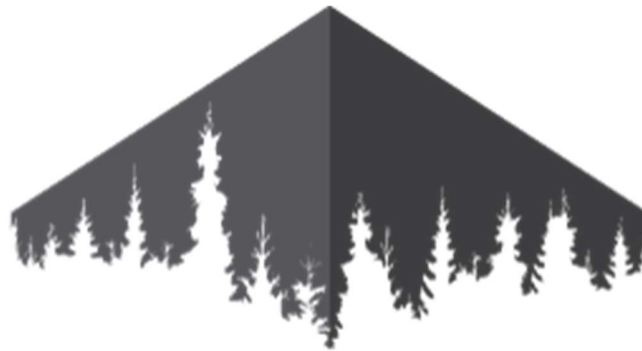


TOWN OF WABUSH

DEVELOPMENT REGULATIONS 2018-2028



WABUSH

DEVELOPMENT REGULATIONS AMENDMENT No. 9, 2026

Amendment to update accessory building lot standards

May 2026



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

TOWN OF WABUSH

DEVELOPMENT REGULATIONS AMENDMENT No. 9, 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. 9, 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. 9, 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. 9, 2026

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

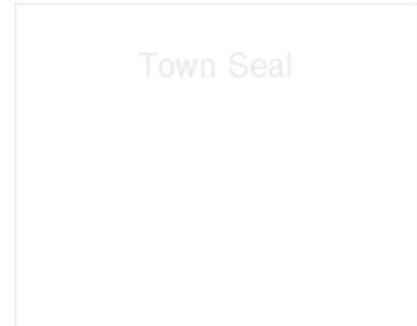
14. Adopted the Development Regulations Amendment No. 9, 2026, on the _____ day of _____;
15. Gave notice of the adoption of Development Regulations Amendment No. 9, 2026, by way of an advertisement inserted in the _____ newspaper on the _____ day of _____ and on the _____ day of _____; and
16. Set the _____ 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. 9, 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. 9, 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. 9, 2026

BACKGROUND

The Town has received interest, based on demand for more personal storage space associated with residential uses, to amend the current zoning provisions to allow accessory buildings to be constructed to a maximum of 111.5 square meters, provided the combined lot size is greater than 836.2 square meters.

DEVELOPMENT REGULATIONS AMENDMENTS

The Development Regulations are proposed to be amended to update the provisions related to accessory structures, and introduce provisions related to accessory structures where the combined lot size is greater than 836.2 square meters.

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. 9, 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:

- Section 8.7.4.2 (Lot Standards) is amended by updating the Lot Standards table by adding a new column, "Combined Lot Size > 836.2 m²", and updating wording as per the bolded information in the table below:

<i>Description</i>	<i>Lot Size < 557m²</i>	<i>Lot Size > 557m²</i>	<i>Combined Lot Size > 836.2 m²</i>
<i>Maximum Lot Coverage[±]</i> <i>(primary + accessory buildings)</i>	40%	40%	40%
<i>Maximum Cumulative Area (all accessory buildings)</i>	<i>Floor area primary dwelling</i>	<i>Floor area primary dwelling</i>	<i>N/A</i>
<i>Maximum area **</i>	65 m ²	83.6 m ²	111.5 m²
<i>Domestic Green House Maximum one per lot</i>	55.7 m ² (max)	55.7 m ² (max)	55.7 m² (max)
<i>Height</i>	6 m (max)	6 m (max)	6 m (max)
<i>Building Line Setback</i>	See use zone	See use zone	See use zone
<i>Min. Separation Distance Between Buildings ***</i>	1.5 m	1.5 m	1.5 m
<i>Min. distance from Side Lot Line (rear yard only) ****</i>	1 m	1 m	1 m
<i>Min. distance from Rear Lot Line ****</i>	m	1 m	1 m
<p>* excluding structures without a roof [±] excluding greenhouses *** not applicable to patios and decks **** an accessory building that is attached to the main building, the minimum side yard and minimum rear yard for the main building shall apply</p>			