

TOWN OF WABUSH

DEVELOPMENT REGULATIONS 2018-2028



WABUSH

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2026

**Amendment to add Seasonal Residences as a permitted discretionary
use in the Rural Zone**

May 2026



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

TOWN OF WABUSH

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2026

Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Wabush adopts the Town of Wabush Development Regulations Amendment No. 2, 2026.

Adopted by the Town Council of Wabush on the _____ day of _____.

Signed and sealed this _____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached Town of Wabush Development Regulations Amendment No. 2, 2026 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____

Jamie Burke, RPP, MCIP



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

TOWN OF WABUSH

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2026

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Wabush:

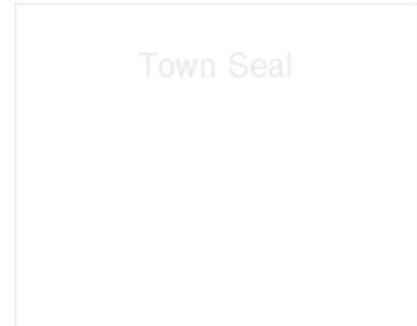
1. Adopted the Development Regulations Amendment No. 2, 2026, on the _____ day of _____;
2. Gave notice of the adoption of Development Regulations Amendment No. 2, 2026, by way of an advertisement inserted in the _____ newspaper on the _____ day of _____ and on the _____ day of _____; and
3. Set the _____ day of _____ at _____ p.m. at the _____ in the Town of Wabush for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Wabush approves Development Regulations Amendment No. 2, 2026, on the _____ day of _____ as _____.

Signed and sealed this _____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached Town of Wabush Development Regulations Amendment No. 2, 2026 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____

Jamie Burke, RPP, MCIP



DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2026

BACKGROUND

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

MUNICIPAL PLAN AMENDMENT

The Municipal Plan permits outdoor recreation and recreation open space in the Rural Designation. The Rural designation permits uses that are complementary to and compatible with a seasonal residence use for tourist camping. The proposed Municipal Plan Amendment is to include a seasonal residence as a permitted use within the designation.

DEVELOPMENT REGULATIONS AMENDMENT

The Development Regulations outline that the Rural Zone currently permits uses compatible with tourist camping, including Recreation Open Space. Presently, the document does not define a use for tourist camping, although it can fall under the definition for Seasonal Residence. However, a Seasonal Residence is not currently a permitted use in the Rural Zone. Therefore, it is proposed to amend the Development Regulations to list Seasonal Residence as a discretionary land use in the Rural Zone. The Development Regulations are proposed to be amended to include provisions and conditions to regulate Seasonal Residences as they relate to tourist camping and glamping.

PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed amendment. Labrador West no longer has a community newspaper. The Town Council of Wabush posted an advertisement on the Town's Facebook page; on display at the Town Hall and on display at the community advertising board at the Shopping Centre (Post Office) area. No letters or objections were received by the Town during the public consultation period.

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2026

The *Town of Wabush Development Regulations*, being Development Regulations 2018-2028, made and passed on September 27, 2018, and registered on January 23, 2019, as number 5249-2019-001, is hereby amended as follows:

1. Section 8.18.2 (Discretionary Uses) is amended to add “Seasonal Residence” as a permitted discretionary use.
2. Section 8.18.3 (Conditions) is amended to add a new subsection as follows:
 - a. Section 8.18.3.6 Seasonal Residence:
 - i. Seasonal Residences shall be permitted to accommodate off-grid tourist camping and glamping facilities.
 - ii. Seasonal Residences shall not be permitted in areas not suitable for development including steep or unstable slopes, drainage areas, bogs, and ravines.
 - iii. The Seasonal Residence camping facility can include sites that can temporarily accommodate tents and RV’s, permanent cabins, and glamping pods.
 - iv. The Seasonal Residence Camping facility shall have:
 1. Maximum 15 sites.
 2. Maximum 2 cabins, with a maximum of 480 square feet per cabin.
 3. Maximum two glamping pods, with a maximum radius of 24 feet per pod.
 4. An accessory building for water and power is permitted.
 - v. The development of a Seasonal Residence is subject to the approval of Council.