

TOWN OF WABUSH

MUNICIPAL PLAN 2018-2028



WABUSH

MUNICIPAL PLAN AMENDMENT No. 3, 2026

**Amendment to add General Assembly as a permitted discretionary
use in the Commercial – Core Designation**

May 2026



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

TOWN OF WABUSH

MUNICIPAL PLAN AMENDMENT No. 3, 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. 3, 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. 3, 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. 3, 2026

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

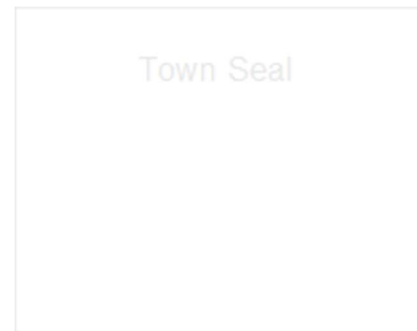
6. Adopted the Municipal Plan Amendment No. 3, 2026, on the _____ day of _____;
7. Gave notice of the adoption of Municipal Plan Amendment No. 3, 2026, by way of an advertisement inserted in the _____ newspaper on the _____ day of _____ and on the _____ day of _____; and
8. Set the _____ day of _____ 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. 3, 2026, on the _____ day of _____ as _____.

Signed and sealed this _____ day of _____.

Mayor: _____

Clerk: _____



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MCIP/FCIP: _____

Jamie Burke, RPP, MCIP



MUNICIPAL PLAN AMENDMENT No. 3, 2026

BACKGROUND

The Town has is proposing to amend the Municipal Plan and Development Regulations to allow a building with a gymnasium to be permitted in the Commercial Core Zone.

MUNICIPAL PLAN AMENDMENTS

The Commercial – General designation permits a broad range of uses that are compatible with a gymnasium and would have a similar impact as a gymnasium, such as recreation open space, an amusement use, and light industry. The Plan also requires that a site plan be submitted for the consideration of Council before development is approved, where the building would be reviewed to ensure the size, design, and location is appropriate. The proposed Municipal Plan amendment is to include General Assembly as a discretionary use within the designation, which includes Gymnasias Auditoria as outlined in Schedule A of the Development Regulations.

DEVELOPMENT REGULATIONS AMENDMENTS

The Development Regulations currently does not permit a general assembly or gymnasium use in the Commercial Core zone, but it does permit similar and compatible uses, or uses with a similar impact, such as an amusement use, recreation open space uses, and light industry. The Development Regulation are proposed to be amended so that the Commercial Core zone would permit a General Assembly use as a discretionary use, which includes the gymnasium. The proposed amendments also include provisions to regulate the General Assembly use.

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. 3, 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. Section 5.3.1 (Commercial – Core Designation), Policy (1), is amended by adding the wording “general assembly”, so that the policy reads as follows:
 - a. *The commercial core will accommodate a mixed of commercial businesses and residential units and will be zoned Commercial - Core. Permitted uses shall include shop, convenience store, shopping centre, theatre, culture and civic, passenger assembly, office, catering, medical and professional, personal service, general service, taxi stand, communications, and veterinary. Discretionary uses shall include funeral home, child care, apartment building, commercial residential, indoor market, outdoor market, amusement, recreation open space, light industry, clubs and lodges, antenna, **general assembly**, and collective residential (temporary workers accommodation).*

TOWN OF WABUSH

DEVELOPMENT REGULATIONS 2018-2028



WABUSH

DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2026

**Amendment to add General Assembly as a permitted discretionary
use in the Commercial Core Zone**

May 2026



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

TOWN OF WABUSH

DEVELOPMENT REGULATIONS AMENDMENT No. 5, 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. 5, 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. 5, 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. 5, 2026

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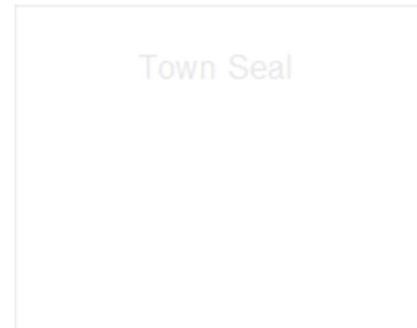
7. Adopted the Development Regulations Amendment No. 5, 2026, on the _____ day of _____;
8. Gave notice of the adoption of Development Regulations Amendment No. 5, 2026, by way of an advertisement inserted in the _____ newspaper on the _____ day of _____ and on the _____ day of _____; and
9. Set the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

Signed and sealed this _____ day of _____.

Mayor: _____

Clerk: _____



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DEVELOPMENT REGULATIONS AMENDMENT No. 5, 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 8.10.2 (Discretionary Uses) is amended by adding “General Assembly” as a permitted discretionary use.
2. Section 8.10 (Commercial - Core) is amended by inserting a new subsection as follows:
 - a. Section 8.10.4.9 General Assembly
 - b. General Assembly uses may be permitted at the discretion of Council provided that their development will not inhibit or prejudice the existence or the development of permitted use classes, and that activities associated with the use are not hazardous and will not cause an unacceptable increase in vehicular traffic, level of noise, odours, dust or fumes. The use shall not inconvenience for adjoining residences of residential areas or detract from the commercial nature of the Commercial Core District.