



Fort Smith
NORTHWEST TERRITORIES

Fort Smith Community Plan & Zoning Bylaw

Community Visit #1
Project Kick Off & Introduction

March 5, 2024



Fort Smith Community Plan and Zoning Bylaw Update



- Outline
- Introduction
- Meeting Purpose & Objectives
- Project Overview & Deliverables
- Community Plan Refresher
- Zoning Bylaw Refresher
- Community Planning
- Brainstorm Activity & Discussion
- Next Steps





INTRODUCTIONS



Dillon Consulting Limited

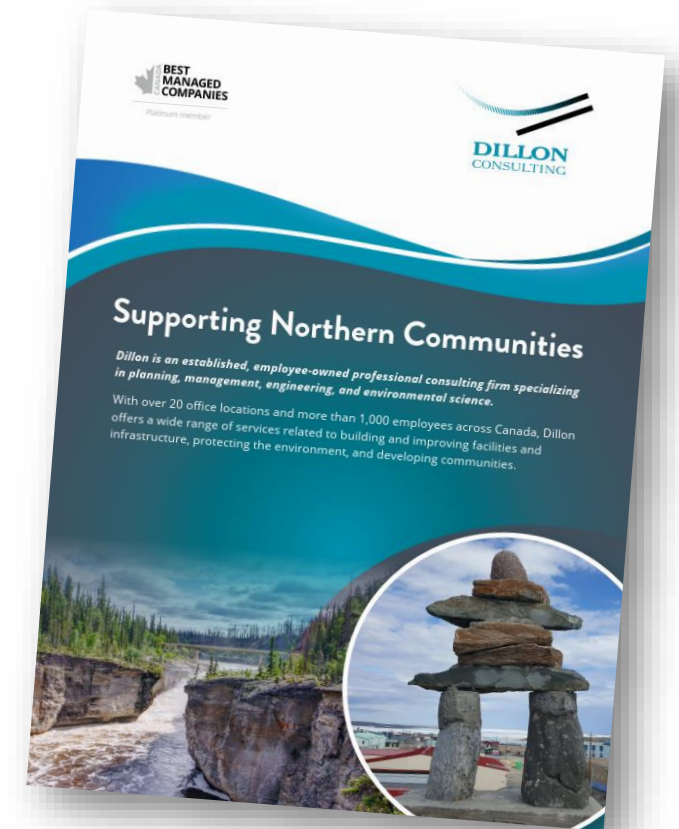
Planning Team Members



Amanda-Brea Watson
Project Manager, Senior
Planner
Yellowknife Office



Dustin Martin
Coordinator,
Community Planner
Yellowknife Office





MEETING PURPOSE & OBJECTIVES



Meeting Purpose & Objectives



PURPOSE

1. Review on Community Planning
2. Talk about the project: Community Plan & Zoning By-law review and update
3. Learn how updates can support the Town of Fort Smith's growth/development and explore desired changes
4. Receive information and comments that will inform the review of the Community Plan and Zoning Bylaw and new documents

OBJECTIVE

1. Participants understand what community planning is
2. Participants understand the project Dillon is helping Fort Smith with
3. Participants understand how the Community Plan and Zoning Bylaw support the Town's growth
4. Dillon gets information from participants

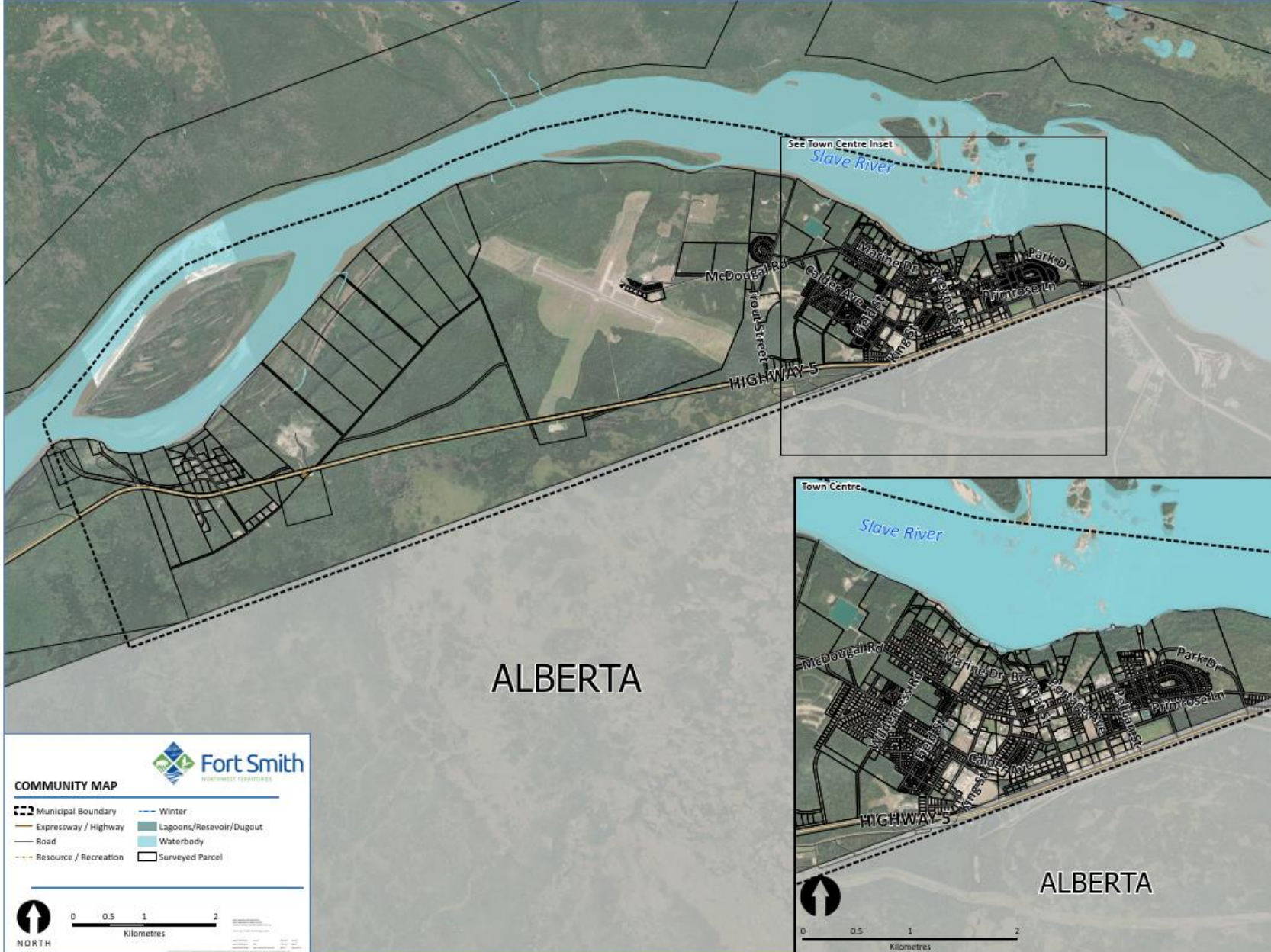




PROJECT OVERVIEW



Project Background

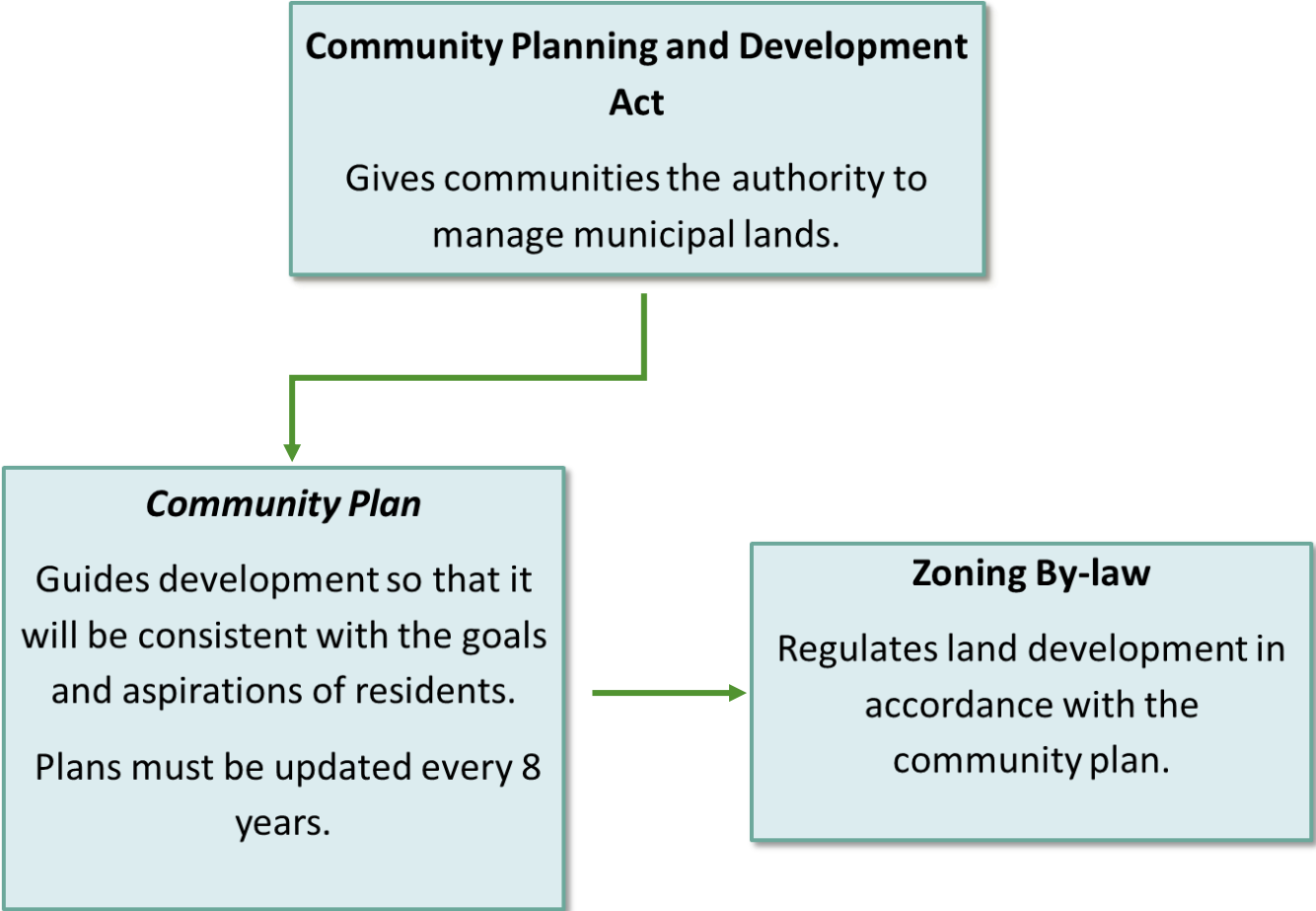


The Town of Fort Smith have an existing Community Plan and Zoning Bylaw. Both were approved by Town Council in 2014.

These documents need to be reviewed and updated. The Community Plan should be reviewed at least every 8 years.

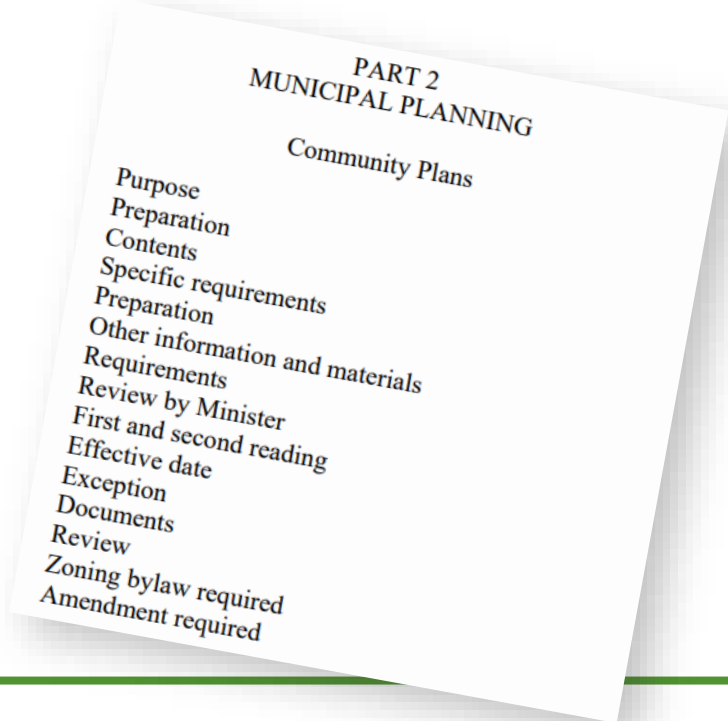
The time is now to update!!

Why Update?

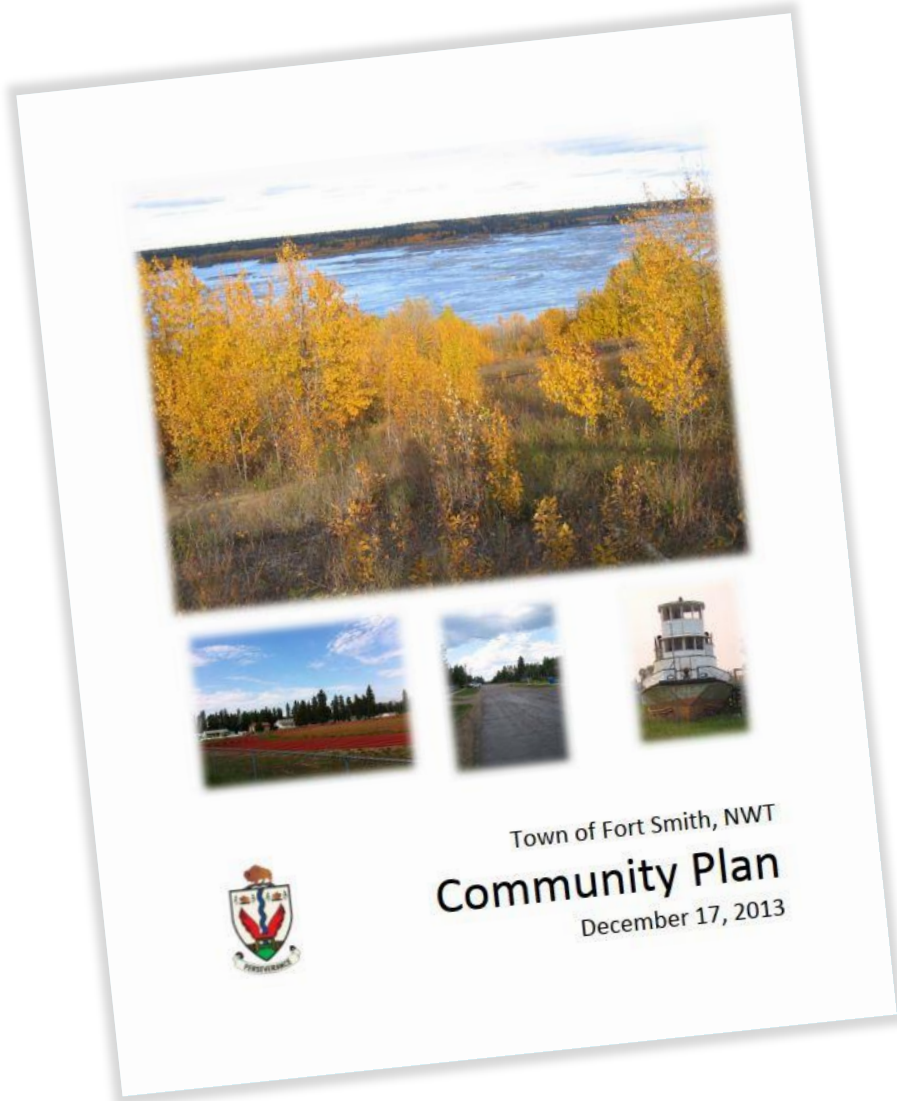


Northwest Territories Community Planning & Development Act establishes the "ground rules" for land use planning Northwest Territories.

Requires all municipalities have a Community Plan and what needs to be included.



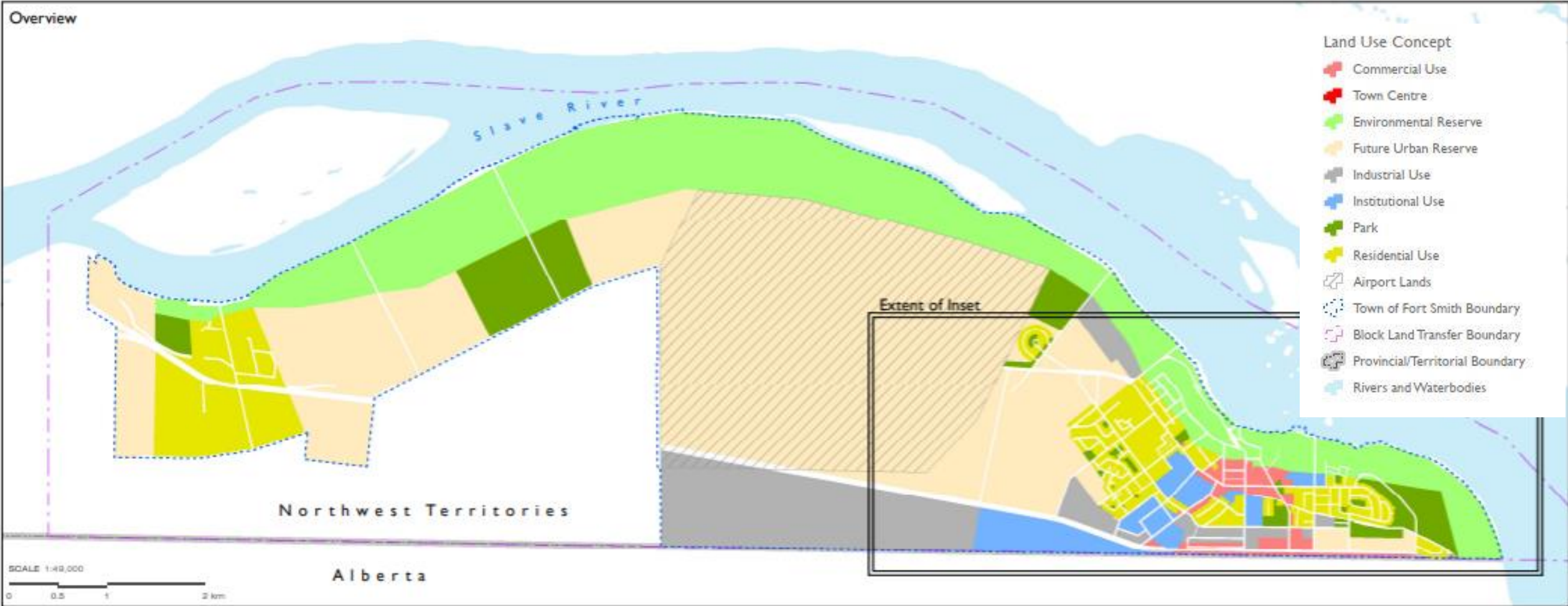
Existing Community Plan



- High-level framework for the growth and development of land in a community over 20+ year period
- Where objectives and policies guide long-term planning and land use management
- Separates land into different areas with policies that apply to each land use type
- Considers the current and future needs of the community such as:
 - Land uses (what/where);
 - Transportation systems;
 - Economic development opportunities;
 - Parks & Recreation;
 - Municipal services;
 - Others.



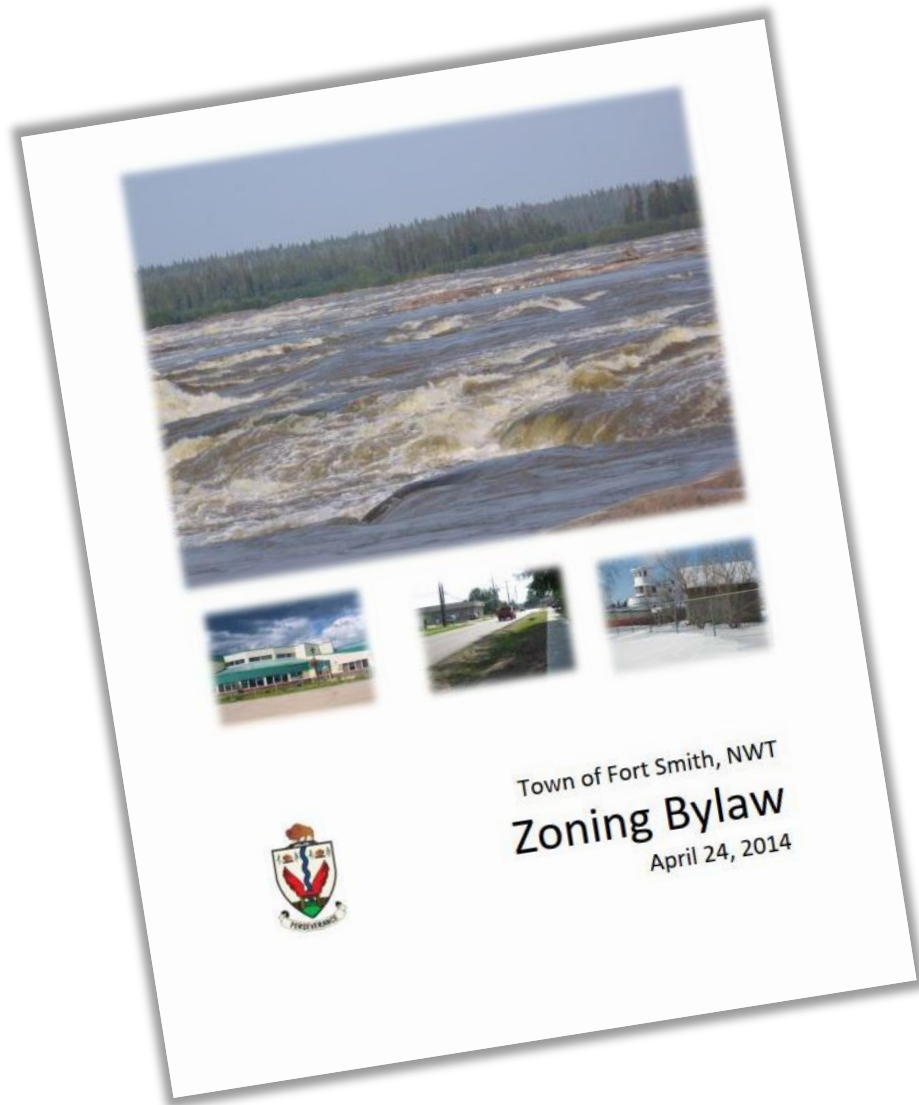
Existing Community Plan - Land Use Concept & Types



Land Use Map 2013





















Zoning Bylaw

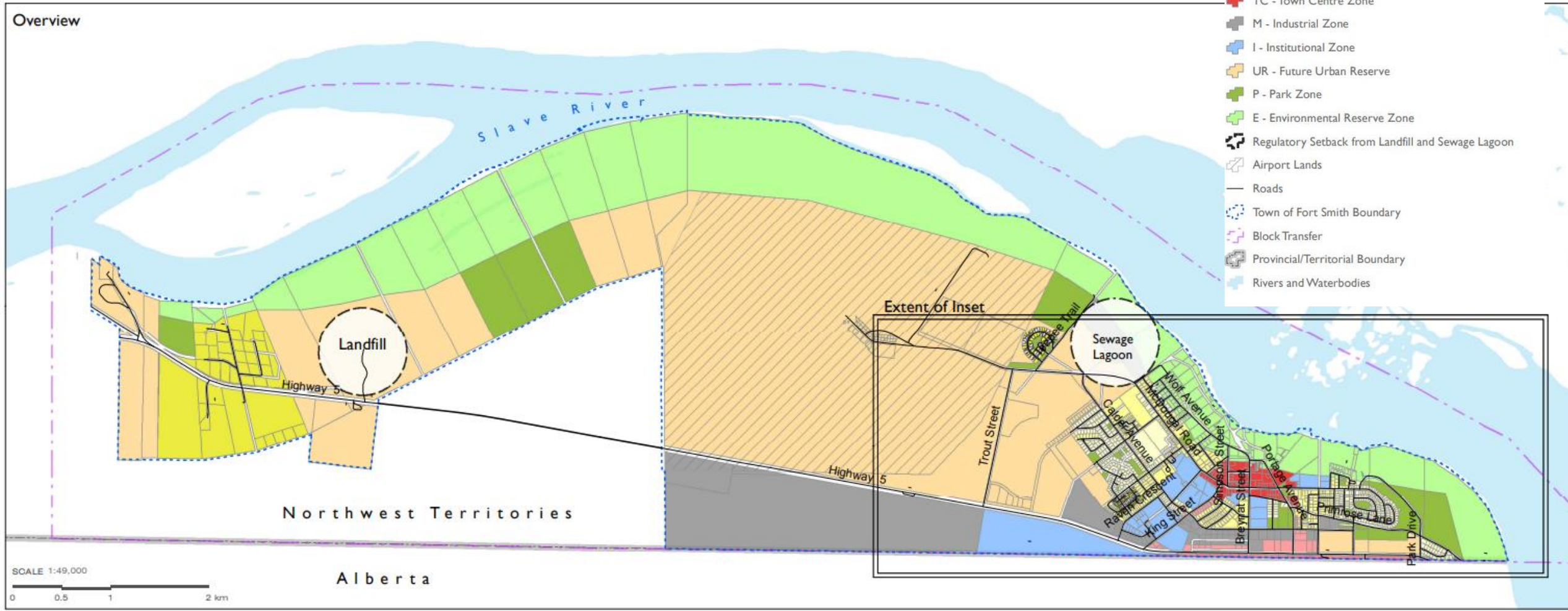


- Implementation of the objectives and policies of the Town's Community Plan
- Town's tool that provides rules for how day to day development should occur
- Provides precise way of managing land use and development
- Establishes the community into zones and applies specific regulations for uses and buildings in these zones
- Protects you from conflicting and possibly dangerous land uses in your community





















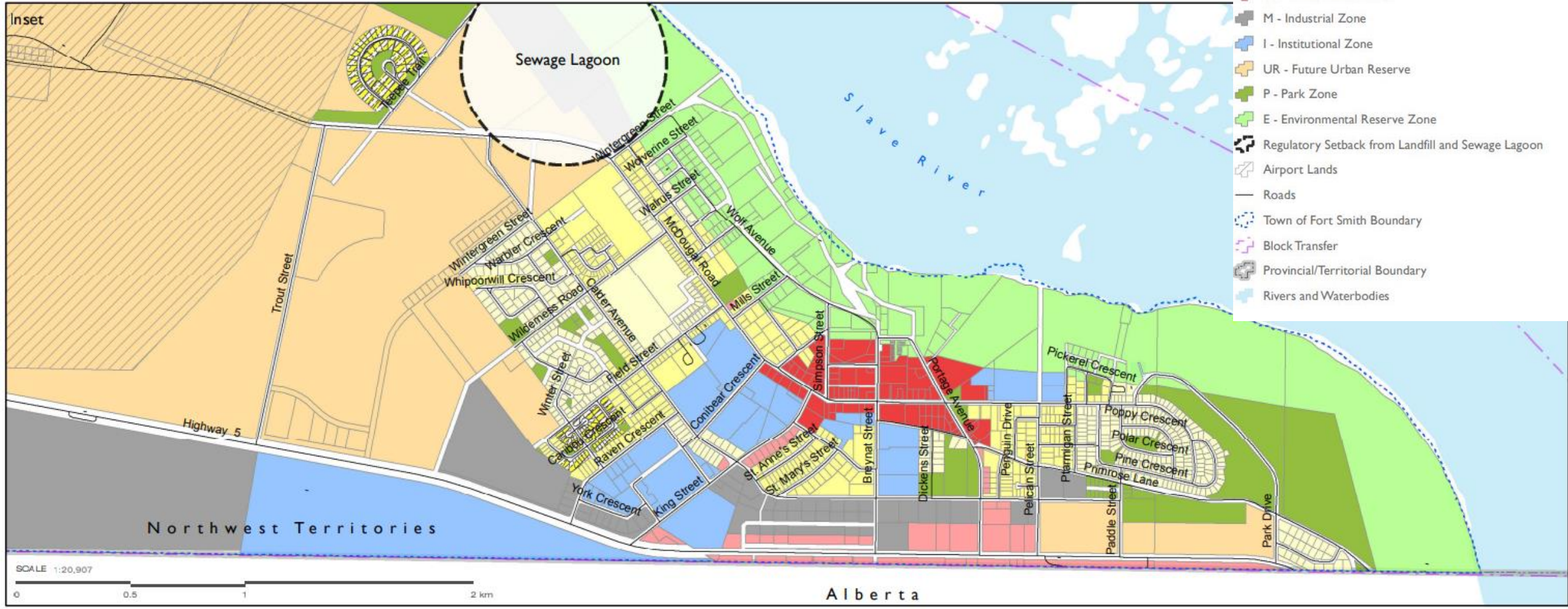
Existing Zoning Bylaw - Map

-  R1 - Single Dwelling Residential Zone
-  R2 - Multi-Dwelling Residential Zone
-  RC - Country Residential Zone
-  RMH - Mobile and Manufactured Home Residential Zone
-  GC - General Commercial
-  TC - Town Centre Zone
-  M - Industrial Zone
-  I - Institutional Zone
-  UR - Future Urban Reserve
-  P - Park Zone
-  E - Environmental Reserve Zone
-  Regulatory Setback from Landfill and Sewage Lagoon
-  Airport Lands
-  Roads
-  Town of Fort Smith Boundary
-  Block Transfer
-  Provincial/Territorial Boundary
-  Rivers and Waterbodies

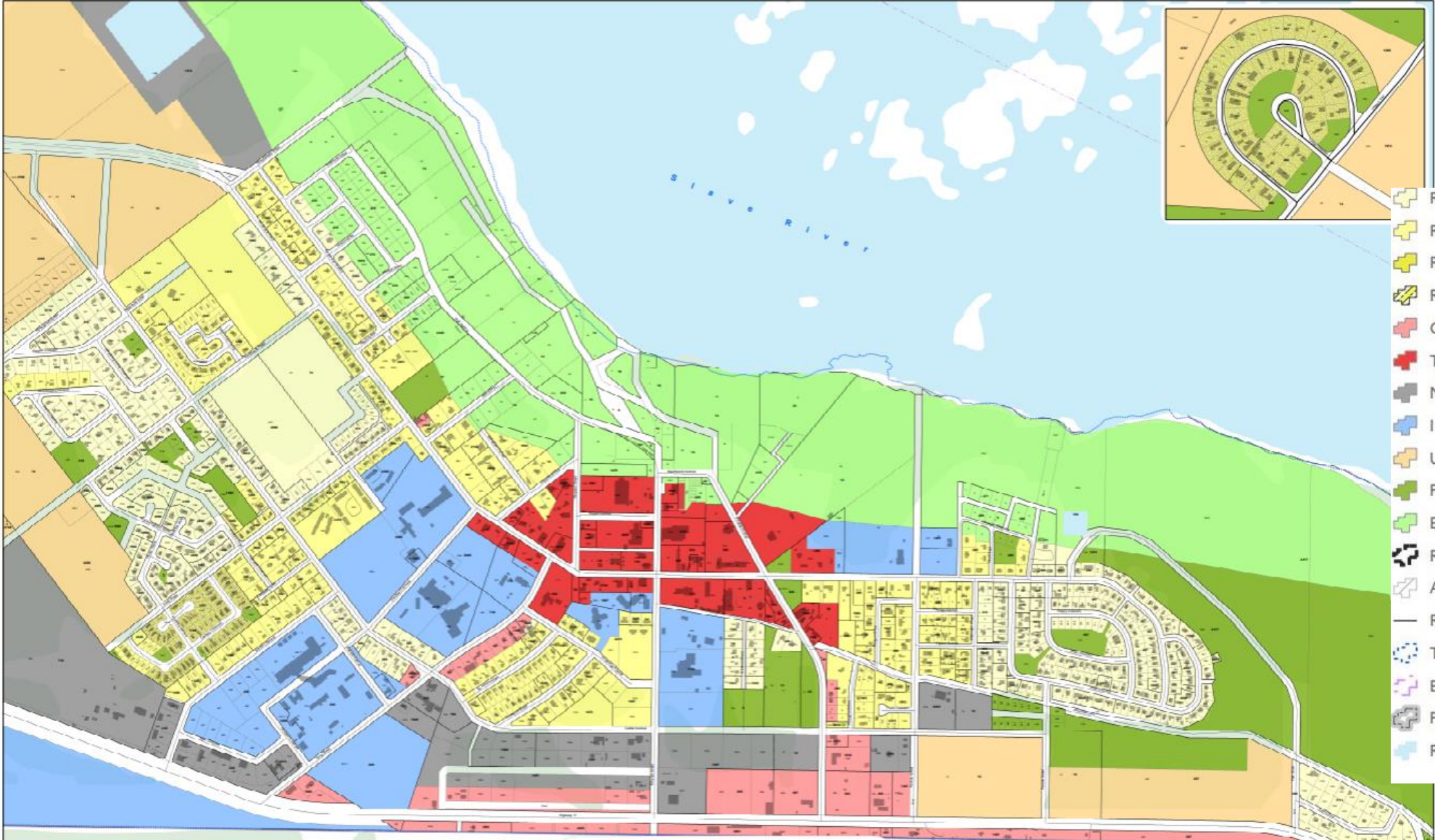


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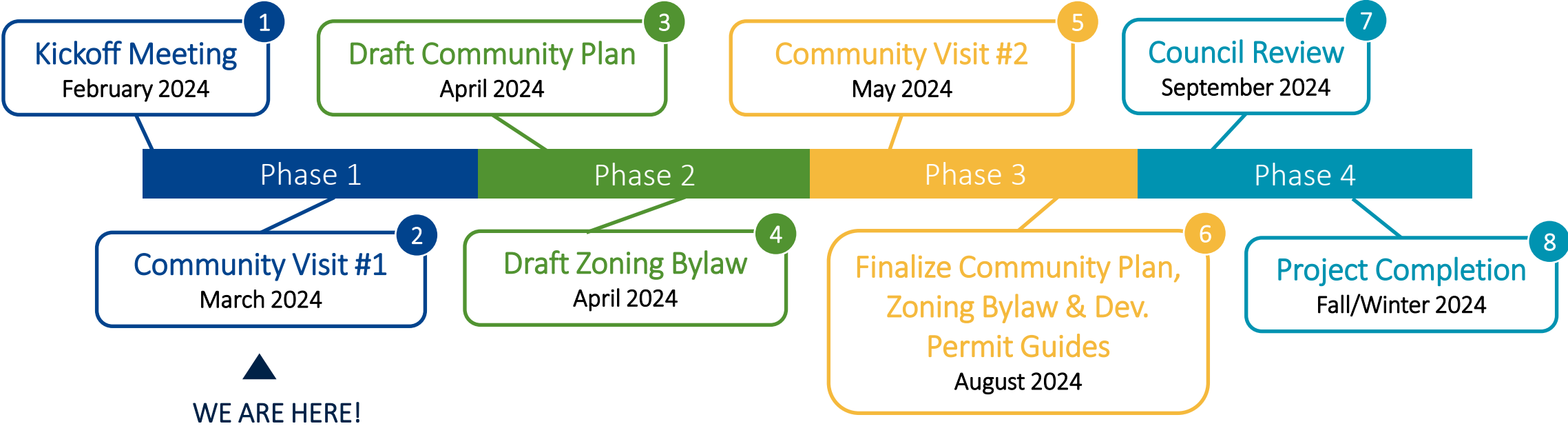


Existing Zoning Bylaw - Map Large Format



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Project Overview & Timeline

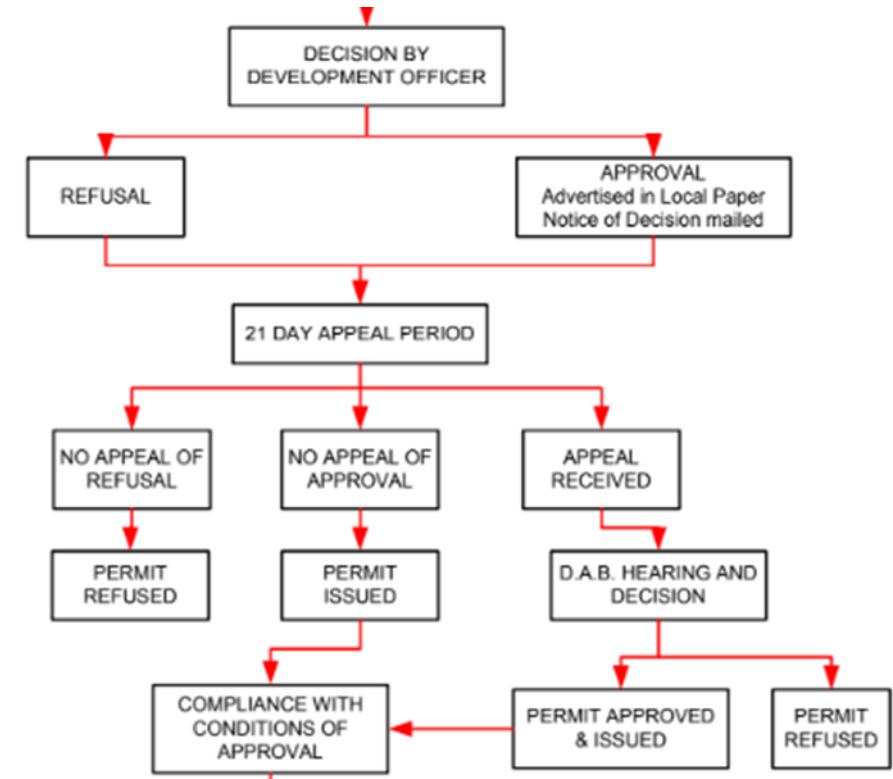


Project Deliverables

At the end of this project the Town will have:

- Background Information Report
- Updated Community Plan
- Updated Zoning Bylaw
- Development Permit Application Processing Guide
 - An internal document Town staff that guides through the DPA process to help provide operational consistency
- Development Permit Application Overview
 - A public document that illustrates and makes the process easy to understand

Example Development Permit Process





COMMUNITY PLANNING OVERVIEW

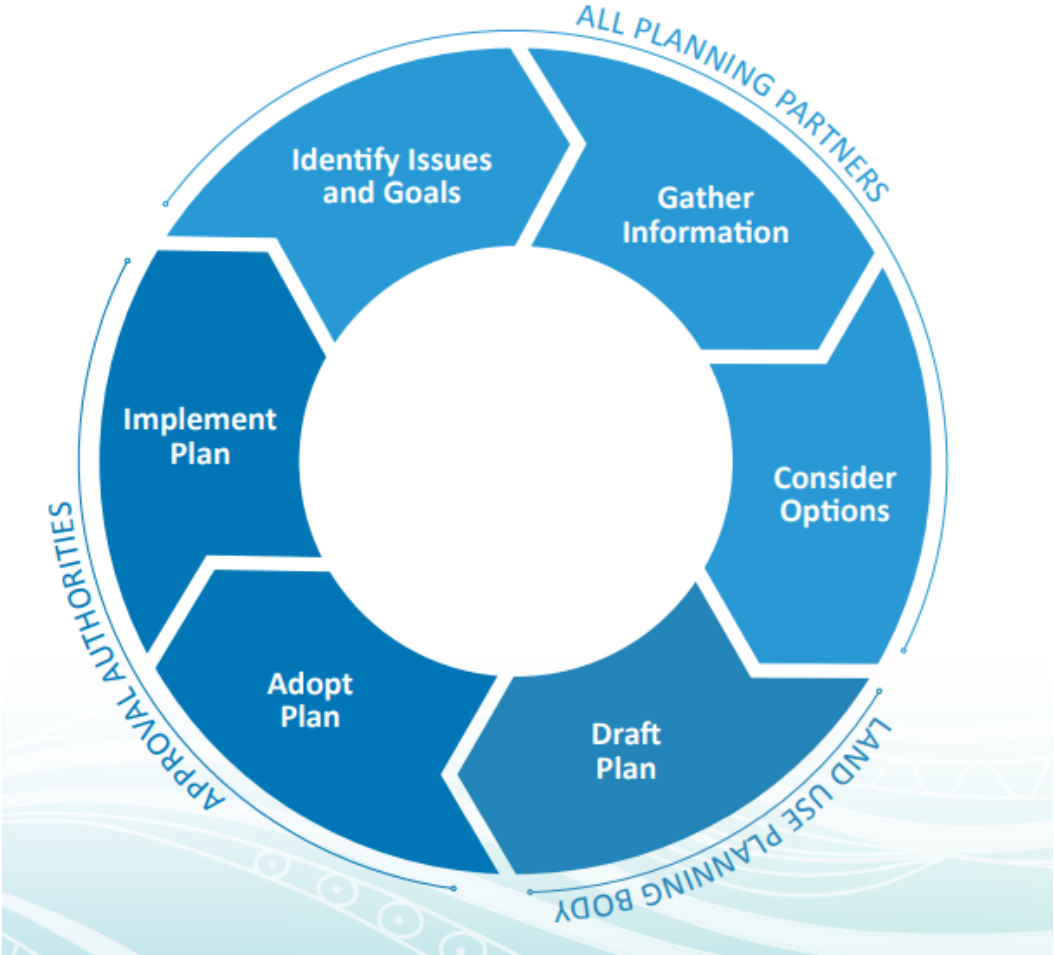


The Planning Process

Community Planning is a public process lead by the Town

- There are various partners who contribute to land use planning such as:
- Town of Fort Smith
- Residents (elders & youth)
- Indigenous governments
- Key stakeholders (i.e. business/property owners, organizations and community groups)
- Government of Northwest Territories
- Federal Government

- The partners have different roles at different times during the process



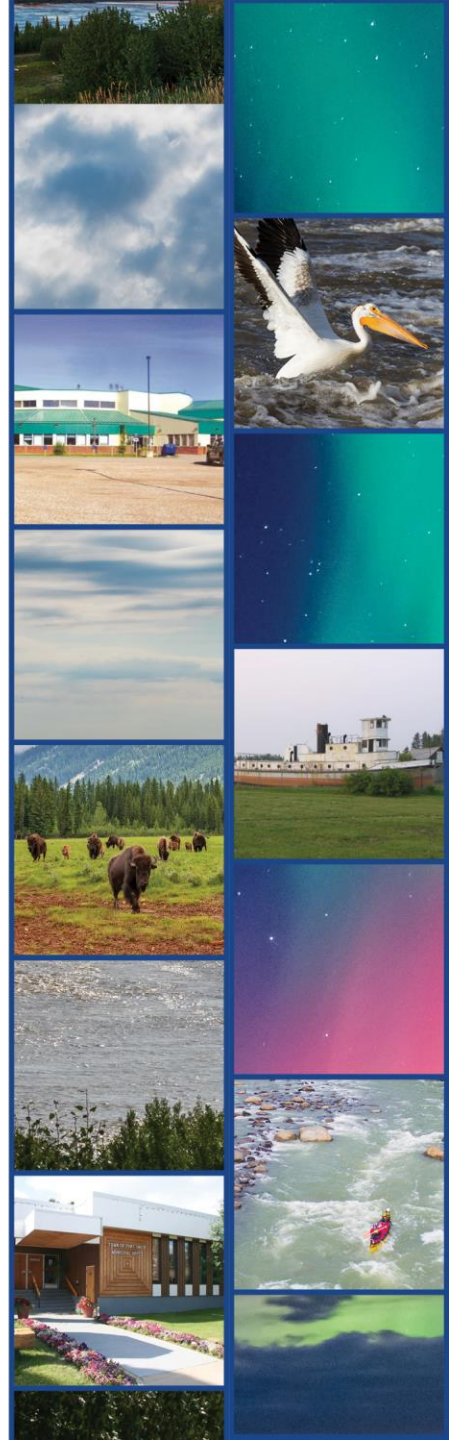
(Image Source: GNWT Pocket Guide, NWT Land Use planning Frequently Asked Questions)



Community Planning Considerations

Community Plan Update looks are a lot of different things, including how land is being, and should be used:

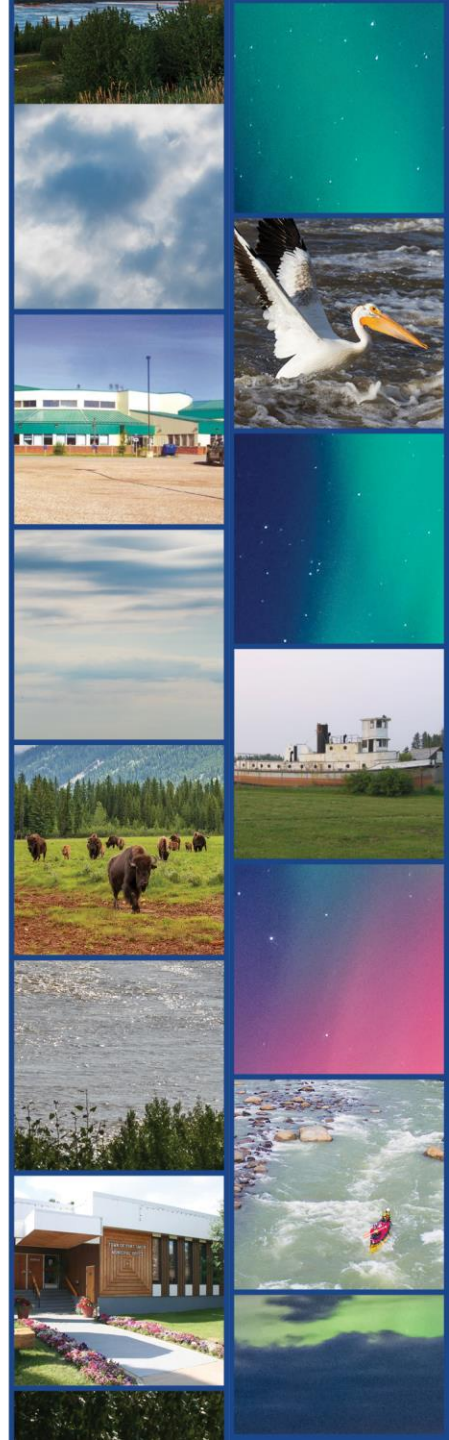
- Commercial (Businesses)
- Community Recreation and Amenities
- Cultural and Heritage Areas
- Economic Development (Tourism)
- Environment/Climate Change
- Future Growth and Phasing
- Industrial
- Infrastructure (Water, Wastewater, Garbage etc.)
- Parks and Recreation
- Residential (Housing)
- Transportation (Access to land, Vehicles, Trails, Airport, etc.)
- Other?



Community Planning

There are many reasons why people get involved with Community Planning work:

- *Love my neighbourhood*
- *Want a better park for my kids to play in*
- *Afraid of losing the nice old buildings that exist*
- *Need to do a better job of dealing with environmental issues*
- *Want to make sure Town Hall knows about my concerns*
- *Want to see more housing*
- *Like the opportunity to meet neighbours and work on making our community better*
- *Want the community to be better for my grandchildren*
- *Because I like things just the way they are*



Community Planning

There are many tools that can be used to help promote desirable social and environmental outcomes for a Town, such as:

- Strategic Plans
- Operations and Maintenance Plan
- Community Service Plan
- Asset Management Plan
- Community Climate Change Adaptation Plan
- Drainage Plan
- Fire Safe Plan
- Emergency Management Plan
- Economic Development Plan
- Derelict Buildings Bylaws
- Integrated Community Sustainability Plan

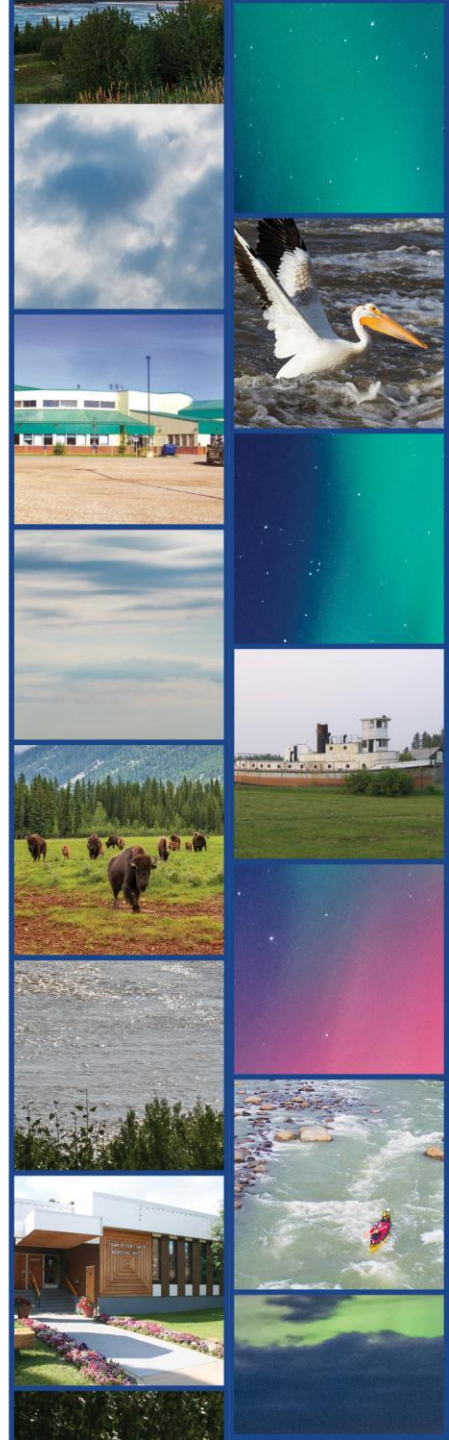
Land Use Planning uses all the Town's tools to help make decisions about how land can best be used.



Supporting Town Documents

The Town of Fort Smith has existing documents which inform Community Planning:

- Community Energy Plan (2010)
- Community FireSmart Protection Plan (2010)
- Integrated Community Sustainability Plan (2014)
- Waste Management Plan (2017)
- Community Wildfire Protection Plan (2018)
- Strategic Plan (2018)
- Community Services Master Plan (2020)
- Economic Development Strategy (2018-2022)
- Community Energy Plan (2022)
- Emergency Management Plan (Re-issue 2023)
- Housing Needs Assessment (2023)



Key Stakeholders

- Aurora College
- Businesses
- Fort Smith Town Advisory Boards
- Fort Smith Corrections Complex
- Fort Smith Health Center
- Fort Smith Housing Authority
- Fort Smith Métis Council
- Northwest Territory Metis Nation
- GNWT, Education, Culture and Employment
- GNWT, Environment and Climate Change
- GNWT, Infrastructure
- GNWT, Municipal and Community Affairs
- Joseph Burr Tyrell Elementary School
- Northern Life Museum and Cultural Centre
- Northern Lights Special Care Home/Sunset Chalet
- Paul William Kaeser High School
- RCMP
- Residents (including Elders/Seniors and Youth)
- Senior Society
- Salt River First Nation Plan
- Smith's Landing First Nation
- Terry Harrold School of Aviation
- Thebacha Business Development Services
- Town of Fort Smith Staff
- Wood Buffalo National Park
- MLA



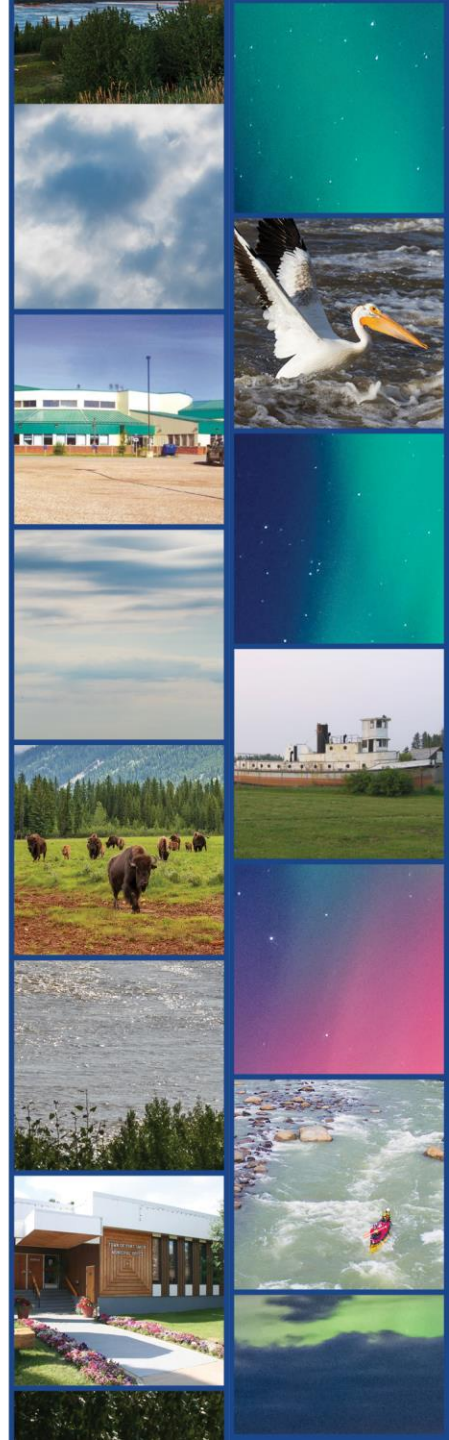
Duty to Consult

The Duty to Consult is part of statutory obligations and in the context of Community Planning, there is a legal duty to support reconciliation through relationship building with Indigenous Peoples.

In the Northwest Territories the Duty to Consult lies with the GNWT Department of Municipal and Community Affairs (MACA). We believe it will include:

- Fort Smith Métis Council
- Northwest Territory Metis Nation
- Salt River First Nation Plan
- Smiths Landing First Nation

Ministerial Approval is required after a Public Hearing and 2nd Reading of the Bylaw for a Community Plan and before Council gives 3rd Reading and adoption.





BRAINSTORMING



Brainstorming Activity

Instructions:

1. Think about keywords and ideas relating to the question or topic
2. Write down your thoughts on the Post-It notes (or menti meter?)
3. Dillon staff will collect and organize comments into themes
4. Themes will be discussed among workshop participants
5. Dillon staff will create record of discussion



How would you use to describe your vision for the Town of Fort Smith?

- Consider the next 25 years/ 3 generations
- What do you want the community to look like?
- How do you see the Town sustaining, growing and/or adapting over time?

Example from: Fort Smith Strategic Marketing Plan, 2021:

“The Town of Fort Smith will work with its partners to enhance our excellent quality of life by respecting values, traditions, and healthy lifestyles. We will continue to advance as a unified, active and prosperous community.”



What commercial development might improve the community?

- Consider the types of businesses and locations
- Are there industrial uses the Town should encourage?
- Is there room to grow Tourism?
- Are there new businesses that are not included in current bylaw?



What residential development might improve the community?

- Consider the types of homes and locations
- What do we like?
- What barrier/challenges are there to housing?
- What types of residential development would you like to see? Where in the Town?
- Is there a desire for design guidelines?



What improvements could be made to the Town Centre?

- Is there anything missing from the Town Centre
 - Businesses /Residential/Mixed Use/Offices/Recreation/Other?
- Parking Considerations
 - Rules
 - Location
- Building Considerations
 - Height
 - Design/Colours/Materials/Landscaping



Consider existing Water, Wastewater, Garbage/Waste services:

- What do you like?
- What barrier/challenges are there with services?
- Are there alternative?



Consider the Airport and Surrounding Area:

- What do we like
- What barrier/challenges has it caused
- Is there opportunities for development in the area (if so, what kind?)



What about tourism?

- What do you like
- What barrier/challenges has it caused
- What changes to you predict are needed in the Town to support tourism?
- Do you see Tourism growing in the future, if so, how does that impact the Town?



Consider Cemeteries:

- Are there any issues with lands used for Cemetery?
 - Flooding/Erosion
- Does the Town need to consider a secondary location?



What recreational uses might improve the community?

- What do you like
- What barrier/challenges are there to existing
- How can the Town build on or improve its cultural and recreational assets?
- How can the Town improve its open spaces, parks, and trails?
- Are there any recreational uses you would like to see in Town?



Consider existing municipal buildings:

- What do you like?
- What barrier/challenges are there to existing facilities?
 - Town Hall
 - Fire Hall
 - Recreation and Community Centre
 - Other?



Are there areas that could be re-developed to improve the Town?

- Are there properties that have abandoned or derelict buildings?
- Are there sites in town that you believe should be developed?
 - Where is it
 - What was the original use/purpose
- What do you think these underused sites should be used for
 - Residential/Commercial/Recreation

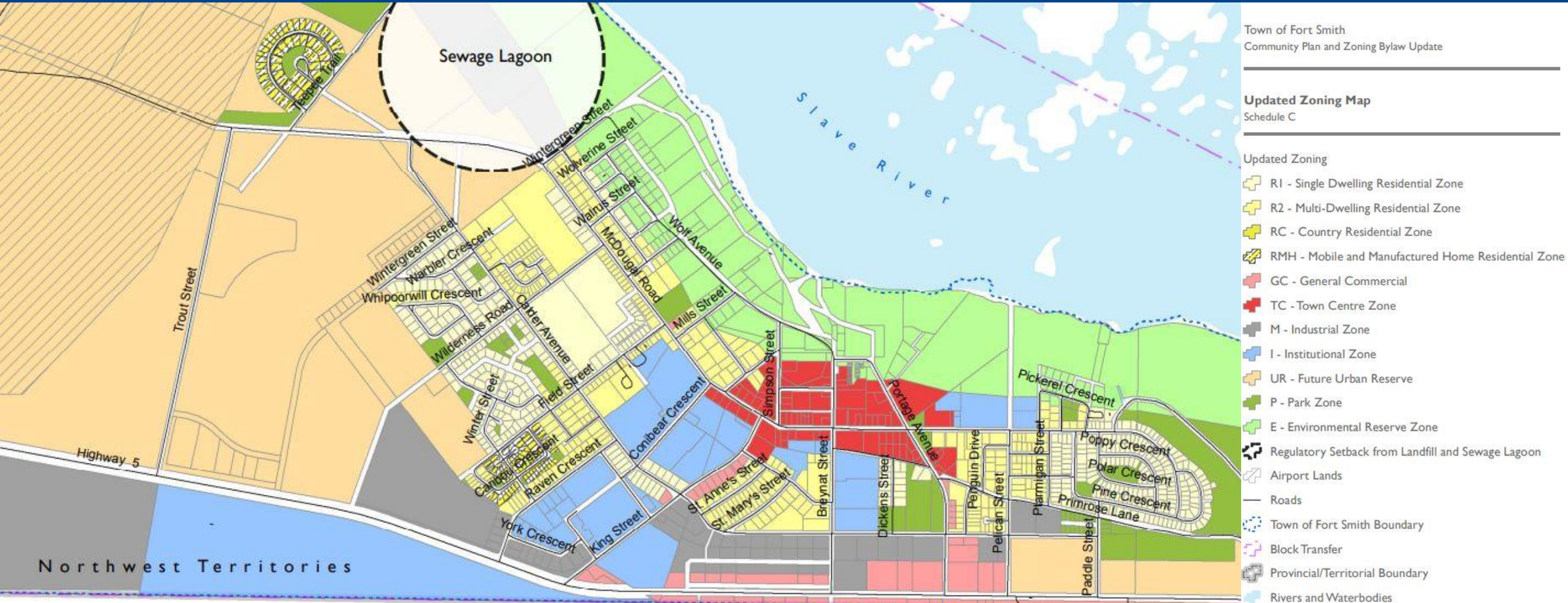


What GNWT offices or services would you like to see in the Town to support the Community?

- What do you like?
- What barrier/challenges are there to existing facilities?
- GNWT Departments:
 - Education, Culture and Employment
 - Environment and Climate Change
 - Infrastructure
 - Municipal and Community Affairs
 - Executive and Ingenious Affairs
 - Finance
 - Health and Social Services
 - Industry, Tourism and Investment
 - Justice



Zoning Bylaw



Consider the Zoning Bylaw (rules for how we use and develop lands in Town):

- Are there new terms, definitions or land uses that need to be included?
- What working, what is not?
 - Lot Coverage
 - Building heights
 - Building setbacks
 - Design regulations
 - Parking
 - Signage
 - Landscaping



Is there anything else you want to share?

- Are there other ideas and/or concerns you think we should know about
 - Wood Buffalo National Park
 - Climate Change
 - NWT and Alberta Border
 - Other?





BRAINSTORMING DISCUSSION

Group Discussion





NEXT STEPS



Next Steps - This Community Visit

Phase 1

Community Visit #1
March 2024

2

Tuesday 5th

- Tour of Town
- Meetings with Town Staff
- Council Workshop

Wednesday 6th

- Meetings with Agencies & Other Governments
- Meetings with key stakeholders
- Community Open House

Thursday 7th

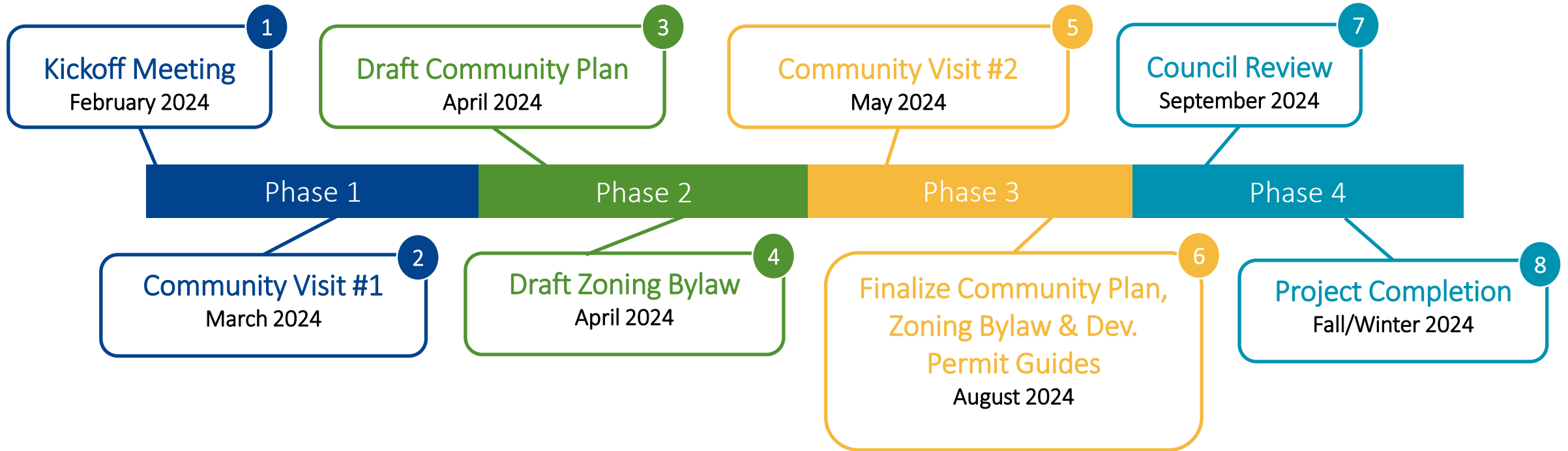
- Meeting with Aurora College
- Meeting with Senior
- Meeting with Advisory Boards

Friday 8th

- Meeting with Youth (at schools)
- Pop Up at Kids Carnival
- Travel to YK



Next Steps: Draft New Community Plan and Zoning Bylaw





GENERAL DISCUSSION

Questions?





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Fort Smith
NORTHWEST TERRITORIES

**Thank
you!**

