

TOWN OF WABUSH

MUNICIPAL PLAN 2018-2028



WABUSH

MUNICIPAL PLAN AMENDMENT No. 5, 2026

**Amendment to redesignate identified lands from Commercial,
Public Use, and Residential to Residential Medium Density**

May 2026



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

TOWN OF WABUSH

MUNICIPAL PLAN 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 Municipal Plan 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 Municipal Plan 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

MUNICIPAL PLAN AMENDMENT No. 5, 2026

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

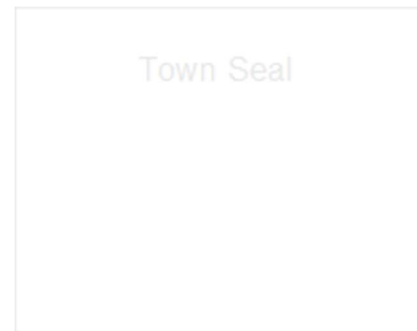
10. Adopted the Municipal Plan Amendment No. 5, 2026, on the _____ day of _____;
11. Gave notice of the adoption of Municipal Plan Amendment No. 5, 2026, by way of an advertisement inserted in the _____ newspaper on the _____ day of _____ and on the _____ day of _____; and
12. Set the _____ day of _____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

BACKGROUND

The Town has received a request from to rezone the entire 1.5 hectare site, from Commercial, Public Use, and Residential to Residential Medium Density. This request would allow the development of senior housing.

MUNICIPAL PLAN AMENDMENTS

The property is partially designated Commercial, Public Use, and Residential, and is within the Town's Urban Containment Boundary. The Commercial – General designation permits a broad range of uses, but does not permit residential or special care uses. The proposed Municipal Plan Amendment is to amend the Future Land Use Plan to redesignate the entire property to Residential. This allows the site to have one consistent designation throughout that is compatible with the surrounding low-rise residential context, and is supported by the existing commercial and public use designations surrounding the site.

DEVELOPMENT REGULATIONS AMENDMENTS

The property is partially zoned Commercial-General, Public Use, and Residential Medium Density as shown on the Zoning Map. The site is located within the Town's Urban Containment Boundary. The Residential Medium Density Zone permits uses including residential uses, and includes the Medical Treatment and Special Care (personal home only) uses as discretionary uses. The Commercial – General Zone presently does not list a senior home, or a similar use, as a permitted use in the zone. The Zoning Map is proposed to be amended to rezone the property to the Residential Medium Density 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. 5, 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:

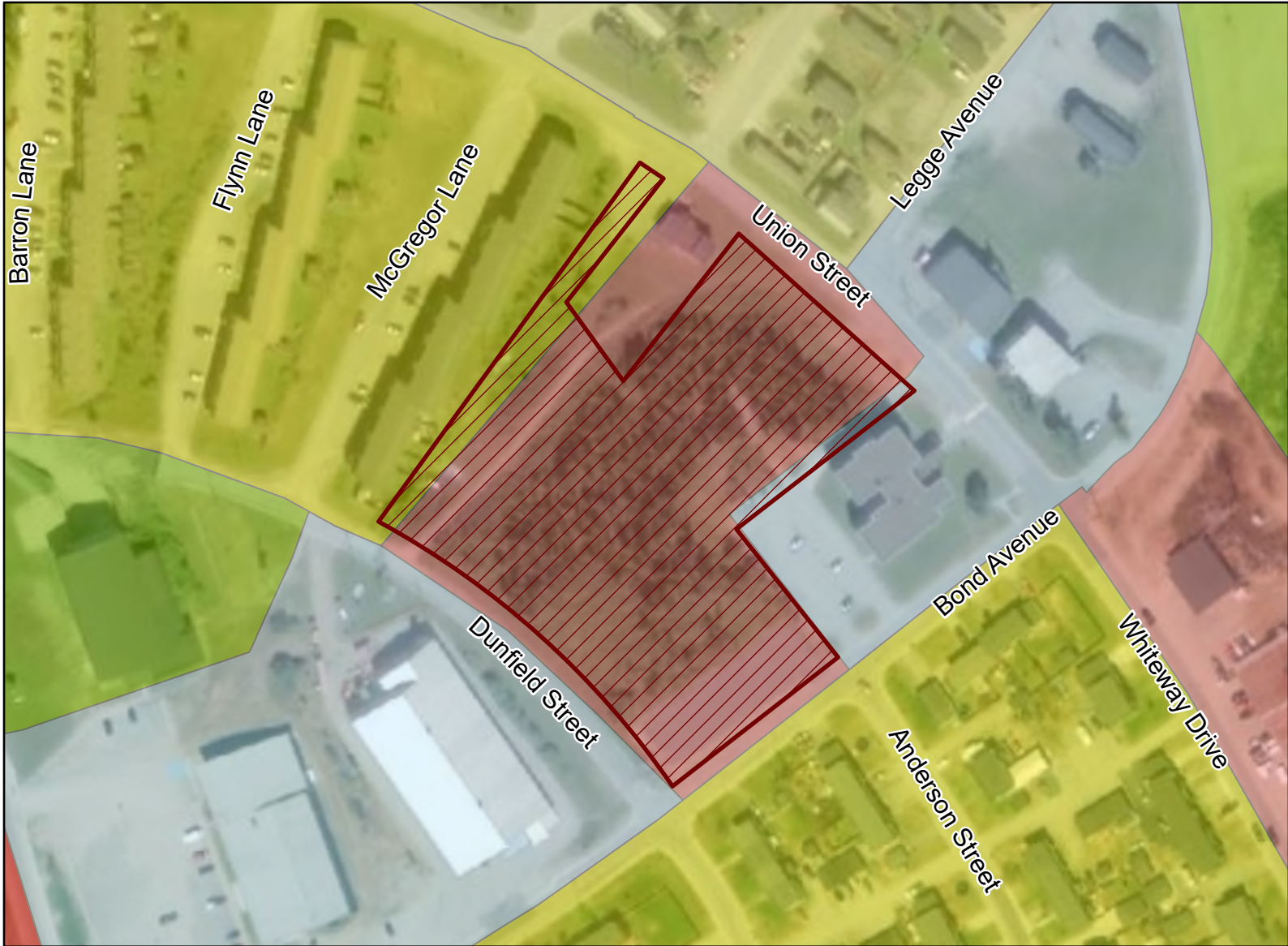
1. Amend the Future Land Use Map to redesignate the property from Commercial, Public Use, and Residential to Residential Medium Density, as per Schedule A-4.

Town of Wabush Municipal Plan 2018-2028

Town of Wabush Future Land Use Designation Map

Schedule "A-4"

A Dunfield Street



Legend

-  Land of Interest
-  CC (Commercial - Core)
-  CG (Commercial - General)
-  OS (Open Space)
-  PU (Public Use)
-  RMD (Residential Medium Density)
-  RSL (Residential Small Lot)



0 250 500 m

(At original document size of 8.5x14)
1:2,000

Coordinate System: NAD 1983 CSRS MTM 6
Date: 2026-02-16
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) and PU (Public Use) to RMD (Residential Medium Density)

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. 7, 2026

**Amendment to rezone identified lands from Commercial – General,
Public Use, and Residential Medium Density to Residential Medium
Density**

May 2026



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

TOWN OF WABUSH

DEVELOPMENT REGULATIONS AMENDMENT No. 7, 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. 7, 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. 7, 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. 7, 2026

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

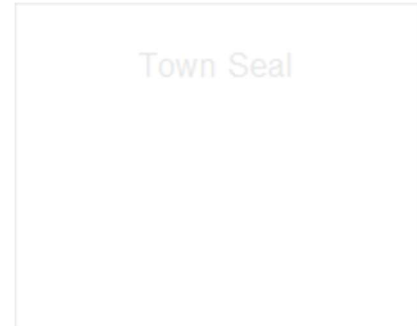
11. Adopted the Development Regulations Amendment No. 7, 2026, on the _____ day of _____;
12. Gave notice of the adoption of Development Regulations Amendment No. 7, 2026, by way of an advertisement inserted in the _____ newspaper on the _____ day of _____ and on the _____ day of _____; and
13. Set the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

BACKGROUND

The Town has received a request from to rezone the entire 1.5 hectare site, from Commercial, Public Use, and Residential to Residential Medium Density. This request would allow the development of senior housing.

MUNICIPAL PLAN AMENDMENTS

The property is partially designated Commercial, Public Use, and Residential, and is within the Town's Urban Containment Boundary. The Commercial – General designation permits a broad range of uses, but does not permit residential or special care uses. The proposed Municipal Plan Amendment is to amend the Future Land Use Plan to redesignate the entire property to Residential. This allows the site to have one consistent designation throughout that is compatible with the surrounding low-rise residential context, and is supported by the existing commercial and public use designations surrounding the site.

DEVELOPMENT REGULATIONS AMENDMENTS

The property is partially zoned Commercial-General, Public Use, and Residential Medium Density as shown on the Zoning Map. The site is located within the Town's Urban Containment Boundary. The Residential Medium Density Zone permits uses including residential uses, and includes the Medical Treatment and Special Care (personal home only) uses as discretionary uses. The Commercial – General Zone presently does not list a senior home, or a similar use, as a permitted use in the zone. The Zoning Map is proposed to be amended to rezone the property to the Residential Medium Density 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. 7, 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:

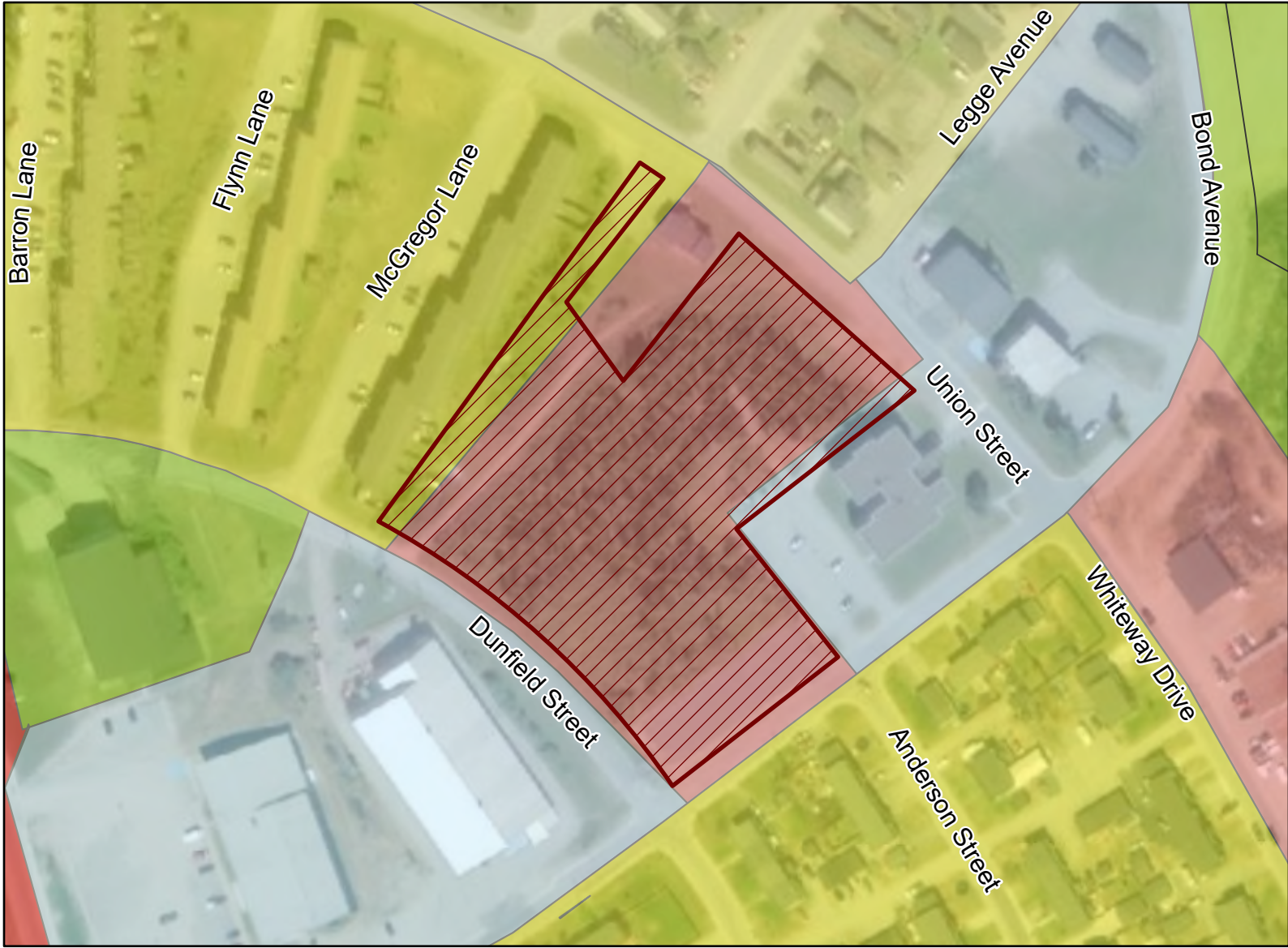
1. Amend the Registered Land Use Zoning Map to rezone the property from Commercial – General, Public Use, and Residential Medium Density to Residential Medium Density, as per Schedule B-4.

Town of Wabush Development Regulations

Town of Wabush Land Use Zoning Map

Schedule "B-4"

A Dunfield Street



Legend

-  Land of Interest
-  CC (Commercial - Core)
-  CG (Commercial - General)
-  OS (Open Space)
-  PU (Public Use)
-  RMD (Residential Medium Density)
-  RSL (Residential Small Lot)



0 250 500 m

(At original document size of 8.5x14)
1:2,000

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 rezone the property shown from CG (Commercial - General) and PU (Public Use) to RMD (Residential Medium Density)

M.C.I.P. signature and seal

Mayor

Town Clerk

Council Adoption

Provincial Registration