

TOWN OF WABUSH

MUNICIPAL PLAN 2018-2028



WABUSH

MUNICIPAL PLAN AMENDMENT No. 6, 2026

**Amendment to redesignate identified lands from Conservation,
Industrial, and Open Space to Rural**

May 2026



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

TOWN OF WABUSH

MUNICIPAL PLAN AMENDMENT No. 6, 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. 6, 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. 6, 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. 6, 2026

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

12. Adopted the Municipal Plan Amendment No. 6, 2026, on the _____ day of _____;
13. Gave notice of the adoption of Municipal Plan Amendment No. 6, 2026, by way of an advertisement inserted in the _____ newspaper on the _____ day of _____ and on the _____ day of _____; and
14. 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. 6, 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. 6, 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. 6, 2026

BACKGROUND

The Town has received a request for a zone change on a property located at the east end of Commercial Street (approx. 24 acres) to allow hobby farming along with horses to work the gardens.

MUNICIPAL PLAN AMENDMENTS

The property is partly designated Conservation, Industrial, and Open Space, and is within the Urban Containment Boundary. Schedule A of the Development Regulations classify hobby farms under agriculture uses, which is not currently permitted under the site's designations. The Rural designation has similar development limitations as the current Conservation and Open Space designations. However, the Rural designation lists Agriculture as a permitted use whereas the current designations do not. The proposed Municipal Plan Amendment is to amend the Future Land Use Plan to redesignate the identified area to Rural.

DEVELOPMENT REGULATIONS AMENDMENTS

The property is partly zoned Industrial – Light, Conservation, and Open Space as shown on the Zoning Map. The site is located within the Town's Urban Containment Boundary. The Rural Zone permits similar uses as the site's existing zoning but also permits Agriculture. The Zoning Map is proposed to be amended to rezone the identified area to the Rural Zone. Furthermore, the Development Regulations are proposed to be amended to include a new subsection under the Rural Zone to regulate the Hobby Farm 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. 6, 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 Conservation, Industrial, and Open Space to Rural, as per Schedule A-5.

Town of Wabush Municipal Plan 2018-2028






Town of Wabush Future Land Use Designation Map

Schedule "A-5"

25 Commercial Street



Legend

-  Land of Interest
-  CON (Conservation)
-  IL (Industrial Light)
-  MW (Mineral Workings)
-  OS (Open Space)



0 250 500 m

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

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 IL (Industrial - Light), CON (Conservation), and OS (Open Space) to RUR (Rural)

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. 8, 2026

**Amendment to rezone identified lands from Industrial – Light,
Conservation, and Open Space to Rural**

May 2026



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

TOWN OF WABUSH

DEVELOPMENT REGULATIONS AMENDMENT No. 8, 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. 8, 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. 8, 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. 8, 2026

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

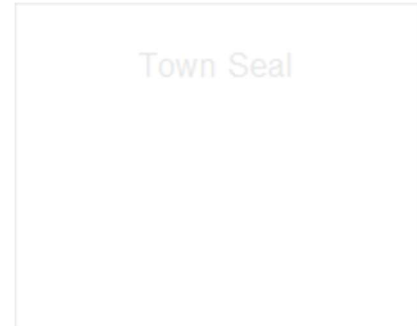
13. Adopted the Development Regulations Amendment No. 8, 2026, on the _____ day of _____;
14. Gave notice of the adoption of Development Regulations Amendment No. 8, 2026, by way of an advertisement inserted in the _____ newspaper on the _____ day of _____ and on the _____ day of _____; and
15. Set the _____ 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. 8, 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. 8, 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. 8, 2026

BACKGROUND

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MUNICIPAL PLAN AMENDMENTS

The property is partly designated Conservation, Industrial, and Open Space, and is within the Urban Containment Boundary. Schedule A of the Development Regulations classify hobby farms under agriculture uses, which is not currently permitted under the site's designations. The Rural designation has similar development limitations as the current Conservation and Open Space designations. However, the Rural designation lists Agriculture as a permitted use whereas the current designations do not. The proposed Municipal Plan Amendment is to amend the Future Land Use Plan to redesignate the identified area to Rural.

DEVELOPMENT REGULATIONS AMENDMENTS

The property is partly zoned Industrial – Light, Conservation, and Open Space as shown on the Zoning Map. The site is located within the Town's Urban Containment Boundary. The Rural Zone permits similar uses as the site's existing zoning but also permits Agriculture. The Zoning Map is proposed to be amended to rezone the identified area to the Rural Zone. Furthermore, the Development Regulations are proposed to be amended to include a new subsection under the Rural Zone to regulate the Hobby Farm use.

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DEVELOPMENT REGULATIONS AMENDMENT No. 8, 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 Industrial – Light, Conservation, and Open Space to Rural, as per Schedule B-5.
2. Section 8.18.3 (Conditions) is amended by inserting a new subsection as follows:
 - a. Section 8.18.3.6 Hobby Farm
 - b. The lands identified within the Rural Zone permit a hobby farm.
 - c. Any stables or structures erected related to animal units must comply with the setbacks and buffers identified under this section, notwithstanding the provisions of the Development Regulations:
 - i. The structure, with the exception of a farm residence, shall be at least 500 metres from a residence, and, from an area designated for residential use in an approved Plan, and, from a Provincial or Federal Park.
 - ii. The structure shall be at least 40 metres from the property line.
 - iii. The structure shall be setback from the watercourse per the provisions of the Development Regulations, and any Provincial or Federal regulation.
 - iv. Buildings must be approved by Town and review by Town Engineer at the developer's expense.
 - d. Any additional accessory buildings or structures as subject to the provisions of the Development Regulations.

Town of Wabush Development Regulations






Town of Wabush Land Use Zoning Map

Schedule "B-5"

25 Commercial Street



Legend

-  Land of Interest
-  CON (Conservation)
-  IL (Industrial - Light)
-  MW (Mineral Workings)
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