

P PERMITTED USE
D DISCRETIONARY USE
N NOT PERMITTED

TABLE 1 - ZONING MATRIX

Land Uses	Zoning Categories																
	R-1	R-2	CR-1	MH-1	C	SC	I	M-1	M-2	M-3	E	P	H	U	A-1	A-2	A-3
Accessory building/uses	D	D	D	D	D	D	D	D	D	D	N	D	N	N	N	N	N
agriculture	N	N	N	N	N	N	N	N	N	N	N	N	N	N	D	N	N
air cargo handlers	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
aircraft fuel storage and handling facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
aircraft hangers	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
aircraft repair services	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
airlines, both scheduled and charter	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
airport maintenance and operation facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
airport terminals	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
Ancillary commercial activities directly related to tourism which remain secondary to the permitted use	N	N	D	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Antennas	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P
Any outdoor display or sales undertaking	N	N	N	N	D	N	N	N	N	N	N	N	N	N	N	N	N
Apartments	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Arenas	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N
Aviation related Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N
Banks	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N
Beacons	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P
boat launches/marinas	N	N	N	N	N	N	N	N	N	N	N	D	N	N	N	N	N
boat repairs and/or services	N	N	N	N	N	N	N	N	N	N	N	D	N	N	N	N	N
Building Supplies	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N
Bulk materials storage	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N
campgrounds	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N
Caretakers quarters	N	N	N	N	N	N	D	N	N	N	N	N	N	N	N	N	N
cemeteries	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N
Churches and/or religious meeting places	D	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N
Clay Pit														P			
Commercial operations whose principal operations is airport oriented	N	N	N	N	N	N	N	N	N	N	N	N	N	N	D	D	D
Communication Towers	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P
Community Centers	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N
Construction operations	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N
Corporate Offices	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N
Curling (Recreational) Clubs	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N
Daycare centres	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N
duplex	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
drainage channels	N	N	N	N	N	N	N	N	N	N	N	N	D	N	N	N	N
equipment storage	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N
Emergency Response equipment and storage facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P
Explosives storage	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N
flying schools	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N
food and/or drink concessions for a temporary nature	N	N	N	N	N	N	D	N	N	N	N	N	N	N	N	N	N
Food/Drink concessions of a temporary nature	N	N	N	N	N	N	N	N	N	N	N	D	N	N	N	N	N
forestry flying operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
Fourplex	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
game preserves and/or conservation areas	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N
Government offices	N	N	N	N	P	N	P	N	N	N	N	N	N	N	N	N	N
Quasi government offices	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N
Government testing stations	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N
helicopter operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
Highways	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N
Home occupation	D	D	D	D	N	N	N	N	N	N	N	N	N	N	N	N	N
Hospitals or nursing stations	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N
Hotels	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N	N	N
hunting	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N
Hydrocarbon gathering and storage facilities	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N
Hydrocarbon processing plant	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N
Indoor storage areas for the use of residents	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Industrial operations whose principal operation is airport oriented	N	N	N	N	N	N	N	N	N	N	N	N	N	N	D	D	D
installations for scientific and archaeological research	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N
kindergarten or day nursery	D	D	D	D	N	N	N	N	N	N	N	N	N	N	N	N	N
Libraries	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N
Manufacturing or processing plants	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N
Mobile Homes	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
monuments	N	N	N	N	N	N	N	N	N	N	N	D	N	N	N	N	N
Motel	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N	N	N
municipal bulk materials and waste storage	N	N	N	N	N	N	N	N	N	N	N	N	N	D	N	N	N
Museums	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N
national defence installations	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N
Office use associated with hydrocarbon activates	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N
Offices for conducting the business of the subject mobile home park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Oil and gas wells	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N
Oilfield Operations	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N
Oilfield supplies and equipment	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N
outside storage area for the use of the residents	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
parks/playfield/playgrounds	D	D	D	D	N	N	N	N	N	N	N	P	N	N	N	N	N
Pipelines	N	N	N	N	N	N	N	N	N	N	N	N	D	N	N	N	N
Pipelines and related facilities	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N
Police Stations	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N
power lines	N	N	N	N	N	N	N	N	N	N	N	N	D	N	N	N	N
Professional Offices	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N
Public or Quasi -Public buildings	N	N	N	N	D	N	N	N	N	N	N	N	N	N	N	N	N
Quarries	N	N	N	N	N	N	N	N	N	N	N	N	N	D	N	N	N

This chart is supplied to the client for convenience only. Please refer to the Zoning By-law for exact definitions for land uses in each zoning category.

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	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N
recreational areas	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N
Recreational facilities for the use of mobile home park residents only	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Zoning Categories																	
Land Uses	R-1	R-2	CR-1	MH-1	C	SC	I	M-1	M-2	M-3	E	P	H	U	A-1	A-2	A-3	
Relocatable Construction Camps	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	
restaurants	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	
Restaurants and other public eating-drinking establishments	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	
Retail Stores	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N	N	N	
Row Housing	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Sawmills	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	
Schools	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	
Scrap yards	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	
Semi detached	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Service Clubs	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	
Sewage Lagoons															P			
Service stations	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	
Single detached	P	N	P	N	N	D	N	D	N	N	N	N	N	N	N	N	N	
Single wide or double wide mobile home for one household	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	
Solid Waste Sites															p			
temporary retail outlets	N	N	N	N	N	N	D	N	N	N	N	N	N	N	N	N	N	
Temporary structures for sales, amusement, recreational or promotional purposes	N	N	N	N	D	N	N	N	N	N	N	N	N	N	N	N	N	
Theaters and other public entertainment establishments	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	
Tire shops	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	
Tourism Offices	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	
Trade shops	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	
Trapline and fishing areas	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	
Travel Agencies	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	
Triplex	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
trucking companies	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N	
Uses similar to permitted uses	N	N	N	N	N	N	N	D	D	D	N	N	D	D	N	N	N	
vehicle rentals	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	
vending machines	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	
Water Treatment Plant	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	
Wholesale business	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	
Emergency Response equipment and storage facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	

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TOWN OF NORMAN WELLS DEVELOPMENT PROCESS

A Development Permit is not required where the development consists of only:

- Painting
- Decorating
- Minor repairs
- Minor landscaping
- Construction or maintenance of any fence, wall or gate or combination thereof, not exceeding 1.2 metres in height in front of the structure and 1.8 metres in height elsewhere on the site, unless this construction is within a corner lot and therefore cannot exceed 1.0 metre in height
- Construction or placement of a shed, greenhouse or storage area not exceeding 3 x 3 square metres (10x10 square feet)
- Other similar work, at the discretion of Council, provided that no person's health or safety is endangered

Do I Need a Development Permit?

All other developments need a permit

Is this a home occupation?

Fill out a Schedule 5: Application for Home Occupation

Is this a permitted or discretionary use?

All discretionary uses are approved by Council/Town Planning and Land Use Committee

You require a zoning change

Fill out a Schedule 2: Application for Development Permit

Fill out a Schedule 4: Application for a Zoning By-law Amendment

Does your development fit with the policies set out in the Community Plan?

Changes to the Zoning By-law and the Community Plan must be approved by Council (3 readings) and MACA.

Fill out a Schedule 8: Application for a Community Plan Amendment

Development Officer must make a decision in 40 days. If not, it is deemed "refused".

The Development Officer makes decisions on permitted uses, discretionary uses and home occupations.

Notice of Decision
Development Officer must post the decision (Schedule 7: Notice of Development Permit)

Decisions on appeals are made by the Development Appeal Board

If the use is approved and there are no appeals the Development Officer issues Schedule 6: Development Permit

Appeal Decision of Development Officer
Affected parties have 14 days to file an appeal in writing

Decision of Development Officer confirmed by the Development Appeal Board

You can appeal the decision of the Development Appeal Board on matters of law or jurisdiction but not the decision itself.

Decision of Development Officer refused by the Development Appeal Board

Development Appeal Board decisions may be appealed under Section 51 of the Planning Act

The Supreme Court of the Northwest Territories confirms the order of the board.

The Supreme Court of the Northwest Territories refers the order back to the appeal board to deal with any matters of law or jurisdiction.

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CHART TWO: WHY PLAN?

