

1. Statement of Policy

The Government of the Northwest Territories will support the physical development of communities and the provision of land for residential, as well as for municipal, commercial and industrial development.

2. Principles

- (1) Community physical growth should be accommodated in a manner that protects public safety, is economically efficient, and supports healthy and sustainable communities.
- (2) A reasonable inventory of developed land should be available in a community to support growth.
- (3) Community Governments should take on responsibility, over time, for Land Development. Land Development should be considered an essential public service to be provided through the municipal corporation, wherever possible.

3. Scope

The Ministerial Policy on Community Land Development (the "Policy") applies to the manner in which land is developed and financed in all non-tax-based communities in the Northwest Territories. This Policy shall be in effect from April 1, 2003 up to and including March 31, 2008. When this Policy terminates, the Community Governments shall take full responsibility for developing and financing Land Development projects in their communities.

4. Definitions

Community Government – A municipal corporation, or in the absence of a municipal corporation, a community governing authority recognized by the Minister of Municipal and Community Affairs, and designated eligible under this Policy.

Contribution Agreement – A formal document defining the Land Development project to be undertaken by the Community Government, and the associated funding provided by the Minister, for the Land Development project.

Land Developer – A public or private entity that develops land.

Land Development – The preparation of land for residential, municipal, commercial or industrial use including the addition of roads and associated drainage, electricity, telephone service, and legal surveys. Land Development also includes subdivision planning, designing and engineering services, and project management, but does not include the preparation of individual lots.

5. Authority and Accountability

(1) General

This Policy is issued under the authority of the Minister of Municipal and Community Affairs (the “Minister”). The authority to make exceptions and approve revisions to this Policy rests with the Minister.

(a) Minister

The Minister of Municipal and Community Affairs (the Minister) is accountable to the Financial Management Board for the implementation of this Policy.

(b) Deputy Minister

The Deputy Minister of Municipal and Community Affairs (the “Deputy Minister”) is accountable to the Minister and responsible to the Minister for the administration of this Policy.

(2) Specific

(a) Minister

The Minister may:

- (i) approve changes to this Policy;
- (ii) approve the Land Development Capital Plan; and
- (iii) delegate the authority to approve the Land Development Capital Plan to the Deputy Minister.

(b) Deputy Minister

The Deputy Minister has the following authority and accountability, which he or she may delegate to a Director or a Regional Superintendent:

- (i) determine the need for Land Development projects in the communities; and
- (ii) make recommendations to the Minister regarding approval of the Land Development Capital Plan.

6. Provisions

(1) Municipal and Community Affairs Involvement in Land Development

(a) Criteria

The Department of Municipal and Community Affairs will fund Land Development projects in communities where there is a need to provide an adequate supply of developed land for residential, municipal, commercial, and industrial uses. The priority for Land Development projects will be first for residential, and then for municipal, commercial, and industrial uses.



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The Department of Municipal and Community Affairs will fund 100 percent of the costs associated with a Land Development project, where the need has been identified and substantiated through the Land Development Needs Assessment, completed in the spring of 2003, as revised from time to time.

(b) Financial Resources

Funding for Land Development projects will be approved based upon annual appropriations. Funding for Land Development projects will be distributed from the Lands Administration Division to the Regional Superintendents. The Regional Superintendents will allocate the funds to the Community Governments through a Contribution Agreement.

Financial resources required under this Policy are conditional on approval of funds in the Main Estimates by the Legislative Assembly, and there being a sufficient unencumbered balance in the appropriate activity for the fiscal year for which the funds are required.

The Department of Municipal and Community Affairs will produce a Land Development Capital Plan, commencing in the 2003/2004 fiscal year based on the Land Development Needs Assessment and the Northwest Territories Housing Corporation Capital Plan. The Land Development Capital Plan will be updated by March 31 in each year, in preparation for the summer construction season.

MACA will allocate funding for Land Development projects, as identified in the Land Development Capital Plan, to the Regional offices, who in turn will enter into Contribution Agreements with the affected communities for the transfer of the funding to the Community Governments. The Community governments will be responsible for managing the funds and for contracting for the Land Development services that the funding is targeted to.



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(c) Eligibility

Community Governments listed on Schedule “A” are eligible to have their Land Development projects funded under this Policy. Land Development projects that are not included on the Land Development Capital Plan, as revised from time-to-time, will not be eligible for funding under this Policy.

(2) Community Government Involvement in Land Development

Community Governments will be responsible for funding all of the costs associated with the preparation of individual lots located within a Land Development project. This will include funding for lot fill, driveways and associated culverts. Communities will fund their land development costs from their existing revenue base.

7. Prerogative of the Minister

Nothing in this Policy shall in any way be construed to limit the prerogative of the Minister to make decisions or take actions respecting Land Development outside of the provisions of this Policy. Any exception to this Policy will require the Minister’s written approval.

Vince R. Steen
Minister

Original signed September 2003

Date



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Appendix A

Land Development Capital Plan

Community	Budget							Comments
	03/04	04/05	05/06	06/07	07/08	Total	Future	
Aklavik						-	-	
Colville Lake					15	15	-	07/08 Designs
Deline	25	30			20	75	-	03/04 and 04/05 5 lot construction 07/08 Design
Dettah					30	30	275	07/08 for 2 lots for economy of scale
Edzo					-	-	-	07/08 Designs
Enterprise						-	-	
Fort Good Hope					25	25	-	07/08 Designs
Fort Liard		25	70			95	-	04/05 Designs for 05/06 6 lot construction
Fort McPherson						-	-	
Fort Providence					20	20	-	07/08 Designs
Fort Resolution						-	-	
Holman					20	20	-	07/08 Designs
Jean Marie River						-	-	
Kakisa	15	50			10	75	-	03/04 Designs for 04/05 4 lot construction for Economy of Scale
Lutsel K'e	50	100	100			250	-	03/04 Design for 04/05 8 lot and 05/06 8 lot construction
Nahanni Butte						-	-	
N'dilo						-	-	
Paulatuk					20	20	-	07/08 Design
Rae			20	250		270	-	05/06 Design for 06/07 15 lot construction
Rae Lakes (Gameti)	15	150	50			215	-	03/04 Design for 04/05 for 12 lot construction
Sachs Harbour						-	-	
Trout lake						-	-	
Tsiigehtchic				20	85	105	-	06/07 Design for 07/08 6 lot
Tuktoyaktuk						-	-	
Tulita					20	20	-	07/08 Designs
Wekweti			20	120		140	-	05/06 Designs for 06/07 9 lot construction
Wha Ti	45	100	60			205	400	03/04 04/05 and 05/06 20 lot construction
Wrigley						-	-	
Total	150	455	320	390	265	1,580	675	

2003/04 Five Year Capital Plan for Land Development Funding

Community	Residential Serviced Vacant Lots				LDNA	NWT HC			Lot Need based on NWT HC/ LDNA	New lots needed by 07/08 to meet NWT HC/ LDNA Demand	Budget						Comments	
	Feder-al	Indian Affairs Branch	Commissioner	Residential Serviced Vacant Lots Available in 2003 (Private/IAB excluded)	LDNA Total Lots Required for 03/04-07/08	NWT HC IHP Private Lot Need 03/04-07/08 Projection	NWT HC PH Lot Need 03/04-07/08 Approved Capital Plan	NWT HC Total Lot Need 03/04-07/08			03/04	04/05	05/06	06/07	07/08	Total		Future
Aklavik	1		27	28	4	10	4	14	14	-					-	400		
Colville Lake	11			11	1	8	-	8	8	-				15	15	210	07/08 Designs	
Deline			5	5	1	10	-	10	10	5	25	30		20	75	300	03/04 and 04/05 5 lot construction 07/08 Design	
Dettah		21	4	4	1	5	-	5	5	1				30	30	275	07/08 for 2 lots for economy of scale	
Edzo			9	9	1	-	-	-	1	-				-	-	140	07/08 Designs	
Enterprise			13	13	1	2	-	2	2	-					-	-		
Fort Good Hope	10		11	21	10	7	10	17	17	-				25	25	445	07/08 Designs	
Fort Liard	8	1	1	9	1	14	-	14	14	5		25	70		95	400	04/05 Designs for 05/06 6 lot construction	
Fort McPherson			31	31	6	3	5	8	8	-					-	375		
Fort Providence			24	24	4	20	4	24	24	-				20	20	355	07/08 Designs	
Fort Resolution		2	32	32	1	3	-	3	3	-					-	160		
Holman			18	18	1	2	-	2	2	-				20	20	300	07/08 Designs	
Jean Marie River	8	9		8	1	5	-	5	5	-					-	150		
Kakisa				-	1	2	-	2	2	2	15	50		10	75	130	Economy of Scale construction	
Lutsel K'e	1			1	4	12	4	16	16	15	50	100	100		250	370		
Nahanni Butte	12	3		12	1	3	-	3	3	-					-	-		
N'dilo	4			4	1	-	-	-	1	-					-	165		
Paulatuk			7	7	1	2	-	2	2	-				20	20	310	07/08 Design	
Rae			13	13	6	22	6	28	28	15			20	250		270	520	05/06 Design for 06/07 15 lot construction
Rae Lakes (Gameti)	10			10	4	18	4	22	22	12	15	150	50		215	165	03/04 Design for 04/05 for 12 lot construction	
Sachs Harbour			35	35	1	2	-	2	2	-					-	-		
Trout Lake	14			14	1	5	-	5	5	-					-	-		
Tsigehtchic	9			9	2	2	2	4	4	-				20	85	105	110	06/07 Design for 07/08 6 lot construction
Tuktoyaktuk			35	35	1	2	-	2	2	-					-	185		
Tulita	5		16	21	1	2	-	2	2	-				20	20	350	07/08 Designs	
Wekweti	1			1	1	10	-	10	10	9			20	120	140	210	05/06 Designs for 06/07 9 lot construction	
Wha Ti	4			4	4	20	4	24	24	20	45	100	60		205	400	03/04 , 04/05 and 05/06 20 lot construction	
Wrigley	38			38	1	2	1	3	3	-					-	-		
Total	136	36	281	417	63	193	44	237	239	84	150	455	320	390	265	1,580	6,025	