

TOWN OF WABUSH

MUNICIPAL PLAN 2018-2028



WABUSH

MUNICIPAL PLAN AMENDMENT No. 1, 2026

**Amendment to redesignate identified lands from Commercial to
Industrial**

May 2026



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

TOWN OF WABUSH

MUNICIPAL PLAN AMENDMENT No. 1, 2026

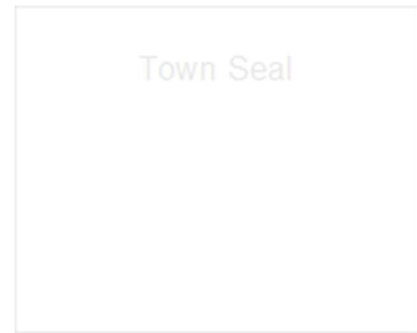
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Wabush adopts the Town of Wabush Municipal Plan Amendment No. 1, 2026.

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. 1, 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. 1, 2026

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

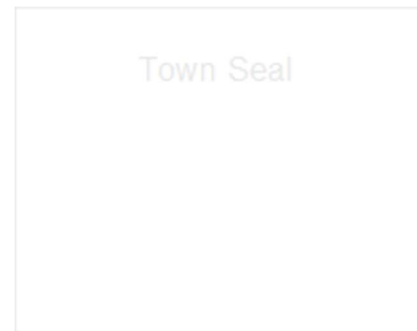
2. Adopted the Municipal Plan Amendment No. 1, 2026, on the _____ day of _____;
3. Gave notice of the adoption of Municipal Plan Amendment No. 1, 2026, by way of an advertisement inserted in the _____ newspaper on the _____ day of _____ and on the _____ day of _____; and
4. Set the _____ day of _____ 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. 1, 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. 1, 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. 1, 2026

BACKGROUND

The Town of Wabush is in the process of selling land behind two newly created lots on Scully Drive (previously Second Avenue). The current Municipal Plan designation and zoning of the properties along the street, and the land to be sold, are not the same as those of the newly created lots. This request is to redesignate and rezone all the identified lands along Scully Drive from General Commercial to General Industrial zone to allow the existing properties and the newly created lots to have one consistent designation and zone.

MUNICIPAL PLAN AMENDMENT

The Plan identifies that there is minimal additional land required for commercial designations, and that the bulk of activity is directed to the core of the town. The Plan also identifies that there continues to be demand for industrial zoned land. The proposed Municipal Plan Amendment is to redesignate the properties from Commercial to Industrial allows the identified properties and the newly formed lots to maintain a consistent designation with the surrounding area.

DEVELOPMENT REGULATIONS AMENDMENT

The Zoning Map is proposed to be amended to rezone the parcels from Industrial – General and Commercial – General to Industrial – General to allow the identified properties and newly formed lots to maintain a consistent zone.

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. 1, 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 properties from Commercial to Industrial, as per Schedule A-1.

Town of Wabush Municipal Plan 2018-2028







Town of Wabush Future Land Use Designation Map

Schedule "A-1"

200 - 208 Scully Drive



Legend

-  Land of Interest
-  CG (Commercial - General)
-  IA (Industrial - Airport)
-  IG (Industrial - General)
-  OS (Open Space)
-  RUR (Rural)



0 250 500 m

(At original document size of 8.5x14)
1:4,000

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 redesignate the property shown from CG (Commercial - General) to IG (Industrial - 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. 3, 2026

**Amendment to rezone identified lands from General Commercial to
General Industrial**

May 2026



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

TOWN OF WABUSH

DEVELOPMENT REGULATIONS 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 Development Regulations Amendment No. 32, 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. 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

DEVELOPMENT REGULATIONS 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:

3. Adopted the Development Regulations Amendment No. 3, 2026, on the _____ day of _____;
4. Gave notice of the adoption of Development Regulations Amendment No. 3, 2026, by way of an advertisement inserted in the _____ newspaper on the _____ day of _____ and on the _____ day of _____; and
5. 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. 3, 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. 3, 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. 3, 2026

BACKGROUND

The Town of Wabush is in the process of selling land behind two newly created lots on Scully Drive (previously Second Avenue). The current Municipal Plan designation and zoning of the properties along the street, and the land to be sold, are not the same as those of the newly created lots. This request is to redesignate and rezone all the identified lands along Scully Drive from General Commercial to General Industrial zone to allow the existing properties and the newly created lots to have one consistent designation and zone.

MUNICIPAL PLAN AMENDMENT

The Plan identifies that there is minimal additional land required for commercial designations, and that the bulk of activity is directed to the core of the town. The Plan also identifies that there continues to be demand for industrial zoned land. The proposed Municipal Plan Amendment is to redesignate the properties from Commercial to Industrial allows the identified properties and the newly formed lots to maintain a consistent designation with the surrounding area.

DEVELOPMENT REGULATIONS AMENDMENT

The Zoning Map is proposed to be amended to rezone the parcels from Industrial – General and Commercial – General to Industrial – General to allow the identified properties and newly formed lots to maintain a consistent zone.

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. 3, 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 properties from Commercial - General to Industrial - General, as per Schedule B-1.

Town of Wabush Development Regulations







Town of Wabush Land Use Zoning Map

Schedule "B-1"

200 - 208 Scully Drive



Legend

-  Land of Interest
-  CG (Commercial - General)
-  IA (Industrial - Airport)
-  IG (Industrial - General)
-  OS (Open Space)
-  RUR (Rural)



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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 CG (Commercial - General) to IG (Industrial - General)

M.C.I.P. signature and seal

Mayor

Town Clerk

Council Adoption

Provincial Registration