



Fort Smith
NORTHWEST TERRITORIES

Fort Smith Community Plan & Zoning Bylaw

Community Visit #2
Updates

May 14-17, 2024



Dillon Consulting Limited

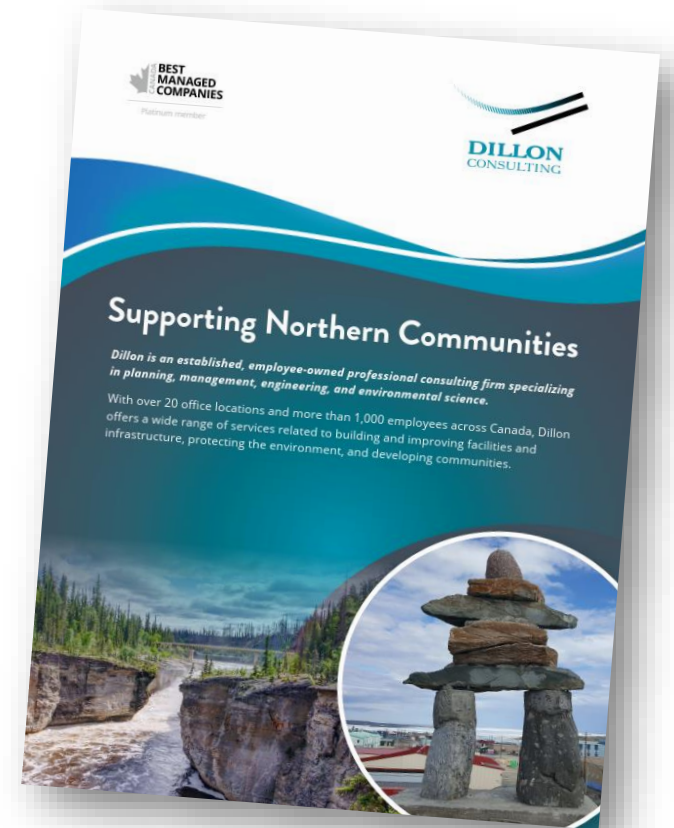
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Meeting Overview



- Project Timeline
- Overview of Background Research
- Summary of What We Think We Heard at March Engagement
- Proposed Vision, Goals & Objectives of Community Plan
- Discuss Proposed Community Plan & Zoning Bylaw Options
- Development Permit Application Process & Home-Based Business Discussion



Project Overview & Timeline



Overview of Background Report

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Background Research

Climate change - impacts are already being felt in Fort Smith and climate change adaptation will need to be carefully considered with respect to the Community Plan.

Soils - consist of sand and sandy silt to approximately 9m – 21m. Below this layer is a layer of silty clay till which is underlain by granitic deposits of silty sand and gravel. Development along the riverbank is restricted.

Vegetation - Fort Smith is in the Slave Lowland Mid-Boreal Ecoregion. Vegetation is a significant factor with respect to forest fire risks and fire risk mitigation measures such as fire smarting and building of fire breaks.

Boundary - Town boundaries expanded in 1987 to encompass the area known as Bell Rock. Country residential development was allowed in the area. Instability of the riverbank in this area is also recognized, and the current Environmental Reserve Zone extends along the riverbank to Bell Rock.



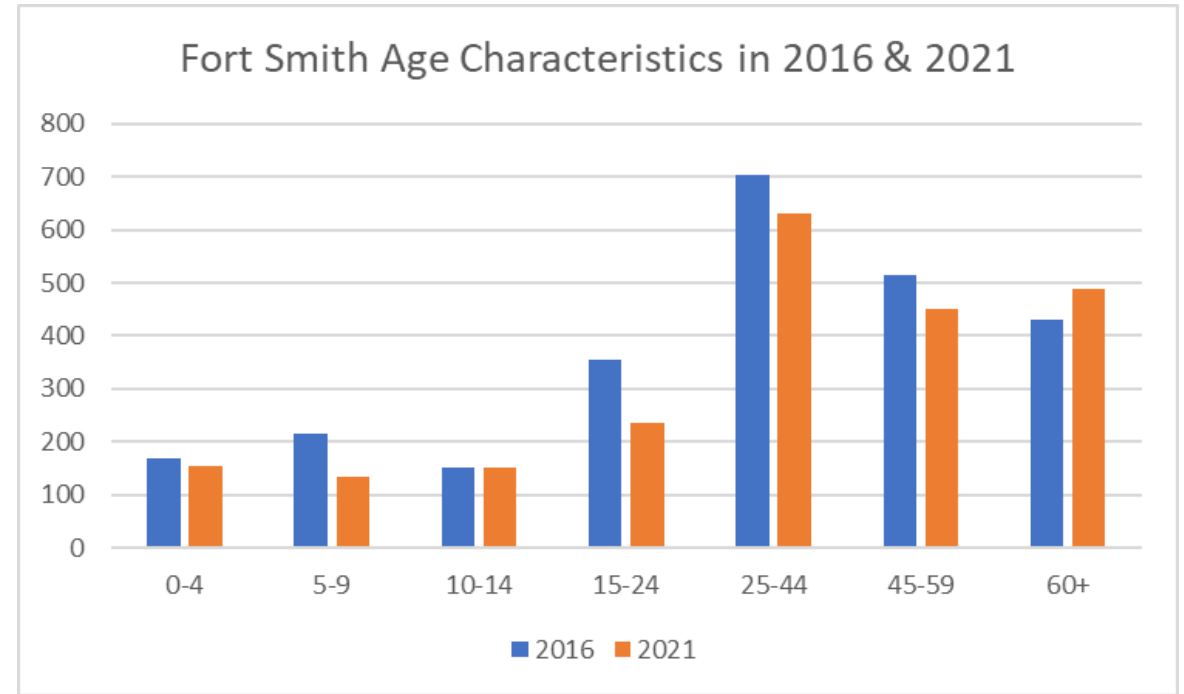
Background Research

Population - in 2021 the Census population of Fort Smith was 2,418 people. Over the last 20 years, the population of Fort Smith has remained relatively stable, but there has been a decrease compared to the 2016 Census population of 2,542.

Shadow Population - Aurora College students and staff, as well as inmates of the Fort Smith Correctional Complex, represent approximately 300 to 500 people at any given time. While not counted as permanent residents of Fort Smith, these temporary residents still need to be considered.

Future Trends - 2018 – 2035 population projection suggests the population of Fort Smith should remain relatively stable, but will experience a slight decrease from 2018 to 2035.

Demographics – about 30% of residents are aged 25-44. Trend shows a decline in all age cohorts except for those aged 60+. As the population grows older, there will likely be more demand for supportive housing as well as greater consideration for community accessibility.



Background Research

Households - there are 881 occupied households in the Town of Fort Smith.

Approximately 62.5 % of homes in Fort Smith are owned by the occupants, with the remainder being renters. The median value of an owned home is about \$262,000, which is below the territorial average of \$352,000.

2023 Fort Smith Housing Needs Assessment

- 33 households are on a waiting list for public housing;
- 40 additional market rental units are needed;
- 100 additional housing units are needed for Aurora College Thebacha Campus students and staff; and
- Overall, at least 225 housing units are required in Fort Smith to meet current housing needs.



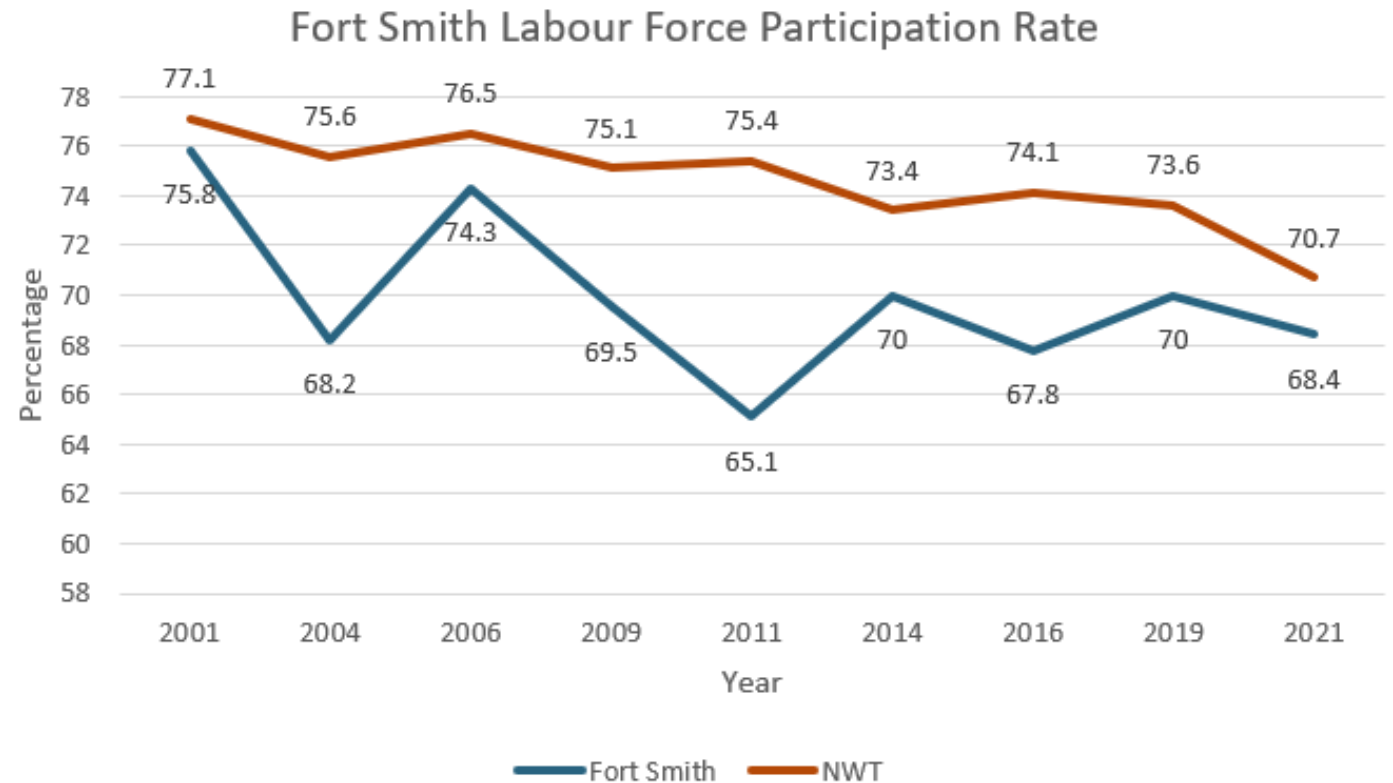
Background Research

Economy – the most recent data shows that Fort Smith has a labour force participation rate of 68.4%. The labour force participation rate has been slowly declining over the past 20 years, which is consistent with the aging of the population.

Top three industries are:

- Public Administration – 27.3%;
- Educational Services – 13.6%; and
- Health Care and Social Assistance – 10.3%.

A large proportion of the labour force works in public administration, education, and health, due to Fort Smith’s role as a regional centre for public services and the presence of Aurora College.



Source: NWT Bureau of Statistics



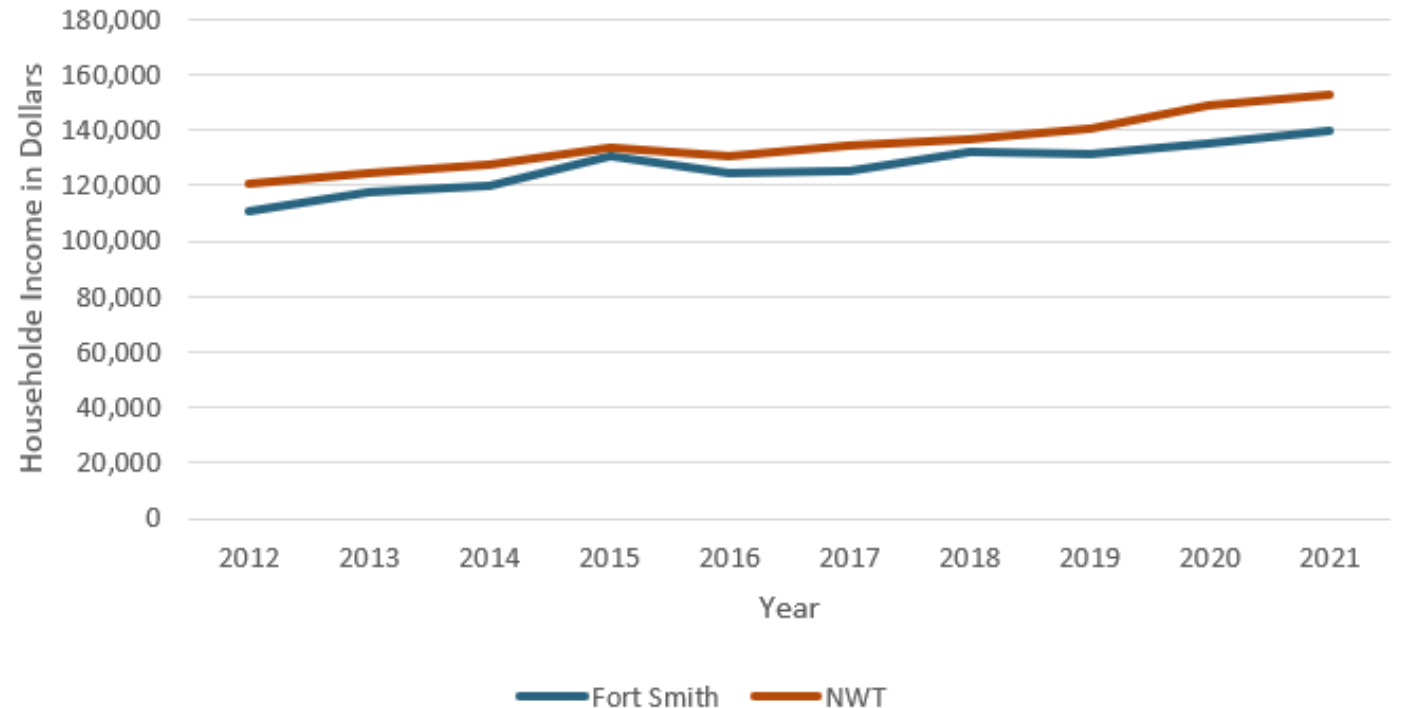
Background Research

Household Income and Cost of Living - The cost of living in Fort Smith is high compared to most places in Canada, although somewhat cheaper than more remote communities in the NWT that are not connected to the territorial highway network.

In 2018, the cost of living in Fort Smith was about 33% higher than the cost of living in Edmonton. According to the 2019 food price index, food in Fort Smith was priced about 19% higher than food in Yellowknife.

More recent data for these indicators was not available, however food costs and general inflation have risen substantially in the last few years in Fort Smith and throughout Canada.

Fort Smith Average Household Income



Background Research

Services - the 2023-2027 Capital Investment Plan allocated funding for sidewalk repairs and improvements as well as the completion of a drainage plan. Some work has also been completed on an Integrated Transportation Master Plan and more work is planned for this initiative in the Capital Plan.

Solid Waste and Recycling - at this time, there is no anticipated need to identify lands for relocation of the solid waste site.

Water and Wastewater - currently, about 75% of the town is on piped service with the remaining population on trucked service. The water distribution system is not designed for distribution beyond the main town site, and the cost to provide piped services to new developments on Salt River First Nation lands or Bell Rock would be significant.

Fire Services - a volunteer Fire Department provides fire protection and motor vehicle accident response services to all areas of Fort Smith. They also support in fighting urban/wildland wildfires and provide high-quality, pre-hospital health care and ambulance transportation.



Background Research

Recreation – no major new recreational facilities are currently planned in Fort Smith.

The Capital Plan identifies the following recreational facilities for expansion, upgrade, or retrofit:

- snowboard park and lookout development;
- skatepark upgrade;
- bike track development;
- conibear park development; and
- pool retrofit.

It is not anticipated that new land will need to be identified for these projects



Background Research

Land Use Supply and Demand

- there is enough supply available for all population and residential density mixes shown in Table 2.
- there is more than enough commercial and industrial land supply to satisfy population growth to 3,200.

Table 2 Projected Residential Land Area Requirements

Residential Density Mix	Population*		
	2,800	3,000	3,200
	Land Needs (ha) ²		
90% single detached dwellings, 10% multi-unit dwellings	5.9	9.9	13.8
80% single detached dwellings, 20% multi-unit dwellings	5.4	9	12.7
60% single detached dwellings, 40% multi-unit dwellings	4.4	7.4	10.3
50% single detached dwellings, 50% multi-unit dwellings	3.9	6.5	9.2

*Current population approximately 2,500



Summary of What We Think We Heard from March Engagement

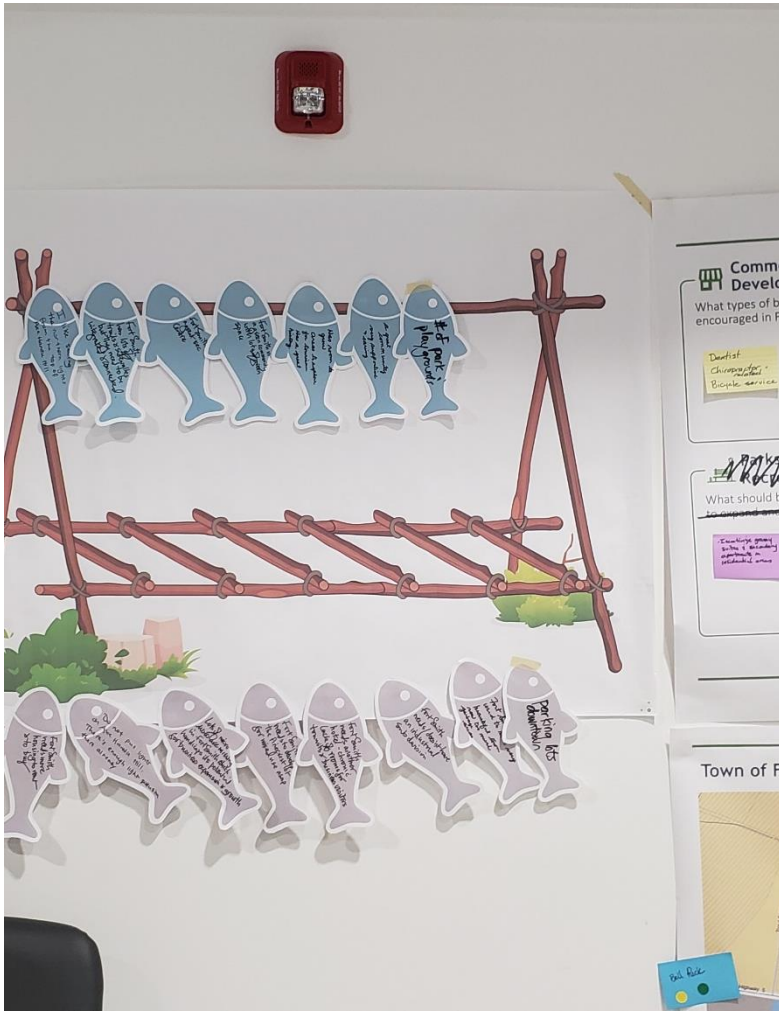


Key Stakeholders

- Aurora College
- Local 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 & Cultural Centre
- Northern Lights Special Care Home/Sunset Chalet
- Paul William Kaeser High School
- Province of Alberta
- 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



What We Think We Heard



Housing - need **more** housing, and more housing **options** that consider different groups (such as seniors, students, growing families), such as:

- mixed-use development,
- secondary suites,
- affordable and low-income options, and
- rental stock.

Development – there are land development and redevelopment opportunities that should be capitalized on, such as:

- building renovations,
- demolition, rehabilitation and/or repurposing of abandoned buildings,
- incentives to increase development,
- shared spaces for small businesses, and
- promoting work-live spaces where appropriate.



What We Think We Heard



Infrastructure - some upgrades are needed around town, including:

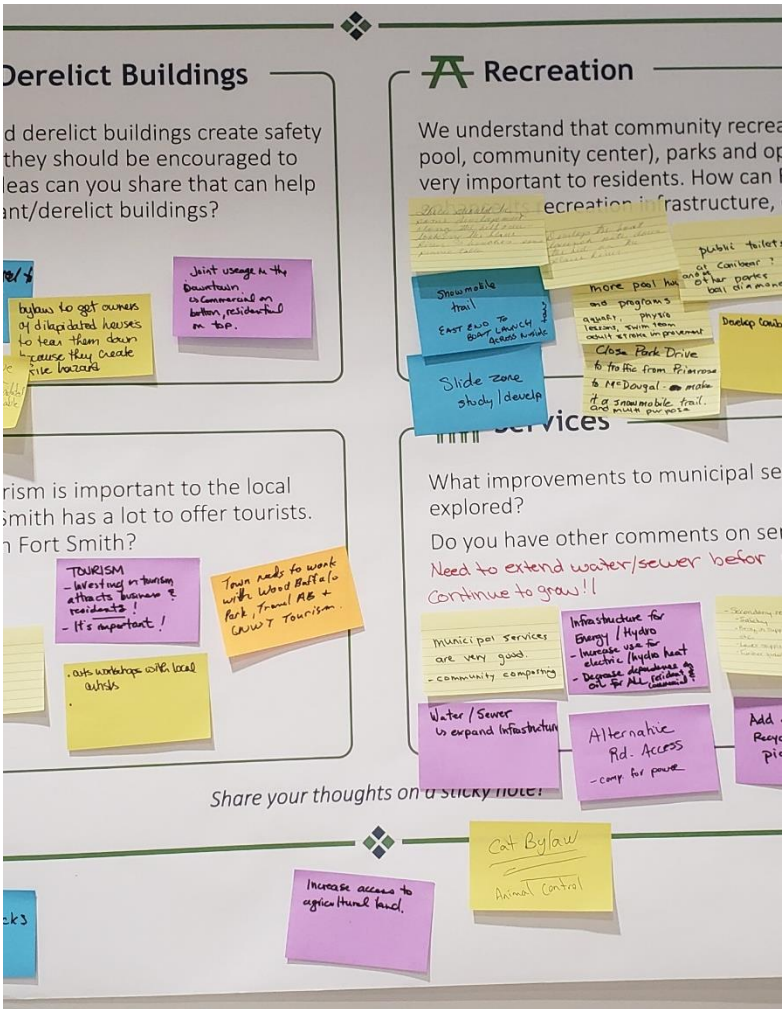
- roads and crosswalks,
- connections of sidewalks and trails,
- improved accessibility in Downtown,
- snow removal rules & procedures,
- fire breaks and fire smarting, and
- piped water and wastewater.

Recreation - recreation is important to the community and should be supported through the Town's:

- use of slide zone (Environmentally Sensitive) lands,
- trail system planning and maintenance programs,
- parks planning and maintenance programs,
- identified Conibear Park area improvements,
- dog park, and
- snowboard park.



What We Think We Heard



Tourism – potential to increase tourism and attract more visitors through:

- supporting tourism-related businesses,
- coordinating business licensing, and
- highlighting attractions in and around the Town.

Commercial – support for small businesses such as:

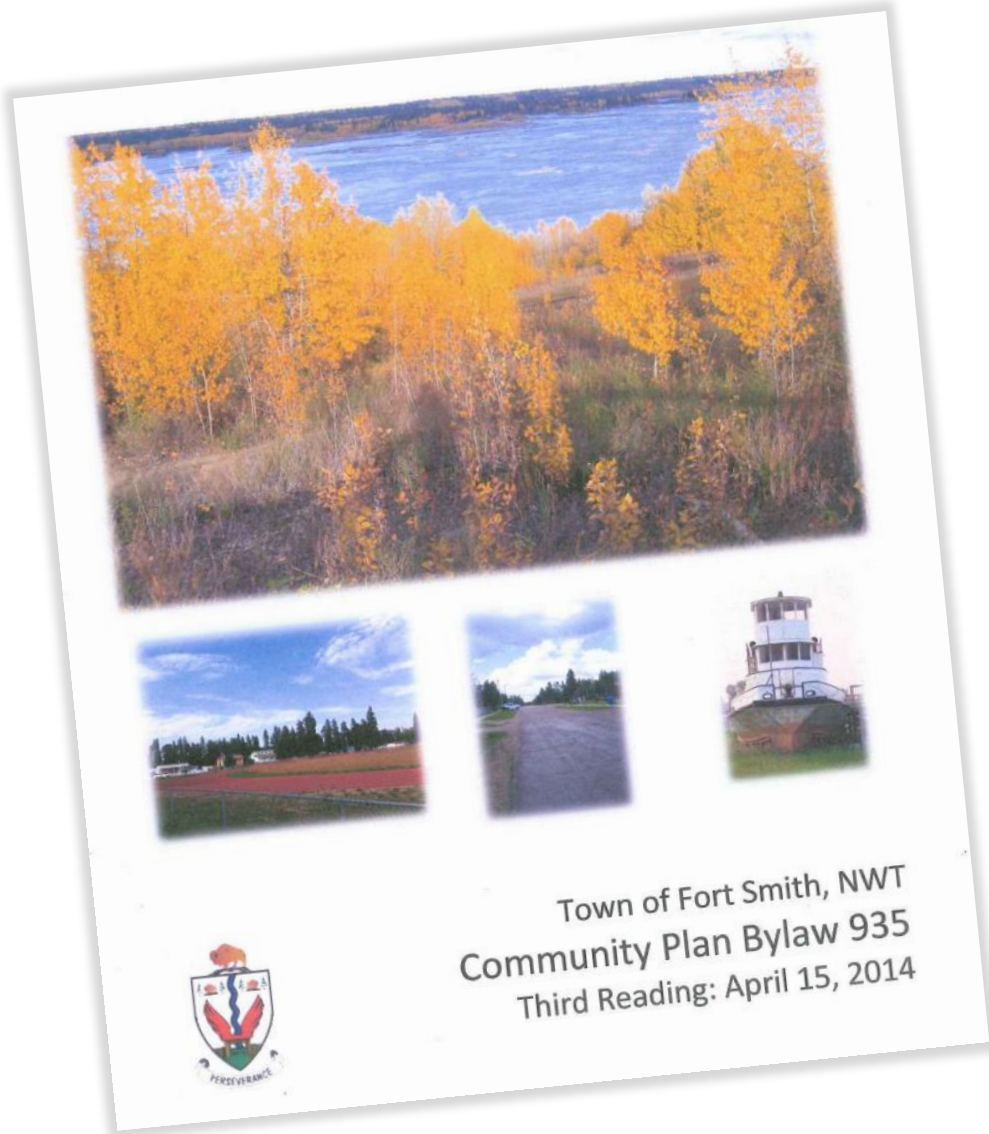
- financial incentives,
- short-term leases,
- mixed-use development (ground-floor commercial, upper residential),
- smaller store fronts, and
- better defined and regulated home-based businesses.

Safety – community safety is important and shall be supported through:

- new firehall,
- removal of abandoned buildings,
- fire protection (of the Town and individual properties), and
- emergency route planning and development.



Existing Community Plan



The Guiding Vision for the current plan is as follows:

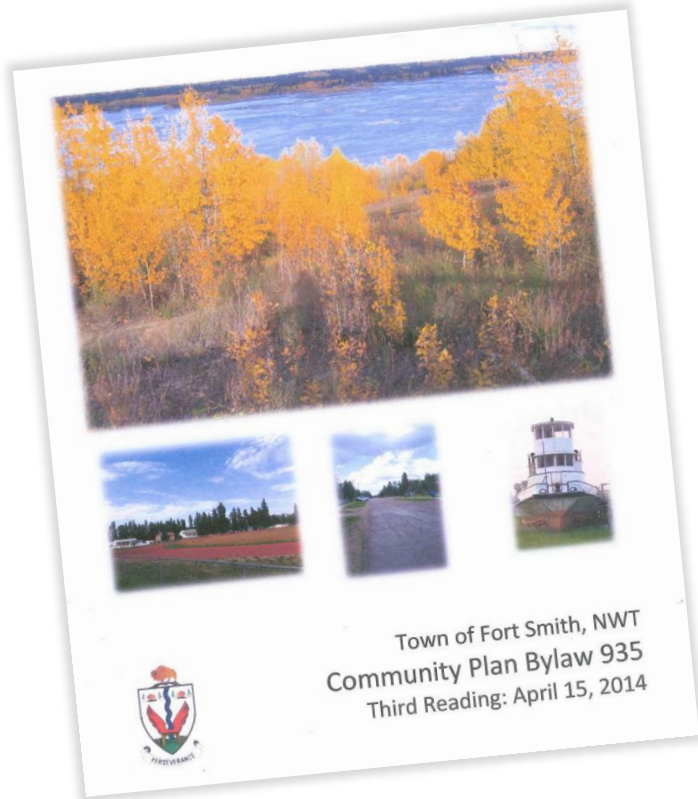
- Fort Smith is an attractive, small northern town with an identifiable town centre, where residents have access to affordable housing, transportation choices, municipal services, recreation and cultural facilities and open space at a reasonable Cost.
- Fort Smith is an attractive destination for tourists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

Proposed Vision:

- The Town of Fort Smith will be a healthy and vibrant community that provides residents with a high quality of life through promotion of efficient land use and service delivery, and the preservation and enhancement of heritage, culture, and the natural environment, while still retaining its small-town feel.



Existing Community Plan



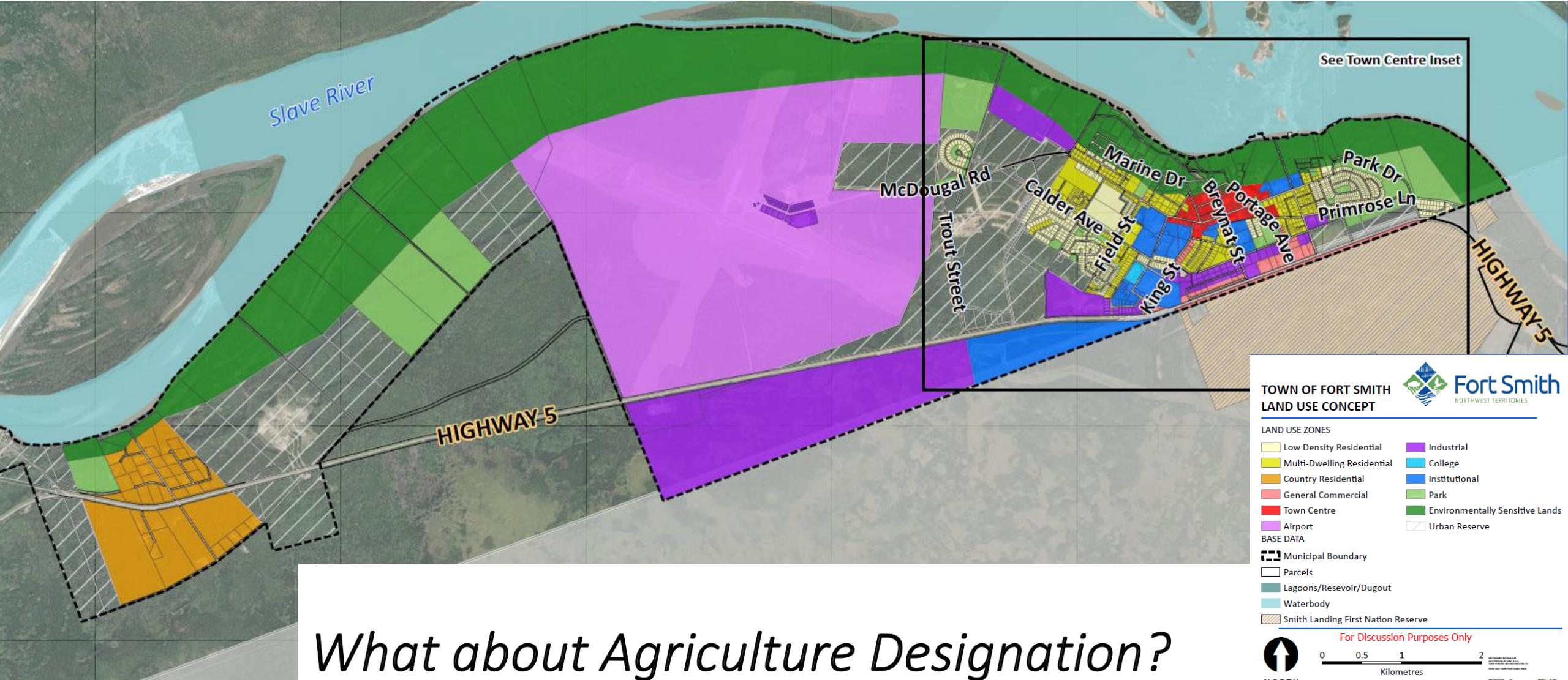
Recommend this section be re-written

The General Development Goals for the current plan are:

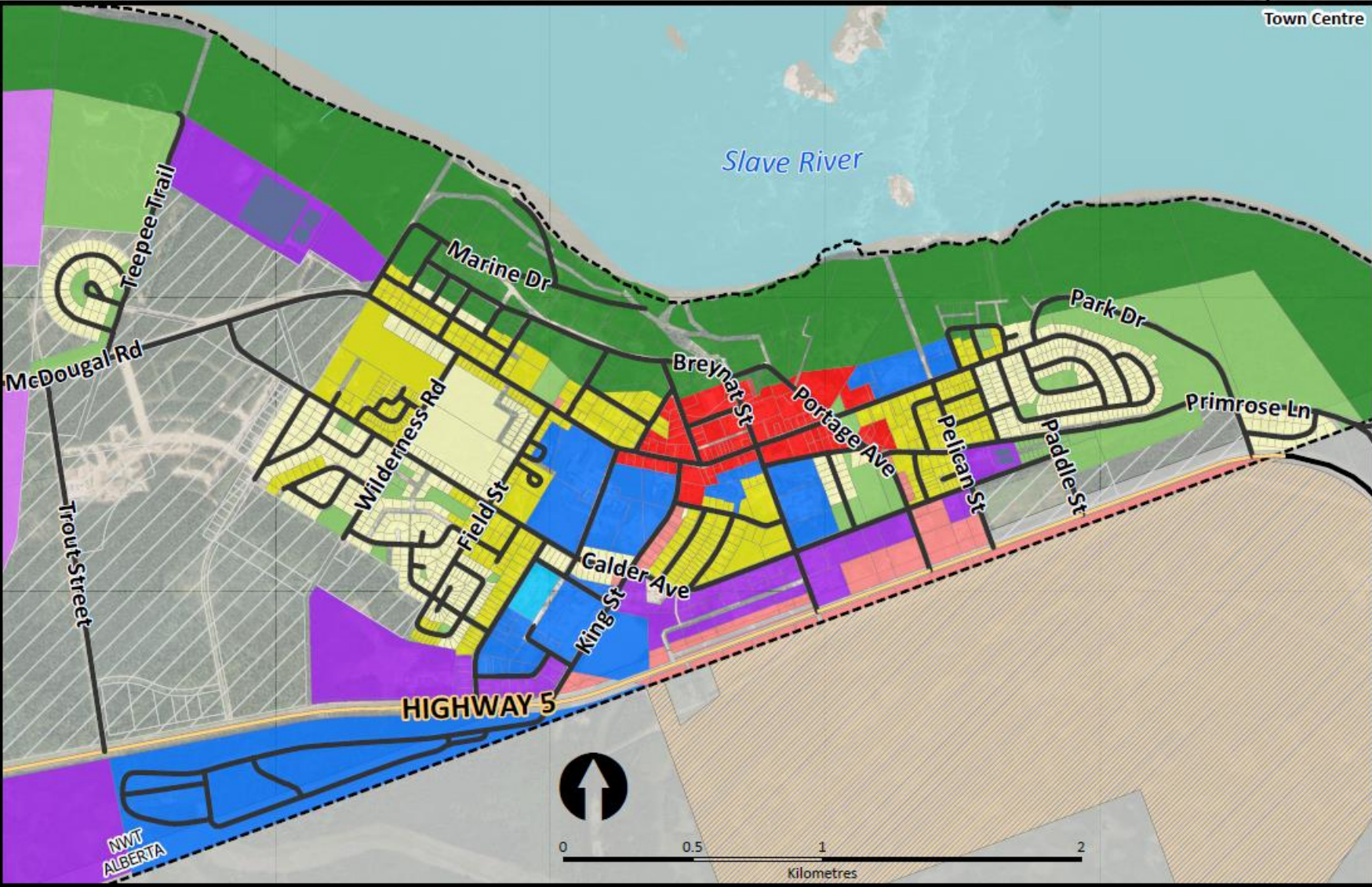
- a) Residential and commercial growth is accommodated within existing serviced areas to maintain a compact town that makes efficient use of municipal services.
- b) Aboriginal lands within municipal boundaries are developed and serviced in cooperation with the Town of Fort Smith.
- c) Sufficient land 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.



Proposed Community Plan and Zoning Bylaw Concept



Proposed Community Plan and Zoning Bylaw Concept



**TOWN OF FORT SMITH
LAND USE CONCEPT**



LAND USE ZONES

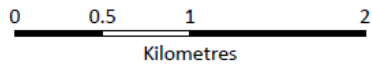
- Low Density Residential
- Multi-Dwelling Residential
- Country Residential
- General Commercial
- Town Centre
- Airport
- Industrial
- College
- Institutional
- Park
- Environmentally Sensitive Lands
- Urban Reserve

BASE DATA

- Municipal Boundary
- Parcels
- Lagoons/Reservoir/Dugout
- Waterbody
- Smith Landing First Nation Reserve



For Discussion Purposes Only








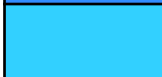





Community Plan Land Use Designations

Existing

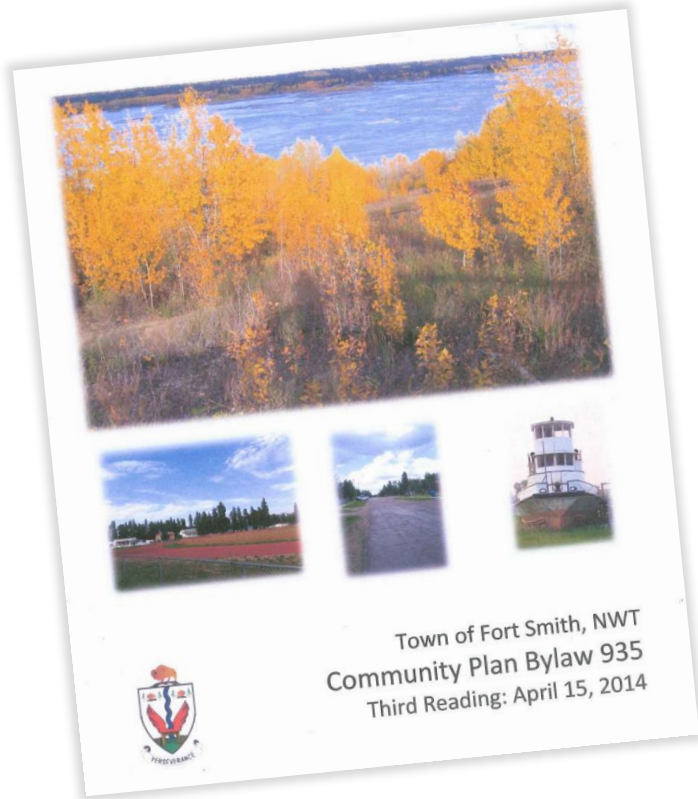
	Residential
	Town Centre
	General Commercial
	Industrial
	Parks
	Environmental Reserve
	Institutional
	Future Urban Reserve

Proposed

	Residential
	Town Centre
	Commercial
	Industrial
	Parks and Open Spaces
	Environmentally Sensitive
	Institutional
	College
	Airport
	Agriculture
	Urban Reserve



Existing Community Plan



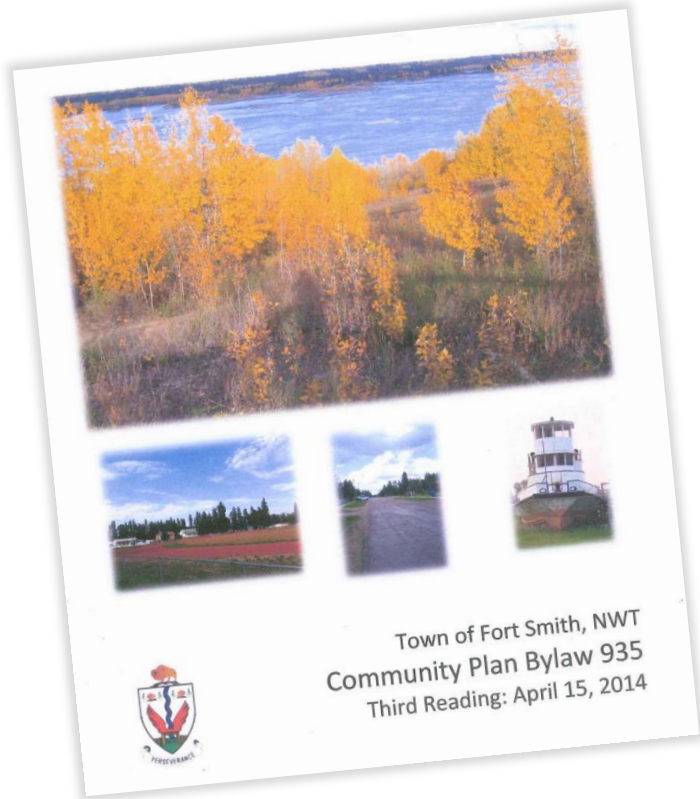
Objectives for Residential Development:

- 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.

Recommend this
section be re-written



Existing Community Plan



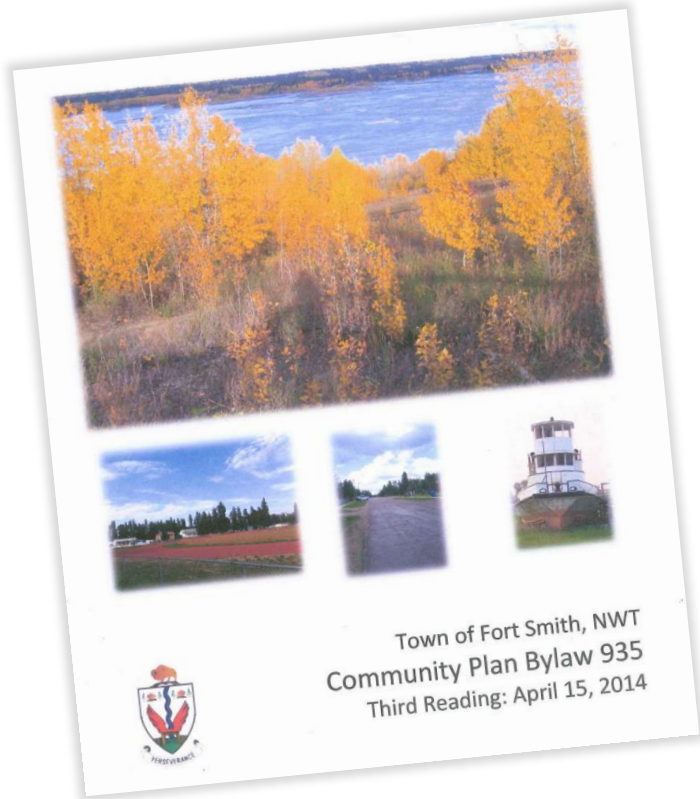
Policies for Residential Development:

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.

Recommend this
section be re-written



Existing Community Plan



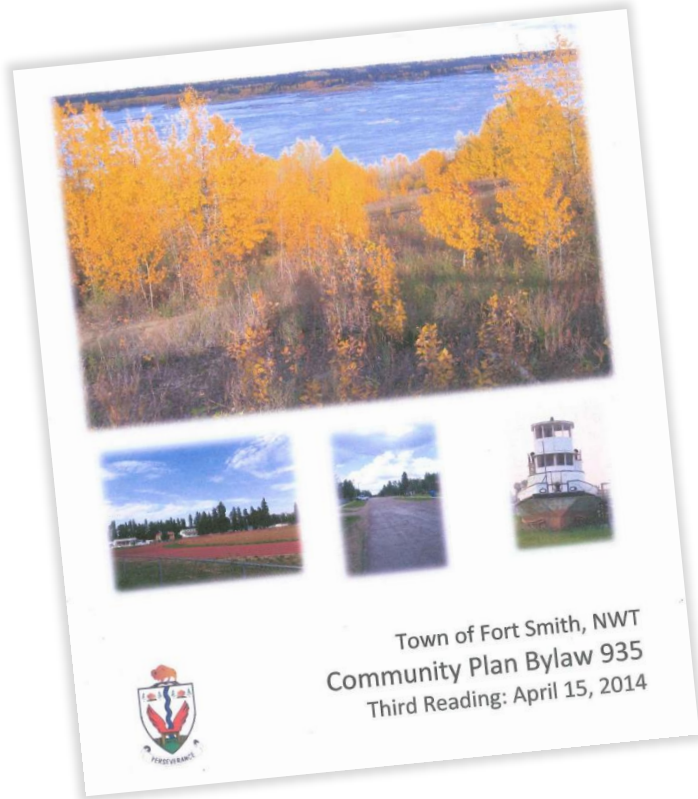
Policies for Residential Development (continued):

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.

Recommend this
section be re-written



Existing Community Plan



Policies for Residential Development (continued):




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.

Recommend this
section be re-written



Proposed Residential Objectives and Policies

Proposed Residential Zone Types

-  Low Density Residential
-  Multi-Dwelling Residential
-  Country Residential

Objectives	Policies
1. Have a diversity of housing options available for residents.	a) The Town will encourage the development of a variety of residential lots and housing types. b) Approved subdivisions will include lots of various sizes to facilitate development of various housing types.
2. Maintain an inventory of land where dwelling units can be built.	a) The Town will ensure that enough land is available to meet demand for residential development.
3. Reduce vacant and derelict housing in existing residential areas.	a) Council will promote the development of vacant residential lots and the redevelopment of lots with derelict buildings.
4. Maintain an appropriate drainage system so that surface water is directed away from new development and existing structures to existing watercourses.	a) As a part of climate change mitigation and infrastructure management, new development will connect to the existing drainage system to collect and redirect surface water away from existing infrastructure and known areas where water will pool.
5. Improve the safety and efficiency of residential lot development.	a) All lot layouts shall consider the location of the residential unit, accessory structures, parking, service vehicle access, traditional uses, and appropriate lot line setbacks while having regard for FireSmart planning.



Proposed Town Centre Objectives and Policies

Objectives	Policies
1. To encourage mixed-use development in the core of the community.	a) Council and administration will work with other development stakeholders to promote mixed-use development. b) The development permitting process will be made flexible to allow for a variety of residential, commercial and community uses in the Community Core area.
2. To recognize the Community Core as a hub for residents and visitors alike.	a) The Community Government will promote the development of commercial, cultural and tourism uses in this area.
3. To improve accessibility to the Community Core for all residents.	a) Walking and cycling infrastructure within and connecting to the Community Core area will be improved.
4. To direct new commercial development to the Community Core area where appropriate.	a) The Community Government will encourage new commercial developments to consider existing vacant or underutilized surveyed lots in the existing Community Core area for development before new Commercial areas are developed.
5. To explore opportunities for promotion of local culture in the Community Core.	a) The Town will work residents and key stakeholders/organizations to find opportunities for cultural or historic displays in the Community Core.



Proposed Commercial Objectives and Policies

Objectives	Policies
1. Reduce the number of existing vacant commercial lots.	a) The Town will encourage the (re)development of vacant commercial lots prior to pursuing commercial development in other areas.
2. Increase the diversity of business types.	a) The Town will support a variety of commercial uses in the community by providing a flexible permitting process.
3. Reduce barriers for small businesses.	a) Commercial lots should be provided in a variety of sizes to support businesses of various sizes and intensity.
4. Allow for mixed-use, multi-purpose buildings within the Town.	a) The Town will allow for mixed-use properties that allow the construction of residential units about commercial units in accordance with the policies of the Zoning Bylaw.
5. Economic Diversification	a) The Town should pursue opportunities to diversify the local and regional economic base by promoting and attracting value-added industries and by working with Olds College to develop industries related to the College's areas of educational focus and expertise.



Proposed Institutional Objectives and Policies

Also know as Community Uses

Objectives	Policies
1. Improve accessibility to Institutional areas.	a. Walking infrastructure linking institutional lands to other areas of Town will be improved by the Town or developers identified at development permit or subdivision.
2. Consider the development of new or expanded community amenities.	a. Council and administration will support the development of community food programs including gardens, and greenhouses.
3. Maintain the Town of Fort Smith Cemetery.	a. The Town shall maintain the cemeteries including the maintenance of a map identifying grave names.
4. Manage the orderly development of new Institutional uses.	a. Community uses that cannot be accommodated within the existing built area should be located within the Future Growth Area.
5. Consult the community on locations of new Institutional facilities.	a. Council and administration will consult with residents on the preferred location for new Institution (Community Uses) and facilities.
6. Make use of vacant and/or underutilized Institutional areas	a. Council and administration will support re-development former library building, old fire hall (should new one be developed) and other such assets.



Proposed College Campus Objectives and Policies

Objectives	Policies
<p>1. Work with Aurora College Thebacha Campus to provide sufficient land supply on which the college and related institutional buildings can be situated.</p>	<p>a) Ensure Aurora College is supplied with enough land to meet its ongoing needs.</p> <p>b) Work with College staff to subdivide or develop land for new College-related uses, as necessary.</p>
<p>2. Develop and maintain partnerships for economic development, including a strong relationship with Olds College.</p>	<p>a) When possible, coordinate to develop components of Aurora College within other parts of the Town.</p> <p>b) The Town should pursue opportunities to diversify the local economic base by promoting and attracting value-added industries, and by working with Aurora College to develop industries related to its areas of educational focus and expertise.</p>
<p>3. Ensure the college campus has the necessary services and businesses to meet the needs of students.</p>	<p>a) Allow the operation of businesses within the College Campus that support students and faculty.</p> <p>b) Allow commercial uses that demonstrate a training and applied learning connection to one or more academic programs offered by the College.</p>
<p>4. Improve accessibility within the campus as well as connections to other parts of the Town.</p>	<p>a) Walking infrastructure connecting College Campus lands to other areas will be improved by the Town or developers.</p>



Proposed Agricultural Objectives and Policies

Objectives	Policies
1. To reduce the burden of food insecurity on the population of Fort Smith.	a) Council and administration will support initiatives that increase food security in the community. b) The Town will partner with local groups to maintain community gardens aimed at serving populations most in need.
2. Encourage local food production.	a) Where appropriate, food production practices shall be allowed within the Town. This includes but is not limited to agriculture, greenhouses, and traditional practices such as harvesting and hunting. b) Council and administration will support the development of regulations to permit the keeping of chickens in residential areas.
3. Agriculture Support	a) The Town shall support a viable agricultural economy by allowing different types and sizes of agricultural operations.

Where in Town would the Agriculture Designation fit?



Proposed Industrial Objectives and Policies

Objectives	Policies
1. Encourage the development of industrial land with appropriate uses.	a) The Town will promote the development of its industrial lands with appropriate uses. b) The Town will ensure that existing industrial lots are developed prior to the creation of new lots for industrial uses.
2. Maintain an inventory of lands where industrial activities may expand to or occur.	a) The Town will preserve industrial designated lands for industrial uses.
3. Consider how the future landscape of industrial land needs might shift.	a) As new types of industry are proposed, Council and administration will at their discretion deem them suitable or not suitable for industrial lands.
4. Reduce the nuisance impacts of industrial activities on the community.	a) Development in industrial areas shall be buffered with vegetation or natural landscaping along road frontages and along lot lines abutting land uses which are not industrial in nature. Where possible, these buffers should preserve existing vegetation.



Proposed Airport Objectives and Policies

Objectives	Policies
<p>1. Maintain existing airport functionality.</p>	<p>a) New development within and adjacent to the airport shall be subject to the most current Transport Canada regulations for the operation of an airport.</p>
<p>2. Prohibit land uses that interfere with the safe operation of the airport.</p>	<p>a) The Town shall review applications for development adjacent to and near the airport to prevent undue impact on their operations.</p> <p>b) Uses in the locations surrounding the airport and aerodrome shall not be permitted if they impede the safe operation of the airport in any way. Such uses may include but are not limited to the creation of steam or smoke, uses which attract wildlife or birds, or uses which create electronic interference.</p> <p>c) Buildings and structures surrounding the airport may be limited in height in accordance with the policies of the Land Use Bylaw.</p>



Proposed Park and Open Space Objectives and Policies

Objectives	Policies
1. To preserve access to parks and recreation areas.	a) Walking and cycling infrastructure within and connecting to Community Use Areas will be improved.
2. Consider the development of new or expanded community amenities.	a) Council and administration will support the development of amenities identified to best suit the needs of the Town. b) Council and administration will support the development of a fenced dog park.
3. Protect existing parks and green spaces.	a) All existing trails, parks, and playgrounds shall be maintained to a standard appropriate to the Town.
4. Explore the possible tourism-related opportunities in the area.	a) The Town will consider incentives to establish tourism-related services. b) The Town will look at ways that the administrative burden of operating in the tourism sector in and around Fort Smith can be lessened.
5. Other?	a) Other?



Proposed Environmentally Sensitive Objectives and Policies

Objectives	Policies
1. Protect the environmentally sensitive lands in the Town.	<ul style="list-style-type: none"> a) No new permanent development shall be permitted on these lands. b) No new or temporary roads shall be permitted in the identified environmentally sensitive areas. c) Removing or cutting vegetation within ESAs shall be restricted unless necessary for FireSmart activities.
2. Monitor threats to Environmentally Sensitive Areas.	<ul style="list-style-type: none"> a) The Town will monitor the Environmentally Sensitive areas for concerns or threats. b) The Town will provide information to the community about flood risks and erosion risks.
3. Allow for land use activities that do not negatively impact environmentally sensitive areas.	<ul style="list-style-type: none"> a) The Town may allow low-impact development in environmentally sensitive areas such as parks, trails, or small structures for recreational or educational purposes.
4. Provide access to the shoreline for all.	<ul style="list-style-type: none"> a) Any new residential developments and major developments on existing lots shall be set back from the ordinary high-water mark by at least 30.0 metres.

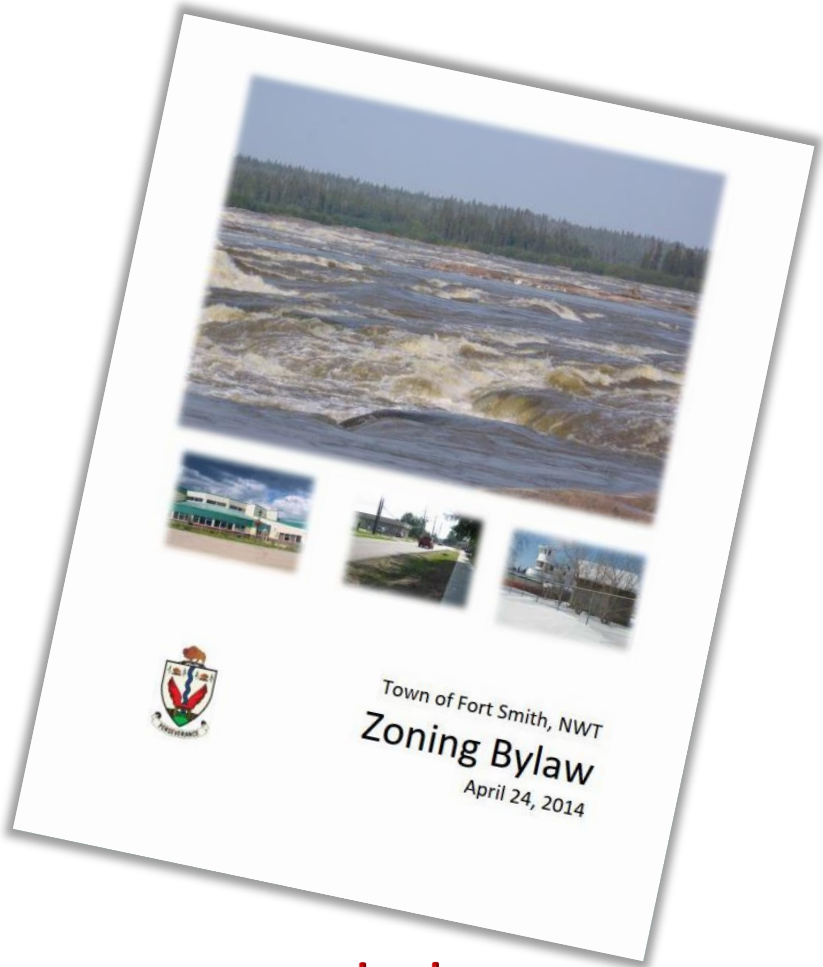


Proposed Fire Break Objectives and Policies

Objectives	Policies
1. Develop Firebreaks within Town of Fort Smith	a) Create areas of open space to act as a barrier to slow or stop the progress of a bushfire or wildfire
2. Maintain Firebreaks within Town of Fort Smith	a) Maintain a strip of open space no less than #m wide to act as a barrier to slow or stop the progress of a bushfire or wildfire b) Keep areas clear of vegetation or other combustible materials c) New development within and adjacent to the Fire Break areas shall be subject to the Fire Chief.
3. Prohibit land uses that interfere with the maintenance and functionality of FireBreaks.	a) The Town shall review applications for development adjacent to and near Firebreaks to prevent undue impact on their maintenance and functionality b) Uses in the locations surrounding the airport and aerodrome shall not be permitted if they impede maintenance and functionality of FireBreaks, as decided by the Town’s Fire Chief.



Existing Zoning Bylaw



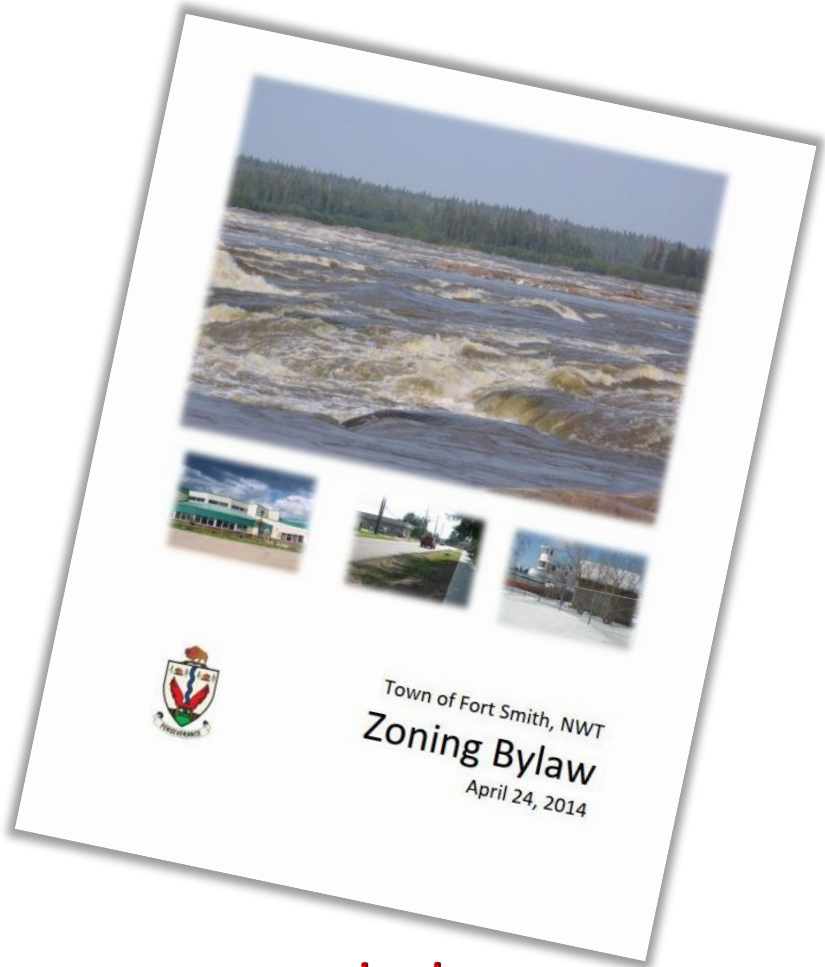
Parts of the Existing Zoning Bylaw Include:

Part One	General
Part Two	Development Authority
Part Three	Development Application
Part Four	Appeals
Part Five	Enforcement and Administration
Part Six	Development Standards
Part Seven	Zoning District Regulations
Part Eight	Special Provisions

Recommend these
be updated



Existing Zoning Bylaw



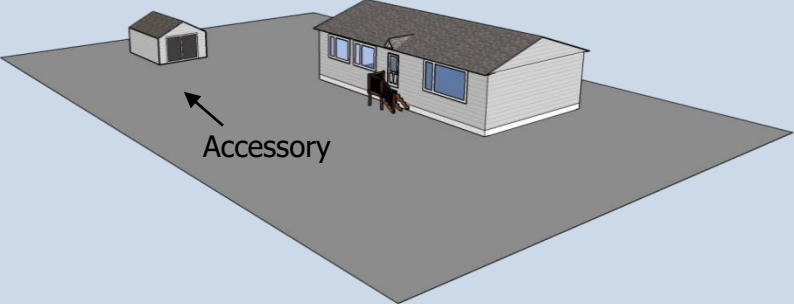
Section of the Existing Zoning Bylaw Include:

- Section 1.6 Definitions
- Section 3.2 Development not requiring a Permit
- Section 3.3 Non-Conforming Buildings or Uses
- Section 5.5 Variance
- Section 6.1 Rules Application to All Zoning Districts
- Section 6.3 Accessory Buildings
- Section 6.6 Sign Regulations
- Section 6.7 Parking Requirements
- Section 6.9 Wildfire Hazard Mitigation
- Section 7.1 – 7.4 Residential Zones
- Section 7.5 Town Centre Zone
- Section 7.6 Commercial Zone
- Section 8.1 Home Occupations
- Section 8.2 Neighbourhood Convenience Stores
- Section 8.3 Day Cares
- Section 8.5 Secondary Suites

Recommend these
be re-written



Proposed Zoning Bylaw Definitions

Term	Meaning in this Bylaw
Accessory Building or Structure	<p>Means 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. Any building or structure attached to the main building will not be considered accessory for the purpose of this Bylaw. Includes sheds, detached garages, shipping containers (sea cans) and stand-alone solar panels.</p> 
Agriculture	<p>Means the Use of the land for agricultural purposes such as the raising of crops and livestock. May include accessory uses for packing, treating, or storing produce.</p>
Home Occupation / Home Based Business	<p>Means any occupation, trade, profession, or craft carried out by the occupant of a residential building which is incidental and subordinate to the residential use and which does not change the character thereof.</p>



Proposed Zoning Bylaw Definitions

Term	Meaning in this Bylaw
Noxious Use	A use which generates or may generate offensive or objectionable impacts (refer to the definition of "Offensive or Objectionable" in this Bylaw).
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 may affect the amenities of the neighbourhood or may interfere with the normal enjoyment of any land, building or structure.

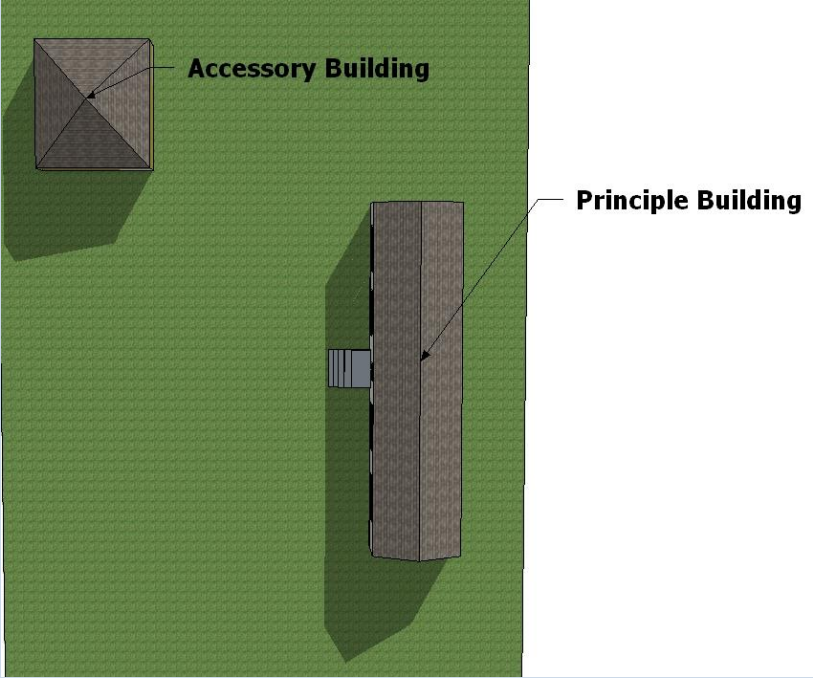


Proposed Zoning Bylaw Definitions

Term	Meaning in this Bylaw
Dwelling Unit	Means a building, self-contained portion of a building, or suite of rooms for the use of one or more individuals living as a single housekeeping unit. A dwelling unit contains sleeping, cooking, and separate or shared toilet facilities and is intended as a permanent or semi-permanent residence.
Dwelling, Single Detached	A residential building containing one dwelling unit.
Dwelling, Duplex	A residential building divided horizontally or vertically into two separate dwelling units of approximately equal floor areas, each of which has an independent entrance.
Dwelling, Multiple Unit	A residential building containing three or more dwelling units, and including townhouses or apartments
Dwelling, Manufactured	A dwelling unit that meets the following criteria: a. suitable for permanent occupancy, b. is designed to be transported on its own wheels or by a low-boy transport trailer, and c. is ready for occupancy except for incidental building operations (i.e., placement on foundation supports and connection to utilities) .

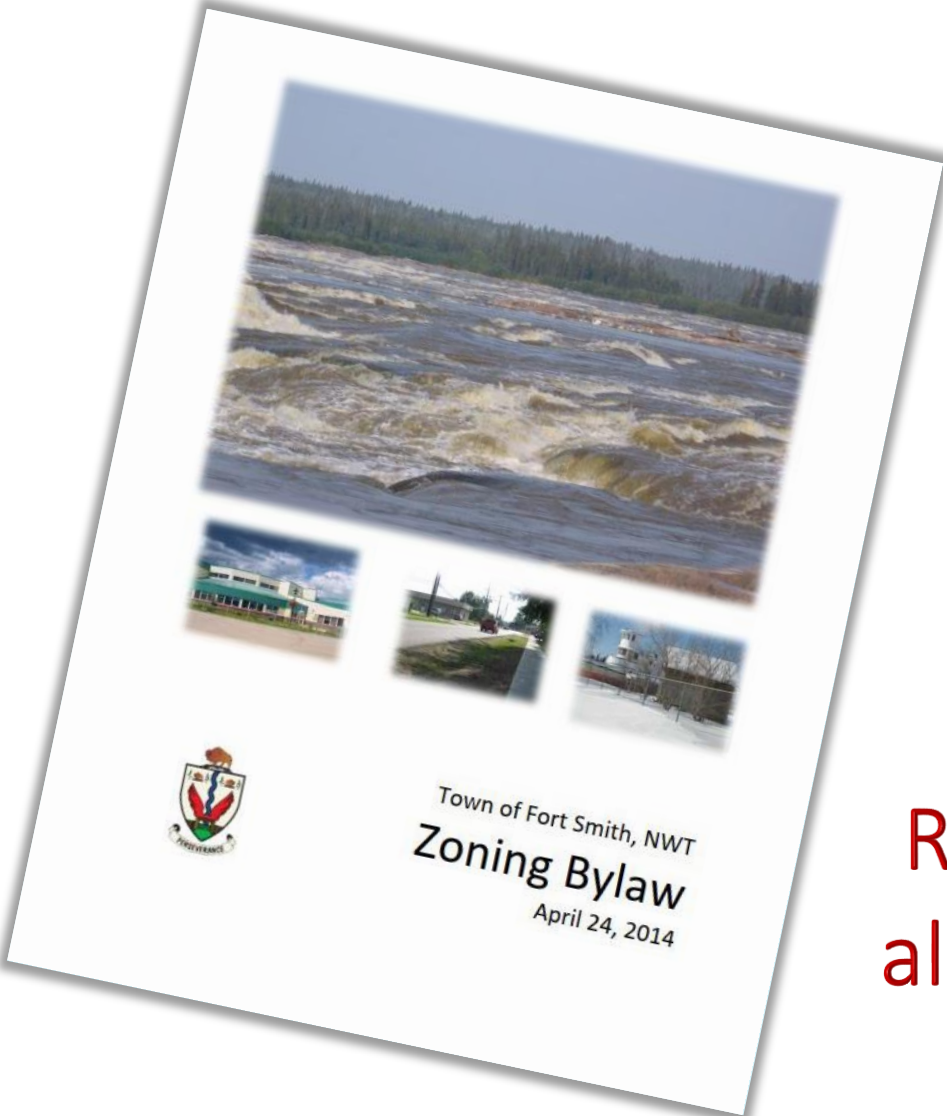


Proposed Zoning Bylaw Definitions

Term	Meaning in this Bylaw
Lot/Site Coverage	<p>The portion of the total area of a lot or site which may be covered by buildings or structures.</p> <p>Total Lot Coverage is calculated as follows: Lot Area = $a(m^2)$ Principal Building Footprint = $b(m^2)$ Accessory Building Footprint = $c(m^2)$ Total Lot Coverage = $b+c/a$ (%)</p> 



Zoning Bylaw



(1) For the purpose of this Bylaw, the Town of Fort Smith is divided into zones in the manner indicated on the maps marked "Zoning Map" which are Schedules "B" and "C" of this Bylaw and as follows:

R1	Single Dwelling Residential Zone
R2	Multi- Dwelling Residential Zone
RMH	Mobile and Manufactured Home Residential Zone
RC	Country Residential Zone
TC	Town Centre Zone
GC	General Commercial Zone
M	Industrial Zone
P	Park Zone
I	Institutional Zone
A	Airport Zone
UR	Future Urban Use Zone
E	Environmental Reserve Zone

(2) All lands within the Town that are not indicated on the zoning maps as having a specific zoning designation shall be designated in the Future Urban Use Zone.

Recommend changes to Zones so it aligns with Community Plan changes



Proposed Low Density Zone

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none">✓ Accessory Building✓ Accessory Use✓ Care Home✓ Caterer (Commercial)✓ Community Garden and Greenhouse✓ Cultural Uses✓ Dwelling – Single Detached✓ Dwelling – Secondary Dwelling✓ Dwelling – Duplex✓ Dwelling – Manufactured Home✓ Dwelling – Modular Home✓ Dwelling – Seniors Housing Facility✓ Dwelling – Mixed Use Building✓ Historical Site✓ Home Occupation✓ Neighbourhood Convenience Store✓ Parks and Playgrounds✓ Place of Worship✓ Public Utility	<ul style="list-style-type: none">○ Day care facility○ Temporary use or building



Proposed Multi- Dwelling Residential Zone

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> ✓ Accessory Building ✓ Accessory Use ✓ Care Home ✓ Caterer (Commercial) ✓ Community Garden and Greenhouse ✓ Cultural Uses ✓ Dwelling – Duplex ✓ Dwelling – Multiple Unit ✓ Dwelling – Seniors Housing Facility ✓ Dwelling – Mixed Use Building ✓ Historical Site ✓ Home Occupation ✓ Neighbourhood Convenience Store ✓ Parks and Playgrounds ✓ Place of Worship ✓ Public Utility 	<ul style="list-style-type: none"> ○ Day care facility ○ Temporary use or building



Proposed Country Residential Zone Regulations

Permitted Uses		Discretionary Uses
<ul style="list-style-type: none"> ✓ Accessory Building ✓ Accessory Use ✓ Care Home ✓ Caterer (Commercial) ✓ Community Garden and Greenhouse ✓ Cultural Uses ✓ Day Care Facility ✓ Dwelling – Single Detached ✓ Dwelling – Secondary Dwelling ✓ Dwelling – Duplex ✓ Dwelling – Manufactured Home ✓ Dwelling – Modular Home ✓ Dwelling – Multiple Unit ✓ Dwelling – Seniors Housing Facility 	<ul style="list-style-type: none"> ✓ Dwelling – Mixed Use Building ✓ Eating Establishment ✓ Educational Facility ✓ Historical Site ✓ Home Occupation ✓ library ✓ Medical and Health Services ✓ Museum ✓ Office ✓ Parks and Playgrounds ✓ Personal Services ✓ Place of Worship ✓ Public or Quasi-Public Use or Building ✓ Public Utility ✓ Recreational Facility ✓ Retail Store 	<ul style="list-style-type: none"> ○ Automotive Service Station ○ Hotel and Motel ○ Temporary Use or Building



Proposed Agricultural Zone

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> ✓ Accessory Building ✓ Accessory Use ✓ Agricultural Use ✓ Caterer (Commercial) ✓ Community Garden and Greenhouse ✓ Dwelling – Single Detached ✓ Dwelling – Secondary Dwelling ✓ Dwelling – Manufactured Home ✓ Dwelling – Modular Home ✓ Home Occupation 	<ul style="list-style-type: none"> ○ Temporary use or building



Proposed College Campus Zone

Permitted Uses		Discretionary Uses
<ul style="list-style-type: none"> ✓ Accessory buildings ✓ Accessory uses ✓ Accessory retail sales ✓ College uses & activities permitted by the Post-secondary Institution ✓ Day care ✓ Dwelling – Duplex ✓ Dwelling – Multiple Unit ✓ Dwelling – Mixed Use Building ✓ Educational residences ✓ Financial Services 	<ul style="list-style-type: none"> ✓ Fitness Centre ✓ Joint use facilities ✓ Libraries ✓ Mechanized excavation, stripping and grading ✓ Recreation facilities ✓ Parks and playgrounds ✓ Parking facilities ✓ Public utility buildings ✓ Schools ✓ Signs ✓ Staff residences 	<ul style="list-style-type: none"> ○ Any use that is similar, in the opinion of the development authority, to the permitted uses described in this section.



Discussion

A home-based business/home-based occupation operates out of a residential location. This includes businesses where you may be working in different areas throughout the town, but administrative activities are done in the home. Some examples of home-based businesses include;

- online retail,
- contracting,
- cleaning services,
- photography, and
- catering.

Some businesses may be more visible and involve customers and/or employees coming to the home.

Proposed Rules

1. Business must comply fully with the regulations of the Zoning Bylaw.
2. Total floor area of any accessory building (garage, shed) needed for business operations (maximum limit is 60 m²).
3. Total number of employees working on site at the same time who do not reside in the dwelling is 2.
4. Any trailer used as on-site storage is limited to 1 and can be no larger than 5.5 m x 2.6 m in size.
5. Business vehicles (those with a Gross Vehicle Weight Rating of 4,600 kg or less) cannot be parked on site for any longer than is necessary to load or unload the vehicle.
6. No commercial equipment or materials can be stored outdoors.
7. No outdoor speakers or amplification systems allowed.
8. No outdoor business activity (except for Home Based Child Care)
9. Dangerous goods, industrial vehicles, equipment and materials are prohibited
10. The business does not include any noxious, offensive or objectionable uses.



Development Permit Application Process

Proposed Steps in Town of Fort Smith's Development Permit Process

1. Pre-Application Meeting *(not required by Planning Act)*
2. Submit Application & Fees *(fees set by Town)*
3. Notice of Application *(not required by Planning Act)*
4. Application Review *(to be completed by town staff)*
5. Decision *(Development Officer or Council)*
6. Notice of Decision *(recommend going above and beyond requirements of Planning Act)*
7. No appeals *(proceed in accordance with approved development permit)*
8. If Appealed *(Town's Development Appeal Board)*





NEXT STEPS



Project Overview & Timeline





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Questions?

