

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

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## Background

The Town would like to amend the Municipal Plan and Development Regulations to add tourist off-grid camping and glamping as a discretionary use in the Rural Zone.

## Town of Wabush Municipal Plan

Lands zoned Rural are designated Rural in the Municipal Plan.

### Section 5.8 Rural [**emphasis added**]

*Remaining lands not within the Planning Area that are not within one of the land use designations set out above are designated Rural. **No development will be permitted on land within the Rural designation except those associated with forestry, municipal water storage, outdoor recreation, resource conservation, or other uses as may be outlined in this Plan.***

*Uses that may be allowed at the discretion of Council include industrial activity associated with resource development and/or extraction and/or extraction or industrial uses at the old incinerator site. This will apply particularly to uses that need to be located close to raw material supplies or for some other reason cannot be located within or close to the built-up town. Such activities include mineral exploration and aggregate resource extraction, hazardous industry, and general industry. Regulated aggregate resource extraction may be permitted at the discretion of Council.*

*Other areas that are environmentally or hydrologically sensitive valued for active recreational use, or for other reasons are not suitable for development or will be protected. Areas not suitable for development include steep or unstable slopes, drainage areas, bogs, and ravines. In these areas, protective rather than development measures must take priority.*

*Activity related to electric power transmission, other public utilities, or road construction and maintenance, consistent with the objective of retaining the qualities of the rural environment, may also be permitted.*

### Section 5.8.1 Rural Development Policies [**emphasis added**]

*1. All the lands within the Wabush Planning Area other than those designated for urban and other specific purposes are designated as Rural. **Permitted uses within this zone shall include agriculture, forestry, recreation open space, and activities connected with the conservation of resources. Discretionary uses shall include single dwelling, outdoor assembly, mineral working, cemetery, horticulture, and***

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*antenna. Industrial uses may be allowed at Council's discretion at the old incinerator site. Use of the old incinerator site must comply with provincial requirements for site remediation and re-use.*

The Municipal Plan outlines that outdoor recreation and recreation open space uses are permitted. A seasonal residence use to accommodate tourist camping and glamping is compatible with the uses permitted under the Rural Designation. The wording of the designation is proposed to be updated to add seasonal residences as a permitted use within the designation.

## Development Regulations

Section 8.18.1 lists the permitted uses for the Rural Zone, which includes the Recreation Open Space use. Section 8.18.2 lists the discretionary uses for the zone, which include Single Dwelling, Outdoor Assembly, Mineral Working, Cemetery, Horticulture, Antenna, and General Industry uses. Presently, the document does not define a use for tourist camping, although it can fall under the definition for Seasonal Residence, which is defined as “a dwelling designed or intended for seasonal or recreational use, and not intended for use as permanent living quarters”. This use is not currently a permitted use in the Rural Zone. Therefore, the Development Regulations should be amended to list Seasonal Residence as a discretionary land use in the Rural Zone. The Development Regulations should also be amended to include provisions and conditions to regulate Seasonal Residences as they relate to tourist camping and glamping.

## Conclusions

A Seasonal Residence for tourist camping and glamping is compatible with the Rural designation and the uses permitted under the Rural Zone. Given that it is a compatible land use, this application is justified and should be a welcome addition and benefit to the Wabush community.

The following amendments are being recommended:

### Amend Section 8.18.2 Discretionary Uses to add:

- Single Dwelling	- Horticulture
- Outdoor Assembly	- Antenna
- Mineral Working	- General Industry
- Cemetery	- <b>Seasonal Residence</b>

### Amend Section 8.18.3 Conditions to add a new Section 8.18.3.6 Seasonal Residence:

Section 8.18.3.6 Seasonal Residence:

- a) Seasonal Residences shall be permitted to accommodate off-grid tourist camping and glamping facilities.
- b) Seasonal Residences shall not be permitted in areas not suitable for development including steep or unstable slopes, drainage areas, bogs, and ravines.

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- c) The Seasonal Residence camping facility can include sites that can temporarily accommodate tents and RV's, permanent cabins, and glamping pods.
- d) The Seasonal Residence Camping facility shall have:
  - a. Maximum 15 sites.
  - b. Maximum 2 cabins, with a maximum of 480 square feet per cabin.
  - c. Maximum two glamping pods, with a maximum radius of 24 feet per pod.
  - d. An accessory building for water and power is permitted.
- e) The development of a Seasonal Residence is subject to the approval of Council.

The amending by-laws will be drafted.

Best regards,

**STANTEC CONSULTING LTD.**

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**Tourist Camping Amendments**