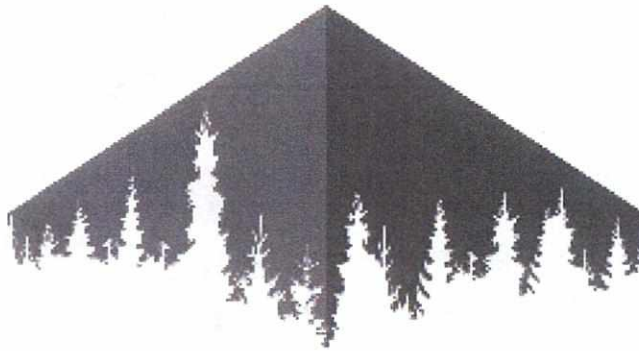


**TOWN OF WABUSH
DEVELOPMENT REGULATIONS 2018 – 2028**



WABUSH

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2020

**“Amendment to Accessory Building Condition and Lot Standards
in the
Residential Medium Density Land Use Zone Table”**

SEPTEMBER, 2020



**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF WABUSH
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2020**

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. 1, 2020.

Adopted by the Town Council of Wabush on the 15th day of October, 2020.

Signed and sealed this 15 day of Oct, 2020.

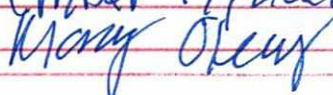
Mayor:  (Council Seal)

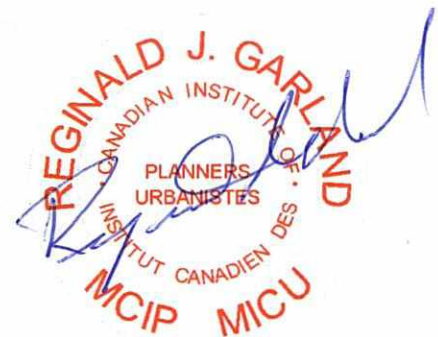
Clerk: 



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Wabush Development Regulations Amendment No. 1, 2020 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
REGISTERED	
Number	<u>5249-2020-002</u>
Date	<u>November 17, 2020</u>
Signature	<u></u>



TOWN OF WABUSH
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2020

BACKGROUND

The Town of Wabush proposes to amend its Development Regulations. This Amendment is in two parts.

Part A

The purpose of Part A of this amendment proposes to amend the accessory building condition 8.7.4.2 as found in the Residential Medium Density (RMD) Land Use Zone Table. Presently, the maximum allowable area in the Residential Medium Density (RMD) Land Use Zone is 82 m². This amendment proposes to insert new development standards that define the maximum allowable area to be set at 65 m² for lots with an area less than 55.7 m² and an area of 83.7 m² for residential lots greater than 55.7 m² for the Residential Medium Density Land Use Zone.

Part B

Part B of this amendment proposes to increase the maximum lot coverage from 36% to 40% for the Residential Medium Density Land Use Zone. This change will apply to single, double and row dwellings.

PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations 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. 1, 2020

The Town of Wabush Development Regulations is amended by:

A) Deleting Accessory Building condition 8.7.4.2 and **Replacing** with the following:

8.7.4.2 Lot Standards

Description	Lot Size < 557m ²	Lot Size > 557m ²
Minimum Lot Coverage * (primary + accessory buildings)	40%	40%
Maximum Cumulative Area (all accessory buildings)	Floor area primary dwelling	Floor area primary dwelling
Maximum Area **	65 m ²	83.6 m ²
Domestic Green House Maximum one per lot	55.7 m ² (max)	55.7 m ² (max)
Height	6 m (max)	6 m (max)
Building Line Setback	See use zone	See use zone
Min. Separation Distance Between Buildings***	1.5 m	1.5 m
Min. distance from Side Lot Line (rear yard only)****	1 m	1 m
Min. distance from Rear Lot Line****	1 m	1 m
* excluding structures without a roof ** excluding greenhouses *** not applicable to patios and decks **** an accessory building that is attached to the main building, the minimum side yard width and minimum rear yard for the main building shall apply		

- a. An accessory building shall not be permitted in front of a building line.
- b. All accessory buildings shall be subject to the same minimum side yard requirements as the lots on which they are situated. In the cases of Double or Row Dwelling developments where there are no side yards, only side property lines in the rear yard between adjoining dwellings.
- c. An accessory building (private garages only) maybe permitted in the side yard at Council discretion.
- d. Within the rear yard of a Double or Row Dwelling development no accessory building development shall be permitted that would block access to neighboring properties for the purpose of fire protection, delivery of utilities and snow clearing operations.
- e. All accessory buildings are to be used strictly for ancillary purposes to the permitted uses listed in this use zone. Home-based Business are permitted in accessory buildings. Accessory buildings for residential properties shall not be used for nonresidential uses without permission of Council.
- f. Aside from minor vehicle maintenance, no person shall use an accessory building for the purpose of performing major repairs, painting, dismantling, or scrapping of vehicles or machinery.
- g. On Shea Street, where residents have access to rear of their properties for parking via a public street, Council under its discretionary authority, may permitted the development

of accessory buildings on the opposite side of the street. The development of any accessory building will be subject to conditions outlined in a permit issued by Council.

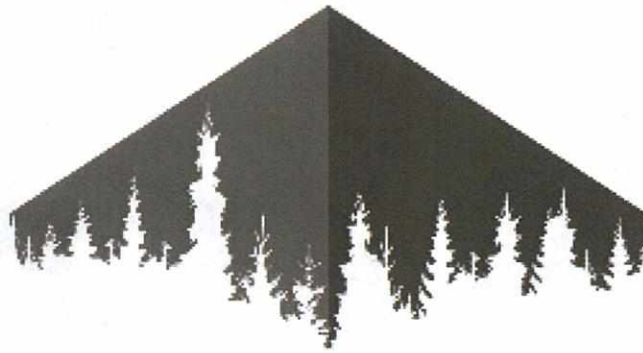
- h. Where there is public road or right of way located between Double Dwellings or Row Dwellings the minimum side yard width requirement shall be set at 3 metres. Where two separate Double or Row Dwellings are located side by side with adjoining side yards the minimum side yard width shall be 2 metres.

B) Amending the Residential Medium Density Land Use Zone Table by increasing the maximum lot coverage from 36% to 40% for single, double and row dwellings as shown below:

8.7.3 Lot Standards

Standard	Where Permitted (with water and sewer)						
	Single Dwelling	Double Dwelling	Row Dwelling	1 Bed Apt.	2 Bed Apt.	3 Bed Apt.	4 Bed Apt.
Lot area (m ²) minimum	450**	360**	350* (average)	200	250	280	300
Floor area (m ²) minimum	80	60*	65*	40*	50*	60*	70*
Frontage (m) minimum	15	26	10* (average)	36			
Building Line Setback (m) (minimum)	5	5	7.5	8			
Side yard Width (m) (minimum)	1	1	2	5			
Rear yard Depth (m) (minimum)	6	6	6	10			
Lot Coverage (%) (maximum)	36 40	36 40**	36 40**	33			
Height (m) (maximum)	8	8	10	10			
* Per dwelling unit							
** With Town water and sewer							

**TOWN OF WABUSH
DEVELOPMENT REGULATIONS 2018 – 2028**



WABUSH

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2020

**“Amendment to Accessory Building Condition and Lot Standards
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SEPTEMBER, 2020

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF WABUSH
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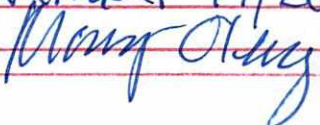
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Clerk: 



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TOWN OF WABUSH

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2020

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