

## HAMLET OF TULIT'A COMMUNITY PLAN BY-LAW NO. 124-97

A BY-LAW OF THE HAMLET OF TULIT'A IN THE NORTHWEST TERRITORIES TO ADOPT A GENERAL PLAN, PURSUANT TO THE PROVISIONS OF THE PLANNING ACT R.S.N.W.T. (1988), c.P.-7, s.4.

WHEREAS, the Council of the Hamlet of Tullit'a has prepared a General Plan referred to as the "Tullit'a Community Plan" in accordance with the Planning Act.

NOW THEREFORE, the Council of the Hamlet of Tullit'a in the Northwest Territories, duly assembled, hereby enacts as follows:

- Schedules 1, 2, and 3 hereto, annexed comprise part of this By-Law.
- The General Plan of the Hamlet of Tullit'a, known as the "Tullit'a Community Plan" and annexed Schedule 1, 2 and 3 of the By-Law is hereby adopted.
- By-Law 87, General Plan, as amended, is hereby repealed.
- The By-law may be amended by By-law in accordance with the Planning Act.
- This By-Law shall come into effect upon the date of its third reading.

READ a first time the 13th day of November, 1997 AD.

Mayor \_\_\_\_\_ Senior Administrative Officer \_\_\_\_\_  
After due notice, and a public hearing, READ the second time this 24<sup>th</sup> day of  
March, 1998 AD.

Mayor \_\_\_\_\_ Senior Administrative Officer \_\_\_\_\_  
APPROVED by the Minister of Municipal and Community Affairs this \_\_\_\_\_ day of  
1998 AD.

Minister,  
Department of Municipal and Community Affairs

READ a third and final time this \_\_\_\_\_ day of  
1998 AD.

Mayor \_\_\_\_\_ Senior Administrative Officer \_\_\_\_\_

## COMMUNITY PLAN SCHEDULE ONE

### Section I - Introduction

#### 1. PURPOSE OF THE PLAN

The purpose of the plan is to:

- Guide and promote the safe, efficient and economical development of Tullit'a in a way that respects the people and the land.
- Coordinate the development of Tullit'a with individuals, private organizations and government agencies.
- To preserve and foster important cultural values and historic features.

#### 2. DEFINITIONS

The following used throughout the plan have these meanings:

- "Council" means the elected Council of the Hamlet of Tullit'a.
- "Community" means the Hamlet of Tullit'a.
- "Plan" means the Community Plan as adopted by the Hamlet of Tullit'a to guide the use and development of land within its municipal boundaries.

#### 3. THE COMMUNITY PLAN CONSISTS OF:

- Schedule 1 - the Community Plan Policy text.
- Schedule 2 - the Land Use Map.
- Schedule 3 - the Land Use Chart.

### Section II - Background to the Plan

#### 1. POPULATION PROJECTIONS

Council figures show a 1996 population of 450 in Tullit'a; based on a 2 percent growth rate, Tullit'a could reach a population of 598 in the next 15 years. For municipal planning purposes, a projected population of between 520 and 800 is used as conservative estimate of maximum potential population growth over the next 15 years.

### Section III - Administration of the Plan

#### 1. GENERAL

It is the policy of the Council of Tullit'a to:

- Ensure that all developments conform to the policies of the Community Plan.
- Ensure that local, Land Claim, Territorial and Federal public works and programs take place in accordance with the Community Plan.
- Ensure that future development helps to achieve the goals of the Community Plan.
- Ensure that developments are carefully reviewed taking into account existing and future generations.

#### 2. USE OF THE COMMUNITY PLAN

- All public works shall be carried out in accordance with the Plan.
- The plan does not force any public or private organization to carry out the projects or public works described in the Plan.
- Development Schemes and projects included in the Plan may be prioritized annually by Council.

#### 3. POLICIES FOR HOW LAND IS USED AND DEVELOPED

When reviewing development applications the Development Officer or Council acting as the Development Officer shall consider the following:

- Development applications shall conform to the Community Plan and the Zoning By-law.
- The development of vacant lots, or lots with derelict or abandoned buildings shall be a priority.
- Land needed for municipal services such as water storage, garbage disposal, sewage treatment and roads shall be reserved for those individual municipal facilities and any uses necessary to those facilities.

### 4. CHANGES TO THE COMMUNITY PLAN

- Council shall review the Community Plan at least once every five years after it is adopted.
- Formal amendments to the Community Plan shall only be necessary when major changes are made.
- Variations to schedule 3 regulations may be allowed by the Development Officer or Council acting as the Development Officer.
- A Community Plan is a legal document that is adopted By-law and shall only be amended by By-law.

### Section IV - Development Schemes

#### 1. DEVELOPMENT SCHEMES

- The following section summarizes Development Schemes Council wishes to pursue as part of the Community Plan.
  - commercial area development scheme;
  - industrial area development scheme;
  - residential area development scheme;
  - tourist campground development scheme;
  - community picnic and campground area(s) development scheme;
  - street naming development scheme;
  - house numbering development scheme;
  - sidewalks, boardwalk and trail development scheme;
  - roads enhancement scheme;
  - winter road relocation scheme;
  - playground development and enhancement scheme;
  - cemetery expansion scheme; and,
  - Creek and steep slope protection and enhancement scheme.

- Council may prioritize and budget for the implementation of desired development schemes yearly.

### Section V - Goals

- The following goals are what the Plan strives to achieve.
  - To improve the health, safety and well being of community residents.
  - To promote equitable and effective community land use and development.
  - To ensure the provision of community services and facilities keep pace with community growth.
  - To foster opportunities for community involvement in the development of Tullit'a.
  - To encourage the development of Tullit'a as a uniquely northern community that is both attractive and economically healthy.

### Section VI - Land Use Areas and Policies

#### 1. LAND USE CATEGORIES

The Plan divides Tullit'a into the following land use areas:

#### 2. HOUSING

- BACKGROUND**  
New housing shall be developed north east of airport road. The development of these areas is subject to economic, engineering and market considerations.
- LAND USE GUIDELINES**  
The following policies of Council shall guide the development of those areas shown as housing on Schedule 2.
  - Appropriate permitted and conditional land uses are indicated on Schedule 3.
  - Phasing of future housing areas will be undertaken yearly, or on five year demand projections.
  - Corner lots shall be used for multiple family housing whenever possible.
  - Corner lots in housing areas may be used for Community Commercial with Council's permission.
    - A variety of lot sizes shall be provided in new housing subdivisions.
    - The minimum lot dimensions shall be 25m x 30m.
    - Social or public housing shall be distributed throughout the community.
  - New housing subdivisions capable of accommodating 20 or more dwelling units shall provide a centrally located children's play area, and upon development of the subdivision, provide children's play equipment to the satisfaction of the Development Officer or Council acting as the Development Officer.
  - The minimum lot dimensions for children play areas in all new housing subdivisions shall be 15m x 20m.
  - Homes shall be sited so that service connections are easily accessible throughout the year.
  - Future subdivision designs shall maximize views of the Mackenzie and Great Bear Rivers.
  - All development in the flood-way and flood-fringe will follow the regulations set forth by the Canada Mortgage and Housing Corporation, as amended.

#### 3. COMMUNITY COMMERCIAL

- BACKGROUND**  
To encourage a range of business, employment and economic development opportunities, a commercial area in the center of Tullit'a is identified for commercial development.
- LAND USE GUIDELINES**
  - Appropriate permitted and conditional land uses are indicated on Schedule 3.
  - Businesses are encouraged to locate in the Community Commercial area to create a community business focus.
  - All businesses shall provide adequate parking to the satisfaction of the Development Officer or Council acting as the Development Officer.
  - Home businesses that may create problems for neighbours, are best located in the Community Commercial area.
  - Businesses that require extensive outdoor storage are encouraged to locate outside the Community Commercial area to a place agreeable to the Development Officer or Council acting as the Development Officer.

#### 4. INDUSTRY

- BACKGROUND**  
To reduce the problems and dangers associated with industrial uses such as noise, dust, truck travel and the storage of potentially hazardous substances, industrial uses shall be developed in an area away from the built up area of the community.
- LAND USE GUIDELINES**  
A new industrial area shall be developed for future industrial uses in the area shown on Schedule 2. Appropriate permitted and conditional land uses are indicated on Schedule 3.
  - Council shall encourage the relocation of appropriate industrial uses to those areas identified on Schedule 2 as industrial.
  - Hazardous industrial land uses shall be separated, as directed by the Development Officer and the Fire Marshal.
  - The Hamlet in consultation with Atomic Energy Canada Limited (AECL) shall mitigate any potential hazards associated with the contaminated soils site located at the airport.

#### 5. COMMUNITY USE

- BACKGROUND**  
The purpose of Community Use areas is to reserve certain sites which are currently used, or in the future likely needed for social, cultural, religious, educational and administrative needs of the residents of Tullit'a.

#### b) LAND USE GUIDELINES

- The following policies of Council shall guide the development of those areas shown as Community Use on Schedule 2. Appropriate permitted and conditional land uses are indicated on Schedule 3.
- Important gathering places, historical sites, archaeological sites and sacred areas all be protected.
  - Council supports the development of a "Core Gathering Area" to create a community focus accessible to all residents.
  - Council supports the restoration and expansion of existing cemeteries
  - Council shall determine appropriate location of future cemeteries.
  - Council shall ensure that sufficient, easily accessible land is available for future community uses.

### 6. RECREATION AND OPEN SPACE

- BACKGROUND**  
The purpose of Recreation and Open space areas is to reserve land for recreation, traditional and open space uses. Lands in Recreation and Open Space area are intended to be primarily used for outdoor recreational purposes.
- LAND USE GUIDELINES**  
The following policies of Council shall guide the development of those areas shown as Community Use on Schedule 2. Appropriate permitted and conditional land uses are indicated on Schedule 3.
  - Council supports the development of a community picnic and campground area in those areas designated as Recreation, Open Space or Bush.
  - Council supports the development of a community picnic area at Four Mile Creek.
  - Council supports the development of a tourist campground in those areas designated as Recreation, Open Space or Bush.
  - Hard surfaced play areas shall be developed for outdoor recreation activities such as basketball.
  - A recreation plan may be prepared and integrated with community social and health initiatives.

### 7. TRANSPORTATION

- BACKGROUND**  
The community transportation system serves public safety, economic development and efficiency purposes. It shall be maintained and enhanced to foster these important community requirements. Existing transport uses include the airport, local roads, the winter road and trails. Any development in the Community must proceed in accordance with airport zoning regulations.

The following policies of Council will guide the development of those areas shown as transportation on Schedule 2. Appropriate, permitted and conditional land uses are indicated on Schedule 3.

- Council supports the development of a winter road to Wrigley and Norman Wells using the road alignment along Four Mile Creek to the eastern most boundary of the airport and across the Great Bear River.
- Council supports the relocation of portions the existing winter road as shown on Schedule 2, to reduce truck traffic on the Hamlet streets and for health and safety considerations.
- The barge landing area shall be upgraded to ensure ease of use by barges and other users.
- All municipal roads shall be properly engineered and constructed before the development of lots.
- The Hamlet shall prepare a road upgrading plan to fix problems with existing roads.
- The Hamlet may develop a foot path and boardwalk along main street.
- All development in the Vicinity of the Non-directional Beacon (N.D.B.) shall comply with relevant legislation regarding development near N.D.B.'s.

### 8. BUSH

- BACKGROUND**  
It is the intention of Council to guide development on lands within the municipal boundary, and to ensure that activities that may affect the community are managed to the satisfaction of Council.
- LAND USE GUIDELINES**
  - Appropriate, permitted and conditional land uses are indicated on Schedule 3.
  - Archaeological sites that may be affected by a development shall be mitigated or salvaged by an archeologist well in advance of any development.
  - Council shall act as the Development Officer for all proposed development in the Bush.
  - Development activities that may affect the quality of drinking water are prohibited without the express permission of Council.
  - All proposed development in the Bush, that in the opinion of Council may affect the community, shall prepare a report summarizing the anticipated environmental impact and proposed mitigation efforts and any residual impacts.

### 9. MUNICIPAL SERVICES AND FACILITIES

- BACKGROUND**  
Municipal Utilities used to provide municipal services include trucked sewage disposal, water delivery, the sewage lagoon, garbage dump and water intake facilities and associated and accessory uses to each of the above.
- LAND USE GUIDELINES**  
When considering land use and development applications the Development Officer or Council shall be guided by the following policies:
  - All built-up areas shall be adequately lit by street lights.
  - The water supply shall be upgraded to meet Tullit'a's long term water supply needs.
  - The sewage lagoon may require expansion to accommodate population growth within the life span of the Plan.
  - Existing garbage dump operations shall be reviewed and plans developed to prolong its life span.
  - The garbage dump and sewage lagoon shall be environmentally assessed before they are closed or expanded.
  - A garbage dump management plan shall be prepared and implemented.
  - A waste reduction plan may be prepared and implemented.
  - Use of land in the vicinity of the garbage dump and sewage lagoon shall require Council approval.
  - An energy saving plan may be prepared and implemented.
  - Council shall maintain basic road, slope erosion protection and culverts to GNWT design standards.
  - The Hamlet working with the GNWT shall identify a long term community aggregate sources.

### 10. COMMUNITY FOREST

- BACKGROUND**  
It is the intention of Council to manage and develop the community forest resources for existing and future generations in a wise and sustainable manner.
- LAND USE GUIDELINES**
  - Council supports the development of a mixed forest on the perimeter of the community as a new method of fire prevention with the Department of Wildlife, Resources and Economic Development.
  - Council supports the development of a Community Forest Management Plan for the Tullit'a area. This Plan will address the management of timber, wildlife habitat and wild fire risk, and ensure that all efforts are made to conserve the forest resources and preserve the integrity of the forest ecosystem.



# TULLIT'A COMMUNITY PLAN

## HAMLET OF TULIT'A ZONING PLAN BY-LAW NO. 125-97

A BY-LAW OF THE HAMLET OF TULIT'A IN THE NORTHWEST TERRITORIES TO REGULATE THE USE AND DEVELOPMENT OF LAND, PURSUANT TO THE PROVISIONS OF THE PLANNING ACT, R.S.N.W.T. (1988), c.P.-7, s.13.

As the Council of the Hamlet of Tullit'a has adopted a general plan, by By-Law No. 126-97 and as it is deemed desirable to regulate certain uses of land and development within the Municipality.

NOW THEREFORE, the Council of the Hamlet of Tullit'a, duly assembled, enacts as follows:

- Schedules 1, 2, 3 and 4 of this By-law are declared to form part of this By-Law.
- This By-Law may be cited as the "Tullit'a Zoning By-Law".
- By-Law #11/85, as amended is hereby repealed.
- This By-Law shall come into effect on the date of its third reading.

READ a first time this 13 day of, November 1997 AD.

Mayor \_\_\_\_\_ Senior Administrative Officer \_\_\_\_\_  
After due notice, and a public hearing, READ the second time this 24<sup>th</sup> day of,  
March, 1998 AD.

Mayor \_\_\_\_\_ Senior Administrative Officer \_\_\_\_\_  
APPROVED by the Minister of Municipal and Community Affairs this \_\_\_\_\_ day of  
1998 AD.

Minister, Department of Municipal and Community Affairs

READ a third time this \_\_\_\_\_ day of, \_\_\_\_\_ 1998 AD.

Mayor \_\_\_\_\_ Senior Administrative Officer \_\_\_\_\_

## ZONING BY-LAW SCHEDULE ONE

- This By-Law implements the policies of the Tullit'a Community Plan, By-Law #125-97 by helping the Hamlet of Tullit'a develop in a safe and economic way, while respecting the needs of the people and the land.

- This By-Law consists of:

Schedule 1, being the Zoning By-Law Text.

Schedule 2, being the Land Use Maps of the Tullit'a Community Plan By-Law No. 125-97, which forms part of this By-Law.

Schedule 3, being the Land Use Chart of Community Plan By-Law No. 125-97, which forms part of this By-Law.

Schedule 4, being additional information and procedures, including examples of forms to be used.

- The Hamlet is divided into land use areas, which are shown on Schedule 2 of this By-Law, being the Land Use Maps of the Tullit'a Community By-Law No.

- Land uses and related matters for each land use area are described on Schedule 3 of this By-Law, being the Land Use Chart of the Tullit'a Community Plan, By-Law No. 125-97

- Lands within the boundaries of the Hamlet of Tullit'a shall be used in conformity with the provisions of this By-Law. Before doing any construction or demolition work, a development permit is required.

- The Hamlet of Tullit'a shall appoint a Development Officer and authorize the Development Officer to receive development permit applications and refer the applications to Council for decision.

- A decision of the Council must be advertised, by posting, within three days of a decision, a "notice of decision" on the lot for which the development has been applied and in two public places.

- Council shall appoint a Development Appeal Board and a secretary to the Appeal Board, so that people can appeal the decision of the Council regarding development permits. An appeal must be made in writing within 14 days of the notice of decision.

- Schedule 4 of this By-Law provides further detail and explanation of zoning matters, including:

- Definitions
- Enforcement
- Appeals
- Forms for applications and decisions