



Town of Fort Smith, NWT
Community Plan Bylaw 935
Third Reading: April 15, 2014



THE MUNICIPAL CORPORATION OF THE TOWN OF FORT SMITH
BY-LAW 935

A BY-LAW OF THE MUNICIPAL CORPORATION OF THE TOWN OF FORT SMITH, IN THE NORTHWEST TERRITORIES, TO ADOPT A COMMUNITY PLAN PURSUANT TO THE COMMUNITY PLANNING AND DEVELOPMENT ACT S.N.W.T, 2011, c.22.

WHEREAS, The Council of the Municipal Corporation of the Town of Fort Smith, in the Northwest Territories, has prepared a Community Plan referred to as the "Fort Smith Community Plan", and

NOW THEREFORE, The Council of the Municipal Corporation of the Town of Fort Smith, at a duly assembled meeting enacts as follows:

1. This Bylaw may be cited as the Fort Smith Community Plan Bylaw.
2. The Community Plan comprised of Schedule '1' and Schedule '2' attached hereto and deemed part of this bylaw are hereby adopted.
3. Bylaw 793, as amended, of the Municipal Corporation of the Town of Fort Smith is hereby repealed.
4. This Bylaw shall come into effect upon being signed and sealed following third reading.

READ A FIRST TIME THIS 17th DAY OF December, 2013 A.D.


MAYOR


SENIOR ADMINISTRATION OFFICER

READ A SECOND TIME THIS 21st DAY OF January, 2014 A.D.


MAYOR


SENIOR ADMINISTRATION OFFICER



THE MUNICIPAL CORPORATION OF THE TOWN OF FORT SMITH
BY-LAW 935

Approved by the Minister of Municipal and Community Affairs, the 24 day of

March, 2014.

MINISTER
MUNICIPAL AND COMMUNITY AFFAIRS

READ A THIRD TIME THIS 15 DAY OF APRIL, 2014 A.D.

MAYOR

SENIOR ADMINISTRATION OFFICER

I hereby certify that this bylaw has been made in accordance with the requirements of the *Cities, Towns and Villages Act* and the bylaws of the Municipal Corporation of the Town of Fort Smith.

SENIOR ADMINISTRATION OFFICER

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Schedule 2: Land Use Concept Map

1.0 INTRODUCTION

This document is a Community Plan for the Town of Fort Smith and it may be referred to as *the Plan*. It has been prepared and approved in accordance with the Cities, Towns and Villages Act S.N.W.T. (2003), c.22 as amended, and the Community Planning and Development Act, S.N.W.T. (2011) c22 as amended (*the Act*).

1.1 Purpose of the Plan

The purpose of this plan is to describe the manner in which development, or redevelopment projects may be best carried out to contribute to the economy, character, and future of the Town of Fort Smith. The Plan is based on an analysis of land supply and demand, the impact that projected population and economic growth could have on land development needs, a review of community recreation and transportation facilities, past development, and an assessment of previous objectives.

As a policy document of Council the Plan:

- Provides guidance to Council whenever they consider matters related to development
- Provides guidelines to Council and administration for the consistent review of subdivision and development applications
- Establishes a strategy for future development that takes growth and the effect on existing municipal services into account
- Includes proposals for the financing of public development projects
- Identifies objectives to be accomplished by a Zoning bylaw

The Plan is designed to be flexible in order to accommodate changes in the local economy and population, and changes resulting from Land Claim Agreements or Territorial Government policies.

The Plan does not set priorities for Council. The plan shall be monitored and reviewed on a regular basis to ensure that it continues to reflect the current needs of the Town.

Council may undertake further projects or development schemes required to carry out goals identified in the Plan.

1.2 Vision

The guiding vision for this Plan is as follows:

- Fort Smith is an attractive, small northern town with an identifiable town centre, where residents have access to affordable housing, transportation choices, municipal services, recreation and cultural facilities and open space at a reasonable cost.
- Fort Smith is an attractive destination for tourists visiting Wood Buffalo National Park, Aurora College students, business travelers, and participants in recreation and cultural events

2.0 GOALS

2.1 General Development Goals

Goals are the ideal end to which the Town will strive. Guided by the overall vision, the development goals of the Town of Fort Smith are as follows:

- a) Residential and commercial growth is accommodated within existing serviced areas to maintain a compact town that makes efficient use of municipal services.
- b) Aboriginal lands within municipal boundaries are developed and serviced in cooperation with the Town of Fort Smith.
- c) Sufficient land is readily available in suitable locations for new developments that will contribute to the sustainability of the Town economically, socially and environmentally.
- d) New developments are financed primarily by private interests and designed and constructed to meet high quality standards.
- e) The public has opportunities for input into all land development plans.
- f) Development is coordinated with and supports the economic development, social development and environmental goals of the community.
- g) Development in the wildland/urban interface is planned to protect the community from wildfire.
- h) Agriculture, both outdoor and indoor, is recognized as an opportunity to develop a local, sustainable food source.

2.2 Planning Targets and Capacity

Based on past trends and future projections, the Town can expect to maintain a stable population of approximately 3,000 people, with an increasing number of older residents. A significant portion of residents will also continue to include college students and inmates who may not be considered permanent residents of the Town, but who still use municipal services. The Town currently has sufficient capacity for a total population of approximately 6,000 in terms of land area, although the existing municipal water and sewer systems could reach capacity at a population of approximately 3,500.

2.3 Opportunities and Constraints

The Plan is based on the understanding that private interests will be responsible for most of the development in the Town. There are opportunities for development and redevelopment within the Town boundaries and this Plan has considered that existing developed lands within the town boundaries can meet the future needs of residents until the next review of the Plan in 8 years time. The redevelopment of privately held, vacant serviced lands in the community should be encouraged.

Several other opportunities and constraints are described in the Background Report prepared for this Plan. The Town is in a favourable location for increased urban agriculture and industrial development because of its topography and soil conditions, and access to electricity at a relatively low cost. The Town also has an opportunity to work with Salt River First Nation (SRFN) as they plan for the development and servicing of their lands within the municipal boundary. Development constraints such as the Slave River, Alberta border, and the airport have determined the shape of the community. The current irregular municipal boundary also constrains the Town as there are lands that would be suitable for industrial uses best located away from residential areas that are not within the municipal boundary. Other unsettled land claims within the municipal boundary will continue to present both opportunities and challenges for the Town related to the general development goals.

3.0 LAND USE OBJECTIVES AND POLICIES

Objectives are specific aims which can be measured and achieved, and Policies are the means by which the objectives can be realized. This section of the Plan describes land use objectives, and policies that apply to specific land use categories. The objectives and policies can be related back to the goals of the Plan. Strategies or guidelines are also suggested that could provide more detailed support for the concepts contained in the Plan.

3.1 Residential Development

Lands currently identified for residential use provide adequate supply for anticipated growth.

The Plan provides for different housing types, suited to the changing needs of the population, while recognizing the investment and development environment in the community. Lands designated on the *Land Use Concept Map* are appropriate for different types and densities of housing as follows:

- Lands are identified for residential neighbourhoods that allow for low to medium density housing with local services including parks, daycares, churches, convenience stores, and home based businesses.
- Residential uses are allowed in the Town Centre to provide opportunities for medium density and mixed use residential developments, suited to an aging population, within easy walking distance of commercial uses, community and recreation facilities, and open space.
- Country residential lots are identified in the Bell Rock area where larger lots allow for a more rural lifestyle and potentially small-scale agriculture.

Objectives

- (a) Existing vacant residential lots are developed or redeveloped before any new serviced areas are identified.
- (b) New housing is designed and constructed to a reasonable standard.
- (c) Different types and densities of housing are located appropriately.
- (d) Residential neighbourhoods include local amenities such as parks, convenience shopping, churches, or daycares.
- (e) Traffic flow along local residential streets is minimal.

- (f) Multi dwelling housing units contribute to sustainable development while not detracting from the small town character.
- (g) Rural Residential (country residential) areas developments take advantage of and maintain the natural landscape to the greatest extent possible.

Policies

1. Council will support residential development that makes more efficient use of existing infrastructure.
2. Council will only approve the publicly funded development of lands for residential purposes when private investors cannot be found.
3. Proposals for new residential development will be evaluated using publicly available criteria or guidelines that consider the character of the neighbourhood, and outline acceptable approaches to managing traffic flow, density, landscaping, energy efficiency, and visual quality.
4. Multiple dwelling housing that makes efficient use of land and existing infrastructure will be encouraged, but no single development will exceed 4 hectares as this would detract from the small town character of the community.
5. Row housing of more than 30 units per hectare and apartment units of more than 60 units per hectare (this is typically a 3 storey walk up apartment) will be discouraged, as they are considered to detract from the small town character.
6. Non-residential uses including parks, day cares, churches, home occupations (including bed and breakfasts), and neighbourhood convenience stores are considered normal neighbourhood uses in areas designated "Residential" where they are appropriate in size, nature and distribution, at the discretion of Council and as regulated in the Zoning Bylaw.
7. Rural residential development will be permitted as single or multiple parcels as long as access off a highway or arterial road is provided, and provisions are made for water, sewer and garbage in a manner acceptable to authorities as prescribed by the Town's Water and Sewer Bylaw.
8. Residential mixed uses will be permitted in rural residential zones on the *Land Use Concept map* at the discretion of Council if the property is principally but not exclusively used for residential purposes.

9. Re-development of the residential manufactured homes with single dwelling housing will be supported by Council and where necessary, multiple lots may be consolidated.
10. Varied designs of single dwelling houses shall be encouraged on each residential street.
11. Tot lots will be provided in multi-dwelling developments at the developer's expense and shall serve as "backyards" for small children, living in the multi-dwelling development.
12. Home based businesses will be permitted in residential areas, provided they do not detract from the residential character of the neighbourhood.

Strategies or Guidelines

Strategies or guidelines may be established by council, to provide more detailed support for the residential use concepts contained in the Plan that could include:

- Location and design guidelines for different housing types and densities.
- An affordable housing strategy.
- A public information campaign about building requirements for secondary suites, and the benefits of infill housing, and residential intensification.

3.2 Town Centre

The purpose of this land use as designated on the *Land Use Concept Map* is to concentrate commercial uses and allow for medium density residential and mixed commercial-residential uses in the central area. The current supply of commercial land is adequate for future growth but exceeds current demand for commercial uses. The number of home based businesses that operate in a small town economy may influence the demand for commercial land, however there are also opportunities to encourage development that will enhance the Town Centre.

Reducing the number of vacant buildings and lots in the Town Centre would add to the character of the Town Centre and be consistent with the vision of the Plan. Maintaining a high quality of public amenities including landscaping, street lighting, sidewalks, and public seating contributes to the character of the Town Centre.

Acceptable land uses in the Town Centre area include public buildings, offices, personal services and retail commercial, mixed commercial-residential development, medium density housing, parks, and churches.

Objectives

- (a) To have a visually pleasing and compact Town Centre that reflects Fort Smith's scenic small town character.
- (b) To reduce the number of vacant lots and buildings in the Town Centre zone.
- (c) Development in the Town Centre contributes to its role as the Town's central hub of activity.

Policies

1. Council will support the redevelopment of vacant lands or buildings for commercial, medium density residential, mixed use, or institutional uses in the Town Centre and in particular will support the development of buildings that can be adapted to different uses in response to market demand.
2. Council will not consider any expansion of the Town Centre zone until vacant land is developed or redeveloped.
3. Council will encourage all commercial uses to locate in the Town Centre zone unless specifically permitted in other areas.
4. Proposals for development will be evaluated using publicly available guidelines or criteria that describe the desired character of the Town Centre.

5. Council will support street improvements (e.g. landscaping, lighting, streetscaping) that contribute to the character of the Town Centre that are sponsored by business associations and governments, or in conjunction with individual development and redevelopment projects.
6. Parking spaces for commercial customers shall be provided on site in a manner that contributes to the character of the Town Centre in accordance with any design guidelines developed for the area.

Strategies or Guidelines

Council shall consider developing a strategy to promote and encourage the redevelopment of Fort Smith's Town Centre. This might include incentives, capital improvements, and working with the Chamber of Commerce. The Town may also consider whether or not it may be desirable to relocate municipal buildings (e.g. Town Hall, fire hall, library) from the Town Centre in the future.

3.3 General Commercial

The purpose of this land use as designated on the *Land Use Concept Map* is to allow for a mix of commercial services at the periphery of town and along major transportation corridors that may not be suitable in the Town Centre due to their appearance or requirements for outside storage. The mix of uses is intended to suit uses routinely visited by customers such as workshops, lumber yards, automobile sales and services, repair and service shops, and small scale warehouses or storage facilities.

Objectives

- (a) To maintain an adequate supply of land within a compact town area for business uses that are not suited to the Town Centre, but not incompatible with adjacent uses.
- (b) To maintain an attractive appearance along major circulation routes in the Town while allowing for commercial uses with a more industrial appearance.

Policies

1. Council shall support business uses outside the Town Centre only where such uses are deemed to be unsuitable in the Town Centre area in order to concentrate commercial uses in the Town Centre.
2. A landscaped buffer shall be provided as part of all developments along major road access to Wood Buffalo National Park recognizing the benefit of maintaining an attractive tourism route through the Town.
3. Buffers shall be provided between General Commercial uses and abutting residential uses.
4. Parking stalls for customers shall be provided on site.

Strategies or Guidelines

Council may consider developing design guidelines that describe the desired character of uses located along major circulation routes including landscaping and visual quality of buildings and signs to provide more detailed support for the concepts contained in the Plan.

3.4 Industrial

The purpose of this land use as designated on the *Land Use Concept Map* is to allow for industrial uses that require larger tracts of land and are less compatible with other land uses due to noise, odour, dust or smoke or large truck traffic. This includes uses that involve manufacturing, fabricating, processing and assembly of goods, considerable outside storage, and uses that must be separated from other uses to meet Public Health or other regulatory requirements.

Objectives

- (a) To maintain an adequate supply of serviced industrial lands suited to different types of industrial uses in appropriate locations.
- (b) To encourage economic development by identifying suitable locations for industrial uses that do not require serviced lands.

Policies

1. Visual and acoustic separation shall be required where industries are located adjacent to any use other than similar General Commercial uses.
2. Direct access to major roadways is required for all lands designated industrial so that truck traffic does not need to pass through residential areas or Town Centre.
3. New industrial lands will be designated in the urban reserve in coordination with an economic development plan.

Strategies or Guidelines

Council may consider developing an economic development plan or strategy to promote or encourage industrial development that could increase community employment opportunities.

3.5 Parks

In addition to lands specifically designated as Park, lands in areas designated as Environmental Reserve and Institutional also provide public open space and outdoor recreation opportunities. A multi-purpose cross town trail network is also maintained by the Town that traverses several zones and provides pedestrian walkways, bicycle paths, and cross-country ski trails linking the riverbank to residential areas, parks, schools and commercial areas. The route of the Trans-Canada Trail is integrated with the cross town trail network. Improvements to these trails are currently being undertaken by the Town.

The purpose of the parks land use as designated on the *Land Use Concept Map* is to provide for active and passive recreational opportunities within the municipality in conjunction with those available in other designations.

Other acceptable uses which may be considered on lands designated for parks may include recreation specialty shops, club house, and institutional uses such as auditoriums, museums, and nature interpretive centres.

There is ample park space within the Town of Fort Smith for the current and projected populations.

Objectives

- (a) All Town residents as well as tourists have access to recreation and open space.
- (b) A wide range of outdoor recreational activities are possible in all seasons including water related recreation, winter activities, cultural events, and the quiet enjoyment of nature.
- (c) The riverfront is recognized as a significant natural asset of the Town.
- (d) Sufficient and suitably located parks are maintained throughout the community that vary in size and function.
- (e) A cross town trail network provides access to the riverfront and is integrated into residential, commercial and institutional areas wherever possible.
- (f) Any development of lands designated parks complements recreation and outdoor opportunities available in lands designated as Environmental Reserve and for Institutional uses.

Policies

1. Council will support and encourage the use of lands designated as Parks for public recreation and cultural events.
2. Due to the contribution of the Environmental Reserve to the natural open space in Fort Smith, and the cooperative development of indoor recreational facilities on Institutional lands, lands designated for park uses in Fort Smith will primarily serve as:
 - a) Tot lots to provide play space for small children;
 - b) Playgrounds to provide play and active recreation facilities for the surrounding neighbourhood;
 - c) Neighbourhood parks to provide play and active recreation facilities for the surrounding neighbourhood; and,
 - d) Community parks that serve all Town residents and tourists for sports and cultural events.
3. New parks will only be established where there is a demonstrated need for the type or location, or when they are required as part of a new residential neighbourhood development.
4. Where parks are provided within a residential neighbourhood they shall be zoned for Park use.
5. The development of any new recreational facilities by the Town, including sports fields or multi-purpose trails, shall consider integration and joint use with existing Institutional uses such as school sites.

Strategies or Guidelines

The Community Services Master Plan provides guidance for future decisions about indoor and outdoor recreational infrastructure including:

- The Library, Recreation Centre, Swimming Pool, and Arena
- Pathways (trails)
- Sports fields
- Parks and Playgrounds

3.6 Environmental Reserve

The *Land Use Concept Map* shows an area called “Environmental Reserve”, immediately adjacent to the river. This reserve includes areas where there is evidence of past slope failure and areas of potential slope failure in the townsite as defined by geologists and soils scientists.

This area contributes to the community’s open space and generally functions as park space. The Trans-Canada trail and cross town trail traverse the Environmental Reserve.

Objectives

- (a) To minimize the danger to people and property due to riverbank slope failure.
- (b) To take advantage of the area’s scenic natural features, particularly the Rapids of the Drowned and the pelican nesting area
- (c) To maintain the Trans-Canada trail in the Environmental Reserve.

Policies

1. No structure, temporary or otherwise, involving human habitation or occupancy, shall be permitted within the “Environmental Reserve” slide area.
2. Recreational facilities such as walking paths and viewing platforms are acceptable in the portion of the Environmental Reserve west of Breynat Street.
3. Council shall support only low impact recreation in the Environmental Reserve that does not lead to or increase erosion of the riverbank slope.

Strategies or Guidelines

Continuous monitoring of the unstable riverbank is needed, and strategies to mitigate further damage to the banks should include:

- Restoring eroding parts of the riverbank with native vegetation; and,
- Restricting vehicular use on the riverbank slope.

3.7 Institutional

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

Important community institutions include the Thebacha Campus of Aurora College, JB Tyrrell and PW Kaeser Schools, St. Joseph Cathedral, and the Recreation Complex. These uses may be located on lands identified for institutional, or other uses.

Joint-use agreements are in place that allow coordinated use of recreation facilities on institutional lands including the Town's Recreation Complex, school gyms and sports fields.

Objectives

- (a) Adequate land is maintained for institutional facilities in convenient locations to meet the needs of the population.
- (b) Institutional facilities contribute to the Town's vision of an attractive small northern town through landscaping and building design.
- (c) Recreation facilities, playgrounds, sports fields, and other open space areas located in institutional land use areas are coordinated with and contribute to the community's parks, recreation and open space.
- (d) A central educational campus district including Aurora College, the elementary and high schools is maintained and integrated with the Town's recreational facilities.
- (e) The potential expansion of the Thebacha Campus of Aurora College is provided for.
- (f) Significant historical institutions are maintained as important community landmarks.

Policies

1. The Town shall periodically review the adequacy of public services and facilities with other government agencies to identify opportunities for collaboration and shall support joint use agreements for the sharing of public services and facilities, such as between the Town and the Thebacha Campus of Aurora College, the schools, or the GNWT.
2. The development of any new recreational facilities by the Town, including multi-purpose trails, shall consider integration and joint use with existing Institutional uses.
3. Council shall request that all major public facilities to be constructed by others be designed so as to be capable of phased expansion and multi-purpose use, and to be compatible with surrounding areas.
4. Council will support applications for re-zoning of adjacent lands if required to expand any existing institutional uses.
5. Council will encourage public consultation prior to the alteration or demolition of important community landmarks.

Strategies or Guidelines

Council may consider developing plans to provide more detailed support for the concepts contained in the Plan including:

- A site plan for the educational district to address landscaping, signage, pedestrian circulation, and parking facilities could be developed in cooperation with Aurora College and the South Slave Divisional Board of Education.
- Preliminary site planning for the future consolidation of new recreational or town service facilities on or near the existing recreational centre.

3.8 Airport

The purpose of this land use is to recognize the airport as a distinct area within the community that is regulated by the Government of the NWT.

Objectives

- (a) To monitor all development in this area and ensure authorities consult with the Town before approving any proposed development.

Policies

1. Council shall review any proposed developments and provide input to authorities having jurisdiction in this area.
2. No development shall occur in the flight path or near the airport that will jeopardize the safety or diminish the current operation and status of the airport due to physical obstructions, smoke, dust, electronic interference, or by causing the gathering of birds.

Strategies or Guidelines

The Town may consider development on airport lands as part of an economic development strategy.

3.9 Future Urban Use

The purpose of this land use is to provide areas for the community's eventual expansion and the interim use of undeveloped lands and natural resources within the Town boundaries. The *Land Use Concept Map* identifies areas west of the airport for future residential and non-residential uses.

Acceptable interim uses include limited removal and excavation of soils, selected harvesting of timber or firewood, and agriculture.

There is currently little need to expand the serviced areas of Town, however SRFN may develop their lands independently. Suitable areas for industrial lands may also be identified to support economic development.

Objectives

- (a) To identify lands available for future expansion of the town, and to accommodate the development of First Nations lands or new industries.
- (b) To allow for the interim use of undeveloped lands for limited excavation and removal of soil, agriculture or the sustainable harvesting of natural resources.
- (c) To reduce the risk to buildings and other infrastructure from forest fires by managing undeveloped areas within the Town boundaries.

Policies

1. Except as otherwise provided in this Plan, all remaining lands shown on Schedule 1 *Land Use Concept Map* shall remain in their natural state.
2. Development of lands reserved for future urban uses, including First Nation Lands, will only proceed following re-designation to an appropriate land use.
3. In accordance with the Public Health Act and Regulations no residential expansion shall be permitted within the 450 metre mandatory buffers around the sanitary landfill and sewage lagoon as shown on Schedule 2.
4. Interim uses will be supported by Council where an agreement is in place to set out the duration and conditions of the use.
5. Fuel breaks may be constructed within the Future Urban Use area to act as a buffer to fire spread so that fires burning into them can be more readily controlled.

Strategies or Guidelines

The Community FireSmart Protection Plan provides specific guidance and recommendations for managing wildfire risks on lands at the wildland/urban interface.

4.0 General Objectives and Policies

This section of the Plan describes land use objectives and policies that may apply to any type of land use. The objectives and policies can be related back to the goals of the Plan. Strategies or guidelines are also cited that provide more detailed support for the concepts contained in the Plan.

4.1 Subdivision Development

Although little need to develop new serviced lands is foreseen, it is possible that the municipality, SRFN, or private developers will propose subdivision of large undeveloped parcels for residential or other uses. The objectives and policies here apply only to multi-lot developments larger than 0.5 ha.

Objectives

- (a) To define acceptable standards for large residential developments.
- (b) To minimize capital investment by the municipality for the development of new serviced land, and long term operating costs.

Policies

1. The developer or landowner will be responsible for all on-site servicing attributable to the development and for meeting the requirements of the designation.
2. In any new residential subdivision of over 20 lots, 10% of gross developable area shall be dedicated to parks, and easy access to any nearby parks or outdoor recreation facilities including cross-country ski trails will be provided.
3. Developers shall provide Council with a site assessment dealing with soil type and stability, tree cover, drainage and any other factors deemed necessary by Council.

4. All subdivision, development or redevelopment applications requiring expansion and/or upgrading of existing municipal services will need to take into consideration General Development Goals 2.1 (a), (b), and (g) and will be subject to a development agreement between the owner and the Town for the provision of any or all of the following municipal services:

- Water and sewer services;
- Roads and public walkways;
- Drainage;
- Parks and landscaping; and,
- Any other matter as Council may deem necessary or to be in the public interest.

Strategies or Guidelines

The Municipal Services Agreement (MSA) between the Town and SRFN provides further guidance relevant to the future development of SRFN lands. The Town should work with SRFN to renew the MSA and allow for the review by the town of any land use plan adopted by SRFN prior to subdivision planning.

4.2 Transportation

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

Objectives

- (a) To have a system of roads, trails and sidewalks which facilitates traffic flow and makes optimum use of the various classification of routes.
- (b) To maintain attractive entrances to the community.
- (c) To provide appropriate traffic control for the protection of persons and property.
- (d) To protect the operation of the Fort Smith Airport.
- (e) To provide access to scenic attractions and recreational areas within and outside the Town.

Policies

- 1. The Town shall provide for the eventual paving of all roads owned by the Town within the urban area.
- 2. Road right-of-ways should be a minimum of 20 metres and actual road widths will be as follows:
 - a) Arterials and Collector Roads: minimum of 6.1 metres with no on-street parking;
 - b) Local Roads: minimum of 5.5 metres with no on-street parking.
- 3. King Street, Breynat Street and Portage Avenue shall be primary access routes into the Town Centre from Highway 5, and McDougal Road shall be the primary access route from the Airport.
- 4. Proposed service commercial and industrial areas will be linked directly to the highway by local roads and collectors which will not pass through residential areas.
- 5. New subdivisions larger than 20 lots shall be designed with designated collector and local roads.

6. It is the sole responsibility of property owners to construct and maintain access between their property line and the traveled portion of the street right-of-way, subject to any engineering standards that may be adopted by the Town.
7. Public trails and sidewalks will be developed and maintained to provide convenient walking and cycling access to all areas of town that is integrated with recreational trails wherever possible.
8. Appropriate signs, road markings, and barricades will be provided on roads and trails.
9. No development shall occur in the flight path or near the airport that will jeopardize the safety or diminish the current operation and status of the airport due to physical obstructions, smoke, dust, electronic interference, or by causing the gathering of birds.

Strategies or Guidelines

Council may develop standards, guidelines and plans to provide more detailed support for the concepts contained in the Plan including:

- Road, trail and sidewalk standards to enhance the requirements adopted as policy above including road and trail construction standards, and signs.
- Appropriate sign and intersection design standards developed in cooperation with the GNWT Department of Transportation.
- Identifying a suitable site for marinas, boat launches, and a river crossing to provide access to the east side of the Slave River in cooperation with GNWT Department of Transportation, other government agencies, and special interest groups.

4.3 Landscaping and Environmental Protection

The purpose of this section is to establish policies that recognize contribution of the natural and developed landscape to the character of the Town and to provide guidance where conflicts with other policies may arise.

Objectives

- (a) To enhance and beautify the Town.
- (b) To maintain stands of existing trees throughout the community as a feature of Fort Smith while providing protection from forest fires.
- (c) To conserve the natural environment as new development occurs including vegetation and natural drainage patterns.
- (d) To remediate all contaminated sites.

Policies

1. All development applications shall include a site plan illustrating landscaping which is to be carried out as part of the development, showing existing tree cover, and showing site drainage. Landscaping must be carried out within two years of the issuance of a development permit.
2. All development applications will be reviewed to encourage development that balances the conservation of the natural environment with the need to undertake site work for roads, servicing and buildings, and to ensure site drainage can be achieved without detrimental effects to adjacent sites.
3. A defensible space of treated forest fuels shall be established surrounding all buildings and infrastructure where a forest fire hazard is identified.
4. All property owners are responsible for the cleanliness and aesthetic appearance of their developments.
5. The Town shall co-operate with all relevant government agencies to remediate all contaminated sites.

Strategies or Guidelines

The Community Fire Protection Plan provides further guidance.

4.4 Historic Preservation

The purpose of this section is to establish policies to guide the recognition and preservation of important historical elements of the community.

Objectives

- (a) To recognize and preserve important and historical elements of the community.

Policies

1. Council will consider the advice of members of the public or community organizations for sites and structures of historical, architectural, aesthetic, or ecological significance.
2. When considering development proposals Council will encourage public consultation prior to approving applications for the alteration or demolition of sites and structures of historical, architectural, aesthetic, or ecological significance.

Strategies or Guidelines

Council may want to consider developing an Historic Preservation policy or guidelines to provide more detailed support for the concepts contained in the Plan.

5.0 IMPLEMENTATION

This section sets out procedures for implementing the Plan, so that future development proceeds in an orderly manner and is integrated with social, economic or other community plans or detailed development plans.

The policies contained in the Plan need to be read and applied in conjunction with the land use designations found on the *Land Use Concept Map* of the Plan.

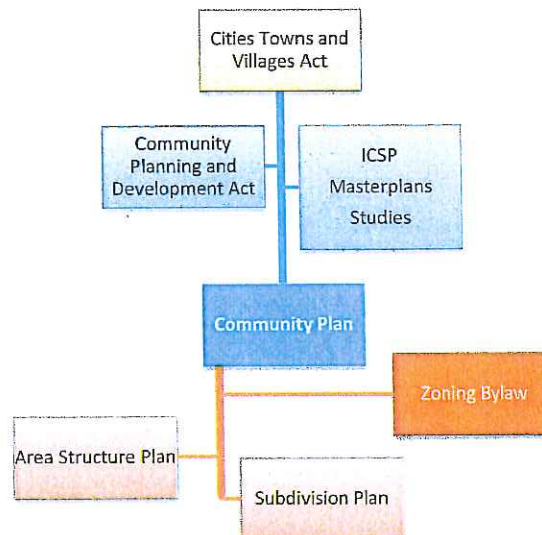
The location of roads, and boundaries between land uses, shown on the *Land Use Concept Map* are intended to provide general policy direction only. Minor adjustments may be made without amendment to this Plan provided the Plan's general intent is maintained and the adjustment or interpretation is approved by resolution of Council.

5.1 Zoning Bylaw

The Zoning Bylaw will be amended to implement the policies in this plan. All subsequent amendments to the Zoning Bylaw must also be consistent with the Community Plan. All development must conform to the intent of the Community Plan and comply with the Zoning Bylaw. Major changes to this plan can only be made by amending the Community Plan Bylaw in accordance the Act.

5.2 Integrated Planning

The Community Plan is one of several documents that is used to guide community development. The diagram to the right shows the general hierarchy and relationship of relevant statutory and non-statutory documents.



5.3 Land Administration

Considering land as a community asset, an inventory shall be maintained by Town administration that identifies legal descriptions, zoning designations, site area, ownership and any other important attributes. The inventory shall be updated annually and coordinated with the Tax Roll Assessment and GIS mapping.

5.4 Utilities or Municipal Services

Land development will be integrated with capital and maintenance planning for municipal services and utilities. The Town will encourage the development of parcels in the west end to utilize the available capacity in existing trunk utility systems. The Town shall maintain at all times an available trunk servicing capacity to provide for at least five years estimated demand for residential and commercial land, which at this time is not expected to change.

5.5 Capital Planning

The Town shall prepare and maintain a five year capital and operations and maintenance program for purposes of planning and securing grants that will further the goals of the Plan.

All expenditures to service land, build roads, upgrade facilities or otherwise provide for growth and development shall be identified in the approved five year capital plan.

5.6 Public Involvement

Public participation is a key component of sustainable community planning. Community members shall be consulted to obtain their views, opinions and concerns about the Plan and related bylaws.

In recognition of the limited capacity of a small town and the increasing number of issues involving public consultation every effort should be made to improve information dissemination and provide opportunities for feedback that are appropriate for the community.

5.7 Monitoring and Review

Town Council shall continually monitor the plan to ensure it is effective in guiding the orderly and economical development of the Town.

The Town administration shall prepare an annual report for council on planning and development matters in the context of the Plan to provide information about:

- Changes in population and economic characteristics;
- The rate of housing starts and completions;
- Lot sales and leases;
- Inventory of lands available for all uses;
- Availability of infill and redevelopment opportunities;
- Plan and zoning amendments completed or considered; and,
- Any other planning and development matters considered relevant