

## Section 6.0 Zones

In addition to the development principles set out in Section Three, this section provides details in additional requirements for development in each zone.

### 1) Land Use Categories

For the purposes of this By-law, the Town of Norman Wells is divided into the following zones:

<b>DESCRIPTION</b>	<b>ZONE</b>
Low Density Residential	(R-1)
Medium Density Residential	(R-2)
Country Residential	(CR-1)
Mobile Home Subdivision	(MH-1)
Commercial	(C)
Service Commercial	(SC)
Institutional	(I)
Light Industrial	(M-1)
Heavy Industrial	(M-2)
Hydrocarbon Industrial	(M-3)
Explosives Storage	(E)
Open Space, Park	(P)
Hinterland	(H)
Urban Reserve	(U)
Airport Oriented	(A-1)
Navigation	(A-2)
Float Plan Base	(A-3)

## 2) Schedule

The aforementioned zones together with the zone boundaries are shown on the attached "Schedule 1.0 Zoning By-law and Future Land Use Map" which forms part of this By-law.

### **3) Low Density Residential Zone (R-1)**

The general purpose of this zone is to permit development of single detached and semi detached residential uses with the possibility of some uses, at the discretion of Council, which are compatible with the permitted uses, as outlined in the Community Plan.

#### Permitted Uses

- Single detached
- Semi-detached

#### Discretionary Uses

- Kindergarten or day nursery,
- Park or playing field,
- Churches and/or religious meeting places,
- Home occupations, and
- Accessory use.

#### Regulations Applicable to All Uses

- Minimum front yard setback - 4.5 metres
- Minimum rear yard setback - 6 metres
- Minimum interior side yard setback – 1.3 metres
- Minimum exterior side yard setback – 6.0 metres
- Setback exceptions
  - eaves may protrude - 0.6 metres
  - chimneys may protrude -0.3 metres
  - lots which have no rear vehicular access shall have one side yard of 3 metres.
- Fences shall be constructed in accordance with the provisions of Section 3 of the By-law.
- Any portion built in the front yard setback shall not exceed 1.8 metres in height.
- Any portion built to the rear of the front yard setback shall not exceed 1.8 metres in height.

- Parking in accordance with Section 5 of this By-law shall be provided.
- Maximum height of buildings - 10 metres.

Regulations Application to Single Detached Units

- Minimum lot size - 465 square metres
- Minimum average lot width - 15 metres
- Where a dwelling constructed under the C.S.A. Z240 or A277 code is to be placed on a lot in this zone it shall:
  - Have a minimum width of 6.7 metres
  - Have a roof pitch of not less than 2 in 12.
  - Have siding compatible with other homes in the same area.
  - Be placed on a foundation system for which it has been designed.
- Minimum floor area - 85 square metres.

Separation Distances

The following separation distances are minimum requirements outlined by the Office of the Fire Marshall and shall be applied to single-unit residential buildings described in this zone.

- |  |           |
|--|-----------|
| • No opening, non combustible siding   | 7 metres  |
| • No openings, combustible siding  | 9 metres  |
| • One opening, one wall,<br>no openings in wall of adjacent building<br>non-combustible siding | 8 metres  |
| • Openings both walls, non-combustible siding  | 9 metres  |
| • Openings both walls, combustible siding  | 12 metres |

Regulations Applicable to Semi-Detached Units

- Minimum lot size - 560 square metres
- Minimum floor area - 75 square metres per unit.

#### **4) Medium Density Residential Zone (R-2)**

The general purpose of this zone is to permit development of triplexes, row housing and apartment buildings with the possibility of some other uses, at the discretion of Council, which are compatible with the permitted uses.

##### Permitted Uses

- Duplexes
- Triplexes
- Fourplexes
- Row Housing
- Apartments

##### Discretionary Uses

- Kindergarten or day nursery
- Park or playing field
- Accessory uses
- Home occupations

##### Regulations Applicable to All Uses

- Minimum front yard setback - 6 metres
- Minimum rear yard setback - 9 metres
- Minimum side yard setback - 2.5 metres
- Separation of more than one building - 2.5 metres
- Minimum lot width - 30 metres or sufficient to accommodate the required yard setbacks
- Minimum average lot depth - 30 metres or sufficient to accommodate the required front and rear yard setbacks, whichever is greater
- Fences shall be constructed in accordance with the provisions of Section 3 of this By-law.
- Any portion built in the front yard setback shall not exceed 1.2 metres.
- Any portion built to the rear of the front yard setback shall not exceed 1.8 metres.
- Parking in accordance with Section 5 of this By-law.
- Maximum height of buildings - 15 metres.

- No apartment building will exceed 3 storeys.

## 5) Country Residential Zone (CR)

The general purpose of this zone is to permit development of single dwellings on larger lots with minimal municipal services with the possibility of some uses, at the discretion of Council, which are compatible with the permitted uses.

### Permitted Uses

- Single detached

### Discretionary Uses

- Kindergarten or day nursery,
- Park or playing field,
- Accessory uses,
- Home occupations, and
- Ancillary commercial activities directly related to tourism, which remain secondary to the permitted use.

### Regulations Applicable to All Uses

- Minimum front yard setback - 6 metres
- Minimum rear yard setback - 5 metres
- Minimum side yard setback - 6 metres
- No accessory building shall be used for human habitation.
- Minimum lot size shall be .40 hectares.
  - Minimum dwelling size shall be:
  - One bedroom - 75 square metres
  - Two bedroom - 93 square metres
  - Three bedroom - 112 square metres
- Fences shall be constructed in accordance with the provisions of Section 3 of this By-law.
- Single wide mobile homes are prohibited in this zone.
- Other dwellings constructed under the C.S.A. Z240 or A277 codes shall be in accordance with the provisions of Section 6.0 (3) R1 – Low Density Residential of this By-law.
- Maximum height of all buildings - 10 metres.

## **6) Mobile Home Subdivisions Zone (MH-1)**

The general purpose of this zone is to permit development of residential mobile home use on individually owned lots with the possibility, at the discretion of Council, of some uses which are compatible with the permitted uses.

### Permitted Uses

- Single wide or double wide mobile homes

### Discretionary Uses

- Kindergarten or day nursery,
- Park or playing field,
- Accessory uses, and
- Home occupations.

### Regulations Applicable to All Uses

- Minimum front yard setback - 4.5 metres
- Minimum rear yard setback - 2.3 metres
- Minimum side yard setback - 2.3 metres
- Minimum lot size - 37 square metres
- The mobile home shall be levelled, skirted, and the hitch removed within 30 days of being placed on the lot.
- All setbacks for discretionary uses shall be as determined by the Development Officer.
- Parking shall be in accordance with Section 5 of this By-law.
- Maximum height of all buildings - 5 metres.
- All units must meet CSA Z240 or A277 standards.

## 7) Commercial Zone (C)

The general purpose of this zone is to permit development of Town core-type commercial uses, with the possibility, at the discretion of Council, of the development of some uses which are compatible with the permitted ones.

### Permitted Uses

- Banks
- Professional offices
- Retail stores
- Restaurants and other public eating-drinking establishments
- Hotels/Motel
- Corporate offices
- Travel agencies
- Government and quasi-government offices
- Theatres and other public entertainment establishments

### Discretionary Uses

- Temporary structures for sales, amusement, recreational or promotional purposes
- Any outdoor display or sales undertaking
- Residential accommodation on the second floor or above
- Public or Quasi-Public buildings
- Accessory uses

### Regulations Applicable to This Zone

- Front yard setback - 5 metres except where with the permission of the Development Officer, a lesser setback is permitted.
- Rear yard setback - 6 metres.
- Side yard setback - 1.5 metres except where with the permission of Council, a lesser setback is permitted.
- Unobstructed pedestrian access from fire exits to a public access shall be provided.
- Vehicular access shall be provided to the rear of the structure.

- A covered or screened area shall be provided for garbage and trade waste.
- Parking spaces shall be provided in accordance with Section 5 of this By-law.
- Residential uses, where permitted, shall not be located on the first storey unless the permitted use is a hotel.
- Where construction is to take place on a utilidor serviced lot and is to have a required spatial separation due to construction type and where non-combustible construction, in whole or in part, would reduce or totally eliminate the required separation, a development cost charge of \$1,000 per metre for any unbuilt upon frontage shall be levied prior to issuing a Development Permit to offset the cost of servicing unbuilt upon portion of the lot.
- Maximum height of all buildings - 12 metres.

## **8) Service Commercial Zone (SC)**

The general purpose of this zone is to permit development of commercial uses which require larger amounts of parking than town core type uses or that require outdoor storage of vehicles or trade goods, with the possibility, at the discretion of Council, of the development of some uses which are compatible with the permitted uses.

### Permitted Uses

- Automotive service stations
- Tire shops
- Hotel/motel operations
- Building supplies
- Wholesale/retail businesses

### Discretionary Uses

- Accessory buildings
- Single Detached

### Regulations Applicable to This Zone

- Front yard setback - 6 metres
- Rear yard setback - 5 metres
- Side yard setbacks - 6 metres
- Vehicular access may be provided to the rear of the structure at the discretion of council.
- All outdoor storage of goods, materials or equipment shall be located to the rear of the building.
- All outdoor storage shall be fenced or screened.
- All fences are to be between 1.8 and 2.4 metres in height and may be designed as security fences.
- Parking shall be in accordance with Section 5 of this By-law.
- Maximum height of all buildings - 10 metres.
- The single detached dwelling established in the zone shall be occupied by the owner of someone who is an employee of the business
- The single detached dwelling shall be established on the same parcel as the principle building of the approved development

- The single detached dwelling will not be permitted until such time as the approved principle use development has been completed.
- Only one detached dwelling shall be permitted per lot.

## 9) Light Industrial Zone (M-1)

The general purpose of this zone is to permit development of light industrial uses which require larger lots to conduct their operations with the possibility of some discretionary uses which are compatible with the permitted uses at the discretion of the Council.

Relocatable construction camps are a discretionary use in this zone. The general purpose of a construction camp is to house a temporary workforce engaged in a given construction project. Bona fide construction camps are moved and relocated to new project sites upon completion of each construction project.

### Permitted Uses

- Trade shops
- Trucking companies
- Equipment storage
- Oilfield supplies and equipment
- Sawmills
- Scrap yards
- Bulk materials storage

### Discretionary Uses

- Uses similar to the permitted uses
- Accessory buildings
- Single Detached
- Relocatable Construction Camps (specific regulation below)

### General Regulations Applicable to This Zone

- Front yard setback - 6 metres
- Rear yard setback - 6 metres
- Side yard setbacks - 5 metres
- Vehicular access may be provided to the rear of any structure at the discretion of council.
- All outdoor storage shall be fenced and:
  - fences are to be between 1.8 and 2.4 metres high, and
  - fences may be designed for security purposes.
- Parking shall be in accordance with Section 5 of this By-law.
- Maximum height of all buildings - 12 metres.
- The single detached dwelling established in the zone shall be occupied by the owner of someone who is an employee of the business
- The single detached dwelling shall be established on the same parcel as the principle building of the approved development
- The single detached dwelling will not be permitted until such time as the approved principle use development has been completed.
- Only one single detached dwelling shall be permitted per lot.

### Regulations Applicable to Relocatable Construction Camps

- The location of camps will be permitted only in the Light Industrial Zone (M-1) in an area of the municipality generally east of the Quarry Road and generally north of the winter road right-of-way. Specific camp size and location will be decided on a case by case basis.
- Front yard set back – 6 metres
- Rear yard set back – 6 metres
- Side yard set back – 6 metres
- All outdoor storage of goods, materials, or equipment shall be to the rear of the front yard setback
- Parking shall be contained within the boundaries of each camp facility and the size of the parking area will be determined according to Section 5 of this By-law.
- Maximum height of buildings – 10 metres
- Bear proof receptacles must be installed, to the satisfaction of the Development Officer
- A bond as security for closure, cleanup and/or to discourage abandonment shall be required as a condition of the development permit and be posted in the amount of \$1000 per unit to a maximum of \$100,000.

- Utilities and power requirements must be submitted with each development permit application for the establishment of a camp including water and sewer tank sizes
- All construction camps must adhere to Section 9.10.20 of the National Building Code.
- Camp standards shall be kept in a state of order and aesthetically pleasing pursuant to the Property Standards By-law.
- Development Permit Applications must be accompanied by a letter of approval from the Fire Marshall indicating their authorization
- Development Permit Applications for a camp with 30 or more beds must provide the Development Officer with a listing of service requirements such as recreational, health care, stores, and policing needs and the expectation of town to provide these services, as well as providing a copy of the company camp rules and code of conduct for employees while residing in the community.
- There will be an annual renewal/review required for each development permit issued and maximum project duration. An administrative fee is required, in addition to the development permit application fee, as set out in Schedule Three of this By-law.
- Each camp will be responsible for the costs of any necessary development of culverts and roads on the site.

## **10) Heavy Industrial Zone (M-2)**

The general purpose of this zone is to permit development of heavy industrial uses which require large areas to conduct their operations with the possibility of some related discretionary uses at the discretion of Council.

### Permitted Uses

- Construction operations,
- Oilfield operations,
- Trucking companies, and
- Manufacturing or processing plants.

### Discretionary Uses

- Accessory buildings, and
- Operations whose primary business is in close association with the permitted uses.

### Regulations Applicable to This Zone

- All setbacks shall be determined by the Development Officer according to the proposed use.
- All operations shall be fenced, and:
  - fences shall be 2.4 metres in height or greater, and
  - fences shall be designed for security.
- All storage of flammable or hazardous materials shall be in accordance with the requirements of the GNWT Fire Marshall.
- Maximum height of all building - 12 metres.

## **11) Hydrocarbon Industrial Zone (M-3)**

The general purpose of this zone is to permit development of heavy industrial uses in support of the hydrocarbon industry.

### Permitted Uses

- Oil and gas wells,
- Hydrocarbon gathering and storage facilities,
- Hydrocarbon processing plants,
- Pipelines and related facilities, and
- Office uses associated hydrocarbon activities.

### Discretionary Uses

- Uses similar to the permitted uses, and
- Accessory buildings and uses.

### Regulations Applicable to This Zone

- Front yard setback - 6 metres
- Rear yard setback - 5 metres
- Side yard setbacks - 6 metres
- Vehicular access shall be provided to the rear of any structure.
- All outdoor storage shall be fenced and:
  - fences are to be between 2.4 metres in height or greater.
  - fences shall be designed for security purposes.
- Parking shall be in accordance with Section 5 of this By-law.
- All storage of flammable and hazardous materials shall be in accordance with the requirements of the GNWT Fire Marshall.
- Maximum height of all buildings - 30 metres.

## **12) Explosives Storage Zone (E)**

The sole purpose for this zone is to provide an area where any and all explosives materials can be stored remote from all other uses.

### Permitted Use

- Explosives storage.

### Discretionary Use

- No other uses shall be permitted.

### Regulations Applicable to This Zone

- All storage of explosives materials shall be in accordance with the legislation and regulations of the Northwest Territories including but not limited to the Mining Safety Act and the Explosives Use Act.
- All explosives storage sites shall be fenced with security type fencing so designed as to restrict entrance by unauthorized persons.
- All built form regulations, access, drainage, parking and other requirements shall be determined by the Development Officer according to the proposed use.

### **13) Institutional Zone (I)**

The purpose of this zone is to permit development of institutional type structures with the possibility of some other compatible uses at the discretion of Council.

#### Permitted Uses

- Schools,
- Government offices,
- Community centres,
- Arenas,
- Recreational (Curling) clubs,
- Churches,
- Service clubs,
- Police stations,
- Hospitals or nursing stations,
- Libraries,
- Day care centres,
- Museums,
- Tourism offices, and
- Government testing stations.

#### Discretionary Uses

- Food and/or drink concessions,
- Caretakers quarters,
- Temporary retail outlets, and
- Accessory uses.

#### Regulations Applicable to This Zone

- Front yard setback - 6 metres
- Rear yard setback - 5 metres

- Side yard setbacks - in accordance with the spatial requirements of the National Building Code or the Fire Marshall's requirements, whichever is greater.
- Parking shall be in accordance with Section 5 of this By-law.
- Maximum height of all buildings - 10 metres.

## **14) Open Space, Park Zone (P)**

The general purpose of this zone is to provide for parks within the community with the possibility of some other uses at the discretion of Council.

### Permitted Uses

- Parks,
- Playgrounds,
- Playing fields,
- Campgrounds, and
- Cemeteries.

### Discretionary Uses

- Food and/or drink concessions of a temporary nature,
- Boat launches/marinas,
- Boat repairs and/or services,
- Monuments, and
- Accessory uses.

### Regulations Applicable to This Zone

- All built form regulations, access, drainage, parking and other requirements shall be determined by the Development Officer according to the proposed use setbacks and parking requirements shall be determined by the Development Officer according to the proposed use.

## **15) Hinterland Zone (H)**

The general purpose of this zone is to preserve the natural features surrounding the existing and planned built-up area of Norman Wells. This zone applies to all land within the municipal boundary of the Town of Norman Wells, as may be altered from time-to-time, which is not previously included within another land use zone identified by this By-law.

### Permitted Uses

- Traplines and fishing areas,
- Hunting,
- Game preserves and/or conversation areas,
- Recreational areas,
- Installations for scientific or archaeological research, and
- National defence installations.

### Discretionary Uses

- Pipelines,
- Power lines,
- Highways
- Drainage channels, and
- Similar or facilities uses with the permission of Council.

### Regulations Applicable to This Zone

- All built form regulations, degree of restoration of land, access, drainage, parking and other requirements shall be determined by the Development Officer according to the proposed use.

## **16) Urban Reserve Zone (U)**

The general purpose of this zone is to provide areas that are used for current municipal services and needs such as public utilities, waste sites, quarries, etc. As this zones can be used as a planning tool to identify presently unused land for future expansion in all zones, according to the needs which arise.

### Permitted Uses

- Existing uses

### Discretionary Uses

- Solid Waste Sites
- Sewage Lagoons
- Clay Pits
- Water Treatments Plants
- Agriculture
- Quarries
- Municipal bulk materials and waste storage
- Similar uses with the approval of Council

### Regulations Applicable to This Zone

- All built form regulations, degree of restoration of land, access, drainage, parking and other requirements shall be determined by the Development Officer according to the proposed use.

## **17) Airport Zone (A-1)**

The general purpose of this zone is to provide an area for the location of industrial and commercial operation which, due to the nature of the operation, requires close proximity to the airport.

### Permitted Uses

- Airport terminals
- Air cargo handling
- Airlines, both scheduled and charter
- Flying schools
- Aircraft hangars
- Helicopter operations
- Forestry flying operations
- Aircraft repair services
- Airport maintenance and operations facilities
- Aircraft fuel storage and handling facilities
- Vehicle rentals
- Vending machines
- Aviation related facilities
- Non aviation related facilities, for example
  - Hotels
  - Vehicle fuel and maintenance facilities
  - Food and beverage establishments (restaurants)
  - General transportation facilities
  - Mail handling
  - Warehouses
  - General office accommodation
  - Manufacturing factories
  - Recreational facilities

### Discretionary Use

- Commercial operations whose principal operation is airport oriented.
- Industrial operations whose principal operation is airport oriented.
- Other aeronautical-compatible uses as deemed compatible by the Territorial Government and Transport Canada.

### Regulations Applicable to This Zone

- Airports and aviation in Canada is a Government of Canada responsibility and is controlled and regulated by legislation (the Aeronautics Act and others).
- Compliance with national building code and municipal building requirements related to structure integrity, power and utility servicing.
- All development in this zone must also conform to the Norman Wells Airport Zoning Regulation, which can be found in Appendix A.
- In the event of any uncertainty regarding development permits, the Town should contact the Director of Airports Division, Government of the Northwest Territories (Yellowknife).

## **18) Float Base/Landing Strip (A-2)**

The general purpose of this zone is to provide an area for the location of industrial and commercial operation which, due to the nature of their operations, require close proximity to the float base and grass landing strip.

### Permitted Uses

- Aircraft and helicopter operations
- Flying schools,
- Aircraft hangars,
- Forestry flying operations,
- Aircraft repair services,
- Aircraft fuel storage and handling facilities,

### Discretionary Uses

- Commercial operations whose principal operation is oriented to the float base/landing strip
- Industrial operations whose principal operation is oriented to the float base/landing strip
- Other aeronautical-compatible uses as deemed compatible by the Territorial Government and Transport Canada.

### Regulations Applicable to This Zone

- Airports and aviation in Canada is a Government of Canada responsibility and is controlled and regulated by legislation (the Aeronautics Act and others).
- Compliance with national building code and municipal building requirements related to structure integrity, power and utility servicing.
- All development in this zone must also conform to the Norman Wells Airport Zoning Regulation, which can be found in Appendix A.
- In the event of any uncertainty regarding development permits, the Town should contact the Director of Airports Division, Government of the Northwest Territories (Yellowknife).

## **19) Navigational Aids (A-3)**

The general purpose of this zone is to provide an area for the location of uses which are required for navigational aids and the support thereof.

### Permitted Uses

- Antennas,
- Beacons,
- Communications Tower,
- Emergency response equipment and storage facilities.

### Discretionary Uses

- Commercial operations, whose principal operation is airport, float base, or landing strip oriented.
- Industrial operations, whose principal operation is airport, float base or landing strip oriented.

### Regulations Applicable to This Zone

- The regulations placed in effect within the airport land by the Federal Ministry of Transport shall govern the erection, construction, and placement of all structures.
- All applications for discretionary uses shall be subject to Council approval.
- All development in this zone must also conform to the Norman Wells Airport Zoning Regulation, which can be found in Appendix A.
- In the event of any uncertainty regarding development permits, the Town should contact the Director of Airports Division, Government of the Northwest Territories (Yellowknife).