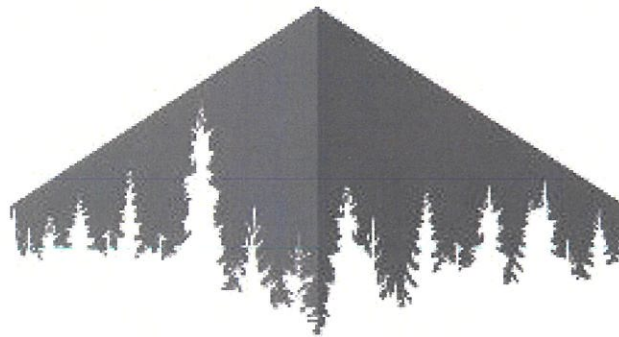


**TOWN OF WABUSH
MUNICIPAL PLAN 2018 – 2028**



WABUSH

MUNICIPAL PLAN AMENDMENT No. 1, 2022

MINERAL WORKINGS To RESIDENTIAL

And

RURAL To RESIDENTIAL

JANUARY 2022

PLAN-TECH



ENVIRONMENT

TOWN OF WABUSH
MUNICIPAL PLAN AMENDMENT No. 1, 2022

BACKGROUND

The Town of Wabush proposes to amend its Municipal Plan. Cottage and outdoor recreation is a big part of Labrador West. With the expansion of the Provincial Protected Watershed in 2012, the Town has seen a significant decrease in the areas where cottage lots are available. Two of the existing designated areas, Upper and Lower Lake, have reached capacity. With mining expansion in the area, Long Lake (Duley Lake), another popular cottage area, has now been designated as Mineral Workings.

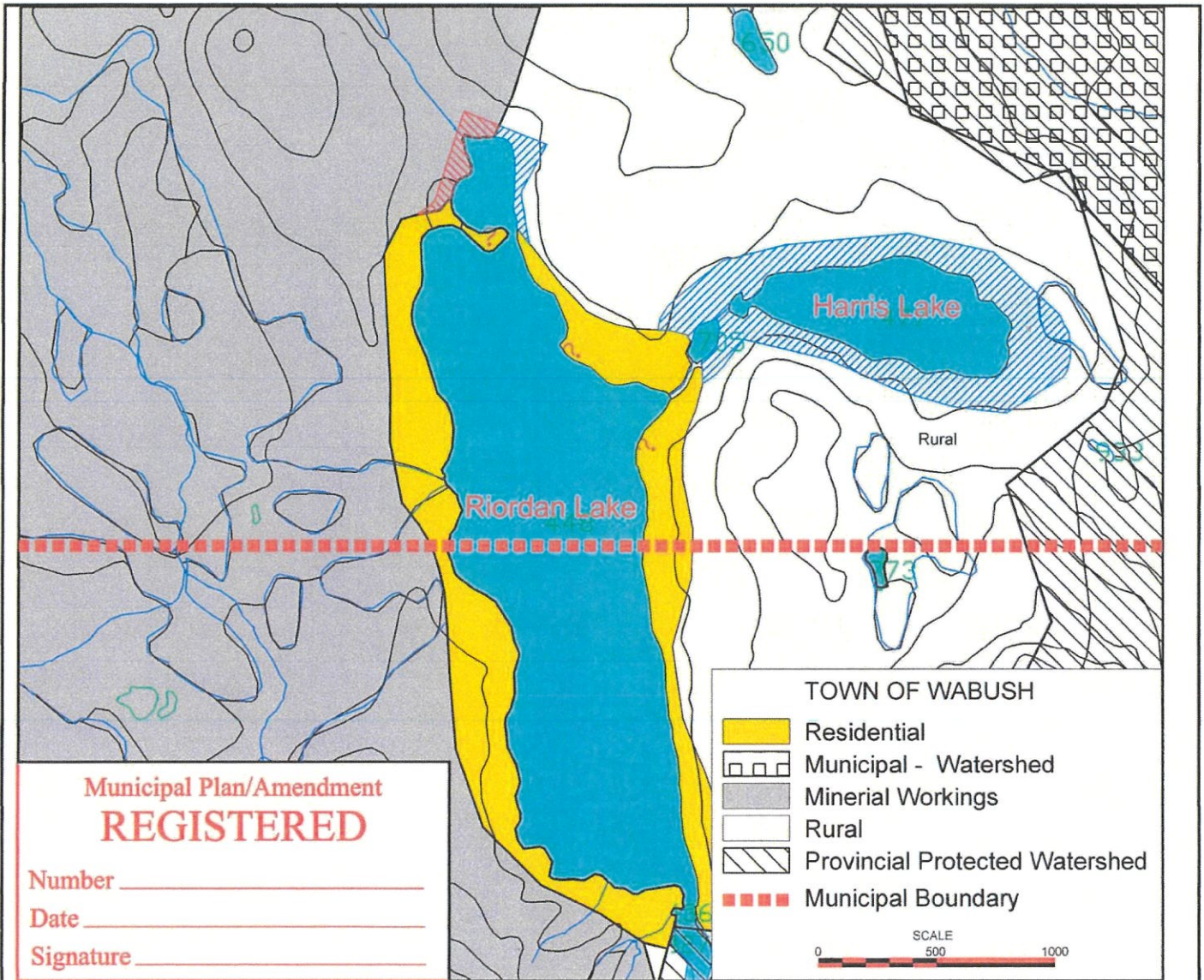
The Town is considering two new cottage areas, Harris Lake and Riordan Lake, both within the municipal boundary of the Town and accessible by road. Harris Lake has a small number of cottages on the lake and is outside of the Provincial Protected Watershed. The north tip of Riordan Lake has potential for cottage lot development, but was never designated as a cottage area.

The purpose of this Amendment is to re-designate land around the north tip of Riordan Lake from **Mineral Workings** to **Residential** and **Rural** to **Residential**, and re-designate land around Harris Lake from **Rural** to **Residential**.

AMENDMENT No. 1, 2022

The Town of Wabush Municipal Plan is amended by:

- A) **Changing** an area of land from "**Mineral Workings**" to "**Residential**", and
- B) **Changing** an area of land from "**Rural**" to "**Residential**" as shown on the attached copy of the Town of Wabush Municipal Plan Future Land Use Designations Map.



Municipal Plan/Amendment
REGISTERED

Number _____
Date _____
Signature _____

TOWN OF WABUSH
MUNICIPAL PLAN 2018-2028

FUTURE LAND USE MAP

MUNICIPAL PLAN
AMENDMENT No. 1, 2022



Area to be changed from: "Mineral Workings" to "Residential"



Area to be changed from: "Rural" to "Residential"

PLAN-TECH



ENVIRONMENT

Scale: 1:50,000



Dated at Wabush

This ____ Day of _____ 2022

_____ Mayor

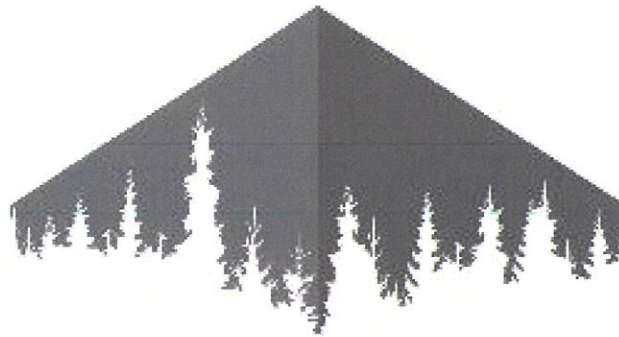
_____ Clerk

Seal

Reginald J. Garland
REGINALD J. GARLAND
CANADIAN INSTITUTE OF
PLANNERS
URBANISTES
INSTITUT CANADIEN DE
MCIP MCUC

I certify that the attached Town of Wabush Municipal Plan Amendment No. 1, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

**TOWN OF WABUSH
DEVELOPMENT REGULATIONS 2018 – 2028**



WABUSH

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2022

MINERAL WORKINGS To CABIN DEVELOPMENT

And

RURAL To CABIN DEVELOPMENT

JANUARY, 2022

PLAN-TECH



ENVIRONMENT

TOWN OF WABUSH

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2022

BACKGROUND

The Town of Wabush proposes to amend its Development Regulations. Cottage and outdoor recreation is a big part of Labrador West. With the expansion of the Provincial Protected Watershed in 2012, the Town has seen a significant decrease in the areas where cottage lots are available. Two of the existing Cabin Development Zones, Upper and Lower Lake, have reached capacity. With mining expansion in the area, Long Lake (Duley Lake), another popular cottage area, has now been zoned as Mineral Workings.

The Town is considering two new cottage areas, Harris Lake and Riordan Lake, both within the municipal boundary of the Town and accessible by road. Harris Lake has a small number of cottages on the lake and is outside of the Provincial Protected Watershed. The north tip of Riordan Lake has potential for cottage lot development but was never zoned as a cottage area.

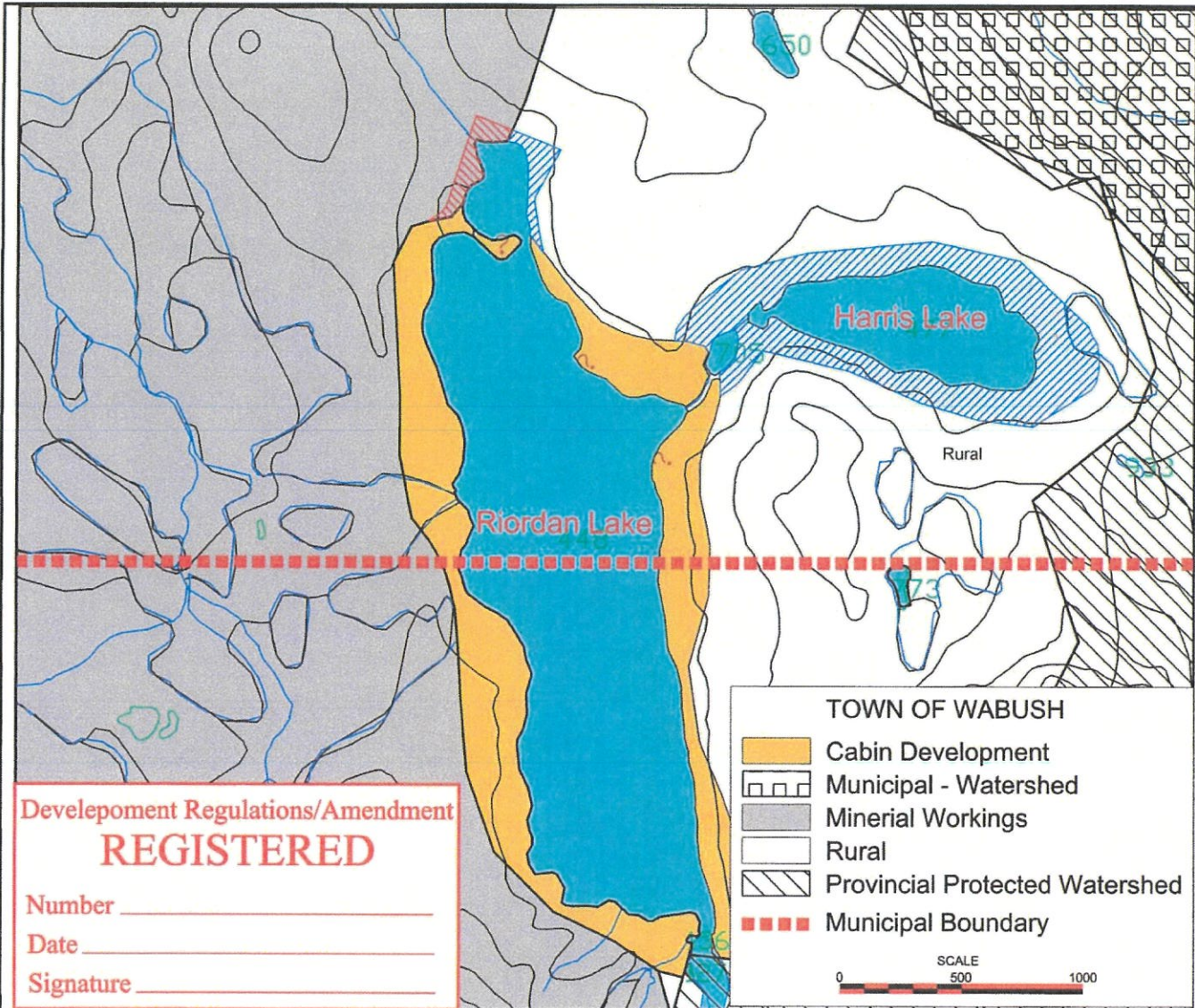
The purpose of this Amendment is to re-zone land around the north tip of Riordan Lake from **Mineral Workings** to **Cabin Development** and **Rural** to **Cabin Development**, and re-zone land around Harris Lake from **Rural** to **Cabin Development**.

PUBLIC CONSULTATION

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2022

The Town of Wabush Development Regulations is amended by:

- A) ***Changing*** an area of land from "**Mineral Workings**" to "**Cabin Development**",
and
- B) ***Changing*** an area of land from "**Rural**" to "**Development**" as shown on the
attached copy of the Town of Wabush Land Use Zoning Map.



**TOWN OF WABUSH
MUNICIPAL PLAN 2018-2028**

Dated at Wabush

LAND USE ZONE MAP

This ____ Day of _____ 2022

**DEVELOPMENT REGULATIONS
AMENDMENT No. 2, 2022**

_____ Mayor

_____ Clerk



Area to be changed from: **"Mineral Workings"** to **"Cabin Development"**

Seal



Area to be changed from: **"Rural"** to **"Cabin Development"**

PLAN-TECH



ENVIRONMENT

Scale: 1:50,000



I certify that the attached Town of Wabush Development Regulations Amendment No. 2, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.