

TABLE OF CONTENTS

Section 1.0	Purpose, Title and Operative Clauses	1
1)	Title.....	1
2)	Purpose and Scope.....	1
3)	Zones and Zoning Map.....	2
4)	Zoning Boundary Interpretation.....	2
5)	Violations.....	3
6)	Effective Date.....	3
7)	Validity.....	3
8)	Interpretation.....	3
9)	Measurements.....	4
10)	Definitions.....	5
Section 2.0	Administrative Duties and Procedures	33
1)	Development Officer.....	33
2)	Town Planning and Land Use Committee.....	34
3)	Development Appeal Board.....	34
4)	Enforcement.....	35
5)	Severability.....	36
6)	Amending By-laws.....	37
7)	Request for an Amendment.....	37
8)	Variances.....	38
9)	Establishment of Fees.....	38
Section 3.0	Development Principles	39
1)	Permitted Uses.....	39
2)	Permitted Number of Buildings.....	39
3)	Temporary Use.....	39
4)	Utilities.....	40
5)	Siting, Size and Shape of Buildings and Structures.....	40
6)	Siting Exceptions and Projections into Side yards.....	40
7)	Height Exceptions.....	41
8)	Non-conforming uses and buildings.....	41
9)	Building Regulations.....	42
10)	Fencing.....	43
11)	Accessory Uses.....	43
12)	Buildings to be Moved.....	45
13)	Conflicting Standards.....	45
14)	Corner Lot Sight Lines.....	45

Zoning By-Law 04-19

2006

Town of Norman Wells

15) Landscaping	45
16) Lots Divided into More Than One Zone	46
17) Noxious Uses.....	46
18) Occupancy Restrictions	46
19) Outdoor Illumination.....	46
20) Signs.....	47
21) Through Lots.....	47
22) Protection of the Natural Environment & Riverbanks	47
23) Home Occupations	47
24) Note on developing land adjacent to airport land.....	49
Section 4.0 Development Permits	50
1) Where a Permit is required	50
2) Application for Permit	50
3) Conditions of Permit.....	52
4) Occupancy Permit.....	54
5) Indemnification.....	54
5) Insurance.....	55
6) Development Agreements.....	55
Section 5.0 Loading and Parking Requirements	56
1) Off Street Loading Spaces	56
2) Parking Area	56
3) Minimum number of spaces required for each use	57
4) Minimum Sizes of parking spaces.....	58
Section 6.0 Zones	59
1) Land Use Categories	59
2) Schedule	60
3) Low Density Residential Zone (R-1)	61
4) Medium Density Residential Zone (R-2)	63
5) Country Residential Zone (CR)	65
6) Mobile Home Subdivisions Zone (MH-1)	66
7) Commercial Zone (C).....	67
10) Service Commercial Zone (SC).....	69
9) Light Industrial Zone (M-1).....	71
10) Heavy Industrial Zone (M-2)	74
11) Hydrocarbon Industrial Zone (M-3).....	75
12) Explosives Storage Zone (E).....	76
13) Institutional Zone (I)	77
14) Open Space Zone /Park (OS)	79
15) Hinterland Zone (H).....	80
16) Urban Reserve Zone (U)	81

Schedules

Schedule 1 Zoning By-law and Future Land Use Map

Tables & Charts

Table 1 Zoning Matrix for Permitted Uses

Chart 1 Development Permitting Process

Chart 2 Why Plan?

Appendices

Appendix 1 Application for Development Permit

Appendix 2 Fees

Appendix 3 Application for Zoning By-law Amendment

Appendix 4 Application for Home Occupation

Appendix 5 Development Permit

Appendix 6 Notice of Development Permit

Appendix 7 Application for Community Plan Amendment

Appendix 8 Stop Work Order

Appendix 9 Notice of Refusal

Appendix 10 Internal Development Permit Review Checklist

Appendix 11 Norman Wells Airport Zoning Regulations

Section 1.0 Purpose, Title and Operative Clauses

1) Title

This By-law shall be known as the "Zoning By-law" or By-law No. 04-19 of the Town of Norman Wells

2) Purpose and Scope

The purpose of this By-law is to regulate the development in Norman Wells in a systematic and orderly manner for the ultimate benefit of the Community as a whole by ensuring that the various uses made of land, buildings and structures develop in good relationship to one another, and for this purpose, among other things:

- a) To divide the Municipality into zones.
- b) To prescribe and regulate for each zone the purposes for which buildings and land may be used.
- c) To prohibit the use of such land or buildings for any other purpose.
- d) Is based upon the Community Plan.

The provisions of this By-law shall apply to all lands within the limits of the Town of Norman Wells.

Transport Canada Guidelines and regulations with respect to airports that must be complied with to ensure continuing certification of the airport, may affect land use and activities both on and off airport land. As aeronautical activities are governed solely by federal legislation (Government of Canada) and regulation, it is understood that the Town of Norman Wells does not have jurisdiction and no permits are required from the town for aeronautical developments at the airport. Aeronautical structures, on or off the airport, are also exempt in this regard.

3) Zones and Zoning Map

- a) The zones shall be referred to by the symbols and titles described in Section 6.0 Land Use Categories.
- b) Schedule 1.0 – the Zoning By-law and Future Land Use Map, attached hereto and forming part of this by-law divides the Town into zones and delineates the boundary of each zone. This map also shows proposed Future Land Use in order to aid Council and the Town Planning and Land Use Committee with making current planning decisions.

4) Zoning Boundary Interpretation

- a. Where uncertainty exists as to the boundaries of zones as shown on the Zoning Schedule, the following rules shall apply:
 - i. where a boundary is shown as following a street, right-of-way, lane or stream, it shall be deemed to follow the centreline thereof;
 - ii. where a boundary is shown as approximately following a lot line, it shall be deemed to follow that lot line;
 - iii. where a boundary is shown as approximately following the municipal limits, it shall be deemed to follow the municipal limits; and
 - iv. in circumstances not covered by (i), (ii) or (iii) the location of the zone boundary shall be determined:
 - 1. where the dimensions are set out on the Zoning Schedule, by the dimensions set out, or
 - 2. where no dimensions are set out on the Zoning Schedule with respect to such boundary, by measurement of and use of the scale on the Zoning Schedule.
 - v. Where the application of the above rules does not determine the exact location of the boundary of a zone, the Council either on its own motion or upon written application being made to it by any person requesting the determination of the exact location of the boundary shall fix, by resolution, the portion

- of the zone boundary in doubt or dispute.
- vi. After the Council has fixed the boundary pursuant to the provisions of Subsection (v) the portion of the boundary fixed shall not be thereafter altered except by an amendment to the By-law.

5) Violations

Any person convicted of a breach of any of the provisions of this By-law shall be liable to a fine under any applicable territorial legislation.

6) Effective Date

This By-law shall come into effect on the day it is passed by the Council of the Town of Norman Wells.

7) Validity

If any portion of this By-law is for any reason declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this By-law.

8) Interpretation

- b. The provisions of this By-law shall be held to be the minimum requirements except where the word maximum is used in which case the maximum requirement shall apply.
- c. In this By-law the word 'shall' is mandatory; words in the singular include the plural; words in the plural include the singular; words in the present tense include the future; the masculine includes the feminine.
- d. The word "lot" includes the word "plot" or "parcel". The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended," "arranged", "designated to be used" or "occupied."

9) Measurements

Measurements contained in this By-law are in metric units only. Where imperial units appear, such units do not form part of this By-law; they are to be considered as ancillary information only and provided for the convenience of the reader.

10) Definitions

For the purpose of this By-law, the definitions and interpretations given in this Section shall govern.

Accessory: When used to describe a use, building or structure, shall mean a use, building or structure that is customarily incidental and subordinate to the main use and located on the same lot with such main use.

For further details on accessory uses, see Building and Dwelling.

Acquired Rights: Shall mean the rights accruing to a structure by reason of its non-conforming or non-complying status with respect to this By-law.

Agricultural Use: Shall mean the use of land, buildings or structures for:

- (a) the growing of crops, including all related activities such as soil preparation, manure or fertilizer spreading, planting, spraying, irrigating, harvesting and also including the storage and sale of crops;
- (b) the raising, boarding, keeping and sale of all forms of livestock, except dogs, including all related activities such as breeding, training, feeding and grazing and including the raising of fish;
- (c) the production of animal products including related activities such as the collection, storage

and sale of the products;

- (d) a greenhouse or nursery garden, including storage and sale of the products; and,
- (e) the use and storage of all forms of equipment or machinery needed to accomplish the foregoing activities.

Agricultural use shall not be construed to include commercial or industrial activities related to agriculture such as abattoirs, tanneries, grain drying and sale outlets, manufacturing or processing activities involving farm crops or animal products.

Alter: In reference to:

- a) a building or part thereof shall mean to change any one or more of the external dimensions of such building or to change the type of construction of the exterior walls or roof thereof;
- b) a lot shall mean to change the area frontage or depth thereof, to change the width, depth or area of any required yard, landscaped open space or parking area, or to change the location of any boundary of such lot in respect to a street or private lane, whether such alteration is made by conveyance, or otherwise; and
- c) Altered and alteration shall have corresponding meanings.

Attic: Shall mean that portion of a building immediately below the roof and wholly or partly within the roof framing.

Automobile

Service

Station: Shall mean an establishment intended for the sale of gasoline and other products necessary for the operation of motor vehicles, and includes automobile repairs.

Balcony

Shall mean a platform projecting from the walls of a building surrounded by a balustrade or barrier and which may be covered by a roof and which may be supported by columns.

Bed and

Breakfast:

Shall mean a residential dwelling where sleeping rooms without cooking facilities are offered for short-term paid accommodation and where these sleeping rooms form part of the proprietor's residence. The "proprietor" in this case shall mean the owner of the Bed and Breakfast and the building shall be the principal residence of the owner and his/her family.

The maximum number of rental rooms in a Bed and Breakfast is four (4) with a maximum load occupancy of eight (8) persons over and above the owner and his/her family. Where the total occupant load (including the owner and his/her family) of the premises exceeds ten (10), this is considered to be "commercial" and all the rules pertaining to a commercial occupancy shall apply. This includes but is not limited to fire alarms,

complete fire separations between rooms, multiple exits, commercial cooking equipment, multiple washrooms, etc.

Board: Means the Development Appeal Board, pursuant to Section 22(1) of the Planning Act.

Boarding or Lodging House: Shall mean a dwelling or portion thereof containing not more than fifteen (15) guest or sleeping rooms, used for the accommodation of the public in which the owner or head lessee supplies for compensation, lodging with or without meals but does not include any other establishment otherwise defined herein.

Building: Shall mean a structure having a roof supported by columns or walls or directly on the foundation and used for the shelter and accommodation of persons, animals or goods:

- (a) Accessory shall mean a building customarily incidental and subordinate to the main use or building and located on the same lot with such main use or building.
- (b) Attached shall mean a building or structure otherwise complete in itself, which depends for structural support, or complete enclosure, upon a division wall or walls shared in common with adjacent building or structures.
- (c) Main shall mean the building serving the principal

or primary uses for which the lot was purchased, leased or rented.

- (d) Temporary shall mean a building or structure intended for removal or demolition within a prescribed time, as determined from time to time by Council

Building Envelope: Shall mean a line within a lot drawn parallel to a lot line establishing the minimum distance between that lot line and any exterior wall of a building or structure which may be erected.

Height: Means the vertical distance measured from the proposed finished grade to the highest point on the building. In calculating height, features such as steeples, flagpoles, radio transmitters, cupolas, antennae, chimney and ventilation equipment shall not be included.

Camp, Relocatable: A camp which is operated and erected for a specific project and for a specific time. The sole purpose of a construction camp is to house temporary workforce engaged in a given project. Bone fide construction camps are moved and relocated to new project sites upon completion of each construction project.

Commercial

Residential

Occupancy

(private hotels): Means a group of attached or detached buildings containing sleeping units, washroom facilities and cooking faculties designed to be used by temporarily employed workers in the area who are

directly employed by the owner or lessee of the said facility.

Carport: Shall mean a covered parking area, attached to a building, which is open on three sides.

Churches and/or religious meeting places:

Shall mean a building or group of buildings dedicated to religious worship which may include a church hall, church auditorium, a parish hall and/or an ecclesiastic residence.

Clinic:

Shall mean one or more buildings or part of a building used solely for the purposes of consultation, diagnosis and treatment of patients. It may include administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies and dispensaries directly associated with the clinic, but shall not include accommodation for in-patient care or operating rooms for major surgery.

Club, Commercial:

Shall mean a building or premises used as an athletic, recreational or social club operated for gain or profit.

Club, Social:

Shall mean a building or premises used as an athletic, recreational or social club not operated for gain or profit. This definition may include a

social service club, a hostel, a labour union hall or similar use.

Communications

Facility: Shall mean an installation which transmits, receives and/or relays communications such as a microwave relay tower, telephone or telegraph line, cellular telephone tower, radio or television broadcast tower or similar facility, and any building related thereto.

Council: Shall mean the Council of the Town of Norman Wells.

Coverage: Means the combined area of all buildings or structures on the lot as a percentage of the site area, measured at the level of the lowest storey above grade; including all porches and verandas, open or covered, but excluding open and enclosed terraces at grade, steps, cornices, eaves and similar projections.

Day care centre: Shall mean a business that receives at least five (5) children or more, for temporary care and guidance, for a continuous period which does not exceed 24 hours.

Development: Means the carrying out of construction, excavation, or other operations in, on, over or under land, or the making of any change in the use or intensity of use of any land, building or premises and for the avoidance of doubt and

without restricting the generality of the foregoing includes:

- a) in a building or on a parcel used for other than dwelling purposes, any alterations or additions which increase the capacity of the building or parcel or which provide for an increase in the intensity of use of the building or parcel;
- b) the erection of installation of signage on the exterior of any building or on any land;
- c) the deposit of debris, waste material from any building or mining operations or other refuse or unsightly material on any land including land already being used for that purpose if the superficial area or height of any existing deposit is thereby extended;
- d) the recommencement of the use to which land or buildings have been previously put if that use has been discontinued for a period of more than six months;
- e) the continuation of the use of land or of a building for any purpose of which it is being used unlawfully at the time this By-law comes into effect;
- f) the use or more intensive of use of land for the parking of trailers, bunk houses, portable dwellings, skid shacks or any other type of portable building whatsoever whether or not the same has been placed on foundations or affirmed to the land in any way; and

- g) the moving of any structure of greater than 20 square metres in size.

Development

Officer: Means the municipal employee appointed under Section 2.2.0 of this By-law.

Development

Permit: Means a document authorizing a development issued pursuant to the Zoning By-law.

Domicile: Shall mean person's permanent home or principal residence to which that person intends to return after every absence.

Discretionary Use: Means those uses identified in a particular land use zone for which a Development Permit may be issued subject to the merits of each individual application as interpreted by the Council.

Dwelling: Shall mean a building used or intended to be used for human habitation and in which all usual domestic functions may be carried out. This definition shall not include any vehicle as defined herein.

- (a) Accessory shall mean a single dwelling which is accessory to a permitted non-residential use, located on the same lot therewith and is occupied either by the family of the owner of such non-residential use or by the family of a person employed on the lot where such dwelling is located.

- (b) Apartment shall mean a building consisting of

three or more independent dwelling units other than a row house dwelling.

- (e) Duplex shall mean a building that is divided horizontally or vertically into two dwelling units.
- (d) Fourplex shall mean a building that is divided horizontally or vertically into four dwelling units.
- (e) Modular means transportable dwelling unit constructed under the A277 Construction Code and intended to be permanently attached to a foundation and services:
 - a) Single Wide means a modular unit design specifically to be towed in a single load.
 - b) Double Wide means a modular home unit consisting of two or more sections separately towable, designed to be jointed together into one integral unit.
- (f) Mobile Home: Means a dwelling unit constructed under the C.S.A. Z240 code and which is designed to be transported on its own wheels/skids and chassis to the mobile home lot and may be supported on wooden blocking, concrete piers or a permanent foundation and is designed to be connected to service utilities so as to be suitable for year-round, long-term occupancy. For further clarity any dwelling that is designed to be mobile, and constructed or manufactured to provide a permanent residence for one or more persons in accordance with the appropriate statute, regulation or standard but does not include a

travel trailer or tent trailer or trailer otherwise designed.

- (g) Rowhouse (Terrace) shall mean a building that is divided vertically into three or more dwelling units.
- (h) Single shall mean a detached building containing only one dwelling unit. This definition shall include a modular home as defined herein.
- (i) Triplex shall mean a building that is divided horizontally or vertically into 3 dwelling units.

Dwelling Unit: Shall mean one or more rooms designed as a housekeeping unit, used or intended to be used as a domicile by one or more persons and in which separate cooking, eating, living, sleeping and sanitary facilities are provided for the exclusive use of the occupants, with a private entrance from outside the building or from a common hallway or stairway inside the building but does not include a motel, hotel, rooming house or trailer.

Easement: A right of way giving individuals other than the owner permission to a property for a specific purpose.

Erect: Shall mean to build, construct, reconstruct, remove or relocate and shall include any preliminary physical operations such as cutting, grading, excavating, filling or draining of land, or any altering of an existing building by an addition, extension or other structural change, or any work which requires a construction permit. Erected and Erection shall have corresponding meanings.

Existing: Shall mean existing as of the date of final passing of this By-law by Council.

Fence: Means a vertical physical barrier constructed to provide visual screening, or controlled authorized access and egress.

Financial Office: Shall mean the premises of a bank, trust company, finance company, mortgage company or investment company.

Finished Grade: Shall mean:

- (a) when used with reference to a building, the average elevation of the finished surface of the ground where it meets the exterior of the front of such building;
- (b) when used with reference to a structure, shall mean the average elevation surrounding such structure;
- (c) when used with reference to a street, road or highway, means the elevation of the street, road or highway established by the Town or other designated authority.

Garage,

Commercial: Shall mean a building, structure or lot where all activities of an automobile service station may take place, where major repairs of motor vehicles may be performed and where commercial motor vehicles may be stored. Such repairs may include all mechanical repairs as well as body work but

shall not include the dismantling of motor vehicles for scrap or the storage of motor vehicles awaiting scrapping.

Garage, Private: Shall mean an accessory building or part of a residential building which is fully enclosed and used for the storage of motor vehicles and household equipment incidental to the residential occupancy.

Golf Course: Shall mean a public or private area operated for the purpose of playing golf and shall include a driving range, and may also include facilities such as changing rooms, meeting rooms, banquet facilities, the retail sales of golf-related equipment, and a restaurant.

Greenhouse: Shall mean a structure having a wooden or metal frame covered in a translucent or transparent material and which is intended for growing plant, fruit or vegetables which are destined for personal consumption or sale.

Highway: Shall mean a public thoroughfare intended for vehicular use by the general public.

Home Occupation: Shall mean an occupation, trade, business, profession or craft carried on as an accessory use to the use of a residential dwelling.

Hostel: Shall mean:

- a) An institution for temporary care of transient or homeless persons.

- b) A building intended for use or used as a temporary place for lodging individuals and containing communal cooking facilities or provision for cooking facilities or provision for cooking in any individual room or apartment, but does not include a hotel or motel.

Hotel/Motel: Shall mean a building, or part of a building, or two or more disconnected or detached buildings, designed to be used for the purpose of catering to the needs of the transient public by furnishing sleeping accommodation with or without kitchens, with or without supplying food, and may include meeting rooms, banquet halls, public dining rooms, and any premises licensed for serving alcohol, but shall not include boarding, rooming or lodging houses, taverns and apartment dwellings, but shall include motel and motor inns.

Industrial: Shall mean an establishment primarily engaged in the storage, transshipment, fabrication, processing, finishing, refinishing, assembling, or similar production of various articles and commodities and includes custom workshops, factories, mills, industrial shops and similar production facilities.

Institutional: Shall mean a building, structure or lot used by an organized body, religious group or society for a non-profit, non-commercial purpose. This definition may include a library, primary or secondary school, trade school, public college, or similar use.

Kennel: Shall mean a building or structure where animals are raised, boarded or trained, given medical treatment or housed for similar purposes for which compensation is paid and shall include a Humane

Society, animal shelter or pound.

Landscaped

Open

Space:

Shall mean open space comprised of lawn, natural or ornamental shrubs, flowers and trees and may include space occupied by paths, walks, courtyards, patios and pools, but shall not include parking areas, loading spaces, traffic aisles, driveways or ramps for vehicles, or any open space beneath or within a building or structure.

Land:

Shall mean any ground, soil or earth whatsoever regarded as the subject of ownership and everything annexed to it whether by nature (such as trees, water) or by humans (such as buildings, fences).

Lane:

Shall mean a public thoroughfare which affords only a secondary means of access to abutting lots and which is not intended for general traffic circulation.

Loading Space:

Shall mean a space or bay located on a lot which is used or intended to be used for the temporary parking of any commercial vehicle while loading or unloading goods, merchandise or materials used in connection with the use of the lot or any building thereon.

Lot:

Shall mean a parcel or contiguous parcels of land in one ownership.

- (a) Corner shall mean a lot situated at the intersection or junction of two or more streets.
- (b) Interior shall mean a lot situated between adjacent lots and having access to one street.
- (c) Through shall mean a lot having street frontage on two parallel or approximately parallel streets.

Lot Area: Shall mean the total horizontal area within the lot lines of a lot.

Lot Coverage: Shall mean the percentage of lot area covered by the ground floor area of all buildings located thereon.

Lot Frontage: Means the horizontal distance between the side lot lines. Where the side lot lines are not parallel it shall be the width of a lot measured between the intersections of the side lot lines with a line 6 metres back from the front lot line.

Lot Line: Shall mean any boundary of a lot or the vertical projection thereof.

- (a) Front shall mean, in the case of an interior lot, the lot line that divides a lot from the street. In the case of a lot fronting onto two or more streets, the shorter lot line that abuts a street shall be deemed to be the front lot line and in the case of a corner lot or through lot having lot lines of equal length abutting both streets, either line may be deemed to be the front lot line.

- (b) Rear shall mean, in the case of a lot having four (4) or more lot lines, the lot line furthest from and opposite the front lot line. If the lot has less than four (4) lot lines, there shall be deemed to be no rear lot line.
- (c) Side shall mean any lot lines other than the front lot line and the rear lot line.

Medical/Dental

Office:

Shall mean a building or part of a building wherein health services are provided to the public in the form of a medical, paramedical, dental, surgical, physiotherapeutic, or other human health services including associated technician and laboratory facilities, which may also include an incidental pharmaceutical outlet for the sale of prescription and therapeutic drugs and medication and other drug store products normally sold in a pharmaceutical outlet, and optical equipment.

Medical

Practitioner:

Shall mean a doctor, dentist, chiropractor, chiropodist, optometrist, oculist but shall not include a veterinarian.

Mobile Home

Subdivision:

Means an area subdivided by registered plan, containing lots for freehold or leasehold tenure and used for mobile homes.

Municipality: Shall mean the Town of Norman Wells.

Net Leasable Floor

Area: Shall mean the total floor area of a building designed for tenant occupancy and exclusive use, including basements, mezzanines, upper floors and other floors, as measured from the centreline of shared partitions and from the interior face of the exterior walls of the building. Excluded are common areas and other common areas not designed or occupied by tenants or sales areas.

Non-Complying: Shall mean a lot, building or structure which, on the date of the final passing of this By-law, did not comply with one or more of the zone provisions of the zone in which such lot, building or structure is located.

Non-Conforming: Shall mean a use, building or structure which, on the date of the final passing of this By-law, was not a permitted use in the zone where such use, building or structure is located.

Noxious Use: Shall mean a use which generates or may generate offensive or objectionable impacts (refer to the definition of "Offensive or Objective" in this by-law).

Nursery: Shall mean a building, structure or lot used for the growing of sod, flowers, bushes, trees or other gardening, landscaping or orchard stock for wholesale or retail sale.

Nursing Home: Shall mean an establishment wherein food lodging and care are provided, with or without charge, not related to the operator of the facility who because of their age, physical or mental state, or other circumstance require care, medical or otherwise.

Offensive or
Objectionable: When used with reference to any use of any land, building or structure, means a use which, from its nature or from the manner of carrying on same, creates or is liable to create, by reason of noise, vibration, smoke, dust or other particulate matter, odour, toxic or noxious matter, radiation hazards, fire or explosive hazards, heat, humidity or glare, or unsightly storage of goods, wares, merchandise, salvage, junk, waste or other materials, as a condition which, in the opinion of the Development Officer and/or Council (as the case may be), may be or become hazardous or injurious or which affects the amenities of the neighbourhood or may interfere with the normal enjoyment of any land, building or structure.

Office: Shall mean a building or part of a building used or intended to be used in the performance and transaction of business including administrative and clerical activities as well as professional offices but not including the use of manual labour.

Open Space: Shall mean any portion of a lot which is unoccupied by buildings or structures above ground level and is open to the sky, and shall include Landscaped Open Space.

Open Storage: Shall mean the storage of goods, merchandise or equipment outside of a building or structure on a lot or portion thereof, including such uses as building materials supply yards. This definition shall not include the open storage of goods or equipment incidental to a residential use.

Owner: Shall mean:

- a) in the case of land owned by the Commissioner of the Northwest Territories or the Crown in the right of Canada, the Commissioner or Minister of the Crown having the administration of the land; or
- b) in the case of any other land, any person, firm or corporation having any right, title, estate or interest in the property in question, and any agents, contractors, attorneys, trustees, successors, assignees, or executors thereof, as the case may be, but does not include a mere occupant or mortgagee.

Park: Shall mean an area of land consisting largely of open space which may include a recreational area, playground, play field or similar use.

(a) Public shall mean a park owned and maintained by the Town or other public authority.

(b) Private shall mean a park other than a public park.

Parking Area: Shall mean an area or structure other than a street used or intended to be used for the temporary storage of motor vehicles and includes a private garage or carport, aisles, driveways, and parking spaces.

Parking Space: Shall mean an area exclusive of any aisles or ingress or egress lanes, used for the temporary storage or parking of motor vehicles and having a minimum width and length as specified in Section 5.0 of this By-law.

Permitted Uses: Shall mean those uses which are allowed in a particular zone, provided that the use conforms to the regulations of the particular zone to which the use applies.

Public Authority: Shall mean the Town of Norman Wells, any company supplying utilities to the Municipality and any Department of the Government of Northwest Territories and Canada, or other similarly recognized Boards.

Public Use: Shall mean a building, structure or lot used by a public authority.

Public Utility: Shall mean a system, work, plant, equipment or service, whether owned or operated by or for the municipality or by a corporation, under agreement with or under a franchise from the municipality or under a Federal or Territorial statute, which furnishes services and facilities available at approved rates, to or for the use of all the inhabitants of the Town including by not limited to:

- a) communication by way of telephone, cable television or internet;
- b) public transportation;
- c) production, transmission, delivery or furnishing of water, gas or electricity to the public at-large; and
- d) collection and disposal of sewage, garbage and other waste.

Recreational Facility: Shall mean any building or structure or specific area planned for, used for or related to recreational activities and shall include campgrounds, picnic areas, outdoor shelters, playground areas and equipment, hiking trails and the like.

Residence: See Dwelling

Restaurant: Shall mean a building or structure or part thereof

where food is prepared and offered for sale to the public for consumption within the premises, or for take-out or delivery service.

Retail Convenience

Store: Shall mean a building or part of a building used primarily for the sale of grocery and confectionery items and incidentally for the sale of other merchandise as is required to fulfil the day to day needs of a surrounding residential area.

Retail Store: Shall mean a use primarily engaged in general merchandising including but not limited to apparel, hardware, home furnishings, dry goods, food products, and/or home appliances.

Reserve: Shall means a parcel of land set aside for the use of the municipality or other public authority.

Right of Way: A strip of land which is used as a road bed, either for a street, or any purpose deemed necessary by the municipality (such as utilities, access, etc). The land is set aside either as an easement or in fee simple. In many cases the right of way differs from an easement in the sense that no development occurs within a right of way, it is a surveyed parcel of land to be used for municipal purposes.

Rooming House: Means any house or building or portion thereof which the proprietor supplies lodging, for compensation, to other persons without meals in rooms furnished by the proprietor with necessary furnishings, and does not include a hotel, as

defined in the Hotel Registration of Guests Act.

School: Shall mean a site or building wherein teaching, instruction or research may be conducted, and which may include related recreational facilities.

Sea Can: Steel transportable storage container, used for temporary dry storage and shipping of goods.

Service Outlet: Shall mean a building or part of a building whether in conjunction with a retail store or not, used for the repair or servicing of goods, commodities, articles or materials, but not the manufacturing thereof.

Sewage Disposal

Site: Shall mean a site which is licensed or government approved for the use as a disposal site for sewage.

Shed: Shall mean a one storey structure, not more than four metres square, either freestanding or attached to a larger structure, serving for storage, shelter or a particular activity.

Sight Triangle: Shall mean the triangular space formed by the street lines of a corner lot and a line drawn from a point in one street line to a point in the other street line, each such point being 6.50 metres from the point of intersection of the street lines measured along the street lines. Where the two street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the

street lines.

Sign, Legal: Shall mean a name, identification, description, device, display or illustration which is affixed to or represented directly or indirectly upon a building, structure or lot which directs attention to an object, product, place, activity, person, institute, organization or business.

Storey: Shall mean that portion of a building, other than a cellar or crawl space, between the surface of any floor and the surface of the floor next above it, or, if there is no floor above it, that portion between the surface of such floor and the ceiling above it.

(a) First Storey shall mean the lowest storey of a building, wherein the floor is generally at grade elevation and having its ceiling at least 1.8 m above finished grade.

Street or Road: Shall mean a public thoroughfare under the jurisdiction of either the Town or the Territory. This definition shall not include an access lane or private right-of-way.

Street Line: Shall mean the boundary of the right-of-way of the street.

Structure: Shall mean anything constructed or erected, either permanent or temporary, the use of which requires location on the ground or attachment to something having location on the ground.

- Subdivision: Means a land area subdivided by registered plan, containing lots for freehold or leasehold tenure.
- Trailer: Means a vehicle that is designed to be drawn on a highway by a motor vehicle, whether or not part of its weight or load rests on or is carried by that motor vehicle, but does not include a side car attached to a motorcycle.
- Use: Shall mean the purpose for which any land, building, structure or any combination thereof is designed, arranged, occupied or maintained.
- Utilidor: See Public Utility
- Vehicle, commercial: Means a motor vehicle used for business purposes, but does not include a public service vehicle
- Vehicle, motor: Means a vehicle propelled or driven by power other than muscular power and includes a trailer, but does not include
- (a) an aircraft or a marine vehicle,
 - (b) a device that runs or is designed to run exclusively on rails, or
 - (c) a mechanically propelled wheelchair,
 - (d) heavy equipment (construction vehicle) as described below.

Vehicle, Construction
or

Heavy Equipment: Means a grader, loader, shovel, tractor, mobile crane, backhoe, forklift and other similar equipment not normally used for travel on a highway.

Warehouse: Shall mean a building or portion of a building used or intended to be used for the bulk storage of goods, commodities, wares, merchandise or materials.

Waste Disposal

Site: Shall mean a place where ashes, garbage, refuse, domestic waste, industrial waste or municipal refuse is disposed of or dumped. This definition shall not include a sewage treatment plant, lagoon or sludge disposal area.

Water Supply: Shall mean a distribution system of piping and related storage, including pumping and purification appurtenances, operated by the Town.

Wholesale

Establishment: Shall mean a building or part of a building used or intended to be used for the bulk storage and sale of quantities of goods, commodities, wares, merchandise, and materials for resale or business use.

Yard: Shall mean an open uncovered space appurtenant to a building or structure.

(a) Front shall mean the space extending across the full width of a lot between the

front lot line and nearest part of the building envelope on any structure on the lot.

- (b) Minimum shall mean the space measured from the lot line, the minimum depth of which is regulated by the provisions of this By-law.
- (c) Rear shall mean the space extending across the full width of a lot between the rear lot line and the nearest part of any main building or structure on the lot.
- (d) Side shall mean the space extending from the front yard to the rear yard between the side lot line and the nearest part of any main building or structure on the lot.
- (i) Exterior Side Yard shall mean a side yard immediately adjacent to a street.
- (j) Interior Side Yard shall mean a side yard other than an exterior side yard.

Zone:

Shall mean:

- (a) a land use category as defined and regulated in this By-law; or
- (b) a designated area of land use shown on the Schedule 1 of this By-law.

Section 2.0 Administrative Duties and Procedures

1) Development Officer

The office of the Development Officer is hereby established and shall be filled by a person appointed by resolution of Council.

- a) In the performance of his/her duties the Development Officer shall:
 - i. receive and process all Development Permit applications pursuant to this by-law
 - ii. keep and maintain for inspection by the public during normal office hours the following official records:
 - a) a copy of the by-law and all of the amendments thereto;
 - b) a register of all applications for development, including the decisions therein and the reasons therefore.
 - iii. carry out such other duties as may be prescribed in this by-law;
 - iv. ensure that copies of this by-law are obtainable by the public at a reasonable charge;
 - v. carry out such other administrative duties as Council may specify from time to time.
- b) The Development Officer is hereby declared to be an authorized agent of Council and may exercise on behalf of Council the approving and granting of Development Permit where an application is for permitted use, following the applicable regulations.
- c) All applications for discretionary uses shall be brought forwarded to the Town Planning and Land Use Committee for recommendation. Council shall have final approval for discretionary uses.
- d) When a permit has been granted the Development Officer shall, as soon as possible, and before construction has commenced:
 - i. Post a notice of the decision conspicuously on the lot for which the application has been made
 - ii. Post a notice of the decision in the municipal office

2) Town Planning and Land Use Committee

- a) Council may appoint a Town Planning and Land Use Committee.
- b) The Town Planning and Land Use Committee shall consist of seven members, two of which shall be selected from the Council and the remainder shall be from the residents of Norman Wells at large but shall not include employees of the Municipality or officials or servants of Council.
- c) The function of the Town Planning and Land Use Committee with respect to this by-law shall be to:
 - i. review and advise Council on all applications which do not conform to the requirements of this by-law;
 - ii. review applications for rezoning and/or other amendments to this by-law and make recommendations to the Council therein.
- d) The Development Officer shall keep a record of the minutes of the meetings of the Town Planning and Land Use Committee which shall be available, during regular office hours, to the public.

3) Development Appeal Board

Council shall appoint a Development Appeal Board in accordance with the provisions of Section 22 of the *Planning Act*.

- a. The Board shall consist of at least three (3) members, the majority of whom shall be persons other than members of the Council and shall include at least one (1) member of Council but shall not include employees of the Municipality or officials or servants of Council or members of the Town Planning and Land Use Committee.
- b. The members of the Board shall elect a Chairperson
- c. No meeting shall be held unless there is a quorum of members in attendance.
- d. The Board may meet as frequently as is necessary but it shall meet within 30 days after an application for appeal has been made to it.
- e. The Board shall appoint a secretary who may be a member of the Board.

- f. The secretary appointed under Section (d) shall:
 - i. notify all member of the Board of the holding of each hearing and other meetings of the Board;
 - ii. ensure that reasonable notice of the hearing is given to the appellant and all persons who in the opinion of the Board may be affected;
 - iii. prepare and maintain a file of minutes of the business transacted at all meetings of the Board and the reasons therefore;
 - iv. serve the appellant and all affected persons who appeared at the hearing and provided an address for service to the secretary personally or by duly authorized agent or by registered mail, with a copy of the decision of the Board;
 - v. carry out administrative duties as the Board may specify under their own procedures

4) Enforcement

a. Inspection of Premises

The Development Officer or designate acting under the direction of the Town Manager, may, at any reasonable hour (as set out by Council), enter and inspect a property or premises where there is reason to believe that any land has been used or any building or structure has been erected, altered, enlarged or used in violation of any of the provisions of this By-law.

b. Licenses and Permits

- i. No change shall be made in the type of use of any land, building or structure within any zone, without first obtaining confirmation from the Town to the effect that the proposed use conforms to this By-law.
- ii. No municipal permit, certificate, or licence shall be issued for a proposed use of land or a proposed erection, alteration, enlargement or use of any building or structure that is in

contravention of any provision of this By-law.

c. Action to Restrain Contraventions of the By-law

- 1) In the case of any lot being used, any building or structure being erected, altered, reconstructed, extended or part therefore being used in contravention of any provision of this By-law, the *Planning Act*, a Development Permit or Subdivision Approval, such contravention may be restrained by the Town as per the enforcement provisions outlined in the *Planning Act*.

d. Revocation or Suspension of Development Permits

- 1) The Development Officer or Council, upon receipt of information that a Development Permit has been obtained by fraud or misrepresentation or that a development which has been issued a Development Permit is not being carried out or completed to the extent or in the manner originally approved, may suspend or revoke the Development Permit. Council may subsequently reissue the permit with any necessary amendments.

5) Severability

If any section, subsection, sentence, clause or phrase of this by-law is, for any reason, held to be invalid by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portion of this by-law.

6) Amending By-laws

- a) All applications for amendment to the Zoning By-law shall be made to the Council in the form adopted by the Council and shall be in written form and accompanied by:
- b) an application fee as prescribed in Section 3.0 of the Zoning By-law.
 - i. a certificate of search of the land affected or other documents satisfactory to the Development Officer including the applicant's interest in the said land, and
 - ii. a completed application form
 - iii. All drawings required to be submitted shall be drawn on standard drafting material to the satisfaction of the Development Officer and shall be fully dimensioned, include accurate figures, and be explicit and complete.
- c) Council may at any time initiate an amendment to this by-law by directing the Development Officer to initiate an application.

7) Request for an Amendment

- a) All amendments to this by-law shall be made by Council by by-law and in conformance with Sections 25 to 29 inclusive of the *Planning Act*.
- b) Subject to the approval of the Director, an amendment to this by-law which clarifies a provision herein may be undertaken without the publishing or posting of an official notice of its intention to pass an amending by-law, or the holding of a public hearing thereon.
- c) No amendment to this by-law shall be made which would cause this by-law to be in contravention of the General Plan By-law.
- d) This By-law and the General Plan By-law may be amended concurrently.
- e) Where an amendment to this Zoning By-law is requested by an owner of land in the Town, the said owner shall

complete and submit to the Town, prior to his request being considered, an application form for Amendment to the Zoning By-law.

8) Variances

- a) All applications for variances received by the Development Officer are forwarded to the Town Planning and Land Use Committee for review and consideration. Council has final approval of all variances.
- b) Based on advice from the Town Planning and Land Use Committee, and direction from Council, the Development officer may issue a permit for a permitted use with appropriate variations to the development permit regulations where physical limitations prohibit an effective relationship between buildings, structures, open space, pedestrian and vehicular movement on the site provided that these variations will not unduly affect development on the adjoining property. Duly approved variations are deemed to conform with the regulations of this by-law.

9) Establishment of Fees

Fees for development permit applications, by-law amendments, development permit appeals, and other fees related to zoning by-law services shall be in accordance with Appendix 2.0 Fees

Section 3.0 Development Principles

1) Permitted Uses

No land shall be used and no building or structures shall be erected, altered, enlarged or used within the Town except in conformity with the provisions of this Zoning By-law.

2) Permitted Number of Buildings

No lot shall have constructed or placed upon it by the owner, occupier or any other person more buildings or structure of any kind that that specified for the zone in which it is located as set out in this by-law.

3) Temporary Use

- a. The temporary use of a building or part thereof as a polling station for government elections, referenda, or census for a time period not to extend 60 days is permitted in all zones.
- b. The temporary use of a building or part thereof for campaign headquarters for political candidates for a time period not to exceed 60 days is permitted in all zones.
- c. Temporary structures of buildings which are erected for the purpose of providing temporary workers quarters, temporary office space or storage of materials for the construction of maintenance of any private or public utility, or building or structure for which a requirement Development Permit has been obtained, shall be permitted provided such structure or building is removed within 30 days of completion of such utility, building or structure.
- d. Use of Sea Can on a temporary basis for no more than 6 months.
- e. Other temporary uses at the discretion of council.

4) Utilities

- a. The following uses, buildings and structures shall be allowed in all zones:
 - i. Municipal and public utilities
 - ii. Public roads
- b. Where a developer proposes to develop a subdivision in any zone and where water and sewer utilidors or natural gas are available on any surrounding streets, these utilities shall be installed by the developer at no cost to the municipality. The municipality may retain ownership of the said utilities as well as the appropriate right-of-way.

5) Siting, Size and Shape of Buildings and Structures

No building or structure shall be constructed, reconstructed, altered, moved or extended by the owner, occupier or any other persons so that contravenes the requirements for the zone in which it is located as set out in this by-law as requirement by an Development Permit.

6) Siting Exceptions and Projections into Side yards

Notwithstanding any other provision in this by-law, the following structures or portion of structures shall conform to the following provisions:

- a. Fireplaces, chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows, and ornamental features may project 0.6 meters beyond the yard requirements of this by-law which otherwise apply to the building of which they are a part.
- b. Eaves and sunlight control devices may project 1.2 metres beyond the yard requirements of this by-law which otherwise apply to the building of which they form a part.
- c. Unenclosed steps with or without a landing, but without a roof for not more than 1.2 metres and not more than 1 metre above ground level.

- d. An open, unenclosed deck or patio at ground level in any yard in a residential development if such deck is completely unclosed except by a guard rail or parapet wall not exceeding the maximum height permissible for a fence in the same location, but no such deck shall project into any required yard more than 2.5 metres. The provision of an awing or similar temporary covering for such a deck shall be permitted.

7) Height Exceptions

Height restrictions of this by-law do not apply to church spires, monuments, fire and observation towers, radio, television and telephone broadcasting and receiving towers, flag poles, aerials, water tanks, chimneys and industrial cranes.

Any new structures exceeding height restrictions shall be approved by Transport Canada prior to their construction to ensure height compliance with regulations.

8) Non-conforming uses and buildings

- a. The provisions of this by-law shall not apply to prevent the use and development of land prohibited by the by-law if the use and development of land had been lawfully established before this by-law came into force and effect.
- b. A non-conforming use of buildings may be continued but if that use is discontinued for a period of six months or more the future use shall conform to this by-law
- c. A non-conforming use may only be enlarged, if the building is being converted to a use permitted in this by-law.
- d. A non-conforming building destroyed by fire or otherwise damaged by other means to an extent of 50 percent or more of the appraised value of the building shall not be rebuilt or repaired except in conformance with this by-law.
- e. Where a lot having less than the minimum lot area or frontage required by this By-law exists on the date of passing of this By-law or is increased in area or frontage but still does not meet the minimum

area or frontage requirements of this By-law, such lot may be used for a purpose permitted in the zone in which it is located provided that all other applicable provisions in this By-law are met.

- f. If any legally existing lot, building, or structure would become non-complying as a result of a road widening or an expropriation, by having its front lot area, frontage, front yard, and/or side yards reduced, the said existing lot shall be deemed to be complying for the purposes of this By-law.
- g. If any legally existing lot, building, or structure would become non-complying as a result of a road widening or an expropriation, by having its front lot area, frontage, front yard, and/or side yards reduced, the said existing lot shall be deemed to be complying for the purposes of this By-law.
- h. Nothing in this By-law shall prevent the strengthening to a safe condition of a non-conforming building or structure, provided that the external dimensions of the original building or structure are not increased and the use of the building or structure is not altered, unless altered to a permitted use.

9) Building Regulations

- a. All development, including water and sewer tank size, shall conform to the regulations contained within the National Building Code of Canada and the Building Code for the North, as amended.
- b. Notwithstanding subsection (a) in areas where water and sewer services are to be provided by truck, the tank size must be sufficient of a maximum of two deliveries/pickups per week. The following shall apply to the size of the holding tanks:
 - i. Residential zones water tank minimum: 2,300 litres
 - ii. Residential zone sewer tanks minimum: 3,500 litres
 - iii. All other zones: at the discretion of the Development Officer depending upon the nature of the proposed development and it's anticipated rate of water consumption.
- c. Applications for wooden block foundation must be in accordance with the Codes referred to in subsection (a). Applicants may be required to submit stamped engineered drawings to confirm code compliance.

10) Fencing

- a. Barbed wire shall not be used for fencing in any residential zone and may only be used for fencing for public safety and security reasons in zones other than residential zones.
- b. Single strand wire fences shall not be allowed in any zone.
- c. The maximum and/or minimum height requirements for fences are specified in each zone.
- d. Fences shall be maintained in good condition to the satisfaction of the Development Officer.
- e. The Council may require the installation of a fence to act as a visual screen.
- f. Fences may only be installed on the property lines with the written approval of adjacent land owners.
- g. Development permits are not required for construction or maintenance of any fence, wall or gate combination not exceeding 1.2 metres in height in the front of the structure and 1.8 metres elsewhere on the site, unless this construction is within a corner lot and there in that case the fence cannot exceed 1.0 metres in height as per Section 3(14) of this By-law ("Corner Lot Sight Lines").

11) Accessory Uses

Accessory buildings or structures shall be permitted in any zone in accordance with the following provisions and any additional provisions included elsewhere in this By-law:

- a. In a Residential Zone or in any lot used for residential purposes, accessory buildings and structures shall not be located within any minimum front yard or minimum exterior side yard, except as specifically permitted in this By-law. In all other zones, accessory buildings and structures shall conform to the requirements of the particular zone.
- b. In a Residential Zone or in any lot used for residential purposes, accessory buildings or structures shall not be located closer than 1.0 m to any interior side or rear lot line.
- c. In a Residential Zone or in any lot used for residential purposes, the

total coverage of all accessory buildings and structures shall not be greater than 10% of the total lot area.

- d. In a Residential Zone or in any lot used for residential purposes, accessory buildings and structures shall not exceed 4.5 m in height.
- e. Any building or structure which is attached to the main building will not be considered accessory for the purposes of this By-law.
- f. In any zone all accessory structures, additions, porches, and skirting shall be of a quality and appearance equivalent to the primary structure and shall match and complement it.
- g. In any zone accessory uses such as garages or storage sheds shall not be located in the front yard setback, shall have a minimum rear yard setback of 1 metre, and shall have a minimum side yard setback of 1 metre.

12) Buildings to be Moved

No building or structure shall be moved within the limits of the Town of Norman Wells or shall be moved into the Town unless the building or structure is to be used for a permitted purpose and satisfies all of the requirements of the zone in which it is to be located and then only after a permit has been obtained from the Development Officer. The Town may require that liability insurance is provided by the person or persons moving said structure or building.

13) Conflicting Standards

Where there are any conflicting requirements in this By-law, the more restrictive standards shall apply unless specifically stated otherwise.

14) Corner Lot Sight Lines

Notwithstanding any provisions of this By-law to the contrary, within any area defined as a sight triangle, the following uses shall be prohibited:

- a. a building, structure or use which would obstruct the vision of drivers of motor vehicles;
- b. a fence or tree, hedge, bush or other vegetation, the top of which exceeds 1.0 m in height above the elevation of the centre lines of abutting streets; and
- c. a parking area.

15) Landscaping

Any part of a yard in a residential zone which is not functionally required for the permitted use, an accessory building or structure, the required parking or access to the required parking, shall be retained in its natural state,

landscaped or aesthetically improved.

A landscaping plan may be requested with all development permit application in the following zones: R-2, SC and C.

16) Lots Divided into More Than One Zone

Where a lot is divided into more than one zone, the zone containing the largest area of the lot shall apply.

17) Noxious Uses

No use shall be permitted which from its nature or the materials used therein, is declared to be a noxious trade, business or manufacture by any Territorial or Federal Statute.

18) Occupancy Restrictions

No human habitation nor an occupation or activity conducted for gain or profit unless specifically permitted elsewhere in this By-law shall be permitted in the following buildings, structures or parts thereof:

- a. any private garage or other building which is accessory to a residential use;
- b. any automobile or truck whether or not the same is mounted on wheels.

19) Outdoor Illumination

Outdoor illumination of buildings, structures, or yards, including parking areas, shall be permitted providing the fixtures are so designed and installed that the light is directed downward and is directed away from adjacent lots or streets.

20) Signs

All outdoor overhead signage must be self-supporting and must be fastened securely to the face of the building or may be suspended perpendicularly from a building.

Signs may overhang from a building by up to 1 metre provided that the bottom of the sign is no less than 2.4 metres from the ground.

A sketch of the sign showing measurements, materials and design must be provided with the application.

21) Through Lots

Where a lot is a through lot, the requirements for front yards contained in this By-law shall apply to each yard abutting a street.

22) Protection of the Natural Environment & Riverbanks

- a. Measures shall be taken to preserve existing wooded areas and natural features (i.e., slopes, bodies of water).
- b. No building, structure or part thereof shall be constructed within 30 metres horizontally of the ordinary high water mark of any river, lake or other watercourse unless approved by Council.
- c. No building structure or part thereof shall be constructed within 2 metres vertically of the ordinary high water mark of a river, lake or other watercourse unless approved by Council.

23) Home Occupations

1. 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.

2. If a Home Occupation is to be operated from a leased residence, a letter from the owner of the residence acknowledging and permitting the Home Occupation is required.
3. A Home Occupation shall not change the principal character or external appearance of the dwelling. The business should not be visible from the outside of the residence other than one identification plaque or sign a maximum of 0.9 square meters (3 square feet) in the zones R-1, R-2, and MH-1; and 0.5 square meters in CR zone.
4. The Home Occupation cannot generate traffic to and from the residence that is uncharacteristic of the neighbourhood.
5. There shall be no outdoor business activity, or outdoor storage of material, goods or equipment associated with the Home Occupation.
6. 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.
7. 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.
8. No vehicles over 4000 kilograms gross vehicle weight associated with the business can be parked at or near the residence.
9. The Home Occupation and residents operating the business must comply with all licensing and health and safety regulation of that business.
10. A home occupation shall not occupy more than two (2) home based businesses. More than two (2) home based businesses will be strictly at the discretion of Council.
11. Where a day care is the home occupation, a day care shall mean a residence that receives not more than five (5) children for temporary care and guidance, for a continuous period which does not exceed 24 hours.

24) Note on developing land adjacent to airport land

The Town of Norman Wells has a large portion of municipal land located adjacent to airport land. These areas clearly are in a different situation from Airport Land, and are controlled by other factors.

Aviation related issues such as Airport Zoning Regulations, Aviation Noise and Land Use in the Vicinity of the Airports are contained in the Government of Canada and Transport Canada documents.

See Aeronautics Act

- TP 312
- TP 1247

These sections in the Act pertain to aviation matters beyond the actual Airport Land property. This land use, beyond the items required by legislation, is normally controlled by the jurisdiction of the municipality in accordance with the aviation requirements identified in the Transport Canada documents.

There are normally restrictions of land use beyond the demands and priority of the aviation related uses, as contained in legislation or recommended land use guidelines. Normally there is a requirement to comply with municipal land use controls, plus National Building Code and municipal building requirements related to structure integrity, power and utility servicing.

The town should refer to these regulations when making planning decisions for land adjacent to airport lands.

Section 4.0 Development Permits

1) Where a Permit is required

An approved development permit is required for all developments prior to commencement, except for the following:

- a. A Development Permit is not required where the development consists only of:
 - i. painting
 - ii. decorating
 - iii. repairs
 - iv. minor landscaping
 - v. 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 metres in height as per Section 3 (14) "Corner Lot Sight Lines".
 - vi. Other similar work, at the discretion of Council, provided that no person's health or safety is endangered.
 - vii. Construction or placement of a shed, greenhouse or storage area not exceeding 4 square metres.

2) Application for Permit

- a. An application for a permit may only be made by a person with a legal or equitable estate or interest in the property sought to be developed.
- b. An application for a permit may be made by a person duly authorized by the person described in (a) by written authorization submitted with the application.
- c. An application for a development shall be made to the Development Officer in the form attached.
- d. Every application for the Development Permit shall be accompanied by:
 - i. a plan drawn to scale of not less than 1:1000 metric showing the site boundaries, the buildings to scale and correctly located on the site, the yards, sewage and water services, fuel tanks, points of vehicular access to the site, landscaping

- and grading for drainage and the size and location of buildings already existing on the lot;
 - ii. plans and elevations of the proposed buildings drawn to a scale of not less than 1:1000 metric showing all dimensions with specifications and notes of materials used; and
 - iii. a statement of ownership and proposed use of the land involved and the estimated dates of commencement and completion of the works.
- e. The Development Officer may require such other additional information as he/she considers necessary to verify the compliance of the proposed use or development with the regulations of this By-law.
- f. The Development Officer shall refer Development Permit Applications to the Town Planning and Land Use Committee for review and to Council for decision as stipulated in this By-law. For those Development Permit Applications for which the Development Officer is responsible, he/she may approve with conditions or refuse the applications. All Development Permit applications which are conditionally approved or refused shall be accompanied with written reasons for the decision.
- g. The Development Application may be submitted by the Development Officer to the Public Health Officer, the Territorial Fire Marshall or any other interested public official for their comments and recommendations.
- h. The Development Officer may prohibit the erection of a building on any site if in his/her opinion satisfactory arrangements have not been made by the developer for the supply to the building of water, electric power, sewer and street access, or any of them, or the payment of the costs of installing or constructing any such utility or facility. The Council may at its discretion give approval conditional upon the entering into a Development Agreement between the Council and the developer for the satisfactory provision of local improvements.
- i. A Development Permit authorizes the holder thereof to execute the work or action mentioned in the Permit in accordance with

the application and the plans and specifications as approved by the Development Officer and no changes in plans or specifications are permitted without the approval in writing of the Development Officer.

3) Conditions of Permit

- a. Every Development Permit is issued upon the following conditions:
 - i. that construction is to start within six months from the date of issue;
 - ii. that construction is not to be discontinued or suspended for a period of more than six months;
 - iii. that the developer or owner of a building being constructed or of land on which work is being carried for which a Development Permit has been issued shall allow the Development Officer, Public Health Officer, Territorial Fire Marshall or other interested public appointed official to enter and inspect the development at any reasonable time for the purpose of administering or enforcing this By-law or any Territorial Act or Regulation;
 - iv. that the person to whom the Development Permit is issued shall notify the Development Officer when the work has reached various stages so that inspections can be made, and specifically when the building is complete or ready for occupancy; and
 - v. that the owner and/or owners, contractors, developer, etc. are totally responsible for providing safety devices to prevent accidents on and adjacent to the construction site including the tying into or connection with public and private utilities. Safety devices and equipment shall not interfere with traffic movements on or adjacent to a public lane or thoroughfare.

- b. A Development Permit shall be void if
 - i. development is not commenced and carried on with reasonable diligence within 6 months from the date of its issue or within such extended period that may be granted by Council, or
 - ii. at any time the development has been discontinued

for a period of 6 months.

- c. When a Development Permit becomes void, a new application for a permit is required before development may proceed.
- d. Where a person to whom a Development Permit has been issued may be unable to comply with the conditions set out in either Subsection (3)(a) or (b) then he or she may, prior to the Permit becoming void, apply to the Council, in writing, for a Development Permit extension and the Council may grant an extension for a period of no longer than six months.
- e. Neither the granting of a Development Permit nor approval of the drawings and specifications, nor inspections made during development shall in any way relieve the owner from full responsibility for carrying out the work in accordance with the Regulations, and in particular, no approvals given by the Development Officer can be considered to indicate that such Regulations have been met.
- f. A Development Permit shall not be effective until fifteen (15) days after the Notice of Decision or approval of the application has been mailed or posted on site, whichever first occurs.
- g. The person to whom a Development Permit is issued shall, during construction, keep posted in a conspicuous place on the site, a copy of the Development Permit and a copy of the approved drawings and specifications for inspection by the Development Officer.
- h. The person to whom a Development Permit is issued shall comply with a written notice delivered to him from the Development Officer requiring him to rectify any situation that constitutes a violation of these Regulations or conditions applicable to the Development Permit and shall carry out such tests, including soil stability and permeability tests, and provide such evidence or proof that the material, device or construction used meets with the requirements or the standards as directed by the Development Officer.
- i. If it appears to the Development Officer that a Development Permit has been obtained by fraud or misrepresentation, or that any development is not being carried out or completed to the extent or in a manner originally approved, the Development Officer may revoke or suspend the original

- approval.
- j. Prior to the occupancy or the commencement of use of a building or development and upon being satisfied that the terms of the Development Permit have been met and that services have been connected and fees paid, the Development Officer shall endorse the Development Permit to the effect that the development is complete.
 - k. At the discretion of the Development Officer or the Council, an applicant for a Development Permit may be required to provide a Performance Bond or other form of financial security, suitable to the Town. This security, to a maximum of 10% of the value of the proposed improvements, would be held by the Town to ensure compliance with all conditions of the Permit. Within five days of the endorsement to occupy referred to in Section 11 above, the security, with all interest, will be returned to the applicant.
 - l. The person to whom a Development Permit is issued shall be responsible for the provision of services, landscaping of site, access and other requirements such as site drainage, fire protection facilities or equipment and the prevention of seepage of any sort onto adjacent lands.
 - m. A Development Permit authorizes the permit holder to execute only that work or action permitted in the Permit, in accordance with the application and the plans and specifications as approved by the Council or the Development Officer. No change in the said plans or specifications is permitted without prior written approval of the Development Officer.

4) Occupancy Permit

The Development Officer shall issue an Occupancy Permit prior to occupancy or commencement of use of land, a building or development.

5) Indemnification

The person to whom a Development Permit is issued shall be liable for and shall indemnify and save harmless the Town of and from all manner of actions, causes of action, proceedings, claims, demands,

loss, costs, damages and expense whatsoever which may be brought or made against the Town, or which the Town may sustain, pay or incur as a result of or in connection with the development or any work apposite to the development or from or in connection with the negligence or wilful acts or omissions of the permit holder, its servants, agents, employees or its contractors, excluding the sole negligence of the Town.

5) Insurance

The person to whom a Development Permit is issued shall carry such public liability insurance as is necessary and prudent continuously from the time the Development Permit is approved.

6) Development Agreements

The Development Officer or Town Planning and Land Use Committee may recommend that a Development Agreement be required as a condition of approval for a Development Permit. The Development Agreement may contain contractual agreements as to the following:

- a. Design, including exterior materials and signage of any proposed building or structure
- b. The provision of site grading, landscaping, fencing, screening materials, location of garbage receptacles and lighting
- c. The replacement or construction of roads, sidewalks and street lighting associated with the development
- d. The provision of municipal services
- e. The provision of on-site amenities
- f. The provision of parking
- g. The moving of buildings
- h. Financial security of the above noted matters

Section 5.0 Loading and Parking Requirements

1) Off Street Loading Spaces

- a. All uses within commercial, industrial and institutional zones excluding offices, financial and personal services shall have one space for each loading door provided.
- b. Each off-street loading space shall be 3.5 metres in width by 6 metres in depth with a minimum vertical clearance of 4 metres.

2) Parking Area

- a. In all zones parking shall wholly be provided for on the same site as the building to be served unless otherwise approved by the Development Officer/Council.
- b. Parking surfaces shall be of the same materials as the streets which provide access.
- c. All parking area access shall be subject to prior approval by the Development Officer/Council.
- d. All crossing of drainage courses shall have a culvert installed, the size to be determined by the Development Officer.
- e. The next higher number must be used when calculations result in a fraction of a space being required.
- f. Provisions shall be made for parking spaces for any development in each zone in accordance with the following standards:
 - i. In the case of a mixed use development, and where it may clearly be determined that some of the parking spaces will only be used in an off hour basis, the Council may consider a relaxation of the requirements.

3) Minimum number of spaces required for each use

Use of Building of Site	Minimum Number of Spaces
Residential Zones	
<ul style="list-style-type: none"> • Single, Duplex, Triplex or multiplex dwellings 	One space per dwelling unit
<ul style="list-style-type: none"> • Apartments and Row Housing 	One space per dwelling unit
<ul style="list-style-type: none"> • Mobile Homes – Single & Duplex 	One space per dwelling unit
Commercial Zones	
<ul style="list-style-type: none"> • Business, Professional and Administrative Offices 	One space per 100 square metres of gross floor area
<ul style="list-style-type: none"> • Retail, Personal service, Equipment and repair shops 	Two spaces per 100 square metres of gross floor area
<ul style="list-style-type: none"> • Eating/Drinking establishments 	One space per four seats
<ul style="list-style-type: none"> • Hotels, Motels 	One space per 5 guest rooms
<ul style="list-style-type: none"> • Churches 	One space per 10 seats
Industrial Zones	
<ul style="list-style-type: none"> • All uses 	One space per 3 employees
Institutional Zones	
<ul style="list-style-type: none"> • All uses 	One space per 2 employees

4) Minimum Sizes of parking spaces

All off-street parking spaces shall be in accordance with the following standards:

A	B	C	D	E	F
Parking angle in degrees	Width of space in metres	Depth of space perpendicular of manoeuvring aisle in metres	Width of space parallel to manoeuvring aisle in metres	Width of manoeuvring aisle in metres	Overall depth in metres
0'	2.7	2.7	7.0	3.6	9.0
30'	2.7	5.2	4.2	3.8	14.2
45'	2.7	5.5	3.8	4.0	15.0
60'	2.7	5.8	3.1	5.5	17.1
90'	2.7	6.0	2.7	7.5	19.5

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:

DESCRIPTION	ZONE
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	(OS)
Hinterland	(H)
Urban Reserve	(U)
Airport Oriented	(A-1)
Navigation	(A-2)
Float Plane 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 dwellings, but not single width modular homes
- Duplex dwellings

Discretionary Uses

- day care
- 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 – 1.3 metres
- Minimum interior side yard setback – 1.3 metres
- Minimum exterior side yard setback – 1.3 metres on all lots except for side yards abutting or flanking a street in which case the minimum exterior side yard setback in 4.5 metres or a minimum of 3.0 metres to a utilidor.
- 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 1.2 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 gross floor area - 85 square metres.
- Within Caribou Crescent all detached dwellings shall be a minimum of 366 square meters (1,200 square feet) and no duplexes will be permitted.

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

- Duplex dwellings
- Triplex dwellings
- Fourplex dwellings
- Row Housing
- Apartments

Discretionary Uses

- day care
- Park or playing field
- Accessory uses
- Home occupations

Regulations Applicable to All Uses

- Minimum front yard setback - 4 metres
- Minimum rear yard setback - 5 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 dwellings, but not single width modular homes

Discretionary Uses

- day care
- 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 4000 square metres (.40 hectares)
 - Minimum dwelling size shall be:
 - One bedroom - 85 square metres of gross floor area
 - Two bedroom - 93 square metres of gross floor area
 - Three bedroom - 112 square metres of gross floor area
- Fences shall be constructed in accordance with the provisions of Section 3 of this By-law.
- Other dwellings constructed under the C.S.A. Z240 or A277 codes shall be in accordance with the provisions for these types of dwellings under 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
- Duplex mobile homes

Discretionary Uses

- day care
- 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 - 370 square metres
- The mobile home shall be levelled, skirted, and the hitch removed within 60 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.
- Mobile home shall be skirted and hitch removed within 60 days.

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 certain uses which are considered compatible with those permitted.

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
- Commercial Residential Occupancy

Regulations Applicable to This Zone

- Front yard setback - 5 metres except where with the permission of Council, 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.

- 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.
- Maximum height of all buildings - 12 metres.

10) 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 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 Dwelling
- Commercial Residential Occupancy

Regulations Applicable to This Zone

- Front yard setback - 6 metres
- Rear yard setback - 5 metres
- Side yard setbacks - 6 metres
- 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 or someone who is an employee of the business
- The single detached dwelling shall be established on the same parcel as the principal building of the approved development

- The single detached dwelling will not be permitted until such time as the approved principal 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

Discretionary Uses

- Uses similar to the permitted uses
- Accessory buildings (non-residential use)
- Relocatable Construction Camps (specific regulation below)
- Single detached
- Scrap yards
- Bulk materials storage

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.
- Single detached residential uses shall only be allowed between Junkers Roads and Raven Road, and between Canol Drive and Mackenzie Drive.

Regulations Applicable to Relocatable 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. No camps shall be allowed between Raven Road and Quarry Road.
- 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 garbage 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 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

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

Discretionary Uses

- Accessory buildings (non-residential), 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.
- 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 with the 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 shall be 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.
- 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 explosive materials can be stored safely.

Permitted Use

- Explosives storage.

Discretionary Use

- Sea Can

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 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,
- 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 Zone /Park (OS)

The purpose of the open space 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.

Permitted Uses

- existing uses

Discretionary Uses

- walking trails
- Cross country ski trails
- Picnic areas
- Outdoor events
- Un-serviced cabins
- Education uses such as interpretive signage and facilities
- Other similar uses that, in the opinion of Council are similar in nature of character to conditionally permitted uses

Regulations Applicable to This Zone

- All uses shall be considered on their individual merits subject to minimum standards with which individual developments must comply.
- All uses in this zone shall be reviewed by Council with an accompanying report prepared by the Development Officer.

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
- Sea Can
- 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.
- Maximum length of time for usage of Sea Can on any site – 6 months

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
- Water Treatments Plants
- Agriculture
- Quarries
- Municipal bulk materials and waste storage
- Sea Can
- 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.
- Maximum length of time for usage of Sea Can on any site – 6 months
- No building used for human habitation shall be (a) nearer than 450 m to a waste disposal ground; or (b) on any site, the soil of which has been made up of any refuse, unless the refuse has been removed from the site or has been consolidated or the site has been disinfected in every case and the site has been approved by a Health Officer.

Schedules

Schedule One
Town of Norman Wells:
Zoning By-law Resource Map

Note: This application is prepared pursuant to the Norman Wells Zoning By-law No. 20-06 and the Planning Act relating to the planning and regulation of the use and

Wall sized map forwarded to client (draft submission)

Digital copies available.

**Schedule Two
Town of Norman Wells
Application for Development Permit**

Note: This application is prepared pursuant to the Norman Wells Zoning By-law No. 20-00, and the Planning Act relating to the planning and regulation of the use and development of land.

For Office Use Only	
Account # 1-1-115-0-165	
Application #	Receipt #
Invoice #	Permit Fee:

✓ **Checklist for Development Permit Applications:**

Every application for a Development Permit shall be accompanied by a site plan drawn to scale and not less than 1:1000 metric, as well as the application fee, as indicated in Schedule 3 of this By-law.

Plan Must Indicate:

- site boundaries
- buildings to scale and correctly located on the site, yards
- sewage and water services
- fuel tanks (Office of the Fire Marshall may need to approve)
- points of vehicular access
- landscaping, and grading for drainage
- culverts
- size and location of buildings already existing on the lot
- Plans and elevations of the proposed buildings to a scale not less than 1:1000 indicated all dimensions with specifications and notes of materials to be used
- A settlement of ownership and proposed use of land involved and the estimated dates of commencement and completions of work
- Proposed signage showing measurements, design and lettering
- A separate landscaping plan if this is a permit for a residential building exceeding six (6) units or non-residential uses exceeding 1,000 square metres of gross floor area
- Any other additional information as required by the Development Officer

Instructions for Development Permit Applications:

- a. No change in the said plans, specification or uses is permitted without submission of a new Application of Development Permit
- b. Failure to complete this form fully and to supply the required information and plans may mean that this application will not be considered or may cause delays in the processing of the application
- c. Any Development Permit issued on the basis of incorrect information contained in the application shall be considered invalid.
- d. Limitations may exist on the location and availability of natural gas service. Should the applicant propose to utilize natural gas in a development, the applicant is strongly advised to promptly contact and/or make application for service through the Town Office. The applicant is cautioned that the approval of a development permit does not guarantee that natural gas will be available or that the said application for natural gas will be approved.

**If you have questions, please contact:
Town Manager
Tel. 587-3700**

Schedule Two
Town of Norman Wells
Application for Development Permit

Note: This application is prepared pursuant to the Norman Wells Zoning By-law No. 20-000 and the Planning Act relating to the planning and regulation of the use and development of land.

2. Location Information:

Application/Authorized Agent: _____
Street Address: _____ Telephone: _____
Registered Land Owner: _____ Telephone: _____
Address: _____
Interest of Applicant, if not land owner: _____
Address of Property: _____
Lot: _____ Group: _____ Plan: _____
Proposal: _____

3. Land Use Information

Existing Use of Land of Building: _____
Existing Zoning of Subject Lands: _____
Existing unit(s): _____
Accessory Uses: _____
Easements - Front yard: _____ Rear Yard: _____ Side Yard: _____

4. Building and Structure Information

Garage: _____ Driveway: _____ Parking: _____
Maximum Building Height: _____ Percentage of Land Use: _____
Square Footage of Development: _____

5. Other Details:

Estimated Cost of Project or Contract Price: _____
Development Commencement Date: _____
Estimated Completion Date: _____
Supporting Information: _____
Indication of environmental impact on land (use a separate page if needed): _____

I hereby give my consent to allow all authorized persons the right to enter the above land and/or buildings with respect to the application only.

Signature of Applicant

Date of Application

**Schedule Three
Town of Norman Wells
Fees**

Note: This application is prepared pursuant to the Norman Wells Zoning By-law No. 20-06 and the Planning Act relating to the planning and regulation of the use and development of land.

Schedule 3.0 Fees

- 1) All applications for a Development Permit will be accompanied by fees in the amount as prescribed below
- 2) The Council of the Town of Norman Wells reserves the right to waive Development Permit fees for applications submitted by senior citizens, and for non-profit organization, agencies or service clubs.

A) Developments under \$5,000.00	\$25.00
B) Developments \$5,000.00 or over	\$50.00
C) In addition to (A) or (B) above: <ul style="list-style-type: none"> • \$5.00 per \$1,000.00 of construction value to a maximum of: • \$100.00 for low density residential and mobile homes; • \$500.00 for all other developments. 	
D) Amendment to the Zoning By-law	\$100.00 plus cost for advertisements in local newspaper
E) Development Fronting Unsidor Surcharge Where construction takes place on a unilater 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.	\$1,000.00 per metre for an unbuilt upon frontage

**Schedule Four
Town of Norman Wells
Application for Zoning By-Law Amendment**

Note: This application is prepared pursuant to the Norman Wells Zoning By-law No. 20-00 and the Planning Act relating to the planning and regulation of the use and development of land.

This Application for Zoning By-law Amendment is for an applicant who wishes to re-zone lands from the use as specified in the Zoning By-law to a new use.

Applicant: _____
Owner/Agent for Registered Owner: _____
(if you are representing to be an agent for the registered owner, please supply a letter of authorization from the registered owner)

Lot: _____ Plan: _____ Land is currently zoned as: _____
I/We wish the land to be re-zoned as: _____

1. **Your Development** - What is the development proposal to be accommodated by the proposed zoning? If no new development is proposed, describe in detail the reason for this application.

2. **Possible Modifications** - Is it possible to modify your proposal so that no change(s) to the applicable regulations, provisions or definitions are required? Why or why not?

3. **Suitability** - Why are the subject lands suitable in both physical characteristics and location for the proposed change in zoning?

4. **Surrounding Land Uses** - Indicate the existing surrounding zones and how the requested zone is suitable in relation to the surrounding zones.

5. **Town Policies** - Indicate how the requested zoning complies with the relevant policies of the Community Plan. If it does not conform, complete "Schedule 3 - Community Plan Amendment Application."

6. **Other Schedules** - Did you complete Schedule 2 - Application for Development Permit?

Signature of Applicant: _____

Date: _____

Schedule Five
Town of Norman Wells
Application for Home Occupation

Note: This application is prepared pursuant to the Norman Wells Zoning By-law No. 20-06 and the Planning Act relating to the planning and regulation of the use and development of land.

For Office Use Only: Application No. _____

This application is to permit the operation of a business within a residence. This application is required for (i) the establishment of a new business, (ii) a change in the scope of an existing business, or (iii) to register a change in address of the business. This application must be accompanied by "Schedule 2 – Application for Development Permit."

Applicant/Authorized Agent: _____
 Company: _____
 Address: _____ Phone: _____
 Registered Land Owner: _____ Phone: _____
 Street Address: _____
 Interest of Applicant, if not land owner: _____
 Address of property: _____
 Lot: _____ Group: _____ Plan: _____
 Proposed Home Occupation: _____
 Hours of Operation: _____
 Number of people engaged in this business: _____
 Additional parking requirements (for either business or customers): _____
 Storage Requirements and handling: _____
 Proposed signage or exterior advertising: _____
 Supporting information: _____

Did you complete "Schedule 2 – Application of Development Permit"?

Signature of applicant

Date of application

Development Officer

Date of approval

Schedule Six
Town of Norman Wells
Development Permit

Note: This application is prepared pursuant to the Norman Wells Zoning By-law No. 20-00 and the Planning Act relating to the planning and regulation of the use and development of land.

THIS DEVELOPMENT PERMIT OF THE TOWN OF NORMAN WELLS, A MUNICIPALITY WITHIN THE JURISDICTION OF THE GOVERNMENT OF THE NORTHWEST TERRITORIES, IS ISSUED SUBJECT TO THE STANDARDS, CONDITIONS (ATTACHED) AS WELL AS THE FOLLOWING TERMS AND CONDITIONS:

1. _____
2. _____
3. _____
4. _____

ANY FAILURE ON BEHALF OF THE PERMIT HOLDER TO FULFILL THE TERMS AND CONDITIONS OF THIS PERMIT, WILL RESULT IN THE PERMIT BEING NULL AND VOID, (INVALID). THIS PERMIT IS VALID FOR TWELVE (12) MONTHS AND MUST BE POSTED IN CLEAR VIEW ON THE PROPERTY BEING DEVELOPED FOR THE DURATION OF CONSTRUCTION.

YOU ARE HEREBY AUTHORIZED TO PROCEED WITH THE DEVELOPMENT SPECIFIED PROVIDED THAT THE CONDITIONS STATED ABOVE AND THE STANDARD CONDITIONS ARE COMPLIED WITH AND THAT THE DEVELOPMENT IS IN ACCORDANCE WITH ANY APPROVED PLANS IN THE APPLICATION FOR DEVELOPMENT PERMIT.

Issued to:			
Property:	Lot:	Plan:	
Registered Owner:			
This permit becomes effective this _____ day of _____ month _____ year			
For the purpose of:			

SIGNED BY THE AUTHORIZED SIGNING AUTHORITY (DEVELOPMENT OFFICER OR TOWN MANAGER) OF THE TOWN OF NORMAN WELLS.

SIGNATURE

DATE

Schedule Seven
Town of Norman Wells
Notice of Development Permit

Note: This application is prepared pursuant to the Norman Wells Zoning By-law No. xx-xx and the Planning Act relating to the planning and regulation of the use and development of land.

PURSUANT TO SECTION 18(1) OF THE PLANNING ACT OF THE NORTHWEST TERRITORIES, A DEVELOPMENT PERMIT HAS BEEN APPROVED UNDER THE PROVISIONS OF THE NORMAN WELLS ZONING BY-LAW xx-xx

DATE OF APPROVAL: _____

1. LOCATION OF DEVELOPMENT
LOT: _____ BLOCK: _____ PLAN: _____
OTHER: _____

2. REGISTERED OWNER: _____
DEVELOPER: _____

3. DESCRIPTION OF DEVELOPMENT:

4. APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

5. PURSUANT TO SECTION 23 (1) OF THE PLANNING ACT, A PERSON CLAIMING TO BE AFFECTED BY THE APPROVAL OF THIS DEVELOPMENT PERMIT MAY APPEAL THIS DECISION TO THE DEVELOPMENT APPEAL BOARD OF THE TOWN OF NORMAN WELLS.

NOTICE OF THE APPEAL MUST BE IN WRITING AND DELIVERED TO THE SECRETARY OF THE DEVELOPMENT APPEAL BOARD, THE TOWN MANAGER, OR IN THE ABSENCE OF EITHER OF THESE OFFICIALS, THE OFFICIAL APPOINTED TO ACT ON THEIR BEHALF, NOT LATER THAN FOURTEEN (14) DAYS FROM THE DATE OF THIS NOTICE. FOR ADDITIONAL INFORMATION PLEASE CONTACT THE DEVELOPMENT OFFICER AT 587-3700.

ANYONE REMOVING OR DESTROYING THIS NOTICE WILL BE PROSECUTED.

SIGNED: _____
DEVELOPMENT OFFICER

DATE: _____

Schedule Eight
Town of Norman Wells
Application for Community Plan Amendment

Note: This application is prepared pursuant to the Norman Wells Zoning By-law No. 20-002 and the Planning Act relating to the planning and regulation of the use and development of land.

This Application for Community Plan Amendment is for an applicant who wishes to amend the Community Plan in conjunction with a re-zoning application for a proposed use that does not conform to the policies of the Community Plan. This form must be accompanied by a completed "Schedule 4 - Application for Zoning By-Law Amendment" and "Schedule 2 - Application for Zoning By-law Amendment."

Applicant: _____
Owner/Agent for Registered Owner: _____
(if you are representing to be an agent for the registered owner, please supply a letter of authorization from the registered owner)

What Community Plan (date and reference by-law number) is affected by the proposed amendment?

Does the proposed amendment change, replace, add, or delete a policy in the community plan?

- Yes
- No

If yes, indicate the policy to be changed, replaced, added, or deleted.

Indicate why there is a need for change in land use designation in this area:

Did you complete "Schedule 2 - Application for Development Permit?"
Did you complete "Schedule 4 - Application for Zoning By-Law Amendment?"

Signature (applicant)

Date

Note: This application is prepared pursuant to the Norman Wells Zoning By-law No. xx-xx and the Planning Act relating to the planning and regulation of the use and development of land.

MUNICIPALITY OF NORMAN WELLS

STOP WORK ORDER

THIS STOP WORK ORDER OF THE TOWN OF NORMAN WELLS IS SERVED UPON THE OWNER, CONTRACTOR, OTHER _____ WHO IS IN CONTRAVENTION OF THE NORMAN WELLS ZONING BY-LAW NO. XX-XX FOR THE FOLLOWING REASONS:

AND IS HEREBY ORDERED TO:

UNDER SECTION 21 (1), (2), AND (3) OF THE *PLANNING ACT* AND THAT THE SUBJECT INFRACTION ON THE ZONING BY-LAW SHALL BE COMPLETED OR RECTIFIED WITHIN TWO MONTHS FROM THE DATE OF THIS STOP ORDER, DATED _____ AND

THAT NO FURTHER CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, REMOVAL OR DEMOLITION OF A BUILDING OR ANY EXCAVATION OR WORK IS CARRIED OUT OF THE USE OF THE LAND OR BUILDING AS THE CASE MAY BE UNTIL THE OWNER/CONTRACTOR COMPLIES WITH THE SAID ORDER OF THE DEVELOPMENT OFFICER OF THE ORDER OF COUNCIL.

DATE

DEVELOPMENT OFFICER

Schedule Ten
Town of Norman Wells
Notice of Refusal

Note: This application is prepared pursuant to the Norman Wells Zoning By-law No. 22-03 and the Planning Act relating to the planning and regulation of the use and development of land.

Application No. _____

Applicant: _____

THIS NOTICE IS TO ADVISE YOU THAT YOUR APPLICATION FOR A DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF:

HAS BEEN REFUSED FOR THE FOLLOWING REASONS:

YOU ARE FURTHER ADVISED THAT YOU MAY APPEAL THIS DECISION TO THE DEVELOPMENT APPEAL BOARD IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT.

AN APPEAL MUST BE MADE IN WRITING AND MUST BE RECEIVED BY THE SECRETARY OF THE APPEAL BOARD NOT LATER THAN 14 DAYS FOLLOWING THE DATE THIS NOTICE WAS MAILED.

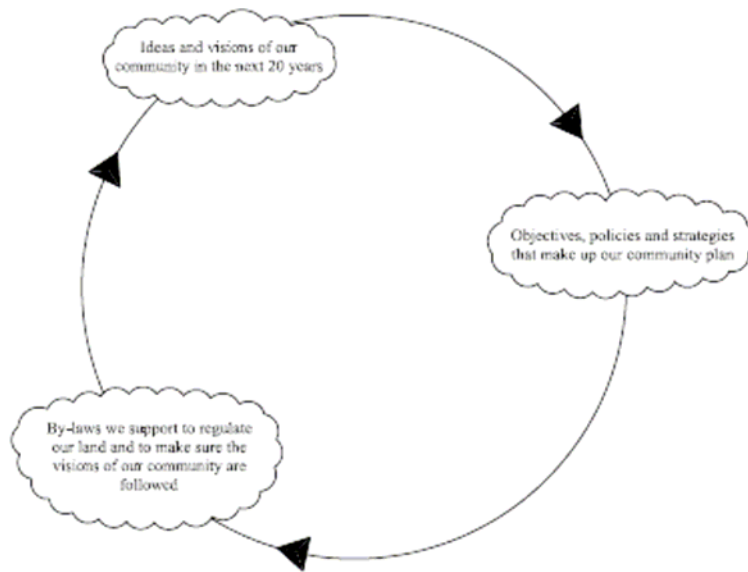
THE REQUEST FOR APPEAL SHOULD CONTAIN A STATEMENT AND REASONS, BEING GROUNDS FOR APPEAL.

SIGNED: _____
DEVELOPMENT OFFICER

DATE: _____

Charts

CHART TWO: WHY PLAN?



Tables



Français	Contact Us	Help	Search	Canada Site
Justice Home	Site Map	Programs and Services	Proactive Disclosure	Laws

Laws

- › [Main Page](#)
- › [Glossary](#)
- › [Important Note](#)
- › [How to link](#)
- › [Printing Problems?](#)

Easy Links

- › [Constitution](#)
- › [Charter](#)
- › [Statutes by Title](#)
- › [Statutes by Subject](#)

Advanced Search

- › [Templates for advanced searching](#)

Case Law

- › [Federal and Provincial Case Law](#)

Other

- › [Table of Public Statutes and Responsible Ministers](#)
- › [Table of Private Acts](#)

L A W S



[Consolidated Statutes and Regulations](#)

Enabling statute: [Aeronautics Act](#)

Disclaimer: These documents are not the official versions ([more](#)).

Source: <http://laws.justice.gc.ca/en/A-2/SOR-82-296/7711.html>

Updated to August 31, 2003

Norman Wells Airport Zoning Regulations

SOR/82-296

AERONAUTICS ACT

Norman Wells Airport Zoning Regulations

REGULATIONS RESPECTING ZONING AT NORMAN WELLS AIRPORT

SHORT TITLE

1. These Regulations may be cited as the *Norman Wells Airport Zoning Regulations*.

INTERPRETATION

2. (1) In these Regulations,

"airport" means Norman Wells Airport, in the vicinity of Norman Wells, in the Northwest Territories; (*aéroport*)

"airport reference point" means the point described in Part I of the schedule; (*point de repère de l'aéroport*)

"approach surface" means an imaginary inclined plane that extends upward



and outward from each end of a strip, which approach surface is more particularly described in Part III of the schedule; (*surface d'approche*)

"Minister" means the Minister of Transport; (*ministre*)

"outer surface" means an imaginary surface located above and in the immediate vicinity of the airport, which outer surface is more particularly described in Part IV of the schedule; (*surface extérieure*)

"strip" means the rectangular portion of the landing area of the airport, including the runway prepared for the take-off and landing of aircraft in a particular direction, which strip is more particularly described in Part V of the schedule; (*bande*)

"transitional surface" means an imaginary inclined plane that extends upward and outward from the lateral limits of a strip and its approach surfaces, which transitional surface is more particularly described in Part VI of the schedule. (*surface de transition*)

(2) For the purposes of these Regulations, the assigned elevation of the airport reference point is deemed to be 72.54 m above sea level.

APPLICATION

3. These Regulations apply to all the lands, including public road allowances, adjacent to or in the vicinity of the airport, that consist of

(a) the lands within, and

(b) the lands directly under that portion of an approach surface that extends beyond

the outer limits described in Part II of the schedule.

GENERAL

4. No person shall erect or construct, on any land to which these Regulations apply, any building, structure or object or any addition to any existing building, structure or object, the highest point of which will exceed in elevation at the location of that point any

(a) approach surface;

(b) outer surface; or

(c) transitional surface.

NATURAL GROWTH

5. Where an object of natural growth on any land to which these Regulations apply exceeds in elevation any of the surfaces referred to in section 4, the Minister may make a direction that the owner or the occupier of the land on which that object is growing remove the excessive growth.

DISPOSAL OF WASTE

6. No owner or occupier of any land to which these Regulations apply shall permit such land or any part of it to be used for the disposal of any waste edible by or attractive to birds.

SCHEDULE

(s. 6)

PART I

DESCRIPTION OF THE AIRPORT REFERENCE POINT

The airport reference point is a point determined by commencing at the point of intersection of the centre line of runway 08-26 with the westerly boundary of Lot 11, Group 1158, Plan 57303 (C.L.S.R.) 750 (L.T.O.), thence proceeding easterly along the said centre line of runway 08-26 a distance of 2 436.14 m.

PART II

DESCRIPTION OF OUTER LIMITS OF LAND

A circular area having a radius of 4 000 m, the centre of which is the airport reference point.

PART III

DESCRIPTION OF THE APPROACH SURFACES

The approach surfaces, shown on Department of Transport Norman Wells Airport Zoning Plan No. E.1562, are surfaces abutting each end of the strip associated with the runway designated 08-26 and are described as follows:

(a) a surface abutting the end of the strip associated with runway approach 08,

(b) a surface abutting the end of the strip associated with runway approach

26,

consisting of an inclined plane having a ratio of 1 m measured vertically to 50 m measured horizontally rising to an imaginary horizontal line drawn at right angles to the projected centre line of the strip, 300 m measured vertically above the elevation at the end of the strip, and 15 000 m measured horizontally from the end of the strip, the outer ends of the imaginary horizontal line being 2 400 m from the projected centre line.

PART IV DESCRIPTION OF THE OUTER SURFACE

The outer surface, shown on Department of Transport Norman Wells Airport Zoning Plan No. E.1562, is an imaginary surface located at a common plane established at a constant elevation of 45 m above the assigned elevation of the airport reference point except where that common plane is less than 9 m above the surface of the ground, the imaginary surface is located 9 m above the surface of the ground.

PART V DESCRIPTION OF THE STRIP

The strip, shown on Department of Transport Norman Wells Airport Zoning Plan No. E.1562, is described as follows:

the strip associated with runway 08-26 is 300 m in width, 150 m being on each side of the centre line of the runway and 1 948.8 m in length.

PART VI DESCRIPTION OF EACH TRANSITIONAL SURFACE

Each transitional surface, shown on Department of Transport Norman Wells Airport Zoning Plan No. E.1562, is a surface consisting of an inclined plane having a ratio of 1 m measured vertically to 7 m measured horizontally at right angles to the centre line and centre line produced of the strip and extending upward and outward from the lateral limits of the strip and its approach surfaces to an intersection with the outer surface.



Important Notices