

HAMLET OF ENTERPRISE

BYLAW # 2022-142

“COMMUNITY PLAN BYLAW”

Approved: October 10, 2023
Motion: #2023-435

**HAMLET OF ENTERPRISE
COMMUNITY PLAN BYLAW 2022-142**

A bylaw of the Municipal Corporation of the Hamlet of Enterprise in the Northwest Territories to amend the Community Plan Bylaw 2017-73, pursuant to the provisions of the *Community Planning and Development Act, S.N.W.T. 2011 c. 22*, as amended, and the *Hamlets Act, S.N.W.T. 2003, c. 22*, as amended.


WHEREAS the Council of the Hamlet of Enterprise enacted the Community Plan Bylaw 2017-73;

AND WHEREAS the Municipal Corporation of the Hamlet of Enterprise deems it desirable to amend the Community Plan Bylaw 2017-73;

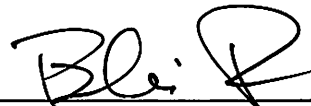
NOW THEREFORE, the Council of the Municipal Corporation of the Hamlet of Enterprise, at a duly assembled meeting, hereby enacts as follows:

1. This Bylaw shall be cited as the “**Community Plan Bylaw.**”
2. The Community Plan for the Hamlet of Enterprise, comprised of Schedule “A” attached to and forming part of this Bylaw, is hereby adopted.
3. Bylaw No. 2017-73 is hereby repealed.
4. This Bylaw shall come into effect upon receiving third and final reading.

Read a First time this 16th day of November, 2021.



Mayor



Senior Administrative Officer

Read a Second time this 3rd day of August, 2023.




Mayor



Senior Administrative Officer

APPROVED by the Minister of Municipal and Community Affairs, Government of the Northwest Territories this 9 day of September, 2023.



Minister of Municipal and Community Affairs
Government of the Northwest Territories

Read a Third and Final time this 10th day of October, 2023.



Mayor



Senior Administrative Officer

As per Section 77(1)(d) of the Hamlets Act, I hereby certify that this bylaw has been made in accordance with the requirements of Hamlets Act and the bylaws of the Municipal Corporation of Hamlet of Enterprise.

Certified this 11th day of October, 2023.



Senior Administrative Officer



SCHEDULE "A"



**ENTERPRISE
COMMUNITY PLAN**

AUGUST 2023

TABLE OF CONTENTS

1.0 Introduction

- 1.1 Purpose of Plan
- 1.2 Plan Interpretation
- 1.3 Format of the Plan
- 1.4 Community Background
- 1.5 Planning Considerations

2.0 Vision and Goals

- 2.1 Vision
- 2.2 Goals

3.0 Land Use Designations

- 3.1 Residential
- 3.2 Commercial
- 3.3 Industrial
- 3.4 Community Use
- 3.5 Environmentally Sensitive Area
- 3.6 Open Space Parks and Recreation
- 3.7 Hinterland
- 3.8 Lands of Interest

4.0 General Objectives and Policies

- 4.1 Agriculture
- 4.2 Transportation
- 4.3 Access and Servicing
- 4.4 Cultural and Natural Resources
- 4.5 Environment and Climate Change
- 4.6 Subdivision Development

5.0 Implementation

- 5.1 Circulation of the Plan
- 5.2 Integrated Planning
- 5.3 Implementation Tools
- 5.4 Land Administration
- 5.5 Public Involvement
- 5.6 Monitoring and Reviews
- 5.7 Adoption and Amendments

Appendix

- Land Use Concept
- Background Report

1.0 INTRODUCTION

All municipal governments in the Northwest Territories are required to have a Community Plan.

This document is the Community Plan (“Plan”) for the Hamlet of Enterprise (“Hamlet”). It has been prepared in accordance with the *Hamlet’s Act* S.N.W.T (2003), as amended and the *Community Planning and Development Act*, S.N.W.T. (2011) as amended (the “Act”).

The *Act* states in Section 3 that the purpose of a community plan is to “*provide a policy framework to guide the physical development of a municipality, having regard to sustainability, the environment, and the economic, social and cultural development of the community.*”

This Plan includes a Community Vision and provides direction for how the Hamlet will grow and develop over the next 15 years. The Plan sets policies for existing and future land uses within the Hamlet. It also explains the responsibilities of landowners and the Hamlet in relation to the development of its geographical area.

1.1 Purpose of the Plan

The purpose of the Plan is to describe the way changes to the Hamlet may occur. The Plan details how changes to land use within the community will be carried out, including new development and redevelopment. The Plan also describes how development will contribute to the economy, character and future of the Hamlet.

The Plan is based on an analysis of land supply and demand, the impacts that projected population and changes that economic opportunities could have on land development needs, a review of community infrastructure, past development, community engagement, 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 in the Hamlet;
- Provide guidelines to Council and administration for the consistent implementation of the Plan;
- Provides objectives and policies that guide future development, which takes growth and the effect on existing municipal services into account; and
- Identifies objectives to be accomplished by adopting a Zoning bylaw with regulations consistent with the Plan’s policies.

The Plan is designed to be flexible and accommodate a variety of development that will support changes in the local economy and population. Amendments to the Plan must be executed in accordance with Section 5.5 Adoption and Amendments. Such amendments include changes to land use designations or required changes resulting from Territorial Government policies. The Plan should be monitored and reviewed on a regular basis so that it continues to reflect the needs of the Hamlet.

Council shall monitor the Plan to determine whether it has been effective or if any amendments should be considered. Council shall complete a full review of the Plan at least every five years.

1.2 Plan Interpretation

The Plan is to be read as one document. Reading only specific parts may not reflect the general goals of the Plan. In this Plan:

- “may” is to be construed as permissive and empowering; and
- “shall”, “will” or “must” is to be construed as mandatory or compulsory.

If words in this Plan need to be defined, please check the Hamlet’s Zoning Bylaw or the Act.

The Plan is applied to the geographical area of the Hamlet in Figure 1.

All headings, figures, and illustrations are for information purposes only, and if there is a conflict or inconsistency between headings, figures, or illustrations and the words of the Plan, the words will prevail.

1.3 Format of the plan

The Plan consists of goals, objectives, and policies related to land uses and activities, and should be read in conjunction with the Land Use Concept Map (Appendix A).

The Land Use Concept Map shows the location and extent of Land Use Districts. The location and classification of roads and land-use boundaries are shown on the Land Use Concept Map and are intended to provide general information only.

1.4 Community Background

Enterprise has a relatively recent history. Born out of the creation of the Northwest Territories highway system, the location of present-day Enterprise was the location chosen in 1963 for the construction of two service stations to capitalize on highway traffic. Due to this strategic location, Enterprise is widely known as the “Gateway to the North”.

Enterprise has since grown in relation to its location along the highways and was formally incorporated as a “Settlement” on July 1, 1988. Enterprise was later incorporated as a Hamlet on October 29, 2007.

Enterprise is now home to just over 100 residents, with a smaller population base compared to other communities in the South Slave region and other parts of the Northwest Territories.

1.5 Planning Considerations

The Plan is one of many plans the Hamlet will adopt. In guiding community development, the Hamlet must consider and coordinate the goals and objectives of other plans and strategies, and regulations that may include:

- Capital Plans;

- Asset Management Plans;
- Emergency Preparedness Plans; and
- Strategic Plans.

In particular, land development must be coordinated with both capital and maintenance planning for municipal services. The Hamlet will support and encourage new development that makes use of available capacity of municipal infrastructure, until such time as projected demand exceeds supply. All expenditures related to growth and development should be identified in the approved five-year Capital Plan.

2 VISION AND GOALS

2.1 Vision

Enterprise develops in a way that sustainably manages lands within its boundaries and provides adequate resources, services, and economic development opportunities to benefit residents and attracts visitors to experience its natural and cultural resources.

2.2 Plan Goals

The policies of this Plan incorporate and implement a number of goals intended to guide the long-term management and development of land within the Hamlet's boundaries. The goals of this Plan are intended to support and help implement the Hamlet's Strategic Plan. They are as follows:

1. To ensure that a sufficient supply of land is identified for future residential, commercial, industrial, institutional and recreational needs.
2. To establish land use areas that can be economically and efficiently developed to meet the future needs of the community and enhance residents' quality of life.
3. To protect and conserve the natural environment of the community.
4. To encourage highway-dependent businesses to locate along the highway in order to broaden the economic base and enhance the level of available services that use local resources and create sustainable local employment activities.
5. To develop, maintain and expand a trail system and open space network, which allows easy pedestrian movements throughout the community core and easy access to the surrounding natural areas.
6. To improve the appearance and character of the Hamlet by encouraging the rehabilitation of existing buildings, vacant sites, and amenity areas, and recognizing important cultural and historical elements of the community.

7. To encourage all new development to consider and provide for appropriate methods of adaptation and mitigation due to a changing climate.

3 LAND USE DESIGNATIONS

This section includes a description, the objectives, and policies for each land use designation. It gives specific direction for future development that can be related back to the Vision and General Development Goals of Section 2 of this Plan. The objectives and policies provide the needed direction for each land use designation.

- ‘Objectives’ are goals to be achieved.
- ‘Policies’ are principles or guidelines to determine a course of action.

The Plan comprises the following Land Use Zones:

- Residential
- Commercial
- Industrial
- Community Use
- Environmentally Sensitive Areas
- Open Space Parks and Recreation
- Hinterland
- Land Claims

In this Section:

“**Traditional uses**” means utilization of natural resources by people in accordance with written or unwritten rules, usage, customs, and practices traditionally observed, accepted, and recognized.

3.1 Residential

Residential land in Enterprise is characterized by low to medium density housing. Residential areas are intended to be walkable and linked to community amenities, parks, and recreation facilities through an integrated pathway system. Personal and community gardens are encouraged to support local food provision.

Growth will be managed in phases to avoid extending infrastructure until there is a need. Municipal services can most efficiently be provided to lots located adjacent to existing residential areas or currently connected to the existing road network.

Residential zones can allow for a variety of low intensity uses that complement and contribute to a neighbourhood. These uses may include parks, playgrounds and some community uses (e.g., personal and community gardens/greenhouses). Home occupations that do not create a neighbourhood nuisance or specialized housing, including senior housing facilities, are also allowed.

Adjacent land uses most compatible with residential land uses include parks, environmental reserve, open space, community use and smaller-scale commercial uses. Adjacent land uses not considered compatible include industrial land uses and major commercial uses.

3.1.1 Objectives of the Residential Designation

1. The Hamlet maintains a sufficient supply of serviced residential lands to meet the immediate and long-term needs of the Hamlet.
2. Encourage the development of residential lots within established areas first. New residential properties should only be explored after the Hamlet has utilized all available residential land.
3. Development of a variety of lots for low and medium density housing in the Hamlet's core, as well as development of country residential that may be located outside of the Hamlet's core.
4. Except for large lot country estates, new residential development should be located adjacent to the existing residential areas or next to established neighbourhoods.

3.1.2 Policies for the Residential Designation

1. Uses should be located in the general residential areas identified in Figures 2, 3, and 4 of this plan.
2. The Hamlet will endeavour to maintain some surveyed residential lots to facilitate future development.
3. Landowners who acquire and develop more than two lots at a time, shall be responsible for the costs associated with subdividing and servicing the lots.
4. The Hamlet should encourage the sale and redevelopment of vacant or derelict properties currently surveyed in the existing community core before new residential areas are developed.
5. New residential subdivisions shall be designed to incorporate or expand the existing trail network.
6. New development shall be connected to the municipal drainage system in order to collect and re-direct surface water for proper infrastructure management.

3.2 Commercial

Commercial areas in Enterprise play an important role in achieving its vision for the future to be sustainable and self-sufficient. Commercial areas are intended to offer opportunities for residents to access services, run businesses and seek employment. Compatible commercial development adjacent to residential areas will be encouraged and may include retail stores, offices, personal services, and other similar businesses.

Commercial lots located with highway frontage are suitable to accommodate uses for the travelling public, such as large lot retail, hotels, restaurants, and gas service stations. The concentration of commercial activities adjacent to the main highway contributes to the Hamlet's character as an important stopping place

for both travelers and residents. Focusing larger commercial uses along the highway corridor provides easy access and reduces unnecessary traffic through residential areas of the community.

Existing industrial uses located in the Hamlet's core are encouraged to re-locate to industrial zones when being expanded or redeveloped.

3.2.1 Objectives of the Commercial Designation

1. Encourage attractive and high-quality commercial development along the highway corridor.
2. Encourage the development of commercial lots within established areas first. New commercial properties should only be explored after the Hamlet has utilized all available commercial land.
3. Create opportunities for a variety of lot sizes that allow for a range of commercial uses in the Hamlet.
4. Ensure that new commercial buildings are developed in such a way that they do not exceed the capabilities of the fire department.

3.2.2 Policies for the Commercial Designation

1. Commercial uses shall be located in the commercial areas identified in Figures 2, 3, and 4 of this Plan.
2. Maintain an adequate inventory of lands suited to accommodate a range of commercial activities.
3. Small-scale commercial uses will be situated and oriented to provide a buffer between larger scale highway commercial and residential uses.
4. Large-scale commercial developments shall be directed to develop within lots along the highway corridor.
5. Where possible, incorporate pedestrian access between small-scale commercial and residential uses with new development.
6. Any development that may generate negative impacts due to unsightly storage, noise, dust, smoke, or odor will be considered industrial use and will not be allowed in commercial areas but be directed to industrial zones.
7. Where possible, when considering new development along the highway corridor, natural vegetation should be maintained or improved along lot frontage.
8. Maintain a buffer from adjacent residential uses through natural vegetation to screen highway commercial uses from view.
9. New commercial development that is adjacent to residential zones shall incorporate a natural landscaping buffer.

3.3 Industrial

Industrial lands are important for the economic prosperity of Enterprise. The Hamlet is strategically located near natural resources that can generate new employment opportunities through industrial businesses. The concentration of industrial uses along the highway is advantageous to the Hamlet as it leverages the Hamlet's strategic location along the primary highway network entering the Northwest Territories.

One of the goals of the Plan is to support industrial uses while regulating their location to areas that do not detract from the Hamlet's natural beauty and open spaces. Industrial lands must also not create adverse impacts on residential areas in Enterprise. Residential uses are generally not appropriate for these areas, except for caretaker suites that are associated directly with industrial uses.

Light industrial uses may be located adjacent to the commercial core and commercial zones. Heavy industrial uses are encouraged to locate away from the Hamlet's core in the large lot industrial areas to prevent disturbances to Hamlet's residents.

3.3.1 Objectives of the Industrial Designation

1. Encourage attractive and high-quality industrial development along the highway corridor.
2. Encourage the development of industrial lots within established areas first. New industrial properties should only be explored after the Hamlet has utilized all available industrial land.
3. Maintain the natural vegetation buffer along lots fronting the highway.
4. Develop industrial buildings in such a way that does not exceed the capabilities of the fire department.

3.3.2 Policies for the Industrial Designation

1. Industrial uses shall be located in the industrial areas identified in Figures 2 and 3 of this Plan.
2. An environmental site assessment may be required as part of the application for development where a proposed industrial use has a potential risk for significant negative impacts to the natural environment.
3. A Restoration and Mitigation Plan is preferred for all heavy industrial development, as part of their application for development.
4. Applicants for industrial uses may demonstrate how risks associated with possible impacts to the natural environment can be mitigated, to the satisfaction of the Development Authority.
5. The storage of hazardous materials shall comply with all applicable legislation.
6. Screening may be required to reduce impacts to adjacent uses. Screening may include natural vegetation and/or constructed materials, such as wood, metal, or other durable, long-lasting material.

7. With the exception of caretaker suites, no residential uses shall be allowed within industrial districts.

3.4 Community Use

Community land uses are intended to provide public services and amenities. Uses are encouraged to be concentrated within the Hamlet's core so they are accessible to neighbouring residential areas. Types of acceptable land uses include a community hall, indoor and outdoor sport facilities, libraries, community gardens, recreational walking trails and playgrounds, public administration buildings, and public works yards.

3.4.1 Objectives of the Community Use Designation

1. Maintain easy pedestrian and vehicular access to existing community facilities and outdoor spaces.
2. Maintain adequate supply of land for community purposes.
3. Support the development of future community facilities by prioritizing phasing the development of land uses for community use in areas that are easily accessible to residential areas.
4. The development of community uses will be encouraged to contribute to the character, attractiveness, and livability of the Hamlet.

3.4.2 Policies for the Community Use Designation

1. Community uses shall be located in the community use areas identified in Figures 2, 3, and 4 of this Plan.
2. The Hamlet may encourage public input when development or redevelopment is proposed for community buildings and facilities.
3. New public infrastructure should consider suitable landscaping integrated with walking trails and existing residential areas.
4. When possible, new public infrastructure should be developed to include sustainable landscaping.
5. New development within this zone should be connected to residential areas through walking trails.
6. The Hamlet may support local and community agriculture initiatives in the Community Use zone.

3.5 Environmentally Sensitive Areas

Environmentally Sensitive Areas are lands that contain important ecological features such as natural water systems, wetlands, animal habitats or riverbanks that are not suitable for development. These lands are not suitable for development and contain natural features that should be preserved. The goal of the Plan is to protect these natural areas and provide opportunities for residents and visitors to enjoy the natural beauty.

3.5.1 Objectives of the Environmentally Sensitive Areas Designation

1. Limit development in environmentally sensitive areas to protect the natural features.
2. Prevent the development of facilities or infrastructure in environmentally sensitive areas to minimize disturbance of the natural features.
3. As the Hamlet develops, provide access with scenic viewing spots along the bank of the Hay River for use by residents and visitors.
4. Notwithstanding the above, ensure that trails are not developed in environmentally sensitive areas.

3.5.2 Policies for the Environmentally Sensitive Areas Designation

1. Environmentally Sensitive Areas shall only be used for passive recreation uses such as pathways, parks, or recreational uses.

3.6 Open Space Parks and Recreation

Land in Enterprise designated as Open Space Parks and Recreation provide opportunities for active and passive recreation. Recreational land uses and facilities are typically compatible with residential and community use land designations. The goal of the Plan is to enhance livability for residents and provide opportunities for tourism through the provision of parks, trails, and recreation facilities.

3.6.1 Objectives of the Open Space Parks and Recreation Designation

1. The Hamlet will develop linkages between the recreational trail system and new and existing residential areas.
2. As the Hamlet develops, establish access with scenic viewing spots along the bank of the Hay River that can be used by residents and visitors.
3. Provide locations for recreation day use activities that can be accessed by residents and visitors.
4. Provide a range of recreation facilities to support the ability of the Hamlet to host a broad spectrum of activities and events.
5. Prioritize the upgrading and maintaining existing facilities prior to the development of any new facilities.
6. Preserve the lakeshore area around Escarpment Lake for recreational use.
7. To provide areas that support the development of community agriculture initiatives for food production and security.

3.6.2 Policies for the Open Space Parks and Recreation Designation

1. As new development occurs, subdivision plans and development applications shall demonstrate connections to the existing trail system.
2. The Hamlet shall identify and develop facilities that enhance the experience of highway travelers and visitors and protect the integrity of the natural environment.
3. Temporary or traditional uses are authorized in this designation and may include temporary or seasonal camps.
4. Recreational uses and facilities along Escarpment Lake shall be developed in a sustainable manner that considers and respects the natural environment.

3.7 Hinterland

Hinterland provides the Hamlet with land reserves within its boundary for eventual expansion, for the interim use of undeveloped lands and natural resources, and for the protection of ecological habitat not yet identified as an Environmentally Sensitive Area. Lands within this designation may be redesignated in the future to allow for future development of the Hamlet.

3.7.1 Objectives of the Hinterland Designation

1. To avoid premature subdivision and/or development of Hinterland.
2. To retain the natural landscape for recreational use or interim uses, prior to redevelopment.
3. To protect sites that are of cultural significance, where recreational use should not be encouraged.

3.7.2 Policies for the Hinterland Designation

1. Hinterlands shall be carefully managed and preserved until such time that demand approaches supply in any land use category that merits the rezoning of Hinterland.
2. Land shall not be removed from Hinterland until a land analysis is presented to the Hamlet that justifies removal.
3. Acceptable interim uses in the Hinterland may include limited removal and excavation of soils, selected harvesting of timber for firewood, outdoor recreational and traditional activities, and for firebreaks to protect the community from wildfire.
4. Temporary or traditional uses are allowed and may include temporary or seasonal camps.
5. As part of rezoning consideration, the Hamlet shall require pre-development studies that identify if the land within this district is suitable for future development.
6. Prior to rezoning Hinterland, the Hamlet shall engage with local Indigenous groups.

3.8 Land Claims – Lands of Interest

These land parcels are currently subject to rights-based negotiations and are not to be transferred or developed pending the outcome of the negotiations process. The Hamlet will be kept informed of the status and outcome of negotiations as they proceed.

4 GENERAL OBJECTIVES AND POLICIES

This section establishes the objectives and policies that will guide the Hamlet when lands are being considered for development, and sets out objectives and policies that are to be applied in conjunction with individual land use designation policies, including:

- Agriculture;
- Transportation;
- Access and Servicing;
- Cultural and Natural Resources;
- Environment and Climate Change;
- Subdivision Development; and
- Land Claims – new.

4.1 Agriculture

The purpose of this section is to ensure that the Hamlet can provide opportunities for personal and commercial agriculture, and to facilitate and support the production and distribution of locally grown food for residents. Food security is important for the sustainability of northern communities and personal livelihoods. Agricultural uses are encouraged, where appropriate, at a personal, community and commercial scale.

4.1.1 Objectives

1. Ensure water bodies are protected and appropriate mitigation measures are in place where there are agricultural activities that include livestock and composting.
2. Support activities that create opportunities for sustainable local commercial food production, processing, and sales, including gardens, greenhouses, and farmer's markets.

4.1.2 Policies

1. The Hamlet shall undertake the appropriate studies to identify lands most suitable for intensive agricultural operations, prior to rezoning Hinterland to an alternate zone that accommodates agriculture use.
2. Prior to redesignating land to accommodate agriculture use, the Hamlet shall require appropriate engagement with local Indigenous groups.

3. The Hamlet shall ensure adequate waste management and disposal are undertaken with all agricultural activities.

4.2 Transportation

The purpose of this section is to establish policies for a safe, efficient, and appropriate road transportation system within the Hamlet.

4.2.1 Objectives

1. Encourage safe and efficient traffic flow throughout the Hamlet.
2. Avoid conflicts between traffic, roads, and parking areas with other land uses.

4.2.2 Policies

1. Road standards adopted by the Hamlet shall be defined by appropriate engineering standards.
2. Industrial areas will be linked directly to highways via arterial roads, which will not pass through residential areas.
3. Roads providing access to municipal services will be coordinated and integrated to the greatest extent possible, with roads providing access to other land uses.
4. Pedestrian safety must be considered in the design or alteration of all roads in the Hamlet.

4.3 Access and Servicing

The purpose of this section is to establish policies for safe, efficient, and appropriate access and servicing to all developed lands within the Hamlet.

4.3.1 Objectives

1. Maintain safe access to all roadways for all developed areas.
2. Properly develop lots to reduce the potential for environmental hazards, such as fuel spills or sewage, that could impact water wells or neighbouring properties.
3. Ensure adequate vehicle circulation on all developed lots.

4.3.2 Policies

1. All surveyed property shall have frontage on a roadway except where special planning considerations are necessary and are specifically arranged for through appropriate development controls.
2. Where surveyed properties do not front a roadway, they shall have clear access to and from a main roadway.

3. All lands and buildings in the Hamlet may be serviced by trucked water (or wells where they exist) and trucked sewer services. Developments are to be designed with provisions for efficient and safe delivery of water and collection of sewage.
4. All buildings in the Hamlet may be provided with waste management services.
5. Where applicable, new development of lands shall be designed with the provisions for the collection of waste.

4.4 Cultural and Natural Resources

The purpose of this section is to consider cultural and natural resources in the Hamlet linked to its unique geography. The Hay River Gorge, and the Louise and Alexandra falls continue to attract visitors and create recreational opportunities in the region. The Twin Falls Gorge Territorial Park's proximity to the Hamlet creates additional opportunity for tourism and recreation in Enterprise.

4.4.1 Objectives

1. The Hamlet shall leverage the cultural and natural resources to encourage tourism and recreation opportunities within the Hamlet's boundary.
2. To protect archaeological sites within the Hamlet's boundary.

4.4.2 Policies

1. The Hamlet will endeavour to identify sustainable uses and recreation facilities that can enhance economic development opportunities by leveraging natural and cultural assets.
2. The Hamlet will endeavour to provide signage and wayfinding within the Hamlet to direct visitors to nearby attractions.
3. Excavation, alteration, or disturbance of archaeological sites as defined in the Archaeological Sites Regulations will not be authorized without a Class 2 Archaeology Permit issued by the Minister of the Department of Education, Culture and Employment, Government of Northwest Territories.

4.5 Environment and Climate Change Considerations

The purpose of this section is to influence new policies regarding the consideration of the environment and climate change in development decisions. Climate change impacts have the potential to affect many aspects of daily life and economy. Precipitation changes, river erosion and wildfire risks all have the potential to impact planning decisions in Enterprise. The placement of new buildings should consider possible risks in areas prone to erosion and flooding and should be built in accordance with FireSmart standards to mitigate the risk of wildfires.

4.5.1 Objectives

1. All development decisions in the Hamlet must consider the impacts of climate change and the inclusion of mitigation measures.

4.5.2 Policies

1. All new development or redevelopment shall follow the National Building Code, and where possible, best practices identified by the Government of the Northwest Territories and supporting agencies.
2. The Hamlet shall maintain fire breaks and implement other relevant interventions to mitigate the high risk of wildfire in prone areas.
3. The Hamlet will promote the appropriate studies to be completed for any development in areas prone to erosion or flooding and will encourage development to be done in lower risk areas.
4. Development that includes sustainable practices or is certified sustainable shall be encouraged by the Hamlet.

4.6 Subdivision Development

In this Section, “subdivision” has the same meaning as in the *Act*.

The purpose of this section is to create policies and provide direction for subdivision development. Subdivisions are needed to accommodate new lots not yet registered through survey. Future residential, commercial, industrial, and institutional land use activities can be accommodated within the existing built footprint of the community, and it is not anticipated that new subdivisions will be required for these uses based on the forecasted population and economic growth trends for the Hamlet. There is a substantial supply of land to accommodate the forecasted demand for these land uses.

4.6.1 Objectives

1. The Hamlet will have consideration for subdivision of lands that have been identified for in this Plan.

4.6.2 Policies

1. Where more than four adjoining lots are proposed to be subdivided, subdivision should occur through an approved Area Development Plan.
2. The Senior Administrative Officer shall conduct a review of all applications for subdivision prior to approval and will confirm to Council that subdivisions meet all requirements of the Act.
3. Subdivision applications shall consider the ecological, social, and economic values to maximize benefit to the Hamlet.

5 IMPLEMENTATION

This Plan consists of a broad range of policies affecting the use and development of land, and for it to be effective the Plan must be implemented systematically and conscientiously. There are a number of tools that may be used under the authority of the Act, along with other Territorial statutes to ensure effective implementation of the Plan’s policies.

It is the intent of the Hamlet to implement the policies of the Plan in a consistent, fair and equitable manner on the basis of the supporting plans, supplemental studies, public involvement, and regular monitoring and review.

5.1 Circulation of the Plan

It is important that developers and organizations working on development projects in the Hamlet are aware of this Plan. Once adopted, the Plan should be shared so decisions can be coordinated with the Hamlet's vision. The Plan should be shared with:

- NWT Housing Corporation;
- NWT Power Corporation;
- GNWT Department of Municipal and Community Affairs;
- GNWT Department of Lands;
- GNWT Department of Education Culture and Employment;
- GNWT Department of Infrastructure ;
- GNWT Department of Industry Tourism and Investment;
- GNWT Department of Environment and Natural Resources;
- Dehcho First Nation;
- Kátl'odeeche First Nation; and
- Northwest Territories Metis Nation

5.2 Implementation Tool

Enterprise Zoning Bylaw

The Hamlet shall adopt a zoning bylaw to implement the goals and policies of this Plan. The purpose of the Zoning Bylaw is to provide specific details regarding the use of land, and the character, location, and use of buildings and structures.

The Zoning Bylaw will be amended to implement the policies of this Plan. All subsequent amendments to the Zoning Bylaw must be consistent with the Plan.

All development must conform with the Plan and comply with the Zoning Bylaw, subject to variances authorized pursuant to Section 23 of the Act.

5.3 Land Administration

Land owned by the Hamlet is a valuable community asset supporting the availability of land for various land uses. For this reason, the Hamlet will keep an inventory of their lands that can be used to support monitoring and reporting, and development decisions. Usually, land inventories are created by using the Land Use Concept Map of the Plan. It is recommended that land use inventories include details such as:

- Legal descriptions;
- Land use categories;
- Site area (size), including dimensions; and
- Information about if land is being used, can be used and/or developed.

5.4 Public Involvement

As part of this project, Dillon Consulting Limited's (Dillon's) staff held Open Houses on May 19 and 20, 2021, at the Hamlet's office. Residents and business owners were invited to provide feedback on the Plan and Zoning Bylaw. Based on the information collected to date, including public input and research, Dillon has prepared this Plan.

5.5 Adoption and Amendments

The Plan is enacted through the bylaw. Any changes to the Plan can only be made by amending the bylaw as outlined by the Act. The Plan repeals and replaces in its entirety the previous Hamlet Community Plan Bylaw.

Minor adjustments may be made without amendment to this Plan provided the general intent is maintained, and the adjustment or interpretation is approved through the resolution of Council.

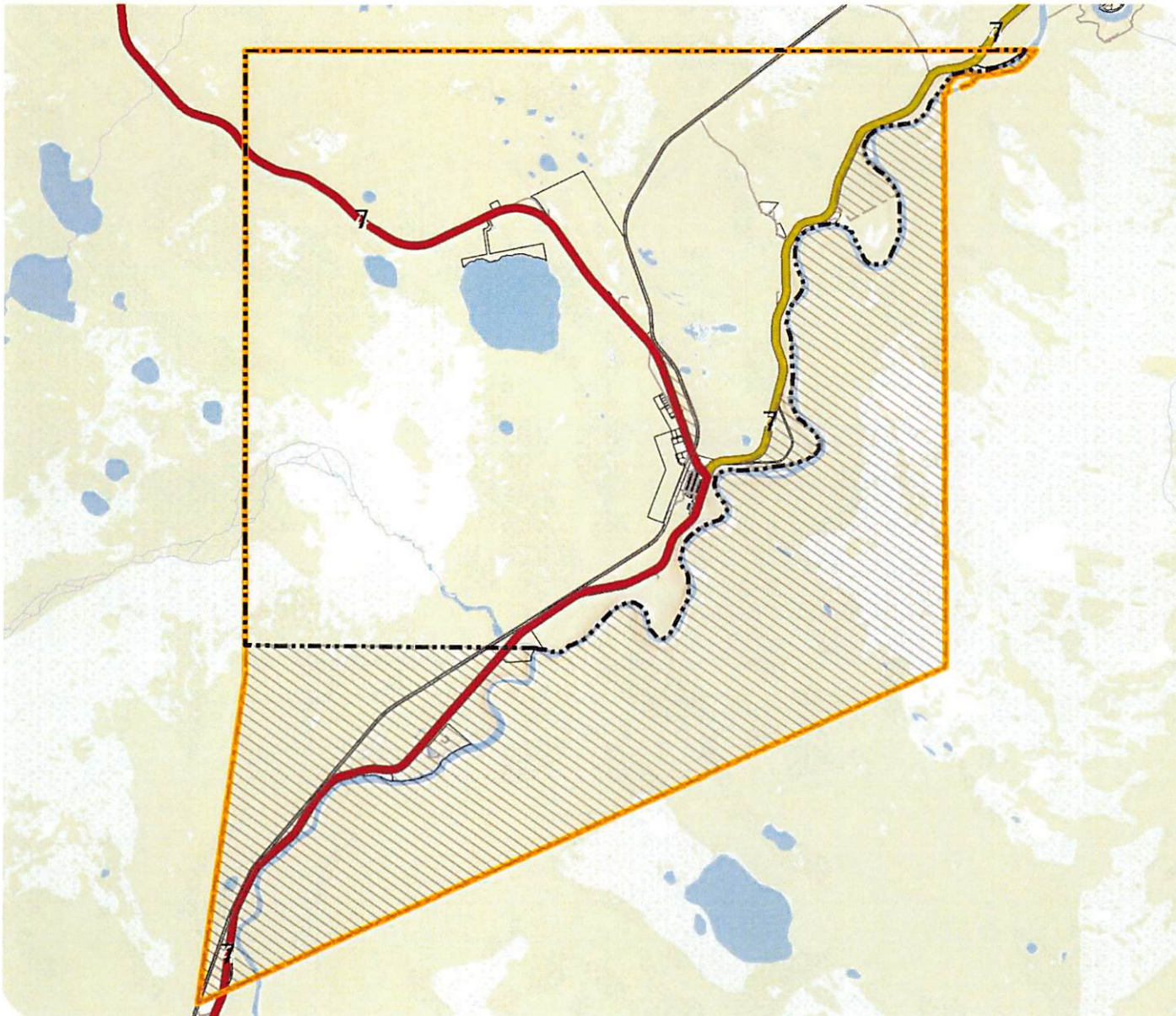
Major amendments to this Plan should be carefully considered by Council before approval. The following guidelines will be applied when considering amendments to the Plan.

The Plan shall be amended, as necessary, due to changing regulatory, legislative, economic, social, demographic, financial, and environmental conditions. The Plan may be amended where Council deems such amendments to be in the overall interest and general welfare of the community. If in the future an adjustment is made to the Hamlet boundary, an amendment to this Plan and the Hamlet's Zoning Bylaw is required.

All proposed amendments to the Plan shall be processed in accordance with the Act, and the public shall be given an opportunity to express their views before the proposed amendment is given final consideration by Council.

Appendix A – Land Use Concept Maps

FIGURE 1



**TOWN OF ENTERPRISE
ENTERPRISE COMMUNITY PLAN**

ENTERPRISE COMMUNITY BOUNDARY

-  Enterprise Boundary - Current
-  Enterprise Boundary - Proposed Adjustment
-  Highway 1 (Mackenzie Highway)
-  Highway 2 - To Hay River
-  Road
-  Railway
-  Surveyed Parcel
-  Land Claims – Lands of Interest



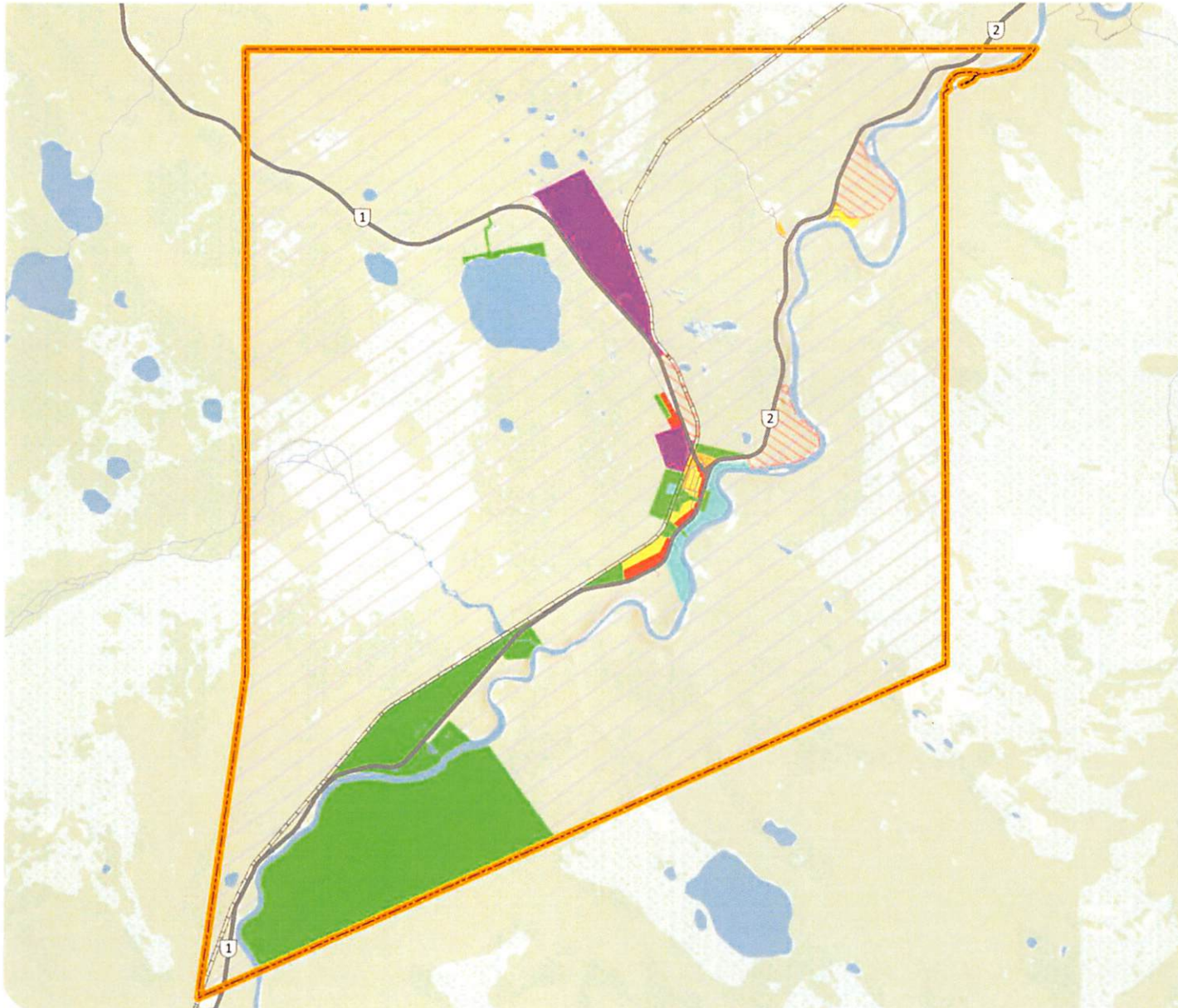
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VAP CREATED BY: LK
 VAP CHECKED BY: KH
 VAP PROJECTION: NAD 1983 UTM Zone 11N



PROJECT: 21-1542
 STATUS: DRAFT
 DATE: 2022-11-07

FIGURE 2



TOWN OF ENTERPRISE
ENTERPRISE COMMUNITY PLAN

CONCEPTUAL LAND USE DISTRICTS

- Enterprise Municipal Boundary
- Highway
- Road
- Railway
- Holding Zone
- Land Use**
- Commercial
- Community Use
- Environmentally Sensitive Area
- Industrial
- Open Space, Parks, and Recreation
- Residential
- Hinterland



MAP DRAWING INFORMATION:
DATA PROVIDED BY GUYE, NIGAN, TOWN OF ENTERPRISE, REE LANDS, RESOURCES, AND NEGOTIATIONS DEPT.
FILE LOCATION: K:\2015\211542\Products\3\ent\Y_P_1\update\Powerpoint_land\ent\concept_overview.mxd

MAP CREATED BY: LK
MAP CHECKED BY: KH
MAP PROJECTION: NAD 1983 UTM Zone 11N



PROJECT: 21-1542
STATUS: DRAFT
DATE: 2022-09-02

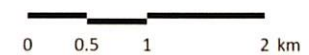
FIGURE 3



TOWN OF ENTERPRISE
ENTERPRISE COMMUNITY PLAN

CONCEPTUAL LAND USE DISTRICTS

- Enterprise Municipal Boundary
- Highway
- Road
- Railway
- Holding Zone
- Land Use**
- Commercial
- Community Use
- Environmentally Sensitive Area
- Industrial
- Open Space, Parks, and Recreation
- Residential
- Hinterland



MAP DRAWING INFORMATION:
 DATA PROVIDED BY GRW, INRAN, TOWN OF
 ENTERPRISE, KEN LANDS, RESOURCES, AND
 NEGOTIATIONS DEPT.

MAP CREATED BY: LX
 MAP CHECKED BY: KH
 MAP PROJECTION: NAD 1983 UTM Zone 11N

FILE LOCATION: \\2022\11\1542\Project\Client\CP_Update\Powerpoint_LandUseConcept_Zoom1.mxd



PROJECT: 21-1542
 STATUS: DRAFT
 DATE: 2022-09-02

FIGURE 4



TOWN OF ENTERPRISE
ENTERPRISE COMMUNITY PLAN

CONCEPTUAL LAND USE DISTRICTS

- Highway
- Road
- Railway
- Holding Zone
- Land Use**
- Commercial
- Community Use
- Environmentally Sensitive Area
- Industrial
- Open Space, Parks, and Recreation
- Residential
- Hinterland



MAP DRAWING INFORMATION:
DATA PROVIDED BY GNWT, NRCAN, TOWN OF
ENTERPRISE, MIN. LANDS, RESOURCES, AND
NEGOTIATIONS DEPT.

MAP CREATED BY: LK
MAP CHECKED BY: KH
MAP PROJECTION: NAD 1983 UTM Zone 11N

FILE LOCATION: s:\2021\21542\Products\NewSP\Update\showwprint_LandUseConcept_Zoom2.mxd



PROJECT: 21-1542
STATUS: DRAFT
DATE: 2022-09-02