

To: Bert Squire, Planning and Land Use      From: Serene Shahzadeh, RPP, MCIP  
Town of Wabush      Urban Planner

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## Background

The Town has is looking to amend the Plan to allow a building with a gymnasium to be permitted in the Commercial Core Zone.

### Town of Wabush Municipal Plan 2018-2028

#### Section 4.1.1 Urban Containment Boundary

*The Town will promote the implementation of the urban containment boundary created through the Plan BIG process will discourage sprawl and identify key areas for development. Growth boundaries will support nearby existing infrastructure and services while controlling expansion into greenfield lands. The boundary will be frequently reassessed based on development requirements and demands, and to verify development is occurring at an appropriate rate.*

#### Section 5.3 Commercial [emphasis added]

*The area along Grenfell Drive centered by Wabush Plaza is designated as Commercial. The area has a mixture of commercial uses including a hotel, restaurants, shops, a bank, offices, and general retail and service station uses. Large areas suitable for future development nevertheless remain vacant north and south of Wabush Plaza. Mixed-use commercial and residential land use is encouraged in the town centre along Grenfell Drive.*

**Wabush will diversify commercial opportunities to enhance our economic sustainability by supporting and developing our small business community and local entrepreneurship through an appropriate mix of retail, office and service facilities to serve residents.** The Town will strive to strengthen the town centre, consisting of urban park, mixed use buildings with commercial and residential uses, a civic focus with an improved pedestrian environment.

#### OBJECTIVES:

- Encourage infill and serviced greenfield development for commercial land uses.
- Provide access to land or leasing opportunities within the Commercial Core to encourage small business start-ups.

## Commercial Core Amendments

- **Promote strategic infilling, additional density, street related development, and mixed use development in the town centre.**

- *Encourage streetscapes in the Commercial Core to be walkable, animated, furnished, and branded.*

*This Municipal Plan establishes the following land use designation to accommodate present and future commercial activity:*

- **Commercial - Core**

- Commercial - General

### Section 5.3.1 Commercial – Core Designation [emphasis added]

1. The commercial core will **accommodate a mixed of commercial businesses and residential units and will be zoned Commercial - Core. Permitted uses shall include** shop, convenience store, shopping centre, theatre, culture and civic, passenger assembly, office, catering, medical and professional, **personal service, general service**, taxi stand, communications, and veterinary. **Discretionary uses shall include** funeral home, child care, apartment building, commercial residential, indoor market, outdoor market, **amusement, recreation open space, light industry, clubs and lodges**, antenna, and collective residential (temporary workers accommodation).

### Section 5.3.2 Commercial - Core Development and Design Standards [emphasis added]

1. *It is the intent of this Plan to develop the lands within the Commercial - Core designation in a planned, comprehensive manner, with the result being a high quality commercial centre capable of attracting retail facilities.*

2. *Development shall be in a manner that preserves the environmental and social integrity of surrounding areas.*

3. *Before development is approved, a site plan shall be submitted for the consideration of Council. Site plans will provide dimensional layouts indicating location, scale, and design of proposed facilities and landscaping. In assessing proposals, Council will be primarily concerned with aesthetic factors, conformity with the desired character for the area, and compatibility with other land uses in the designation. The following policies where applicable will be applied.*

## Municipal Plan Amendment

The Commercial – General designation permits a broad range of uses which the gymnasium use can fit within, and uses which would have a similar impact as a gymnasium, such as recreation open space, amusement, and light industry. The Plan also requires that a site plan be submitted for the consideration of Council before development is approved, where the building containing a gymnasium would be reviewed to ensure the size, design, and location is appropriate. It is proposed that the Plan is amended to include General Assembly as a discretionary use, which includes Gymnasia Auditoria as outlined in Schedule A of the Development Regulations.

## Commercial Core Amendments

As such, the wording of Section 5.3.1 Commercial – Core Designation is proposed to be amended as follows:

### Section 5.3.1 Commercial – Core Designation

*1. The commercial core will accommodate a mixed of commercial businesses and residential units and will be zoned Commercial - Core. Permitted uses shall include shop, convenience store, shopping centre, theatre, culture and civic, passenger assembly, office, catering, medical and professional, personal service, general service, taxi stand, communications, and veterinary. Discretionary uses shall include funeral home, child care, apartment building, commercial residential, indoor market, outdoor market, amusement, recreation open space, light industry, clubs and lodges, antenna, **general assembly**, and collective residential (temporary workers accommodation).*

## Town of Wabush Development Regulations

Section 8.10.1 lists the permitted uses for the Commercial – Core Zone, and Section 8.11.2 lists the discretionary uses for the zone, which include amusement, recreation open space, and clubs and lodges uses. Presently, the Commercial Core zone does not permit a general assembly or gymnasium use, but it does permit similar and compatible uses, or uses with a similar impact, such as include amusement, recreation open space, and light industry. Therefore, the Development Regulation should be amended to permit a General Assembly use which includes the gymnasium as a permitted use in the Commercial Core zone, as it would be a compatible and appropriate use within this zone.

## Conclusion

In line with the proposed amendments to the Plan to permit generally assembly use in the Commercial Core designation, the following amendments are proposed to Section 8.10 to permit the Gymnasium use, and to regulate any impact the use may cause:

### Amend Section 8.10.2 Discretionary Uses to add:

<ul style="list-style-type: none"> <li>- Funeral Home</li> <li>- Child Care</li> <li>- Apartment Building</li> <li>- Commercial Residential</li> <li>- Indoor Market</li> <li>- Outdoor Market</li> <li>- Amusement</li> </ul>	<ul style="list-style-type: none"> <li>- Recreation Open Space</li> <li>- Light Industry</li> <li>- Clubs and Lodges</li> <li>- Antenna</li> <li>- Collective Residential (Temporary Workers Accommodation)</li> <li>- <b>General Assembly</b></li> </ul>
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**Commercial Core Amendments**

**Insert a new Section 8.10.4.9 General Assembly as follows:**

**Section 8.10.4.9 General Assembly**

General Assembly uses may be permitted at the discretion of Council provided that their development will not inhibit or prejudice the existence or the development of permitted use classes, and that activities associated with the use are not hazardous and will not cause an unacceptable increase in vehicular traffic, level of noise, odours, dust or fumes. The use shall not inconvenience for adjoining residences of residential areas or detract from the commercial nature of the Commercial Core District.

Best regards,

**STANTEC CONSULTING LTD.**

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