the load on the existing sanitary system and reduce the quantity of sewer required to be treated. Work will include new sanitary and storm sewer mains, new water main, and placement of new curb, gutter, and asphalt.

St. Aiden's Road Infrastructure Improvements

St. Aiden's Road is a narrow (4.5m) road with substandard underground infrastructure, deteriorated asphalt pavement and no curb. Storm water from the Lewin Parkway flows through a combination of open ditches and undersized deteriorated CMP culverts via two other streets before dumping into open ditches on St. Aiden's Road. The existing open

ditch is prone to flooding and damage to the roadway occurs regularly. This project includes eliminating the open ditches and undersized aging culverts and placing new HDPE storm system from Curling Street to St. Aiden's Road. Water main and sanitary sewer main on St. Aiden's Road will also be replaced and new service laterals will be installed for adjacent properties. St. Aiden's road will be widened to 8m.

St. Mary's Brook, Phase II

The existing 4m x4m concrete box culvert on St. Mary's brook at Curling Street is failing and requires repair. Under Phase I, a new headwall was constructed and repairs were completed along the interior of the existing concrete culvert. Phase II will include additional improvements to the interior of the existing concrete structure as well as removal of the old St. Mary's Brook bridge.

Storm Sewer Asset Management Plan

This project will provide a comprehensive infrastructure condition assessment. Work will include: Identify storm water drainage basins and review reported storm sewer issues in all drainage basins; Identify storm water infrastructure in drainage basins into database; Calculate peak storm water flows in each identified drainage basins under existing development conditions; Calculate existing infrastructure capacity; Identify infrastructure that is under capacity or deteriorated and recommend upgrades; Estimate capital costs for recommended upgrading

Third Avenue Infrastructure Improvements

Third Avenue has substandard underground infrastructure, deteriorated asphalt pavement and no curb. Open ditches are prone to flooding. Storm water from Clarence Street dumps water onto Third Avenue. Drainage damage to the roadway occurs regularly.

This project will consist of eliminating the open ditches and aging/undersized culverts and placing new HDPE storm sewer, installing new water and sewer mains and service laterals, and installing new curb, gutter, and asphalt.

Traffic Signal Upgrades

In 2018 the City conducted a comprehensive evaluation of all traffic signal systems. The study recommended extensive upgrading to conform to current standards. In 2021, this project will include replacement of traffic signal systems at Lewin / Griffin and Lewin / Mill Road. In subsequent years other signal upgrade will be completed in accordance with the assessment study.

Trail System Infrastructure Improvements

Connect a continuous recreation route along the waterfront. May be study completed by Mills & Wright suggesting other improvements?

Transit System Design and Accessibility Plan

Review opportunities and options to improve public transit within the City of Corner Brook with considerable focus on developing an on-demand

pilot program for the City. It is also expected that an accessibility plan will be developed for the City which would include a phased implementation plan.

Wellington/Blackwood's Hill Culvert

The existing two CMP culverts under Wellington Street are deteriorated. The existing concrete bridge on Blackwood Hill is over 74 years old and is deteriorating. If the culverts are not replaced it will pose a risk to the supported street. If the bridge becomes unsafe it will cut off the only access to the homes on Blackwood's Hill. This project will consist of removal of two existing culverts and one existing concrete bridge and replacing them with a precast box culvert.

Woodbine Avenue to Georgetown Road Water Transmission Main

Install approximately 1200 metres of 300 mm diameter water main from Woodbine Avenue to Georgetown Road. This line will be a dedicated transmission main for the Curling area and Mount Moriah and will increase flow and reliability for the area. The existing water main that services this area is 40+ years old and has water service laterals connected to it, which often requires interrupting the supply to complete repairs on service laterals.

Woodbine Avenue Infrastructure improvements

Replace existing deteriorated storm sewer, and place new asphalt, curb, gutter, and sidewalk between Birchy Cove Drive and Woodcrest Avenue and Upper Woodbine Avenue near Lewin Parkway.

7.6 Facilities Projects

Jubilee Field Upgrades

Renew grass surface and construct new player's benches.

Recreational Center at Grenfell

With the closure of the pool at Grenfell Campus, Memorial University and the uncertainty of the life expectancy of the pool at the Corner Brook Arts and Culture Centre user groups have expressed concerns that a new regional aquatic centre is required for the area. The City has completed a feasibility study for a new Corner Brook regional recreational centre. The selected concept involves a renovation of the existing pool/ gymnasium wing of Grenfell Campus. The facility is to include preferred design elements that reflect the values of Grenfell Campus and the long-term recreational needs of the regional community and include rehabilitation of the exiting pool with change rooms and enhanced aquatic features; incorporation of the existing gymnasium and provision of day care facilities. This project is currently in an RFP process with work expected to be starting this year.

New Public Works Depot

The City has longstanding plans to replace the existing public works depot on Charles Street with a new, modern facility which will be located on Al's Hill O'Connell Drive near the Lewyn Parkway. Work completed to date includes the initial clearing and grubbing of approximately 52,800 m², provision of erosion and sediment control measures, placement of engineered rock fill, placement of granulars in the yard area,

placement of asphalt and guiderail at the O'Connell Drive entrance; supply and install water service and hydrant; installation of new overhead electrical service and underground service entrance. A new 1290 m² salt shed has also been constructed on the site. Detailed design of the new Depot to replace the current outdated buildings and public works yard on Charles Street has yet to be completed.

The following projects, identified in the 2012 IMSP, have since been completed:

Aspen Road Phase IV (Fairview Ave to Notre Dame Street)

Installed new storm sewer, eliminating existing open ditches. Installed new curb, gutter and asphalt.

Bartlett's Point

Completed Phases II and III of the Bartlett's Point Development including: water and sewer installation, playground equipment, lighting and electrical improvements, staircase and walkways.

Brookfield Avenue Storm Sewer (Intersection of Raymond Heights northwest through the power transmission line ROW to East Valley Road)

Replaced deteriorated storm sewer system.

Burke’s Road Sanitary Sewer Upgrade (west of Burke property and down Rumbolt’s Avenue)

Installed new sanitary sewer and rerouted the sewer away from the existing system which was heavily infiltrated with tree roots.

Confederation Drive Culvert Replacement

Instead of replacing, the existing deteriorated culvert crossing Confederation Drive was slip-lined.

East Valley Road Ph IV (Majestic Brook to West Street) and Phase II (North Street to Central Street)

Addressed flooding problems in the East Valley Road drainage system.

Gale Street/Cochrane Street Infrastructure Improvements

Installed new water main along with new curb, gutter, and asphalt. This project eliminated three substandard and dead-end water mains of Westmount Road, Gale Street and Cochrane Street to improve flow and water quality in this area.

Georgetown Road Sewer Phase II

The original intent was to remove the existing deteriorated lift station at Burton’s Lane and replace with a gravity sewer following the Petries Brook reserve. Instead, the existing lift station was replaced with a new lift station.

Jubilee Field Upgrades

Installed water services to the site and constructed new washroom/canteen building.

New Water Treatment Plant

As disused above

Skateboard Park

Skateboard park upgraded and relocated to the Wellington Street Sports Complex.

Water Pressure Management System Improvements

Retrofitted/replaced existing pressure reducing stations/chambers with new pressure reducing valves (PRVs) and appurtenances, pressure management systems, flow measuring capability and SCADA at the following locations:

- » Georgetown Road
- » Caribou Road
- » McEacheran’s Avenue
- » Premier Drive
- » O’Connell Drive

Wellington Street Sports Complex Phase VII

Addition of new change room and washroom facility and modifications to existing sports fields.



8 Other Reports



8.1 Other Reports

IMSP/Development Regulations

Corner Brook's existing Integrated Municipal Sustainability Plan (IMSP) and Development Regulations, which were adopted in 2013, provide the policy and regulatory land use planning framework in the city. The IMSP is an extension of legislatively required municipal plans under the Urban and Rural Planning Act, 2000, and provides policies regarding the design and development of Corner Brook to improve the overall sustainability and quality of the city. The IMSP and Development Regulations are comprehensive in nature, and they regulate all types of activities and developments to ensure they coincide with the vision and goals of the community.

AMEC Flood Risk Report

In 2013, Newfoundland and Labrador completed a Flood Risk Mapping Project for the Corner Brook Stream and Petrie's Brook. The report found there has been thirty-nine documented flood events in Corner Brook since 1950, and the report concluded that with climate change, flood risk could increase in the Corner Brook area as precipitation events and intensity increases. The report includes a series of recommendations for the City to pursue to ensure continued monitoring of flood risks in the city and to implement flood risk adaptation through the City's municipal planning documents.

Multi-use Trail Plan

In 2019, the City of Corner Brook completed a study to investigate the opportunities to improve the Great Trail route through the city. The existing route creates several

challenges for its users including narrow road shoulders, missing signage and road markings, and difficult topography. Through the planning process, several routes were considered and analyzed, with a final route, the "Bay-to-Brook Trail", becoming the preferred route. The study provides an analysis of the "Bay-to-Brook Trail" including land use planning regulations that may need to be amended to permit the trail in certain areas/zones.

Recreation Master Plan

Corner Brook's Leisure/Recreation Master Plan (2010) provides a set of recommendations and a decision-making framework regarding the provision of recreation and leisure services and facilities in Corner Brook. The recommendations are categorized into three focus areas:

- » Facility Provision
- » Outdoor Facilities, Parks, and Trails
- » Operations and Services

Strategic Regional Tourism Plan

A Strategic Regional Tourism Plan (2019) was completed for the City of Corner Brook and the surrounding areas in recognition of the significant potential for tourism development in the region. The Plan provides a set of strategic recommendations and tactics which are accompanied by a workplan that prioritizes recommendations based on the planning process. The workplan also includes projected timelines, responsibilities, and cost of implementation for priority initiatives.

Opposite Page:
Fishing boats.
Credit: Douglas S. Sprott.



UPLAND

Urban Planning + Design Studio

63 King Street, Dartmouth
Nova Scotia B2Y 2R7
+1 (902) 423 - 0649
info@uplandstudio.ca

