

To: Bert Squire, Planning and Land Use
Town of Wabush

From: Serene Shahzadeh, RPP, MCIP
Urban Planner

Project/File: 160402002

Date: April 4, 2025

Background

The Town of Wabush is in the process of selling land behind two newly created lots on Scully Drive (previously Second Avenue). The current Municipal Plan designation and zoning of the land to be sold are not the same as those of the newly created lots. This request is to redesignate and rezone all the identified lands along Scully Drive from General Commercial to General Industrial zone to allow the existing properties and the newly created lots to have one consistent designation and zone.

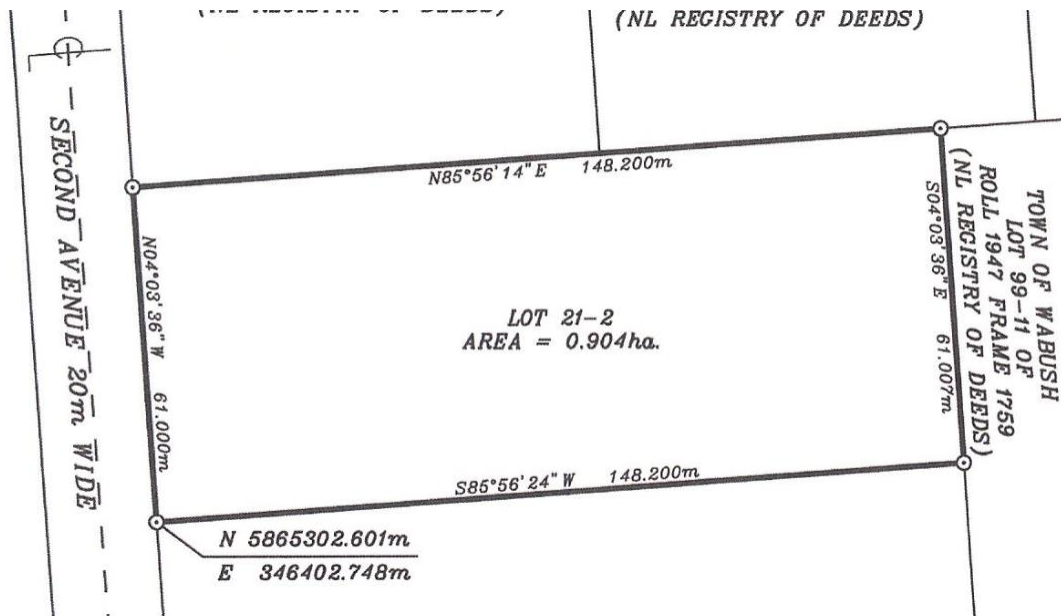
Property Information

The properties forming part of this amendment are the lots identified as 21-2, 21-3, 21-4, 21-5 and 21-6, and 21-5E and 21-6E. The surrounding area contains a mix of industrial and commercial uses, including stores that sell PPE and mining equipment, a glass and aluminum workshop, industrial equipment supplier, trucking company, and manufacturers.

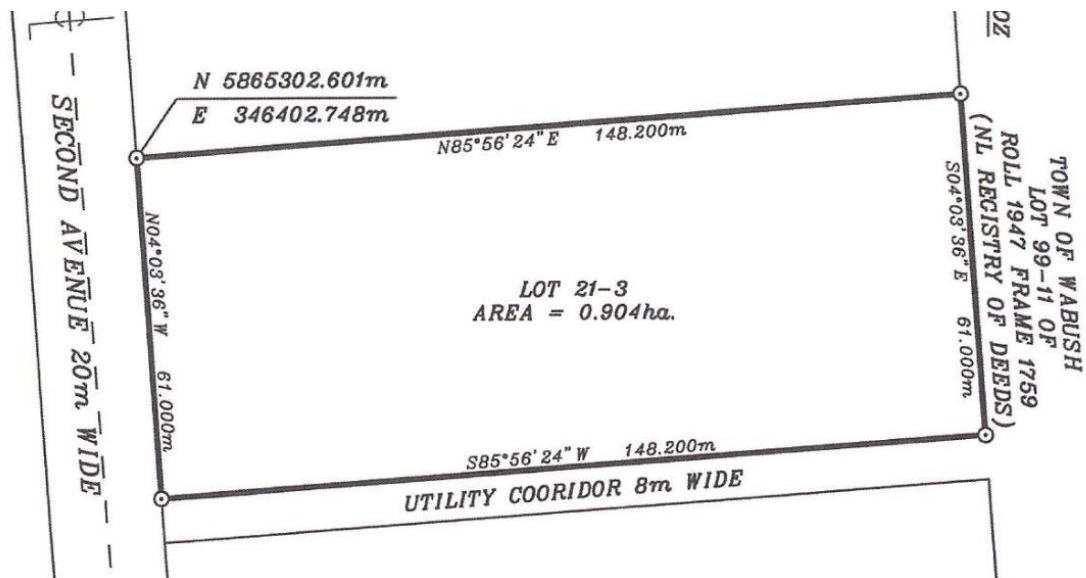


Rezoning Amendments

The property 21-2 is 0.904 hectares in area with frontage on Second Avenue.

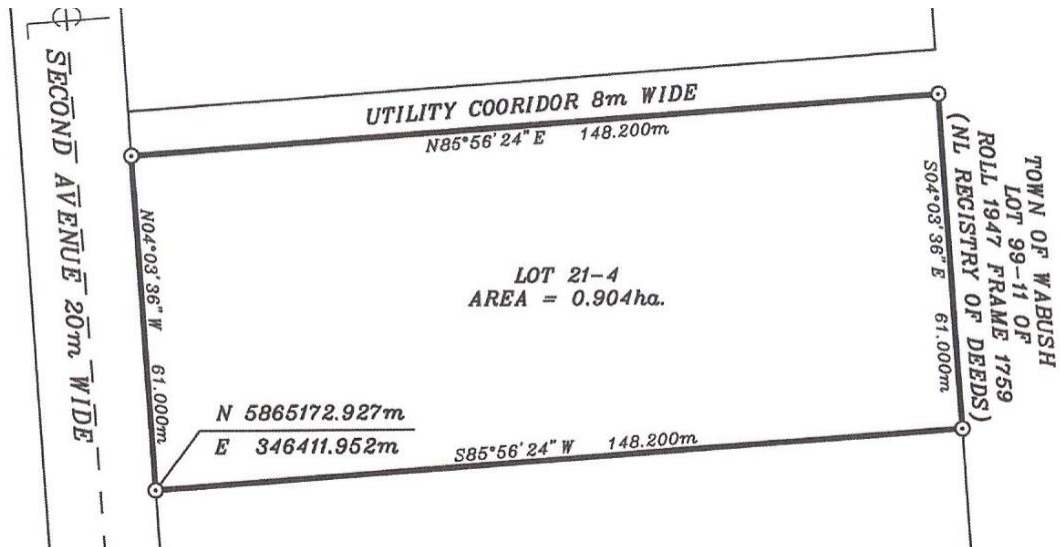


The property 21-3 is 0.904 hectares in area with frontage on Second Avenue.

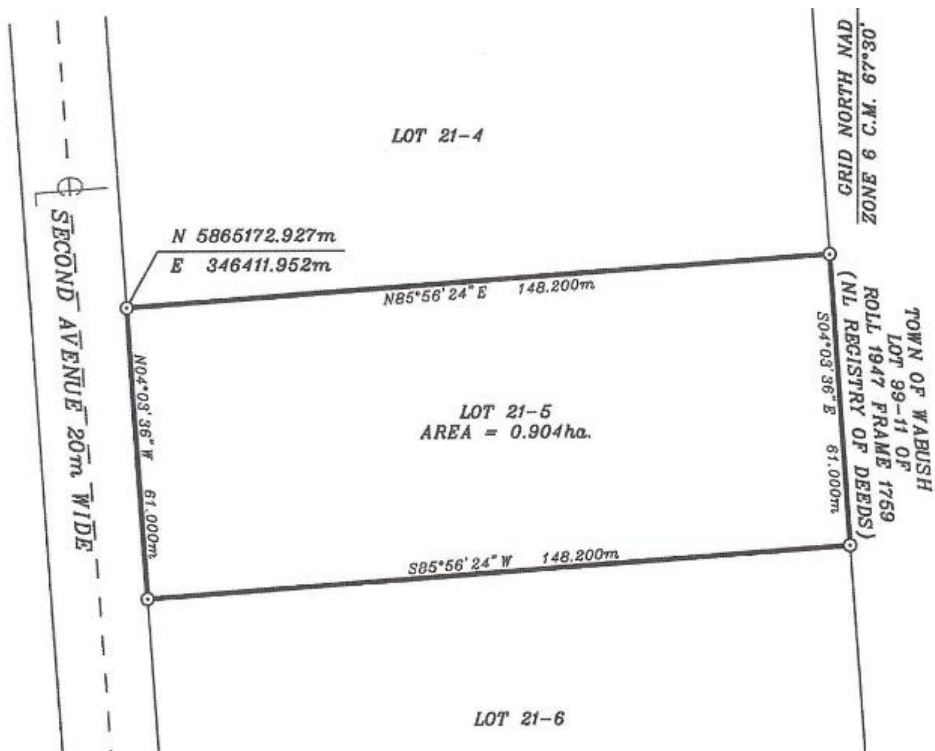


Rezoning Amendments

The property 21-4 is 0.904 hectares in area with frontage on Second Avenue.

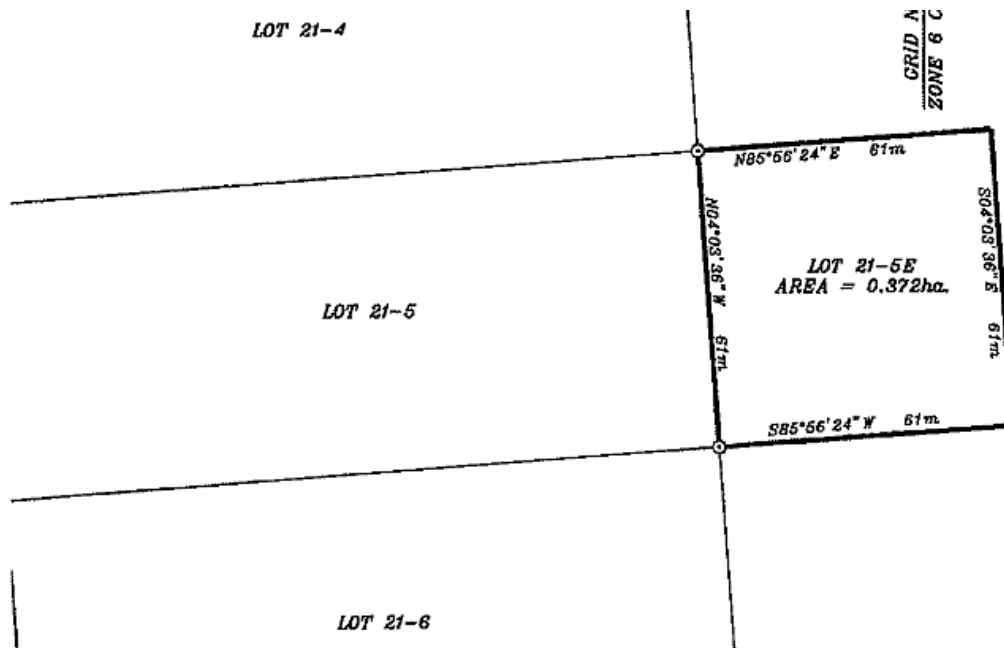


The property 21-5 is 0.904 hectares in area with frontage on Second Avenue.

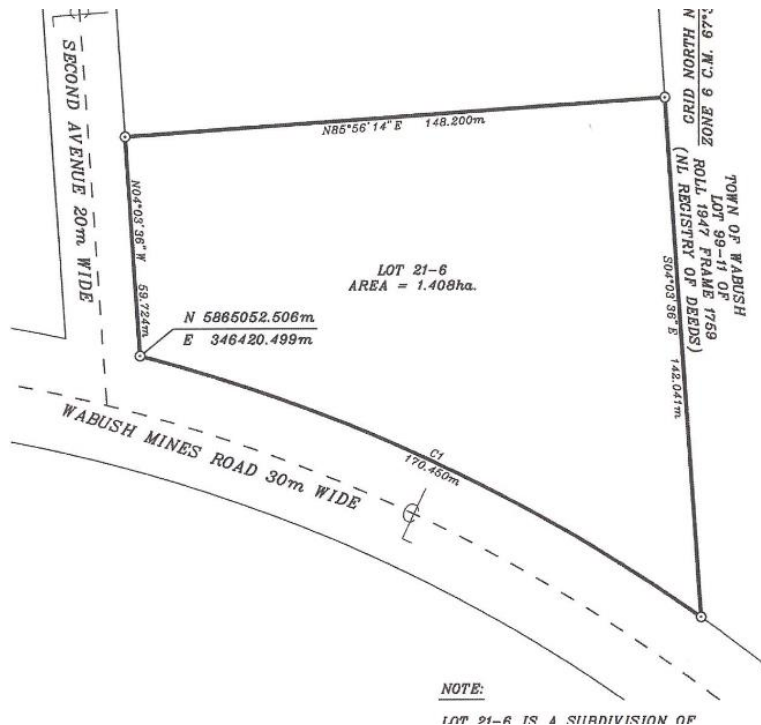


Rezoning Amendments

The property 21-5E is a proposed addition to 21-5, and is 0.372 hectares in area.

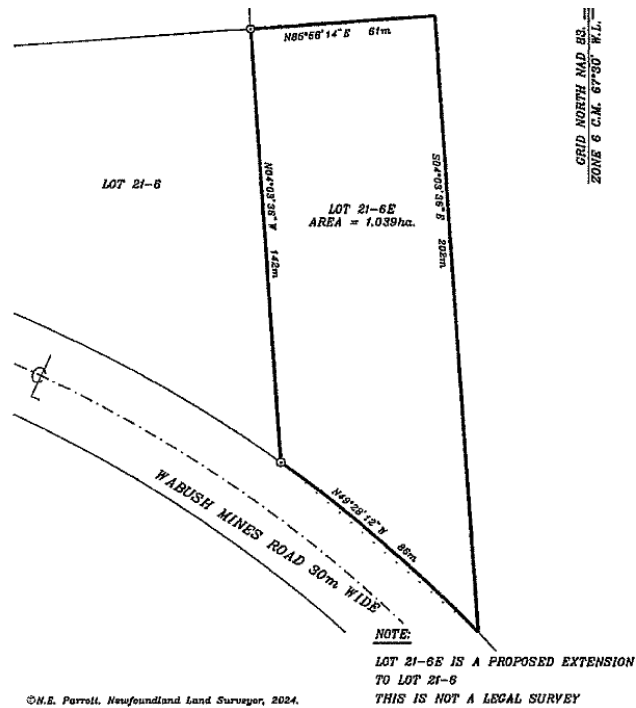


The property 21-6 is 1.408 hectares in area with frontage on Second Avenue and Wabush Mines Road.



Rezoning Amendments

The property 21-6E is a proposed addition to 21-6, and is 1.039 hectares in area.

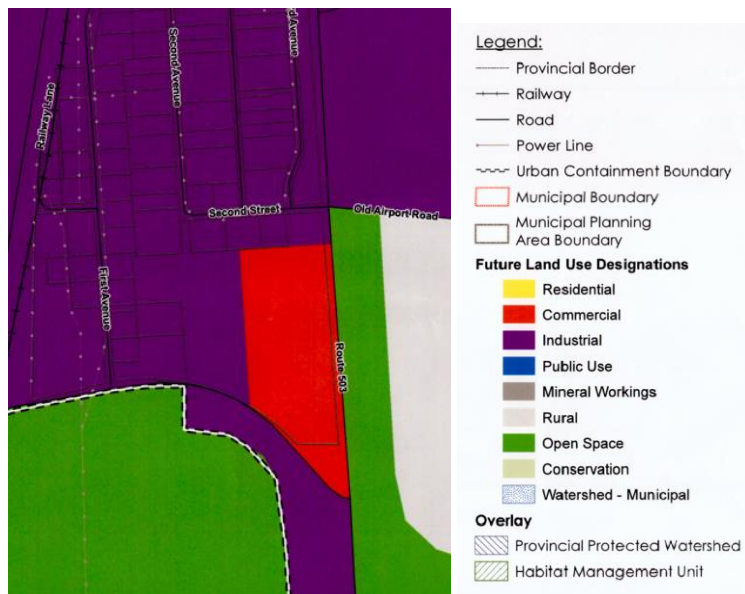


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Town of Wabush Municipal Plan

The properties 21-2 to 21-6 are designated Industrial and Commercial, and the properties 21-5E and 21-6E are designated Commercial, as shown on the Town's Future Land Use Map. The site is located within the Town's Urban Containment Boundary.

Registered Future Land Use Map (in effect since February 1, 2019)



Town of Wabush Municipal Plan 2018-2028

Section 2.4.2 Commercial [emphasis added]

*The need for new commercial land is closely tied to community population change. Considering the projected downturn in the economy, **it is likely that minimal additional land will be required for commercial uses during the term of this plan.** Vacancies in some existing commercial properties should satisfy demand in Wabush. It is anticipated that commercial demand would have a five year lag in responding to growth in order for businesses to enter the market, purchase and develop land. Recently, with layoffs in the mining sector, there has been an increase in the number of registered home based businesses.*

***The bulk of commercial activity in Wabush takes place in the core of the town, along Grenfell Drive.** The Wabush Shopping Centre, gas bar, hotel, and some other commercial activities are already located in this area. This area has adjacent land for expansion and infill for additional commercial property. Adding to the existing urban fabric, rather than extending into new greenfield areas will add to the sense of place and create vibrancy.*

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Section 2.4.3 Industrial [emphasis added]

*Unlike residential land in Wabush, demand for industrial land has shown not to be solely dependent on population increase. **There continues to be inquiries for industrial zoned land in Wabush, despite the anticipated reduction in population and slowing of the economy.** New development within the existing industrial park area requires onsite septic systems as the wastewater treatment plant cannot currently meet the demand.*

Lands around the airport provide some additional capacity for air industrial and business park expansion. These uses are compatible with the nuisance restrictions of airport uses and there is surplus serviceable land (though there are significant wetlands that will restrict development around the airport). While the 2nd Avenue Extension is suited for additional industrial expansion, the actual airport entrance road is better suited for future light industrial uses such as business parks or data centres. Data centres are a potential growth area. There are land reserves adjacent to existing industrial areas, and along the highway by the airport that can provide suitable land for future industrial, commercial, and office park development.

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.

5.3.3 Commercial - General Designation [emphasis added]

*1. This designation exists to **maintain a core area for larger retail type businesses** such as Wal Mart, Canadian Tire and building supply stores that anchor larger shopping centres. It also provides for development of retail and services generally associated with the larger box stores and shopping centres such as theatres, medical and professional offices, taxi stands, restaurants and similar uses and will be zoned Commercial - General. **Permitted uses shall include***

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shopping centre, police station, theatre, convenience store, office, communications, veterinary store, general service, taxi stand, passenger assembly, personal services, cultural and civic, medical and professional, child care, and indoor market. Discretionary uses shall include outdoor market, service station, automotive sales, commercial residential, collective residential, general assembly, indoor assembly, amusement, catering, education, club and lodge, place of worship, take-out food service, funeral home, light industry, and antenna.

Section 5.4 Industrial [emphasis added]

There is sufficient land base designated industrial within the Town to meet the demands placed on it by an increase in economic development, during the time of this plan. Two areas are designated Light Industrial to permit continuation of the industrial uses currently on each site. One area is located off Commercial Street the other is west of the airport and just north of the Scully Mines access road to the tailings disposal area. The Wabush Industrial Park and areas west of the railway right-of-way are designated General Industrial to permit a range of Industrial uses. All lands within the airport boundary plus adjoining areas are designated Airport Industrial to ensure the long-term operation of the facility.

Section 5.4.3 Industrial - General [emphasis added]

1. This designation is suitable for development of industries that are not suitable in areas that have surrounding developments, such uses include metal recycling, scrap yards and industries using hazardous products or having odours, etc. Permitted uses within this zone shall include general and light industries, service stations, office uses, and transportation uses. Discretionary uses shall include office, medical and professional, shop, personal service, general services, communications, police station, taxi stand, take-out food service, veterinary, recreation open space, antenna and temporary worker's residence. Animal kennels may be permitted under the discretionary authority of the Council. Approval will only be given if the proposed development does not conflict with other permitted uses or existing uses.

The proposed Municipal Plan Amendment and Zoning By-law Amendment to rezone the properties from Commercial to Industrial allows the identified properties and the newly formed lots to maintain a consistent designation and zone with the surrounding area. Specifically, redesignating the lots identified as 21-5E and 21-6E allows them to have a designation consistent to the lands they will be added to, identified as 21-5 and 21-6, respectively. The Plan identifies that there is minimal additional land required for commercial designations, and that the bulk of activity is directed to the core of the town. The Plan also identifies that there continues to be demand for industrial zoned land. Given that, and that the permitted uses under both the Commercial General and Industrial General are compatible, redesignating these parcels would not affect the land supply for the provision of commercial uses, and would help provide additional land for needed industrial development. It also allows the newly created and merged lots to be consistent in their designation and zone.

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Development Regulations

The properties 21-2, 21-3, 21-4 21-5 and 21-6 are zoned Industrial – General and Commercial - General, and the properties 21-5E and 21-6E are designated Commercial - General, as shown on the Zoning Map.

Registered Land Use Zoning Map (in effect since February 1, 2019)



The Zoning Map will have to be amended to rezone the entire properties to Industrial – General.

Conclusions

The proposed Municipal Plan Amendment and Zoning By-law Amendment to rezone the properties from Commercial to Industrial allows the existing and newly formed lots to maintain a consistent designation and zone with the surrounding area. The Plan identifies that there is minimal additional land required for commercial designations, and that the bulk of activity is directed to the core of the town, so the supply of land for commercial uses is not negatively impacted. The Plan also identifies that there continues to be demand for industrial zoned land. The proposed amendments are not expected to have a negative impact on surrounding land uses, and will both help provide additional land for industrial development and create larger properties developable with compatible uses, helping create a positive economic impact. It also allows the newly created and merged lots to be consistent in their designation and zone.

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Best regards,

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