

TOWN OF WABUSH
MUNICIPAL PLAN 2018-2028



WABUSH

MUNICIPAL PLAN AMENDMENT No. 2, 2026

**Amendment to redesignate identified lands from Open Space to
Commercial**

May 2026



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

TOWN OF WABUSH

MUNICIPAL PLAN 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 Municipal Plan 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 Municipal Plan 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

MUNICIPAL PLAN 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:

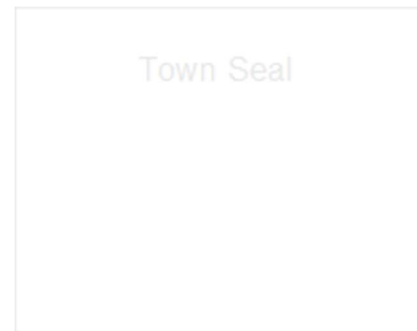
4. Adopted the Municipal Plan Amendment No. 2, 2026, on the _____ day of _____;
5. Gave notice of the adoption of Municipal Plan Amendment No. 2, 2026, by way of an advertisement inserted in the _____ newspaper on the _____ day of _____ and on the _____ day of _____; and
6. Set the _____ day of _____ 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 Municipal Plan 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 Municipal Plan 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



MUNICIPAL PLAN AMENDMENT No. 2, 2026

BACKGROUND

The Town has received a request from Tacora Resources to rezone a 1.5 hectare area behind the Legion from Open Space to Commercial-General. This request would allow Tacora Resources to donate the parcel of land to the local Ground Search and Rescue Organization for the purposes to construct a training and storage facility.

MUNICIPAL PLAN AMENDMENT

The property is mostly designated Open Space, with a small portion designated Commercial. The Commercial – General designation permits a broad range of uses which the search and rescue can fit within. Redesignating the property from Open Space to Commercial does not largely impact the available open space available as the area surrounding this property is mostly under the Open Space designation. The Municipal Plan outlines that lands under private ownership will not necessarily remain as Open Space indefinitely. The Future Land Use Map is proposed to be amended to redesignate a portion of the property from Open Space to Commercial.

DEVELOPMENT REGULATIONS AMENDMENT

The Development Regulations does not define a use search and rescue, or list it, or a similar use, as a permitted use in the zone. The current zone permits a police station and a general service use, so the search and rescues facility, which is part of the community's safety and emergency response procedures, would be compatible and appropriate as a listed permitted use. The Development Regulation are proposed to be amended to define the use, and list is as a permitted land use in the Commercial – General Zone, and the Zoning Map is proposed to be amended to rezone the entire parcel to Commercial – General.

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.

MUNICIPAL PLAN AMENDMENT No. 2, 2026

The *Town of Wabush Municipal Plan*, being Municipal Plan 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:

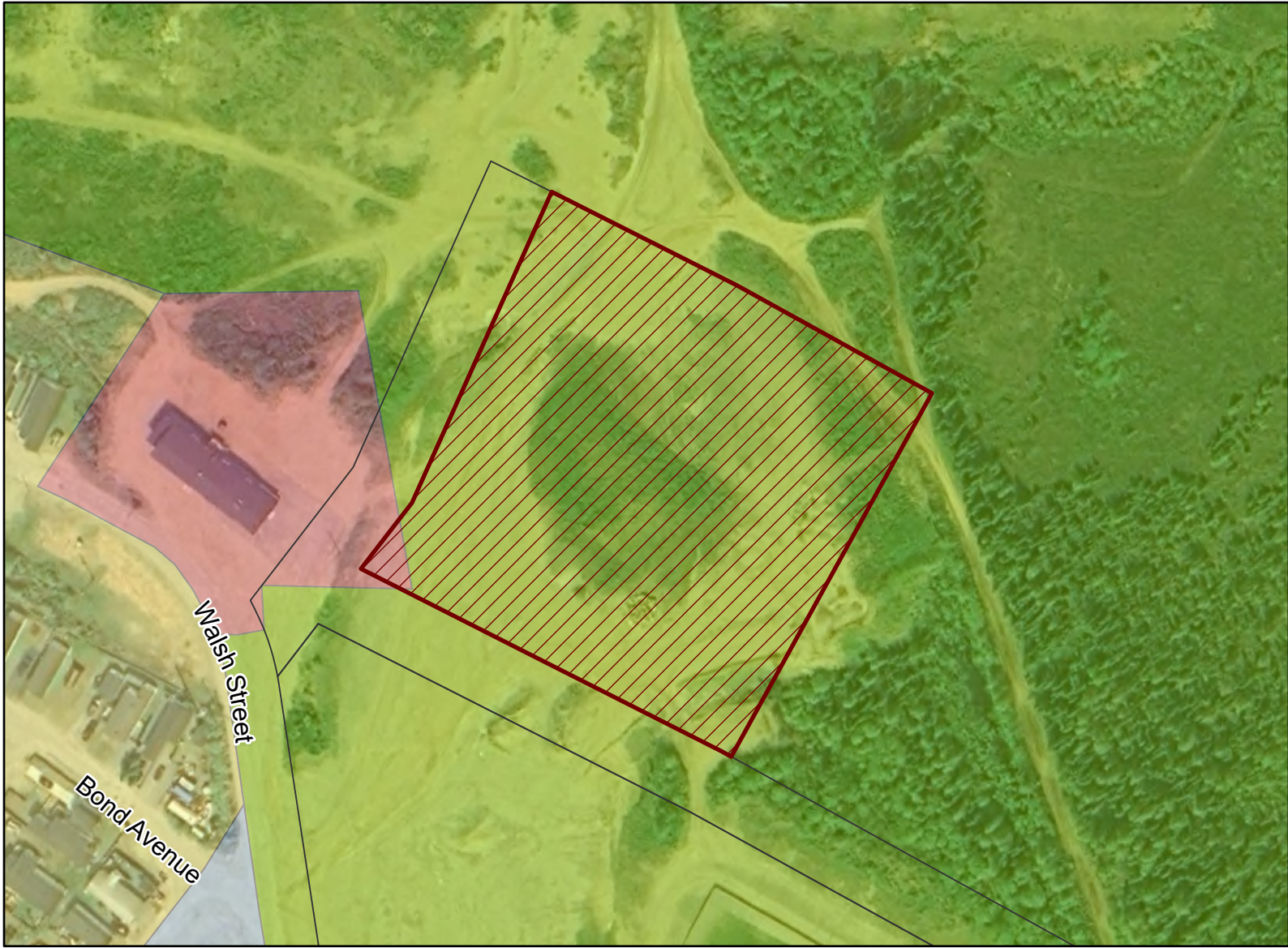
1. Amend the Future Land Use Map to redesignate the property from Open Space to Commercial, as per Schedule A-2.

Town of Wabush Municipal Plan 2018-2028






Town of Wabush Future Land Use Designation Map

Schedule "A-2"

Lot 24-1 & 24-2 Walsh Avenue



Legend

-  Land of Interest
-  CG (Commercial - General)
-  OS (Open Space)
-  PU (Public Use)
-  RSL (Residential Small Lot)



0 250 500 m
(At original document size of 8.5x14)
1:1,800

Coordinate System: NAD 1983 CSRS MTM 6
Date: 2026-03-16
Town of Wabush



I hereby certify that this amendment has been prepared in accordance with the Urban and Rural Planning Act.

To rezone the property shown from OS (Open Space) to CG (Commercial - General)

M.C.I.P. signature and seal

Mayor

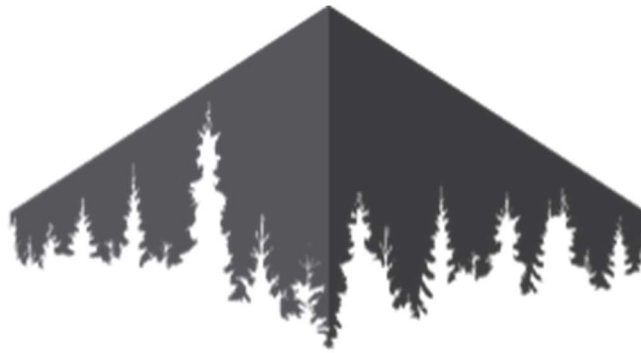
Town Clerk

Council Adoption

Provincial Registration

TOWN OF WABUSH

DEVELOPMENT REGULATIONS 2018-2028



WABUSH

DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2026

**Amendment to rezone identified lands from Open Space to
Commercial – General**

May 2026



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

TOWN OF WABUSH

DEVELOPMENT REGULATIONS AMENDMENT No. 4, 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. 4, 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. 4, 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. 4, 2026

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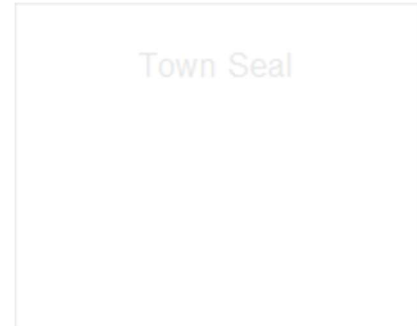
5. Adopted the Development Regulations Amendment No. 4, 2026, on the _____ day of _____;
6. Gave notice of the adoption of Development Regulations Amendment No. 4, 2026, by way of an advertisement inserted in the _____ newspaper on the _____ day of _____ and on the _____ day of _____; and
7. Set the _____ 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. 4, 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. 4, 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. 4, 2026

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DEVELOPMENT REGULATIONS AMENDMENT No. 4, 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. Amend the Registered Land Use Zoning Map to rezone the property from Open Space to Commercial – General, as per Schedule B-2.
2. Amend Section 2.0 (Definitions) to add:
 - a. Ground Search and Rescue Operations: means the grounds used or activities including training, coordination, and organization for the conduct of a search and rescue operation to assist persons lost, missing, or in distress on land and inland waters. The operations lands may include structures including buildings, accessory buildings or structures, training courses, vehicle parking, helipads, or outdoor storage.
3. Section 8.11.1 (Permitted Uses) is amended by adding “Ground Search and Rescue Operation” as a permitted use.

Town of Wabush Development Regulations






Town of Wabush Land Use Zoning Map

Schedule "B-2"

Lot 24-1 & 24-2 Walsh Avenue



Legend

-  Land of Interest
-  CG (Commercial - General)
-  OS (Open Space)
-  PU (Public Use)
-  RSL (Residential Small Lot)



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