



Norman Wells

northwest territories

Community Plan October 2004 Draft Submission

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Introduction - Elements and Structure of the Community Plan

This document consists of the Community Plan for the Town of Norman Wells and may be referred to as the "Community Plan." It has been prepared and enacted in accordance with the *Planning Act* of the Northwest Territories.

This Community Plan repeals and replaces in its entirety the Municipality of Norman Wells By-law No. 91-14, which was approved by Town Council in November 1991.

The Community Plan for the Town of Norman Wells consists for the following written policy text and zoning by-law and future land use map (Schedule 1.0), and is complimented by the Background Report. The Community Plan shall also include any future policy and/or map schedule enacted by Town Council, which falls under the jurisdiction of the *Planning Act*.

The Community Plan is structured to comprise a broad range of policies that affect the use and development of land in the Town of Norman Wells. It is important to consult both the policy text and the map schedule to fully understand the impact on the Community Plan on any specific property or any general area of the Town.

The Community Plan policies and map are organized for presentation purposes in the following seven sections.

Section One: Introduction

Establishes to general information features of the Community Plan and the influences on the development of the Community Plan.

Section Two: Purpose and Scope of the Plan

Provides a context for the Community Plan's policies and Map and outlines the objectives for the future.

Section Three: Goals of the Community Plan

Outlines the goals of the Community Plan that relate to land use developments and re-development which are proposed within the Town of Norman Wells.

Section Four: General Development and Redevelopment Principles

Details the general policies that apply to land use designations presented in the Community Plan.

Section Five: Land Use

Details the Town's basic land use designations and provides policy guidance for each land use.

Section Six: Implementation

Outlines the planning mechanisms for the Town to implement Community Plan policies, formulate future land use policy, assess development proposals and undertake public works.

Section Seven: Administration

Establishes the policies for reviewing and monitoring the Community Plan, amending the Plan, and interpreting the general intent, specific policies and designations of the Community Plan.

The Community Plan is intended to provide the Town of Norman Wells with an efficient and coherent strategy by which to guide the Town's development over the next twenty years. Flexibility is a crucial ingredient in addressing changing planning needs. Major development projects such as the Mackenzie Valley pipeline, are discussed in the Community Plan, and provisions for dealing with development impacts are presented in Part One, Two and Three of the document. The intent of the Community Plan is to guide the orderly development given anticipated periods of limited and negative growth.

1.1 Influence on the Community Plan

The policies of the Community Plan are intended to reflect the changes that are fundamental to the Town of Norman Wells' future. The Town's traditional land use policies and development pattern, population profile, municipal responsibilities, and Council's decisions-making autonomy are changing and are expected to evolve. Some of the key factors that are affecting change and will continue to influence the Town's policy formulation and direction for the future are recognized by this Plan and are briefly outlined as follows:

1. The Town of Norman Wells will continue to provide a specialized role within the Sahtu Region. Therefore, the Town must be cognizant of influences imposed upon the Town by development pressures, regional land use planning decisions, and policies and regulation that arise from the Sahtu Dene and Métis Comprehensive Land Claim Agreement.
2. The development of the Town's core area where vacant land is scarce requires careful consideration by the approval authority as to the appropriateness of the scale and type of development.
3. The Town's future growth is expected to be derived mainly from land use intensification involving the removal and replacement of outdated buildings and uses, infilling, and additional development on underutilized land outside of the core.
4. The Town's core area encompasses commercial retail, hospitality, administrative and government offices that serve the local municipality and region. Within this core area, Mackenzie Drive is the most prominent area of business activity.
5. The system of community, government and municipal docks will continue to serve as the transfer point of goods from barges, boat launch areas, and play an increasingly important role in tourism and economic development initiatives.
6. Long term industrial land use growth may be limited due to the close out of Imperial Oil's operation within the next twenty years. As a result, new industrial growth is a matter that requires strong economic

development polices and initiatives in order to lessen the impact of the decline in Imperial Oil's operations.

7. The Town's economic base which includes industrial uses, commercial and service commercial uses, institutional, tourism and government administrative activities are recognized as providing employment for and serving not only the Town, but the Sahtu Region.
8. The protection, conservation and management of the Town's recreational and pathway system is a matter of public trust and is paramount in preserving and enhancing the Town's quality of life and landscape.
9. Environmental conservation and protection of land, water and air is an important issue directly linked to and a function of growth within the Town. The Town must ensure sound environmental planning practices are implemented in the approval of development and redevelopment proposals.
10. The approval of new camp development is currently under review by Council.

1.2 Purpose and Scope of the Community Plan

1.2.1 Purpose of Plan

The purpose of the Community Plan is to establish a comprehensive policy framework that will guide the Town's future decisions regarding the maintenance, development and re-development of its land use system; the conservation and use of its natural resources, and the direction and potential for the Town's short-term growth and long term changes. The policies which make up the Community Plan consolidate all of the information that is required to ensure that the Town will function for its citizens as a safe, convenient, efficient and healthy environment. The Zoning By-law serves to implement the Community Plan and regulate development in the Town.

In order to provide the Town of Norman Wells with an efficient and coherent strategy by which to guide the Town's development over the next twenty years, the Community Plan aims to:

1. Promote and protect the long term community interest and rights of all citizens.
2. Develop and maintain high quality standards for development, open space, community facilities and infrastructure.
3. Conserve, manage, and protect the natural environment
4. Maintain and improve the Town and its economic base through a diversified, vigorous and viable economic system.
5. Minimize uncertainty with respect the Town's prospects for future development.
6. Provide a basis for directing the more efficient and equitable utilization of the Town's financial resources.

1.2.2 Scope of Plan

The Community Plan is the Town of Norman Wells' principal planning document and focuses on land use matters. However, land planning is inter-related to other aspects of a municipality's vitality, and the Community Plan also speaks to:

1. Provision of services in an efficient, consistent and comprehensive manner.
2. Management and long term planning of the Town's financial resources.
3. Support of the Town's economic strategies.
4. Encouragement of a productive and cohesive working relationship between the Town of Norman Wells and the Sahtu Region with respect to regional matters.

1.3 Goals of the Community Plan

The policies of the Community Plan incorporate and implement a number of goals intended to guide the Town's long term management and development. The goals of this plan are as follows:

1. To enhance the existing and future quality of life in the Town of Norman Wells by ensuring orderly and phased development.
2. To protect, conserve and promote the management of the Town's natural environment. This goal will be implemented through an increased awareness of the impacts development has upon the environment through a standardized environmental evaluation process while establishing and maintaining important natural characteristics within the Town.
3. To encourage businesses to locate in Norman Wells in order to broaden the economic base and enhance the level of available services that utilize local resources and create sustainable local employment activities.
4. To minimize development servicing infrastructure costs while ensuring the appropriate provision of municipal infrastructure.
5. To ensure that compatible land uses are maintained within the Town boundaries.
6. To ensure that a sufficient supply of land is maintained for future residential, commercial, industrial, institutional and recreational needs.
7. To establish expansion areas that can be economically and efficiently development on a phased basis to meet the community's future needs.
8. To encourage and assist non-conforming land uses to relocate to more appropriate areas.
9. To support and encourage the identification and implementation of ways and means of achieving cohesive planning, program development, and service delivery by the Town.

10. To develop a trail system and open space network which allows easier pedestrian movements throughout the community.
11. To improve the Town's physical character through continued implementation of beautification programs that encourage rehabilitating of existing buildings, vacant sites and amenity areas.
12. To require that all new developments be constructed to a standard consistent with the National Building Code and that also allows flexibility in building design to encourage innovative construction techniques wherever possible.
13. Ensure that no large scale development projects are approved until proper funding mechanisms have been established by both the Federal and Territorial Governments to ensure the community infrastructure that will be required to manage the resource development project can be provided in a timely manner.
14. To preserve important cultural and historical elements of the community.
15. To support the ongoing efforts of both the Federal and Territorial Governments to release the land held within the Town boundaries in order to allow for future expansion needs of the town.
16. Develop a municipal green plan establishing environmental procedures and encourage environmentally sensitive behavior throughout the Town.
17. Work with the Territorial Government and other interested groups to ensure Council has ownership and control over land and development sufficient to achieve the aims and policies of this plan.
18. Investigate the idea of land exchanges where viable, as a creative means to ensure zoning consistency.

1.4 General Development and Redevelopment Principles

1.4.1 General Statement

This section establishes the principals the Town will use in regard to the development of lands within the Town. This section is intended to be applied in conjunction with individual land use designation policies.

1.4.2 Land Use Compatibility

In order to recognize the importance of the concept of compatibility between land uses, buildings, and the natural environment as an essential consideration in the Town's development process, the following factors must be considered.

1. The term "compatibility" shall be considered to mean the general capacity of the specific project or group of projects to co-exist and function together in a state of harmony such that land use characteristics as the intensity of the use, the activity generated by the use, traffic generation, operating factors and nuisance levels are considered.
2. The relationship between a building and its site in terms of scale and massing, as regulated through zoning provisions including but not limited to lot area, frontage, coverage, setbacks and height.

In assessing the measure of compatibility, it is not the intent of this Community Plan to view compatibility as an identical extension of the existing uses, buildings or other factors related to site development, but rather in relation to the functional and operating characteristics of the uses in relation to those of adjacent and/or surrounding areas. Adverse impacts which may have an effect on land use compatibility include:

1. Disrupting the established uses on adjacent sites or surrounding areas.
2. Creating disruptive visual impressions which take away from the aesthetic quality of the area.
3. Creating unintended visual or activity focal points which are not appropriately supported by other activities, uses and facilities.

The Community Plan recognizes the principle of separation of land uses as an effective way to promote the compatibility and limit adverse impacts. The application of this principle will seek to mitigate measures that will lessen adverse impacts on adjacent properties such as the provision of buffers, landscaping, site design, building arrangements on a site and building design to enhance the compatibility of uses and structures.

1.4.3 Separation of Uses

Where any development is proposed, the separation of land uses should be considered as a tool for land use control. More than one land use type may be permitted in any one development proposal provided that it can be demonstrated that functional land use compatibility with the various uses can be accommodated to the satisfaction of the Town.

1.4.4 Land Use Impact

When any development proposal is considered, the following land use principles will apply:

1. Any proposed change in land use designation shall be compatible with the surrounding land use designation and the land policy intentions of this Community Plan.
2. Any land use change shall be implemented in such a manner as to minimize any adverse impacts on the natural environment.
3. Any land use change shall be implemented in such a manner as to minimize any adverse impacts on abutting properties.
4. Buffering and screening in the form of setbacks, fencing, walls, berming and landscaping shall be requiring as impact mitigation measures between different land use designations, particularly where residential uses are involved. In addition, the protection and maintenance of any existing vegetation on the proposal site should be encouraged.
5. Any change in site design or building development shall ensure that the proposed site or building development is compatible adjacent properties in terms of setbacks, yards, green space, lot coverage, tree planting and signage.
6. Any new development being proposed shall ensure that the mass, bulk, height and location of a structure on the lot is compatible and sympathetic with surrounding buildings and shall provide for proper access to minimize any adverse effects with respect to privacy and solar access.

1.4.5 Functional Land Use Principles

To ensure that any proposed land uses are ultimately functional in the long term and will properly meet the needs of the people they are intended to service, the approval authority shall be satisfied before any approvals are granted that the land use proposed is of a suitable scale, massing, and density and is located, designed, sited and serviced in a manner which is suitable to the particular operation or use which is proposed and intended.

1.4.6 Access and Servicing

The following principles apply to all development permits:

1. All property shall have frontage on an assumed roadway except where special planning consideration are necessary and are specifically arranged for through appropriate development controls.
2. Where properties are not fronting a roadway they shall have clear access to and from a main roadway.
3. All lands and buildings shall provide and maintain appropriate on-site parking on the subject site unless otherwise permitted by the Town.
4. All lands and buildings in the Town shall be serviced by utilidor water and sanitary sewer or by truck hauled services in accordance with both the zoning by-law ad the water and sewer by-law.
5. All lands and buildings shall provide for proper on-site drainage
6. Where applicable, lands and buildings shall make provisions for appropriate collection, storage, and removal of solid waste materials.

1.5 Land Uses

This section establishes policies for the Town's individual land use designations including residential, commercial, service commercial, institutional, industrial, hinterland and recreation lands. The land use designations provide the needed planning direction for each land use, and corresponding regulation are detailed in the Town's zoning by-law.

1.5.1 Residential

Lands designated residential are intended for all forms of residential housing including but not limited to single-detached, double dwellings mobile or manufactured homes, country residential and multiple-unit, and apartment dwellings. Discretionary uses can be allowed in residential areas, providing they conform to the goals, objectives and policies established herein and abide by the provisions outlined in the Norman Wells Zoning By-law.

Objectives:

1. Ensure that there is sufficient serviced and un-serviced residential land to meet immediate and long-term needs.
2. Provide opportunities for the development of a variety of lot sizes and housing styles.
3. Ensure that the National Building Code is applied to all new residential construction and proposed building alterations while encouraging high quality and innovative designs, where possible.
4. When a residential subdivision is identified, provide residential areas which can be economically and efficiently development developed, are easily accessible and aesthetically pleasing, while adhering to the safety and recreational requirements of residents.
5. Promote a sense of community by encouraging a mixture of ownership patterns.

Policies:

It is the policy of Council to:

1. Monitor population changes and land disposition on an annual basis to determine land requirements and to implement necessary adjustments to the Community Plan.
2. Encourage the release of land on both the eastern and western limit of D.O.T. subdivision for the creation of additional country residential lots.
3. Encourage the growth of a private land development industry.
4. Where residential lots are identified, ensure lot preparation and roadway development occurs a minimum of one year before building on the site, and in areas requiring substantial leveling of the lot with granular material, at least two years before construction.

5. Provide for suitable areas for the establishment of both new and older types of mobile homes.
6. Ensure new residential developments include pedestrian walkways, open space areas, and tot lot developments where deemed appropriate.
7. Allow opportunities for home occupations in residential area that will not adversely impact adjacent properties.

1.5.2 Commercial

Lands designated commercial are intended for uses such as banks, offices, retail stores, hotels, restaurants and entertainment establishments. The development of a centralized commercial core continues as the Community Plan's primary focus. Discretionary uses such as second storey residential establishments, can be allowed providing they conform to the goals, objectives and policies established herein.

Objectives:

1. Reinforce the growth of the centralized commercial core to achieve a higher intensity land use.
2. Improve existing parking facilities throughout the established and expanded commercial core.
3. Encourage non-commercial land uses to relocate to other more appropriately designated areas.

Policies:

It is the policy of Council to:

1. Continue to encourage development of pedestrian access to the commercial core area.
2. Ensure appropriate parking standards are considered for all new developments.
3. Encourage all commercial development to provide parking areas which are adequately lit and surfaced.
4. Permit the development of second storey and/or auxiliary residential components with the commercial core, to help defray the costs involved with establishing and maintain small businesses.
5. May require a posting of a Performance Bond upon approval of any application for development in this zone. The developer will be required to post said bond within ten (10) days of final approval. The timing and level of the Performance Bond shall be consistent with the requirements outlined in the zoning by-law.

1.5.3 Service Commercial

Lands designated as service commercial will allow uses with the sale of goods and/or services being the common element. As well, the designation is reserved for those commercial uses which require large lots for storage or parking. These service commercial land uses will be directed towards the east of the residential core between Mackenzie Drive, Canol Drive and Quarry Road. Discretionary uses are allowed providing they conform to the goals, objectives and policies established herein.

Objectives:

1. Ensure that the storage of dangerous good and hazardous materials comply with all applicable legislation.
2. Provide an area where service commercial activities can be accommodated.

Policies:

It is the policy of Council to:

1. Require that all sites and buildings which store dangerous products and hazardous materials comply with necessary Federal and Territorial legislation.
2. Encourage the optimum utilization of service commercial properties.
3. Discourage developments which may generate noxious effects by virtue of such things as unsightly storage, noise, dust, smoke or odor, or handling or storage of hazardous.

1.5.4 Industrial

Lands designated industrial are intended for hydrocarbon, light and heavy industrial uses. Activities allowed in this zone include those endeavors associated with exploration and processing of hydrocarbons as well as construction operations, trucking companies and manufacturing or processing plants.

Objectives:

1. Encourage physical separation between industrial uses and the residential core.
2. Require that the storage of dangerous goods and hazardous materials is undertaken in an environmentally safe and sound manner.
3. Require that an environmental study be undertaken as part of the development approval process where an industrial use is deemed to be a high risk for potential contamination. This study should determine the potential for future contamination and any containments plans for spills, as well any other information required by the Development Officer.

Policies:

It is the policy of Council to:

1. Limit the size of developments in the light industrial zone and encourage heavier industrial uses to locate/relocate to the existing industrial park on Quarry Road.
2. Require a posting of a Performance Bond upon approval of any application for development in this zone. This developer will be required to post said bond within ten (10) days of final approval.
3. Require site restoration upon vacating any site to an environmentally sound state. This requirement may include an environmental inspection and certificate at the lessee's/owner's expense. In order to ensure implementation of this policy, council may request this be registered as a caveat at Land Titles.

1.5.5 Institutional

Institutional designated lands are reserved for schools, government offices and testing stations, service clubs, churches, health and policies stations as well as cultural and recreational facilities. The institutional land uses will be development in the central core and along the western portion of Mackenzie Drive in order to allow residents without motorized transportation easier access to these services. Discretionary uses are allowed providing they conform to the goals, objectives and policies established herein.

Objectives:

1. Encourage new public institutions to locate adjacent to the commercial core.
2. Foster the expansion and continual upgrading of existing facilities
3. Link institutions with pedestrian systems to open space and commercial areas within the core.

Policies:

It is the policy of Council to:

1. Promote the use of Norman Wells as the site for any educational/vocational facility proposed for the region.
2. Maintain the site northwest of the Mackenzie Mountain School as a municipal reserve for future education facilities.
3. Continue to encourage the co-operational use of recreation facilities and District Education Authority facilities to meet community needs.

1.5.6 Open Space, Parks and Recreation

Lands designated open space, parks, recreation are primarily intended for use a parks, playgrounds, playing fields, campgrounds, cemeteries, and open/green space areas. Accessory and discretionary uses such as boat launches are allowed providing they conform to the goals, objectives and policies established herein.

Objectives:

1. Enhance the recreational facilities in order to offer a broader spectrum of activities.
2. Encourage multi-use and shared facilities to minimize maintenance costs and capital outlay.
3. Develop a series of pedestrian oriented open spaces.

Policies:

It is the policy of Council to:

1. Provide a greater range of programs and facilities to meet the needs of the population.
2. Encourage development of outlook platforms, seating areas and other structures along the riverbank at suitable sites for pursuit of passive recreational activities such as picnicking, sitting, viewing and walking.
3. Develop an open space/parkway system to connect and link recreation area with residential, commercial, open space and waterfront areas.
4. Continue to upgrade and maintain existing facilities.
5. Where appropriate, develop existing and future buffer areas into passive public parks.

1.5.7 Hinterland

Land uses such as game reserves, agricultural, recreational, scientific research and national defense installations are allowed. Discretionary uses allowed must conform to the goals, objectives and policies established herein.

Objectives:

1. Promote the protection of the hinterland as an amenity for the community
2. Designate special areas and restrict incompatible development from these areas.
3. Utilize environmentally sensitive methods for new development within the Town.

Policies:

It is the policy of Council to:

1. Monitor and respond to development proposals beyond municipal boundaries which might impact the community stating what the impacts might be and suggest how they can be resolved.
2. Restrict any development which may adversely affect water quality from locating within the Bosworth Creek watershed.

1.5.8 Infrastructure

Objectives:

1. Develop a comprehensive plan for infrastructure development, replacement and maintenance.

1.5.9 Tourism

Objectives:

1. Be cognizant of the potential of tourism to benefit Norman Wells, and to react appropriately.

1.5.10 Municipal Financing

Objectives:

1. Ensure that the municipality operates in a financially efficient manner.

1.5.11 Cooperation with Other Groups

Objectives:

1. Foster working relationships with local, regional and Territorial groups who have a vested interest in Norman Wells, and working local groups having a significant interest in the future of the community and the region to find area of mutual interest and cooperation.

1.5.12 Beautification

Objectives:

1. To enhance the overall aesthetics of the community.
2. Encourage beautification initiatives in existing and new site developments.

1.6 Implementation

This Community Plan consists of a broad range of policies affecting the use and development of land, and to be effective must be implemented vigorously, systematically, and conscientiously. There are a number of tools which may be used under the authority of the Planning Act and other Territorial statutes to ensure effective implementation of the Community Plan policies.

Implementation may also be facilitated through an ongoing planning program consisting of such components as special studies and master plans, guideline documents, policy studies, and the systemic procedural framework for the review and assessment of Development Applications.

Implementation may be further supported through consultation and coordination with other public agencies and government bodies, participation in senior government programs, participation in an ongoing process of public consultation, and a coordinating approach to the planning and public works program.

It is the intent of the Town of Norman Wells to implement the policies of the Community Plan in a consistent, fair and equitable manner on the basis of the above implementation tools and facilitate mechanisms in accordance with the policies of this section.

1.6.1 Town Planning and Land Use Committee (the Committee)

In order to allow the Town to facilitate, support, and manage the implementation of the Community Plan through the establishment of an appropriate committee structure mandated to perform specific land use planning responsibilities, the general duties and responsibilities of the Town's Planning and Use Committee are contained in this section.

The Town Planning and Land Use Committee is a standing committee appointed by Council. It consist of two members of the Town Council (one Council member is an appointed Chairperson and the other acts as an alternate chairperson in the absence of the other member) and appointed members from the general public. The Committee is given a broad mandate to recommend changes to the land use planning policy and regulations. Within this mandate, the Committee must maintain confidence in the integrity of the planning process, protect public interests on behalf of Council, better define roles and relationships between stakeholders in the planning process, focus more closely on protecting municipal buildings and infrastructure, the natural environment and making the planning process more timely and efficient. The Committee must also deal with matters that impact land use decisions within the municipality and have regard to its involvement in the greater Sahtu Region and NWT.

While it is the Committee that advises Council on planning matters, it is the Community Plan and Zoning By-law that provides the Committee with the authority to plan and set out procedural requirements to ensure equity and due process in planning decisions. In addition, the Committee must articulate municipal directions to provide a context for municipal planning decisions. It is recommended that the Committee's role should also be formalized to provide advice and recommendations to Council with respect to special planning projects that require operating or capital funds to advance these projects and/or programs.

The role of the Committee also has other important functions, such as providing information, undertaking research, advising the municipality,

reviewing and approving municipal planning documents, and reviewing development applications which have been forwarded to the Committee by the Development Officer.

1.6.2 The Development Officer

The Development Officer is a key resource person to the Committee and Council. This individual's role is to make recommendations to Committee and Council regarding development proposals and special issues/inquiries that are brought forward by local residents, public agencies, boards and special interest groups. These planning and development related matters are both formal and informal in nature.

In essence, the Development Officer performs multiple functions to ensure that development within the Town is consistent with goals of the Community Plan. These functions include current and long term planning, the review of site and development plans, and providing technical support to the Committee and Council. These are circumstances that require the use of advisory agencies, consultants, special training and certification to strengthen and assist the role of planning and development in the Town. The Committee should be aware of expert advice and make the appropriate recommendations to Council for training and special courses when deemed appropriate.

1.7 Land Use Planning Control

The Town of Norman Wells shall use the following planning tools, in accordance with the appropriate Territorial statutes and policies to implement the goals and policies of this Community Plan.

1.7.1 Town of Norman Wells Zoning By-law

The purpose of the Zoning By-law is to regulate the use of land, and the character, location, and use of buildings and structures in accordance with applicable statutes such as the Planning Act and the National Building Code. The Zoning By-law shall specify the uses permitted in all areas of the Town and shall contain regulations to control the amount or type of development with respect to matters described below.

1. minimum and maximum lots areas and dimensions
2. minimum and maximum floor areas
3. siting of developing on a parcel of land in terms of minimum or maximum setbacks from property lines
4. maximum or minimum lot coverage
5. maximum or minimum density of residential land use
6. maximum or minimum floor space indices for residential, commercial, and other land uses
7. maximum height of building or structure
8. minimum requirements for parking and loading areas
9. minimum requirements for landscaped open space
10. minimum requirements for amenity areas

1.7.2 Legal Non-Conforming Uses

Any land use which was lawfully in existence on the day of passing of the Zoning By-law may continue to exist and shall be considered as a legal non-conforming use provided that it continues to be used for in its original purpose.

It is the general policy of the Town to encourage long term use of land to be in conformity with the policies of the Community Plan and the uses permitted in the Zoning By-law. Ultimately, the Town wishes to encourage sites containing non-conforming uses to be converted to uses in conformity with the Community Plan and the Zoning By-law.

Where a non-conforming use is clearly incompatible with or a hazard to adjacent uses, is associated with some form of blight in the surrounding area, or otherwise interferes with the implementation of the Community Plan, the Town may acquire the property to terminate the use of may exchange land to provide for the relocation of the use to a more appropriate area.

It is important to note that in certain circumstances, it may be desirable to permit the extension or enlargement of a legal non-conforming use. Applications to allow the extension or enlargement of a legal non-conforming use shall be considered through the Development Application process detailed in the Zoning By-law.

1.7.3 Development Permit Application

The Town shall continue to use the Development Application process as a means of maintaining effective control over the development of vacant land and then redevelopment of built-up land. It will be used to supplement the requirements of the Zoning By-law and other by-laws which may apply to development and re-development.

It is the goal of the Town of Norman Wells through the Development Application process to:

1. Encourage development and redevelopment which contributes to a safe, functional and visually attractive environment.
2. Relate favorably to the character and scaling of abutting uses.
3. Minimize impacts on abutting uses.
4. Conform to sound land use planning principles and building construction technologies.

The requirements for a Development Permit and the conditions of permit shall be detailed in the Zoning By-law.

1.8 Administration of the Plan

The intent of the Community Plan is to guide development over its next 20 year life. Municipalities evolve over time and therefore the Community Plan is not intended to be a static document. It should be amended from time-to-time to reflect these changing conditions. A system of monitoring and review will be put in place to keep abreast of these changes.

Any amendments to the Community Plan should be carefully considered by Council before their approval to ensure the best interests of the general public and being served. The following guidelines will be applied when considering amendments to the Community Plan.

1. The Plan shall be amended as necessary due to changing regulatory, legislative, economic, social, demographic, financial and environmental conditions and where the overall public interest is being served.
2. The plan may be amended where Council deems such amendments to be in the overall interest of the Town and general welfare of the Community.
3. All proposed amendments to the Plan shall be processed in accordance with the Planning Act and the public shall be given an opportunity to express their views before the proposed amendment is given final consideration by Council.

1.8.1 Administration Framework

The purpose of this Community Plan, in part, is to guide future decisions regarding the maintenance, development and redevelopment of the Town's land use system in order to support a high quality urban place.

1. To this end the Community Plan:
 - i. Identifies and establishes the distribution of the Town's individual land use designations.
 - ii. Provides objectives for and policies regarding development, redevelopment and conversion within each land use designation which include specific guideline statements.
 - iii. Recognizes certain general development principles that are intended to be applied in conjunction with the individual land use designation policies.

2. It is the general intent of the Community Plan:
 - i. To provide clear decision frameworks for development review consisting of objective and policies for relevant land use designations, and general development principles.
 - ii. That in reviewing development proposals the approval authority shall have regard to the decision framework provided by this Community Plan.
 - iii. That in having regard to the decision framework, decision consistent with the overall objectives, policies and principles of this Community Plan may be made by Council.
 - iv. That in rendering a decision in a context for which no specific decision framework is provided by this Community Plan, Council will apply, as the basis for its decision, the objectives of this Community Plan, reasonable application of sound planning principles and the presence of significant public benefit.

3. As required by the Planning Act, the Community Plan shall be reviewed at least once every five (5) years. The review will consider population growth, development pressure, environmental conditions, the state of the local economy, emerging trends and the general effectiveness of the Plan's policies, and recommend appropriate changes to the Community