

**TOWN OF FORT SMITH
GENERAL PLAN**

BYLAW NUMBER 672

MAY 2001

**CORPORATION OF THE TOWN OF FORT SMITH, NWT
BYLAW NUMBER 672**

A BYLAW OF THE CORPORATION OF THE TOWN OF FORT SMITH IN
THE NORTHWEST TERRITORIES TO ADOPT A GENERAL PLAN
PURSUANT TO THE PLANNING ACT, R.S.N.W.T. (1988), c.P.7, s.2

WHEREAS, The Council of the Town of Fort Smith has prepared a General Plan, referred to as the “Fort Smith General Plan” in accordance with the Planning Act.

NOW THEREFORE, The Council of the Town of Fort Smith in the Northwest Territories duly assembled, enacts as follows:

1. Schedule “1”, the General Plan document and Map Schedules “2” and “3” are declared to form part of this Bylaw.

2. The General Plan of the Town of Fort Smith, known as the “Fort Smith General Plan” and attached as Schedule “1” and Map Schedules “2” and “3” of this Bylaw, are adopted.

3. Bylaw 459, as amended, of the Town of Fort Smith is hereby repealed.

This Bylaw shall come into effect upon being signed and sealed following third reading.

READ a first time the 12th day of September, 2000.

Mayor

Senior Administrative Officer

READ a second time as amended the 20th day of February, 2001.

Mayor

Senior Administrative Officer

Approved by the Minister of Municipal and Community Affairs, the ___ day of _____, 2001.

Minister
Municipal and Community Affairs

READ a third time and finally passed this ___ day of _____, 2001.

Mayor

Senior Administrative Officer

TABLE OF CONTENTS

	<u>Page</u>
1. INTRODUCTION	1
(1) Purpose of the Plan	1
(2) Plan Implementation	1
(3) Definitions.....	1
2. THE GENERAL PLAN - SCHEDULE "1"	2
(1) Goals	2
(2) Residential.....	4
(3) Town Centre.....	7
(4) General Commercial	9
(5) Industrial	10
(6) Recreation and Open Space	11
(7) Environmental Reserve	13
(8) Institutional	14
(9) Future Urban Use	16
(10) Transportation	18
(11) Environmental Concerns.....	20
(12) Future Development.....	21

1. **INTRODUCTION**

(1) **Purpose of the Plan**

The broad objective of this plan is to describe the manner in which the development, or redevelopment of Fort Smith may best be organized and carried out, having regard to considerations of orderliness, economy, and convenience.

The Fort Smith General Plan is a policy document of Council to guide future development and use of land in the municipality. Its purpose is:

- to establish a future development pattern in Fort Smith, and
- to provide guidelines to Council and administration for the consistent review of subdivision and development applications.

The policies, location of roads, and boundaries between land uses, shown on the land use maps, Schedule “2”, are intended to provide general policy direction only. Minor adjustments may be made without amendment to this Plan provided the Plan’s general intent is maintained and the adjustment or interpretation is approved by resolution of Council.

(2) **Plan Implementation**

The policies contained in Schedule “1” need to be read and applied in conjunction with the land use designations found on the maps contained in Schedule “2” of the General Plan.

The Zoning Bylaw will be amended to implement the policies in this plan. All development must conform with the intent of the General Plan and the Zoning Bylaws. Major changes to this plan can only be made by amending the General Plan Bylaw in accordance with Sections 24 to 29 of the Planning Act.

The plan shall be monitored and reviewed on a regular basis to ensure that it continues to reflect the current needs of the Town.

(3) **Definitions**

“Goals” are the ideal end to which the plan will strive.

“Objectives” are specific aims which can be measured and achieved.

“Policies” are the means by which the objectives can be realized.

2. THE GENERAL PLAN – SCHEDULE “1”

(1) Goals

The goals of the Fort Smith General Plan are as follows:

- (a) To ensure the growth and improvement of the community contributes to the Town’s identity as a scenic educational and tourist centre based on the following themes:
 - Garden Capital of the Northwest Territories;
 - Home of Thebacha Campus of Aurora College; and
 - Gateway to Wood Buffalo National Park.
- (b) To encourage the development of a viable and identifiable Town Centre.
- (c) To encourage the development and re-development of vacant lots before permitting new serviced municipal expansion beyond the existing urban area.
- (d) To supply sufficient amounts of land for various uses in suitable locations, including rural land uses, such as rural residential, agriculture and natural resource use.
- (e) To encourage innovative design and high quality standards of construction for all new developments.
- (f) To ensure that services and community facilities keep pace with future growth.
- (g) To encourage the conservation of the natural environment, in accordance with the concept of sustainable development, as the Town grows.
- (h) To provide an outline for a parks policy within the Town.
- (i) To update the present Zoning Bylaw to reflect today’s community development standards.
- (j) To encourage the diversification of the Town’s economic base.
- (k) To provide for the development of a reasonable vehicular and pedestrian network.

- (l) To continue discussions with Smith's Landing First Nation, Alberta Improvement District #18, and Alberta Forestry, Lands and Wildlife with respect to regional land use issues in the Fort Smith – Fort Fitzgerald corridor.
- (m) To coordinate potential development arising from the successful settlement of a Land Claims Agreement to ensure that it occurs in a manner compatible with the Town's Community Plan and complements existing services, utilities, and transportation.
- (n) To negotiate zoning and servicing agreements with the Salt River First Nation, the Fort Smith Metis Council, the Department of Indian Affairs and Northern Development, and the Government of the Northwest Territories for future aboriginal land holdings that may be established outside municipal jurisdiction.

(2) **Residential**

The purpose of this land use as designated on Schedule “2” is to provide for good quality residential development with due consideration for density and housing form. Single dwelling housing and multiple dwelling housing such as detached houses, duplexes, mobile homes, row housing, walk-up apartments and the like are acceptable land uses.

Other non-residential which may be suitable in this area include parks, day cares, churches, home occupations, bed and breakfasts, and neighbourhood convenience stores.

Neighbourhood convenience stores are intended to serve the day-to-day needs of a residential neighbourhood. Ordinarily they are expected to sell some dry goods, groceries, confectionary, and tobacco products. It is the intent of the plan that only one neighbourhood convenience store be allowed per neighbourhood area.

Based on anticipated population growth, the supply of existing residential lots is expected to last for at least twenty more years. The Salt River First Nation intends to build a residential subdivision on future Indian Reserve lands to the north-west of Frontier Village, which will further increase the supply of residential lots.

Possible sites for new rural residential subdivisions are identified between the airport and Bell Rock as shown in Schedule “3”.

Objectives

- R(a) To encourage the development and re-development of existing vacant residential lots.
- R(b) To establish location and design criteria for various housing types and densities including rural residential.
- R(c) To provide for convenience shopping for day-to-day needs within residential areas.

Policies

- R1. The Town shall encourage the private development of lands for residential purposes as provided for in this Bylaw.

- R2. Council shall encourage the development of subdivisions and housing that demonstrate commitments to visual quality, environmental protection, cost-effectiveness, and energy efficiency.
- R3. Varied designs of single dwelling houses shall be encouraged on each residential street.
- R4. In any new residential area, consideration shall be given to minimizing through traffic. In this regard, multiple dwelling housing sites shall be located on collector roads to minimize traffic flows along local residential streets.
- R5. Multiple dwelling housing sites shall be located within easy walking distance of open areas, community and recreation facilities.
- R6. The maximum density for apartment units will be 60 units per hectare. The maximum density for row housing will be 30 units per hectare.
- R7. Multiple dwelling housing shall be allowed in areas of 4 hectares maximum. The intent of this is to avoid large areas of multiple dwelling housing which could detract from the character of the community.
- R8. Alternatives to street facing row houses shall be encouraged where feasible to face onto an inner or central courtyard.
- R9. Non-residential uses which normally form part of a neighbourhood including parks, day cares, churches, home occupations, bed and breakfasts, schools, and neighbourhood convenience stores, may be permitted in areas designated "Residential" on Schedule "2" at the discretion of Council.
- R10. Residential mixed uses may be permitted in rural residential zones on Schedule 3 at the discretion of Council. Residential mixed-use is comprised of property that is principally but not exclusively used for residential purposes.
- R11. The sales floor area and range of goods sold by neighbourhood convenience stores shall be limited in the Zoning Bylaw so as to promote the continued development of the retail commercial sector in the Town Centre.
- R12. The location and number of neighbourhood convenience stores shall be limited to one per neighbourhood or one per 400 metre radius.

- R13. Multiple parcel rural residential subdivisions shall be located in areas that have stable lands, are extensively treed, and have natural scenic landscape features. Development shall seek to maintain tree cover where possible.
- R14. Access off a highway or arterial road to rural residential development shall be by an internal road or service road.
- R15. Rural residences shall be responsible for their own water, sewer and garbage. Sewage disposal shall be in accord with the Public Health Act and Regulations.
- R16. Re-development of the residential mobile home zone with one dwelling housing or manufactured homes is encouraged. Where necessary, multiple lots may be consolidated or re-plotted to conform to the provisions of the Zoning Bylaw.

(3) **Town Centre**

The purpose of this land use as designated on Schedule “2” is to provide for a wide variety of commercial, institutional, and personal service uses with due regard for safety, convenience and attractiveness.

Acceptable land uses in the Town Centre area include public buildings, offices, personal services and retail commercial. Non-commercial uses which may also be suitable include parks, churches, mixed commercial-residential development.

Council has begun implementing the streetscaping components of the Downtown Revitalization Plan. The proposed extension of Rupert Avenue between Breynat Street and Portage Avenue and the re-organization of parking with this block still remains to be carried out.

Objectives

- TC(a) To encourage intensive commercial uses in the central area.
- TC(b) To ensure that the central area is concentrated and not allowed to become scattered.
- TC(c) To promote a visually pleasing Town Centre that reflects Fort Smith’s scenic small-town character.
- TC(d) To promote the provision of sufficient, conveniently located, and visually pleasing off-street parking to serve commercial developments in the Town Centre area.
- TC(e) To continue the streetscaping program on business streets throughout the Town Centre.
- TC(f) To prepare a site plan in co-operation with all landowners for the central block bounded by McDougal Road, Breynat Street, Mackenzie Avenue, and Portage Avenue to re-organize parking and vehicular/ pedestrian circulation within the interior of the block.
- TC(g) To identify a site for a public outdoor plaza.

Policies

- TC1. Future central commercial uses shall only be located within the Town Centre area. In addition, Council shall consider mixed commercial-residential development, parks, and institutional uses as appropriate in the Town Centre area.
- TC2. Within the Town Centre, vacant land shall be developed or redeveloped before expansion of this area is considered.
- TC3. New development and redevelopment shall be encouraged to respect the architectural context of neighbouring buildings, to use natural building materials, to provide landscaped greenspaces, to preserve existing trees, and plant new trees.
- TC4. The provision of attractive street furniture and plantings which are not an obstacle to maintained or pedestrian traffic shall be promoted by the Town through Town programs, business associations, governments, in conjunction with individual development and redevelopment projects.
- TC5. Buffers between Town Centre uses and abutting residential uses shall be provided by developers of the commercial properties as described in the Zoning Bylaw.
- TC6. Existing businesses shall be encouraged to upgrade potential parking spaces adjacent to buildings.
- TC7. Parking stalls for customers shall be provided on site in accordance with the requirements of the Zoning Bylaw.

(4) **General Commercial**

The purpose of this land use designation is to provide opportunities for commercial uses which may not be suitable in the Town Centre area due to their more extensive nature, requirement for minor outside storage, service to the travelling public, or other similar factors.

General Commercial uses that are acceptable in this area include workshops, lumber yards, automobile sales and service, motels, service stations, and restaurants.

Objectives

GC(a) To provide opportunities for commercial uses requiring larger areas of land, or access to highways or arterial roads, which may be unsuitable within the Town Centre.

GC(b) To promote the provision of sufficient, conveniently located, off-street parking to serve commercial developments in the General Commercial area.

Policies

GC1. In order to maintain a compact Town Centre, Council shall consider applications for commercial uses outside the Town Centre only where such uses are deemed to be unsuitable in the Town Centre area.

GC2. General Commercial developments shall be located in appropriately designed subdivisions adjacent to highways or arterials or on single lots at the intersection of arterial roads and collector roads.

GC3. Buffers shall be provided between General Commercial uses and abutting residential uses by the developers of the commercial properties as described in the Zoning Bylaw.

GC4. Parking stalls for customers shall be provided on site in accordance with the requirements of the Zoning Bylaw.

(5) **Industrial**

The purpose of this land use as designated on Schedule “2” is to provide for a wide range of industrial uses.

Light industrial uses do not adversely affect adjoining non-industrial uses. Heavy industrial uses are those which usually require larger tracts of land, have need for considerable outside storage, and involve manufacturing, fabricating, processing and assembly of goods and are less compatible with other land uses due to noise, odour, dust or smoke. It is considered important that the Town provide opportunities for heavy industrial uses.

Objectives

IND(a) To maintain an adequate supply of industrial lands.

IND(b) To encourage industrial development in order to increase community employment opportunities and improve the Town’s tax base.

Policies

IND1. The Town shall continue to seek industries, which could successfully locate in the community, especially industries in the forestry sector and industries that could take advantage of surplus hydro-electricity from the Taltson Dam. In this regard, the Town shall seek the assistance of other levels of government in order to promote the Town’s industrial development.

IND2. Where industries are located adjacent to residential areas, buffering shall be required in accordance with the Zoning Bylaw.

IND3. Truck traffic shall not be allowed to pass through residential areas if at all possible. This shall be done through the use of truck routes, street signs and street design. Future industrial areas shall have direct access to major roadways.

(6) **Recreation and Open Space**

The purpose of this land use as designated on Schedule “2” is to provide for active and passive recreational opportunities within the municipality. Other acceptable uses which may be considered within this area may include recreation specialty shops, club houses, and the like, and institutional uses such as auditoriums, museums, and nature interpretive centres.

This plan proposes a multi-purpose trail network including pedestrian walkways, bicycle paths, and cross-country ski trails to link residential areas to parks, schools and commercial areas.

A policy outline for a parks system is proposed.

Objectives

- P(a) To define a system of parks which vary in both size and function.
- P(b) To acquire and maintain sufficient and suitably located park space.
- P(c) To preserve important and historical elements of the community.
- P(d) To support the development of signage and landscaping for a cross-town trail network integrated with the riverfront Trans-Canada Trail as shown in Schedule “2”.
- P(e) To integrate the trail network into new residential expansion areas wherever possible.
- P(f) To encourage opportunities for water related recreation.

Policies

- P1. The types of parks to be developed in Fort Smith are as follows:
 - (a) tot lots,
 - (b) playgrounds,
 - (c) neighbourhood parks, and
 - (d) community parks.
- P2. Tot lots will be provided in multi-dwelling developments at the developer’s expense and shall serve as “backyards” for small children, living in the multi-dwelling development.

- P3. Playgrounds and neighborhood parks are intended to provide play and active recreation facilities for the surrounding neighbourhood.
- P4. Community parks shall serve all Town residents as well as tourists and shall provide a wide range of recreational uses.
- P5. In any new subdivision, the Owner shall dedicate a minimum of 10% of the gross developable area for playgrounds, neighbourhood and community parks, except the subdivision of a parcel of less than 0.5 hectares.
- P6. Where possible, parks shall be part of a continuous pedestrian system linking residential, institutional, Town Centre and open space uses. Such a pedestrian system is shown on Schedule "2".
- P7. Access to tot lots, playgrounds, and neighbourhood parks shall not necessitate the crossing of major roads. Consideration shall also be given to combining neighbourhood and community parks with school sites.
- P8. Town Council shall review the Recreation Master Plan on a regular basis.
- P9. New residential subdivision development is encouraged to provide easy access to the existing cross-country ski trails.
- P10. When considering subdivision and development proposals, the Town shall endeavor to preserve sites and structures of historical, architectural, aesthetic, or ecological significance.

(7) **Environmental Reserve**

Schedule “2” shows an area called “Environmental Reserve”, immediately adjacent to the river. This “Environmental Reserve” includes areas where there is evidence of past slope failure and areas of potential slope failure in the townsite as defined by geologic and soils scientists. This area is to be restored to its natural state to minimize the danger to the citizens of Fort Smith of loss, due to riverbank slope failure.

The route of the Trans-Canada Trail, a nationally significant tourism resource, is proposed along the riverbank.

Objectives

- ER(a) To minimize the danger to residents of loss due to riverbank slope failure.
- ER(b) To develop low-impact recreational facilities along the riverbank that complement the area’s scenic natural features, particularly the Rapids of the Drowned and the Pelican nesting area.
- ER(c) To encourage the development of the Trans-Canada trail along the riverbank through voluntary initiatives.

Policies

- ER1. Those vacant structures, which formerly involved human habitation or occupancy in the slide area, shall be demolished or relocated.
- ER2. No new structure, temporary or otherwise, involving human habitation or occupancy, shall be permitted within the “Environmental Reserve” slide area. Structures of a recreational nature, such as walking paths, viewing platforms, and boat ramps may be permitted in the portion of the slide area west of Breynat Street.
- ER3. In co-operation with other landowners, Council shall develop a management plan to restore eroding parts of the riverbank with native vegetation.

(8) **Institutional**

The purpose of this land use as designated on Schedule “2” is to provide for a variety of institutional uses such as colleges, schools, and churches, which provide essential public services. Other non-institutional uses, which may be acceptable in the area include parks, student living quarters, and office facilities.

Objectives

- I(a) To provide adequate institutional facilities in convenient locations to meet the needs of the population.
- I(b) To promote the expansion and presence of Thebacha Campus of Aurora College in the community.
- I(c) To strengthen the identity and coherence of the educational campus district that includes Aurora College, the elementary and high schools, and the Town’s recreational facilities.

Policies

- I1. The Town shall periodically assess the future need for additional public facilities and request other government agencies to assess the adequacy of their public services and facilities within the Town.
- I2. The Town shall ensure that new school sites are located so as to minimize walking distances.
- I3. All institutional sites will be landscaped and will be part of the pedestrian/bicycle pathway system, where possible.
- I4. Places of worship shall be encouraged to locate close to other community facilities where they will complement those services.
- I5. Where necessary, screening and/or fencing shall be provided between public uses and adjacent residential areas.
- I6. The design of public buildings shall be compatible with the surrounding area.

- I7. The Town shall encourage public facility designs, which are capable of phased expansion and multi-purpose use. To this end, the Town shall support joint use agreements for the sharing of public services and facilities, such as between the Town and the Thebacha Campus of Aurora College, the schools, or the GNWT.
- I8. The Town shall co-operate with Aurora College and the South Slave Divisional Board of Education to prepare a site plan for the educational district that incorporates consistent signage, clear pedestrian circulation, and well-defined parking facilities.
- I9. The Town shall encourage the relocation of the service and warehouse facilities of Wood Buffalo National Park to a more appropriate location.

(9) **Future Urban Use**

The purpose of this land use is to provide areas for the community's eventual expansion and the use of natural resources within the Town boundaries.

Schedule "3" identifies areas, west of the airport, for a variety of limited natural resource uses including limited removal and excavation of soils, limited cutting of firewood, and agriculture.

Objectives

NR(a) To establish criteria for designating areas of the Town as a Community Forest.

NR(b) To manage natural resources wisely to ensure their sustainability and compatibility with adjacent uses.

NR(c) To protect buildings and other infrastructure from approaching forest fires and to reduce the risk of building fires spreading to the surrounding forest.

Policies

NR1. The Town shall develop a Community Forest Management Plan in cooperation with relevant government agencies. The Plan will address the management of timber, wildlife habitat, and wildfire risk, and ensure that all efforts are made to conserve the forest resources and preserve the integrity of the forest ecosystem.

NR2. A defensible space of treated forest fuels shall be established surrounding all buildings and infrastructure.

NR3. Fuel breaks may be constructed within the Future Urban Use area and adjacent land use areas. A fuel break is an existing barrier, or change to a less flammable fuel type, or a wide strip of land on which the native vegetation has modified or cleared, that act as a buffer to fire spread so that fires burning into them can be more readily controlled.

NR4. Except as otherwise provided in this Plan, all remaining lands shown on Schedule "3" shall remain in their natural state.

NR5. In accordance with the Public Health Act and Regulations no residential expansion shall be permitted within the 450 metre mandatory buffers around the sanitary landfill and sewage lagoon as shown on Schedules “2” and “3”.

NR6 All development shall complement existing services, utilities, and transportation.

(10) Transportation

The purpose of this section is to establish policy for a transportation system within the municipality, which is safe, efficient and appropriate.

Objectives

- T(a) To define a system of roads which facilitates traffic flow and makes optimum use of the various classification of roads.
- T(b) To promote the development and maintenance of attractive entrances to the community.
- T(c) To provide and enforce appropriate traffic control for the protection of persons and property.
- T(d) To protect the operation of the Fort Smith Airport.
- T(e) To work with the GNWT Department of Transportation, other government agencies, and special interest groups to identify a suitable site for a river crossing to provide access to the east side of the Slave River.
- T(f) To work with the GNWT Department of Transportation, other government agencies, and special interest groups to identify and enhance sites for marinas and boat launches.

Policies

- T1. Road right-of-ways should be a minimum of 20 metres and actual road widths will be as follows:
 - (a) Arterials and Collector Roads: minimum of 6.1 metres with no on-street parking;
 - (b) Local Roads: minimum of 5.5 metres with no on-street parking.
- T2. New subdivisions shall conform with this road system, by designating collector and local roads.
- T3. Proposed service commercial and industrial areas will be linked directly to the highway by local roads and collectors which will not pass through residential areas.
- T4. All roads in new subdivisions within the urban area shall be paved as part of the development.

- T5. The Town shall provide for the eventual paving of all roads owned by the Town within the urban area.
- T6. King Street and Portage Avenue shall be primary access routes into the Town Centre.
- T7. The Town shall pursue a program of appropriate signage and intersection development with GNWT Department of Transportation.
- T8. No development shall occur in the flight path or near the airport that will jeopardize the safety or diminish the current operation and status of the airport due to physical obstructions, smoke, dust, electronic interference, or by causing the gathering of birds.
- T9. It is the sole responsibility of property owners to construct and maintain access between their property line and the traveled portion of the street right-of-way, subject to the Town's Engineering Standards.

(11) **Environmental Concerns**

The purpose of this section is to address the Council's desire for the physical improvement of the urban environment and the conservation of the natural environment.

Objectives

- E(a) To conserve the natural environment as development occurs.
- E(b) To enhance and beautify the existing townsite.
- E(c) To safeguard residents from sources of visual, odour, noise, or other pollution.

Policies

- E1. Existing tree cover will be preserved and integrated in all developments (on single lots and in entire subdivisions) to the satisfaction of the Council.
- E2. Where future subdivisions involve the subdivision of land greater than 0.5 hectares in areas, the Developer shall provide Council with an environmental assessment dealing with soil type and stability, tree cover, drainage and any other factors deemed necessary by Council.
- E3. All development applications will be reviewed to ensure the protection of the natural environment and the minimizing of pollution.
- E4. All development proposals shall include a site plan illustrating the landscaping which is to be carried out as part of the development. Landscaping must be carried out within two years of the issuance of a development permit.
- E5. All property owners are responsible for the cleanliness and aesthetic appearance of their developments.
- E6. The Town shall co-operate with all relevant government agencies to remediate all contaminated sites.

(12) Future Development

The purpose of this section is to set Council's objectives and policies with regard to the future development of Fort Smith including the provision of utilities within the municipality and the procedure for the processing of subdivision plans. This will provide direction for future capital planning and public investment.

Objectives

- FD(a) To promote the efficient utilization and expansion of the municipal utility system.
- FD(b) To ensure all future development will result in a good living and working environment.
- FD(c) To ensure the public has opportunity to provide input to all new subdivision development plans.
- FD(d) To review all subdivision plans to ensure their conformance to the General Plan.

Policies

- FD1. The Town shall prepare and maintain a five year capital and operations and maintenance program for purposes of planning and securing grants.
- FD2. All new development or redevelopment within the townsite and townsite expansion area shall be required to be on full municipal services and shall complement existing services, utilities, and transportation. As a general principle, the developer will be responsible for all on-site servicing attributable to the development.
- FD3. All subdivision, development or redevelopment requiring expansion and/or upgrading of the existing municipal services will be subject to a development agreement between the Owner and the Town regarding the provision of any or all of the following municipal services:
 - (a) water and sewer services,
 - (b) roads and public walkways,
 - (c) drainage, and/or
 - (d) any other matter as Council may deem necessary to be in the public interest.

- FD4. The Town shall maintain at all times an available trunk servicing capacity to provide for at least five years estimated demand for residential and commercial land.
- FD5. The Town will encourage the development of parcels in the west end as a first stage to utilize the available capacity in existing trunk utility systems.
- FD6. All subdivision proposals shall be submitted to Council for review and approval. Final approval shall be obtained from the Director, Community Planning Division, Municipal and Community Affairs, GNWT.
- FD7. Council may require that subdivision proposals involving new land development areas, as shown on Schedule “2”, or the large scale redevelopment of existing areas, include a Preliminary Planning Design which indicates land uses, circulation, location of public facilities; and preliminary indication of the integration of the subdivision into the existing urban fabric. In addition, preliminary engineering estimates including subdivision servicing method and layout, and funding sources may also be required. The Preliminary Planning Design shall, when acceptable to Council, be adopted as an amendment to this Bylaw.
- FD8. Following Council approval of the Preliminary Planning Design, a detailed subdivision design (tentative plan) for a particular phase of the overall development shall be submitted for Council review and approval.
- FD9. Council may require that the tentative plan include details concerning the retention of vegetation and landscaping; a description of the engineering and servicing method, including possible impacts; sources of funding and recovery method; and integration into the existing fabric. The Tentative Plan, when acceptable to Council, would form the basis of the legal survey and subsequent General Plan and/or Zoning Bylaw amendment, if required. Where the subdivision is being developed by the Town, the Tentative Plan shall also include detailed cost estimates.