

6 PART SIX – SPECIAL REGULATIONS

6.1 APPLICABILITY OF SPECIAL LAND USE REGULATIONS

The Special Land Use Regulations apply irrespective of the zone in which the use is located. Where these regulations appear to be in conflict with the zone regulations (whether for a permitted or discretionary use), the Special Land Use Regulations shall take precedence and shall be applied in addition to the requirements of the zone.

6.2 HOME OCCUPATIONS

- 1) A resident who intends to operate a home business where permitted under this by-law, shall make application on the prescribed form and:
 - a. Provide a business licence that shall be in effect for the period of one calendar year requiring annual renewal to continue the home occupation; and
 - b. a letter from the owner of the residence acknowledging and permitting the Home Occupation if the Home Occupation is to be operated from a leased residence.
- 2) A development permit shall be in effect for the period the home occupation is operated.
- 3) All home occupations are subject to the following provisions:
 - a. The home occupation shall be operated as a secondary use only, and shall not change the principal character or external appearance of the dwelling involved;
 - b. No more than two (2) home based businesses may be located in the same residence without the approval of Council;
 - c. there shall be no outdoor business activity, storage of materials or equipment associated with the home occupation;
 - d. the home occupation shall not generate pedestrian traffic, vehicular traffic or parking in excess to and from the residence that is uncharacteristic of the neighbourhood;
 - e. Council may set a limit to the number of customers that may be in attendance at any one time as a condition of the development permit;
 - f. No more than six (6) customers or students may be in attendance at any one time;

- g. A Home Occupation shall not employ any person on-site other than a full time resident of the dwelling. There can be no employees or business partners working at the residence who do not live at the residence;
 - h. There shall be no exterior display or advertisement, other than a permitted sign measuring 45.7 cm x 60.9 cm (18" x 24");
 - i. There shall be no mechanical or electrical equipment used that creates external noise, or visible and audible interference with home electronics equipment in adjacent dwellings;
 - j. No vehicles over 5,000 kilograms gross vehicle weight associated with the business can be parked at or near the residence; and
 - k. The Home Occupation cannot create any kind of nuisance by way of dust, noise, odour, smoke, bright light or anything objectionable, as determined by the Development Officer.
- 4) Where a day care is the home occupation, all conditions of the GWNT Child Day Care Act and Child Day Care Standards and Regulations must be met.
- 5) The following lists some of the more common types of home occupations (but is by no means exclusive)
- Dressmaking and millinery, home cooking, preserving and similar domestic home activities;
 - Small-scale manufacture of novelties, souvenirs and handicrafts for sales;
 - Private music instruction;
 - Minor repair of domestic equipment normally used within dwellings;
 - The office of a professional or business person, if and only if the business or profession is conducted in the dwelling unit used by the person as his/her private residence and the number of employees does not exceed three.

6.3 BED AND BREAKFAST ESTABLISHMENTS

- 1) The owner of the Bed and Breakfast and the building shall be the principal residence of the owner and his/her family.
- 2) In addition to all other provisions and requirements of this bylaw, the following additional requirements shall apply to bed and breakfast operations:
 - a. A valid development permit must be in place prior to commencing operations;
 - b. off-street parking is provided for the residential unit itself, plus one (1) additional parking space per rented guest room; and

- c. a maximum of four (4) rental rooms are available, with a maximum occupant load of eight (8) persons over and above the owner and their household.
- d. Where the total occupant load (including the owner and their household) of the premises exceeds ten (10), a fire alarm system is required

6.4 DAY CARE FACILITIES

- 1) In addition to conforming with the GWNT Child Day Care Act and Child Day Care Standards and Regulations, all day cares shall be subject to the regulations contained in this bylaw.
- 2) The maximum number of children for which care may be provided shall be established by the Development Authority who shall have regard for the nature of the day care, the density of the zone in which it is located, potential increases in traffic, and the location of the use in relation to other uses in the area of development, but shall not exceed the maximum allowable under the GWNT Child Day Care Act and Child Day Care Standards and Regulations.
- 3) The number of children within a day care established as a secondary use within a single family dwelling or mobile home shall not exceed the maximum allowable under the GWNT Child Day Care Act and Child Day Care Standards and Regulations.
- 4) A day care shall not be the principal use of a building within a residential zone.

6.5 CARETAKER UNITS

- 1) A caretakers unit shall be designed to accommodate no more than one (1) household.
- 2) Any change in use of the site where the caretaker unit is located will constitute a change in use of the caretaker unit.

6.6 AIRPORT VICINITY PROTECTION

No development shall be allowed that conflicts with airport safety, by reason of smoke, ash, steam, height of structure or electronic interference with aviation communication and guidance equipment. Any development within this zone shall be subject to the policies, regulations and standards established by the Department of Transportation, Arctic Airports Division, Government of the Northwest Territories and Transport Canada Regulations.

6.7 MANUFACTURED DWELLINGS (MOBILE HOMES)

- 1) Manufactured dwellings (mobile homes) shall in all cases:
 - a. Be placed on permanent foundations;
 - b. Meet or exceed the provisions of CSA Z240; and
 - c. Have skirting to enclose the undercarriage that allows adequate ventilation and complements the dwelling to the extent possible;
- 2) All manufactured dwellings placed on empty lots must be no more than 5 years old as of the date of manufacture.
- 3) All accessory structures such as porches, decks, additions and storage facilities shall be factory prefabricated units, or of a quality equivalent so that design and construction will complement the mobile home.
- 4) In cases of an irregularly shaped lot or a mobile home that is too long to allow for normal setbacks, the Development Officer may permit setbacks at the front and back, which are less than the required setbacks, provided this does not adversely affect the amenities of the residential area.

6.8 MULTI- DWELLING DEVELOPMENTS

- 1) For all residential development containing more than two (2) dwellings, the following must be provided:
 - a. access for fire department vehicles and other emergency vehicles;
 - b. suitable enclosed garbage area;
 - c. clothes lines or alternate means of handling laundry facilities;
 - d. landscaping and fencing;
 - e. safe pedestrian access to and from the public sidewalk fronting;
 - f. any other matter the Development Authority considers necessary to maintain a residential environment.

6.9 SCRAP YARDS

- 1) Scrap yards/junk yards shall not be situated within 150 metres of naturally occurring sources of water be it seasonal or permanent. Sources of water include but are not limited to lakes, rivers, streams, ponds and creeks.
- 2) The minimum distance between any residential property line and any junkyard/scrapyard property line shall be four hundred and fifty (450) metres.
- 3) Every scrap yard/junk yards shall be screened from view along all property lines consisting of a fence, or if located in the upper industrial area a buffer of trees or bush.
- 4) Fencing around scrapyards/junk yards must be a minimum of four (4) metres high, measured from grade.

- 5) At least one access route connected to a public thoroughfare must be provided
- 6) Where the site area of a Scrapyards/junkyard exceeds 6,000 m² two access routes connected to a public thoroughfare must be provided
- 7) All access routes must be equipped with a lockable gate.

6.10 SERVICE STATIONS (INCLUDING GAS BARS)

- 1) Provision of points of access and egress shall meet with the approval of the Development Officer.
- 2) The minimum site area shall be 740 sq. m and the maximum building coverage shall be twenty-five percent (25%) of the site area. For service stations including a car wash, the minimum site area shall be 1,100 sq. m.
- 3) All parts of the site which may be accessed by vehicles shall be surfaced and drained to the satisfaction of the Development Officer.

7 PART SEVEN – ZONING DISTRICT REGULATIONS

7.1 R1 – LOW DENSITY RESIDENTIAL

The general purpose of this zone is to establish areas of low density residential development.

1) Permitted Uses

- a. Single detached dwelling;
- b. Duplex dwelling;
- c. Accessory buildings and uses to the above uses;
- d. Small parks and playgrounds which serve specific residential developments;
- e. Public utility uses required to service the immediate area; and
- f. Home occupations.

2) Conditional Uses

- a. Community care facility;
- b. Churches and/or religious meeting places;
- c. Day care facility;
- d. Public or quasi-public buildings, or public utilities serving the immediate area; and
- e. Other uses which Council considers to be similar in character and purpose, and which are compatible with residential uses.

3) Development Regulations

Dwellings	
Maximum Height	10 m
Minimum Site Area	
- Single detached	350 m ²
- Duplex (one over the other)	465 m ²
- Duplex (side by side)	670m ²
Minimum Front Yard Setback	4.5 m
Minimum Rear Yard Setback	1.3 m
Minimum Side Yard Setback	1.3 m 4.5 m (yard abutting flanking street) 3 m (utilidor)
Minimum Building Footprint	
- Single detached	85 m ²
- Duplex (one over the other)	56 m ²
- Duplex (side by side)	85 m ²
Minimum Building Width	6.7 m
Maximum Lot Coverage	50% Dwelling 12% Accessory Others required by Development Officer

- 4) All other uses shall have a maximum lot coverage of 50%.
- 5) With the approval of Council, the minimum site area may be less in the case of existing sub-standard lots.
- 6) All buildings shall have a roof slope of no less than 2 in 12, and a minimum building width of 6.7 m.

7.2 R2 – MEDIUM DENSITY RESIDENTIAL

The general purpose of this zone is to permit medium density residential such as row housing and apartment buildings, with the possibility of some other uses compatible with the permitted uses.

1) Permitted Uses

- a. Duplex dwelling;
- b. Multi-unit attached dwellings (row housing);
- c. Multi-unit dwellings (apartments);
- d. Park and/or playground accessory to a specific R2 development;
- e. Public utility uses required to service the immediate area; and
- f. Accessory buildings and uses.

2) Conditional Uses

- a. Single detached dwelling;
- b. Commercial residential occupancy;
- c. Church;
- d. ;Community care facility;
- e. Home occupation
- f. Other uses which are considered by Council to be similar in character and compatible with the permitted uses.

3) Development Regulations

Single Detached Dwellings	
Maximum Height	10 m
Minimum Site Area	350 m ²
Minimum Front Yard Setback	4.5 m
Minimum Rear Yard Setback	1.3 m
Minimum Side Yard Setback	1.3 m 4.5 m (yard abutting flanking street) 3 m (utilidor)
Minimum Floor Area	85 m ² for 1 storey
Maximum Lot Coverage	50% Dwelling 12% Accessory Others required by Development Officer
Multi-unit Dwelling	
Duplex Minimum Site Area	465 m ²
Semi-detached Minimum Site Area	670m ²
Minimum Yard Requirements	Same as Single Dwelling
Row Housing and Apartments	
Maximum Height	2 Storeys or 8 m
Minimum Site Area	800 m ²
Maximum Lot Coverage	30%
Maximum Density	35 units per net hectare
Yard Requirements	Same as duplex dwelling except that no side yard shall be less than 3 m from rear lot line
Minimum Front Yard Setback	8 m
Minimum Rear Yard Setback	3 m
Minimum Side Yard Setback	3 m except side yards abutting a flanking street, in which case the minimum shall be 4m

7.3 RMH1 – RESIDENTIAL MANUFACTURED HOMES

The general purpose of this zone is to permit the development of neighbourhoods where manufactured homes are installed on individually owned lots, with the possibility of some uses which are compatible with the permitted uses.

1) Permitted Uses

- a. Manufactured dwellings;
- b. Park;
- c. Accessory buildings and use; and
- d. Public utility uses required to service the immediate area

2) Conditional Uses

- a. Single detached dwelling;
- b. Duplex
- c. Home occupation;
- d. Public or semi-public building and use; and
- e. Other uses which are considered by Council to be similar in character and compatible with the permitted uses.

3) Development Regulations

Mobile Homes	
Maximum Height	5 m
Maximum Height Accessory Buildings	5 m
Minimum Floor Area	50 m ² excluding attached porches
Minimum Lot Width	10.7 m
Minimum Lot Area	325 m ²
Minimum Front Yard Setback	3 m
Minimum Side Yard Setback	1.5 m
Minimum Rear Yard Setback	2.3 m
Maximum Lot Coverage	40%
Maximum Lot Coverage Accessory	10%

- 4) All provisions of Part 6 of this bylaw related to Manufactured Dwellings.

- 5) Minimum lot area and width may be less in the case of existing registered sub-standard lots, with the approval of Council.
- 6) Porches and additions shall be considered as part of the main building and the external finish of a porch or addition shall match the existing finish on the mobile home.
- 7) Porches and additions shall be constructed in such a manner that two (2) exits, with direct access to the outside, are maintained in any manufactured dwelling.
- 8) The maximum floor area of porches and additions to a manufactured dwelling shall not be greater than 100% of the floor area of the original manufactured dwelling.
- 9) A manufactured dwelling shall be skirted from the floor level to an acceptable height from the ground with adequate open area to provide for proper ventilation.
- 10) The manufactured dwelling shall be levelled, skirted, and the hitch removed within 60 days of being placed on the lot.

7.4 CR – COUNTRY RESIDENTIAL ZONE

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 permitted uses.

1) Permitted Uses

- a. Single detached dwelling;
- b. Manufactured dwelling;
- c. Modular dwelling , and;
- d. Buildings and uses accessory to the above.

2) Conditional Uses

- a. Buildings and uses accessory to the above;
- b. Home occupation;
- c. agricultural Uses; and
- d. Other uses which are considered by Council to be similar in character and purpose to uses listed above as part of a Country Residential Zone.

3) Development Regulations

Single Detached Dwelling	
Maximum Height	10 m
Minimum Site Area	0.4 hectares (1.0 acre)
Minimum Front Yard Setback	6 m
Minimum Rear Yard Setback	5 m
Minimum Side Yard Setback	5 m
Maximum Lot Coverage	25%
Maximum Coverage of Principal Building	5%
Maximum Coverage Accessory Buildings	2%
Minimum Floor Area	75 m ²
Garages and Accessory Buildings	
Minimum Distance from Dwelling Unit	1 m

Minimum Distance from the side lot line	1 m
Minimum Distance from the rear lot line	1 m

4) Conditions of Development Permits.

- a. Development costs for all Country Residential lots/subdivisions are the responsibility of the applicant/developer.
- b. The applicant shall, to the satisfaction of the Authority provide or demonstrate that appropriate water, sewage and garbage disposal/containment methods are in place.
- c. Where environmental impacts are of concern, the application may be reviewed by the appropriate town, territorial and/or federal agencies.
- d. Any person seeking a development permit for a Country Residential lot may be requested to post a performance bond, refundable upon completion of the principal building and its occupation for one (1) year. The terms of the performance bond will be prepared by the Development Officer and/or Council.

7.5 CU – COMMUNITY USE

The general purpose of this zone is to provide for public and privately owned facilities open to the public and of an institutional or community service nature.

1) Permitted Use

- a. Churches;
- b. Community halls;
- c. Arenas, public pools and curling rinks;
- d. Health centre;
- e. Offices;
- f. Library;
- g. Museum;
- h. Tourism Office;
- i. Police Station
- j. Sewage Lagoon
- k. Solid Waste Site
- l. Quarry
- m. Schools;
- n. Ball fields
- o. Senior citizens homes and similar buildings; and,
- p. Accessory buildings and uses.

2) Conditional Uses

- a. Cemeteries;
- b. Federal, Territorial and Municipal buildings and uses;
- c. Private marinas servicing pleasure craft, and other similar public buildings and uses;
- d. Private clubs and lodges;
- e. Public utility installations and uses; and,
- f. Other uses which are considered by Council to be similar in character and purpose to uses listed above.

3) Development Regulations

Buildings	
Maximum Height	10 m
Minimum Lot Width	30 m
Minimum Lot Depth	To be established by the Development Authority
Minimum Lot Area	To be established by the Development Authority
Minimum Front Yard Setbacks	6 m
Minimum Rear Yard Setbacks	7.5 m
Minimum Side Yard Setbacks	4.5 m
Maximum Lot Coverage	60%

7.6 C- COMMERCIAL

The general purpose of this zone is to permit development of commercial uses, along with other uses considered compatible with those permitted uses and similar in character and purpose in keeping with the intent and purpose of the Community Plan.

1) Permitted Uses

- a. Professional, financial, office and business support services;
- b. Professional Offices;
- c. Eating and drinking establishments
- d. Hotels;
- e. Retail stores;
- f. Banks;
- g. Theatres and other public entertainment establishments;
- h. Personal service establishments;
- i. Parks;
- j. Hardware and home improvement centres; and,
- k. Government and quasi government offices.

2) Conditional Uses

- a. Temporary structures for sales, amusement, recreational or promotional purposes;
- b. Local utility services;
- c. Residential accommodation on a second floor;
- d. Public or Quasi-Public buildings;
- e. Workshops accessory to retail stores where the workshop is essential to the retail business conducted on the same lot;
- f. Buildings and uses accessory to the above; and
- g. Those uses which, in the opinion of the Development Officer, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of the zone.

3) Development Regulations

Buildings	
Maximum Height	13 m If a sprinkler system is provided, then the building height shall be at the discretion of the Development Officer
Minimum Lot Width Hotels	30 m
Minimum Lot Width all other uses	7.5 m
Minimum Lot Depth	Combination of lot width and depth shall, at a minimum, be equal to or greater than 140 m ²
Minimum Lot Area Hotel	1,115 m ²
Minimum Lot Area all other uses	278 m ²
Minimum Front Yard Setbacks	Shall be at the discretion of the Development Officer, or Council Acting as the Development Officer, with consideration given to development or potential development on adjacent lots.
Minimum Rear Yard Setbacks	6 m parking or loading zone shall be provided where there is not conflict with an utilidor. If there is a conflict, the setback shall be determined by the Development Officer in consultation with the Northwest Territories Power Corporation and the Fire Chief.
Minimum Side Yard Setbacks	3 m if next to a residential zone 2.5 m for all other lots
Maximum Lot Coverage	Shall not exceed 1.75 times the lot

4) General Regulations and Performance Standards

- a. Parking, loading, storage and trash collection areas shall be screened to the satisfaction of the Development Officer;
- b. A minimum of 5% of the site area shall be landscaped for public use to the satisfaction of the Development Officer;
- c. A workshop accessory to a retail use is to be located behind the principal building and have a maximum floor area of 370 m².
- d. The design, siding and external finish of all buildings, including any accessory buildings, structures, signs and any reconstruction shall be to the satisfaction of the Development Authority

7.7 SC- SERVICE COMMERCIAL

The general purpose of this zone is to permit development of commercial uses which require larger amounts of parking or that require outdoor storage of trade goods, with the possibility of the development of some uses which are compatible with the permitted use.

1) Permitted Uses

- a. Automotive service stations;
- b. Tire shops;
- c. Hotel/motel operations;
- d. Office / Resident;
- e. Laundry and Dry Cleaning Shop;
- f. Building supplies; and
- g. Wholesale/retail businesses.

2) Conditional Uses

- a. Accessory buildings and uses;
- b. Commercial Residential Occupancy
- c. Other uses which are considered by Council to be similar in character and purpose to the uses listed above.

3) Development Regulations

Buildings	
Maximum Height	12 m
Minimum Lot Area	278 m ²
Minimum Front Yard Setbacks	6 m
Minimum Rear Yard Setbacks	5 m
Minimum Side Yard Setbacks	6 m
Maximum Lot Coverage	35%

4) Street access shall be as required by Development Officer.

5) General Regulations

- a. The building setbacks shall allow for the planned widening of streets and/or provision of service roads when required by Council. The building setbacks shall provide for the front yards as established by these regulations in addition to the setbacks needed for the aforementioned widening.
- b. The design, siding and external finish of every building, including any accessory building, structures, sign and any reconstruction shall be to the satisfaction of the Development Authority
- c. All yards abutting the roadway shall be landscaped.
- d. All outdoor storage areas shall be enclosed with suitable fencing to screen from view any outdoor storage of equipment, machinery, building materials, lumber or other materials.

6) Conditions of Development Permits

- a. Prior to issuance of a development permit, a site plan indicating the proposed location of buildings, landscaping, parking, accesses and driveways proposed lighting and signs, and any fence or screening shall be approved by the Development Officer.
- b. The Development Authority will establish access points from the premises to the street.

7.8 M1 – LIGHT INDUSTRIAL ZONE

The general purpose of this zone is to permit development of light industrial uses which generally carry out a portion of their activities outdoors, and do not generate any off-site nuisances.

1) Permitted Uses

- a. Trade shops;
- b. Trucking companies;
- c. Open Storage of Heavy Equipment and machinery;
- d. Oilfield supplies and equipment;
- e. Sawmills;
- f. Animal shelters;
- g. Warehousing/storage;
- h. Relocatable construction camps;
- i. Marine Transportation Facilities;
- j. Land Farm; and
- k. Agricultural uses.

2) Conditional Uses

- a. Caretaker/Security Unit
- b. Scrap yards;
- c. Bulk material storage;
- d. Buildings and uses accessory to the above; and
- e. Those uses which, in the opinion of the Development Officer, are similar to the permitted or conditional uses, and which conform to the general purpose and intent of the zone.

3) Development Regulations

Buildings	
Maximum Height	10 m
Minimum Lot Area	To be established by the Development Officer
Minimum Lot Area all other uses	278 m ²
Minimum Lot Width	30 m ²
Minimum Lot Depth	To be established by the Development Officer
Minimum Front Yard Setbacks	6 m
Minimum Rear Yard Setbacks	5 m, 7.5 m where the property abuts a residential zone
Minimum Side Yard Setbacks	4.5 m
Maximum Lot Coverage	70%

4) General Regulations

Notwithstanding the minimum yard requirements above where it is deemed impractical to conform with these requirements due to obvious physical limitations, all yard setbacks shall be at the discretion of the Development Officer who shall have regard for the amenities of the district and adjoining lots.

5) Light Industrial Performance Standards

- a. Noise – Noise from industrial production shall not be audible at any point of the boundary of the lot on which the operation takes place;
- b. Smoke – No process involving the use of solid fuel is permitted, save the use of waste disposal incinerators of ;
- c. Dust and ash – No process involving the emission of dust fly-ash or other particulate matter is permitted;
- d. Odour – The emission of any odorous gas or other odorous matter is prohibited;
- e. Toxic gases, etc. – The emission of any toxic gases or other toxic substances is prohibited;
- f. Glare or heat – No industrial operation shall be carried out that would produce glare or heat discernible beyond the property line of the lot concerned; and,

- g. External storage – External storage of goods or material is permitted if the storage area is suitably enclosed by a fence or wall, to the satisfaction of the Development Authority.

6) Regulations Applicable to Re-locatable Camps

- a. The location of camps will be permitted only the area of the light industrial zone generally east of the Quarry Road and generally north of the winter road right-of-way.
- b. No camps shall be allowed between Raven Road and Quarry Road.
- c. Specific lot areas, setbacks, and allowable lot coverage will be determined by the Development Authority on a case by case basis.

7) Conditions of Development Permits

- a. The following conditions will apply to development permits for re-locatable camps:
 - i. A bond as security for closure, clean-up and/or to discourage abandonment shall be posted in the amount of \$1,000 per portable building unit to a maximum of \$100,000.
 - ii. Utilities and power requirements must be included on each development permit application for the establishment of a camp including water and sewer tank sizes
 - iii. Development Permit Applications must be accompanied by a letter from the Office of the Fire Marshall indicating the camp plans have been reviewed for conformance to the National Building Code and National Fire Code.
 - iv. Development permit applications for camps with 30 or more beds must be accompanied by a copy of the company camp rules and code of conduct for employees while residing in the community.
 - v. 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 this By-law.
 - vi. Each camp will be responsible for the costs of any necessary development of roads and culverts on the site.

7.9 M2 – HEAVY INDUSTRIAL ZONE

The general purpose of this zone is to permit development of heavy industrial uses which require large areas to conduct their operations and carry out a portion of their activities outdoors. Properties may be principally used for hydrocarbon extraction.

1) Permitted Uses

- a. Oil and gas wells;
- b. Hydrocarbon gathering and storage facilities;
- c. Hydrocarbon processing plants;
- d. Pipelines and related facilities,
- e. Exploration activities; and
- f. Office uses associated with the hydrocarbon activities
- g. Land Farms

2) Conditional Uses

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

3) Development Regulations

- a. Any person or company seeking a development permit for a Heavy Industrial lot may be requested to post a performance bond, refundable upon completion of the principal buildings for occupation for one (1) year. The terms of the performance bond will be prepared by the Development Officer and/or Council.
- b. Other government agency regulations

7.10 E – EXPLOSIVE STORAGE

The sole purpose for this zone is to provide an area where any and all explosive materials can be stored safely.

1) Permitted Uses

- a. none

2) Conditional Use

- a. All applications for development within this zone are to be considered on their individual merit by Council.

3) Development Regulations

- a. 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.
- b. Access to the explosives storage sites are restricted.

7.11 A- AIRPORT ZONE

The general purpose of this zone is to identify airport controlled property and operations. It identifies industrial and commercial operations, due to the nature of the operations require close proximity to the Norman Wells Airport.

In recognition of the jurisdiction and authority of the Government of the Northwest Territories and Government of Canada over Commissioner's public airport lands, forming part of the Norman Wells Airport, all uses and developments on these Commissioner's public airport lands and Federal lands shall be subject only to the approval of the Government of the Northwest Territories, or the Government of Canada as appropriate. For greater certainty, nothing in this by-law shall apply to the use or development of those Commissioner's public airport lands and Federal lands within the Airport Zone (A).

1) Development Regulations

When Developments are carried out on airport lands, as approved and directed by Department of Transportation (DOT) Airports Division, the developers (lease holders) are required to complete a municipal development permit application and submit it with the appropriate fee, to the Development Officer. The purpose the Town's development permit process regarding development on Airport lands is for the Municipal Government to keep track of all developments within the municipal boundaries and collection of taxes for any new developments.

7.12 OS – OPEN SPACE PARK ZONE

The general purpose of this zone is to preserve, as close to a natural state as possible, those lands within the municipality which, because of their unique physical or ecological characteristics should be preserved and protected from all but the most passive of development use.

1) Permitted Uses

- a. Walking trails and cross country ski trails;
- b. Territorial parks;
- c. Open reserve areas for environmental protection; and
- d. Buildings and uses accessory to the above.

2) Conditional Uses

- a. Playgrounds;
- b. Tourist campsites and other facilities intended for the tourist industry;
- c. Tourist lodges;
- d. Golf courses;
- e. Arenas and curling rinks;
- f. Marinas;
- g. Outdoor events;
- h. Swimming and wading pools;
- i. Recreational Cottages/Cabins;
- j. Those uses which, in the opinion of the Development Officer or Council acting as the Development Officer, are similar to the permitted or conditional uses, and which conform to the general purpose and intent of the zone; and
- k. Buildings and uses accessory to the above.

3) Development Regulations

- a. All conditional uses shall be considered on their individual merits taking into consideration any relevant standards or regulations that apply to the proposed development. All uses in this zone shall be reviewed by Council with an accompanying report prepared by the Development Officer.
- b. Proposed developments must comply with all relevant provisions contained in part 6 of this bylaw.

4) General Regulations

Parks	
Minimum Park Areas	278m ²
Minimum Community Park Area	Discretion of the Development Officer and/or Council

5) Performance Standards

- a. All park and playground equipment shall meet or exceed Canadian safety standards.

7.13 H – HINTERLAND ZONE

The purpose of this zone is to protect those natural areas outside the built up area of the Town for the enjoyment and benefit of all of Norman Well's residents until such time the lands are needed for future expansion, at which time lands will be re-zoned.

1) Permitted Uses

- a. none

2) Conditional Uses

- a. Recreational areas
- b. Temporary tenting or camping;
- c. Trap lines and fishing areas;
- d. Ski trails and snowmobile trails;
- e. Drainage channels;
- f. Game preserves or conservation areas;
- g. Public or quasi-public buildings and uses including municipal or public utility installations;
- h. Solid waste disposal site;
- i. Sewage disposal site;
- j. Quarry;
- k. Telecommunication lines, towers and facilities;
- l. Shipping and navigation aids;
- m. Water reservoirs and water supply facilities;
- n. Cemeteries;
- o. Installations for scientific or archaeological research, airports, resource development, national security, defence or of a similar nature;
- p. Pipelines;
- q. Agriculture Use; and,
- r. Those uses which, in the opinion of Council, conform to the general purpose and intent of the zone.

3) Development Regulations

- a. The development of Sewage Lagoons and Solid Waste Facilities must conform with the provisions of the Public Health Ordinance and Regulations and any amendments thereto.
- b. No development in or near a Watershed Reserve will be permitted that might endanger or impair the quality of water.