



**MINUTES OF SPECIAL COUNCIL MEETING  
Tuesday, November 3, 2020**

**ATTENDANCE**

**PRESENT**

MAYOR Hillary Deneron  
COUNCILORS Kathie Hardisty  
Eva Hope  
Colin Woehl

**ABSENT**

DEPUTY MAYOR Cathy Kotchea [with notice]  
COUNCILOR Herbert Berreault [without notice]  
Julia Capot Blanc [with notice]

STAFF Senior Administrative Officer John W. McKee  
FACILITATOR Dillon Consulting Ltd. Planner Margaret Kralt

The Chairperson (Mayor) took the chair and called the meeting to order at 6:05: pm.

**ADOPTION OF AGENDA**

Council reviewed the meeting agenda without making any changes.

**MOTION 2020-76**

That the agenda for the special meeting of November 03, 2020 be approved as presented.

Moved: Kathie Hardisty  
Seconded: Colin Woehl  
Carried.

**DECLARATION OF INTEREST**

No conflicts of interests were declared.

**ADOPTION OF MINUTES**

Council reviewed the minutes for the previous meeting and no changes were made.

MOTION 2020-

That the minutes of the meeting of October 15, 2020 be approved as presented.

Moved: Eva Hope  
Seconded: Colin Woehl  
Carried.

**NEW BUSINESS**

**Land Use Planning/Zoning**

Status	Land Use Plan Bylaw –	First Reading February 4, 2019 Public Meeting – February 18, 2019 Second reading February 18, 2019 Submitted to Minister of Municipal and Community Affairs
	Zoning Bylaw –	First Reading February 18, 2019
	Civic Address Bylaw	First Reading February 18, 2019

Planner – Margaret Kralt made a presentation to council providing a history of planning in Fort Liard, defining community planning and what to consider, updating on the 2019 draft plan, and what to consider.

The draft plan has been sent to the Minister of Municipal and Community Affairs and his staff has met with Acho Dene Koe First Nation as part of the consultation process. ADK responded November 19, 2019 with four issues which council reviewed.

1. ADK reserves the right to explore opportunities outside the Community Core.
  - Response see section 3.1 Community Core
2. Development focused on Community Core
  - Response conflict with policy 4.3 – no new development is permitted in areas identified in the 1987 NWT Flood Damage Reduction or the best available information
3. Consultation – Highway Commercial
  - Response – ADK would be advised of development proposed within Highway Commercial Designation.
4. New Subdivisions 4.8
  - Response – 4.8 9B) The Hamlet will support subdivision applications only if the lands have been identified for development in the Plan.

**Next Steps** – consultant will meet with Municipal and Community Affairs to bring forward responses to ADK on behalf our council. It is anticipated plan will then receive Ministerial approval and council can proceed with third reading.

One Community Land Use Plan has been approved council then move forward with the approval of the Zoning Bylaw and Land Administration Bylaw.

**NEXT MEETING**

November 19, 2020

**ADJOURNMENT**

**MOTION 2020-78**

That the meeting of November 3, 2020 be adjourned.

Moved: Kathie Hardisty  
Seconded: Colin Woehl  
Carried.

The meeting adjourned at 8:52 pm.



Hillary Deneron  
Mayor




John W. McKee  
Senior Administrative Officer

# Draft Community Plan

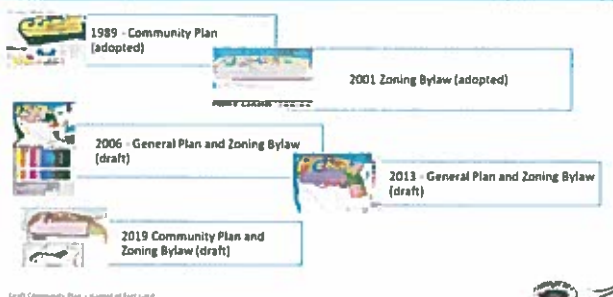
Hamlet of Fort Liard

November 9, 2020




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## Community Planning - History in Fort Liard



- 1989 - Community Plan (adopted)
- 2001 Zoning Bylaw (adopted)
- 2006 - General Plan and Zoning Bylaw (draft)
- 2013 - General Plan and Zoning Bylaw (draft)
- 2019 Community Plan and Zoning Bylaw (draft)

Draft Community Plan - Hamlet of Fort Liard



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## Agenda

- History of planning in Fort Liard
- What is community planning
- Draft 2019 community plan
- Any issues



Draft Community Plan - Hamlet of Fort Liard




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## 2019 – Draft Planning Documents

Background Report	Community Consultation Record	Draft Community Plan (1 <sup>st</sup> and 2 <sup>nd</sup> Reading)	Draft Zoning Bylaw (1 <sup>st</sup> and 2 <sup>nd</sup> Reading)
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Draft Community Plan - Hamlet of Fort Liard



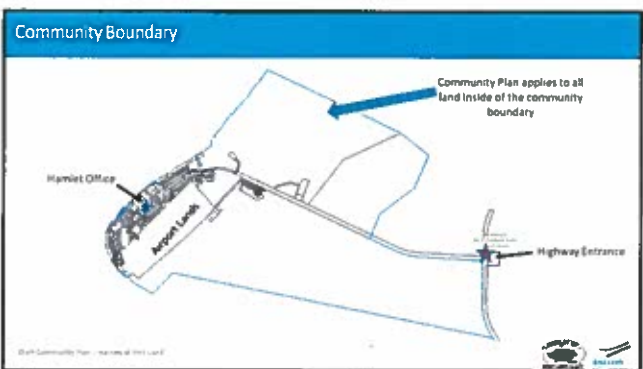
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### Community Planning Process

1. Issues and Goals  
2. Information  
3. Alternatives  
4. Decision  
5. Action  
6. Review

Small text at bottom left: South Community Plan - Hamlet of Fort Liard

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### Information

Information considered

- Statistics
- Physical conditions
- Municipal services
- Land use demands
- Vacant lands
- Land ownership

Small text at bottom left: South Community Plan - Hamlet of Fort Liard

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### Issues and Goals

Issues and Goals

- Planning document are out of date
- Restrictive zoning – impacting GNWT land leases
- New land uses
- Potential flooding hazards

Timeline

- August 2018 – engaged Hamlet staff
- September 2018 – Background Research Trip #1
- October – November – Stakeholder interviews

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### Information - Statistics

Fort Liard Population

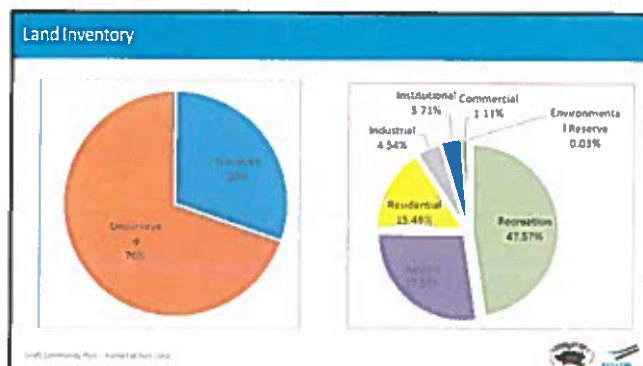
Projected Population Fort Liard Based on 2016 Population Estimates

Small text at bottom left: South Community Plan - Hamlet of Fort Liard

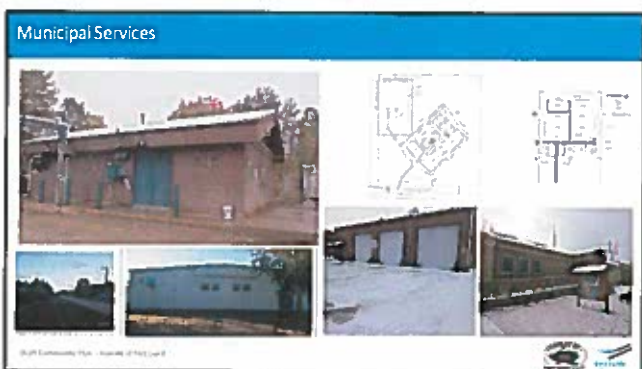
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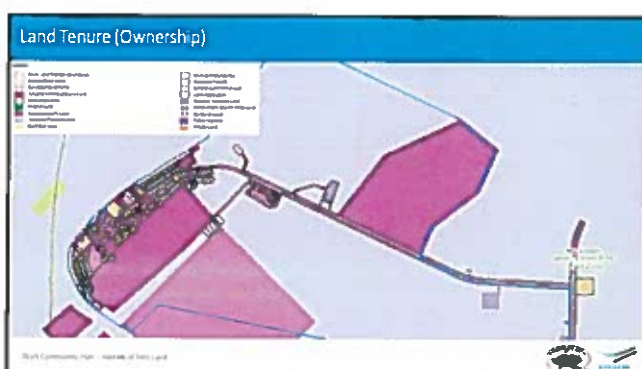
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### Alternatives

**Planning Assumptions**

- Population – remain the same
- Land Claim Agreement – impact government structure and land tenure
- Economic Activity – growth could occur with settled land claim
- Housing – will be the largest land use in the community
- Climate Change – temperatures will rise, risk of forest fires, flooding could be worst

Draft Community Plan – Review of First Land

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### Decision

**Option #3 (Council Decision)**

**Adoption**

- January 2019 - 1<sup>st</sup> reading
- February 2019 – Public Hearing and 2<sup>nd</sup> reading
- March 2019 – Submission to the Minister (MACA)

**Minister Review**

- Staff review
- Duty to Consult – review and feedback from ADK
- Plan is currently with the Minister

Draft Community Plan – Review of First Land

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### Alternatives

- November 2018 – 3 Options
  - Continue with 1989 Plan
  - Adopt 2013 Draft
- Rethink planning Approach
  - Simplified mapping
  - Greater flexibility in central hamlet area
  - Additional industrial lands
  - Highway residential and commercial lands added
  - Develop a Zoning Bylaw that supports new Plan

Draft Community Plan – Review of First Land

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### Vision and Goals

**Adapted from the 2018-2023 Strategic Plan**  
*The Hamlet of Fort Laird is a progressive, healthy and safe community that balances municipal services and programs to provide opportunities for the community while respecting the past, history and culture of its residents. We are leaders in sustaining social integrity, economic development and environmental sustainability.*

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### Land Use Designations

<p><b>HAMLET OF FORT LAIRD              FORT LAIRD COMPREHENSIVE PLAN              LAND USE PLAN CONCEPT MAP (2019)              105-10-6</b></p> <p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> COMMUNITY CORE</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA07A; border: 1px solid black; margin-right: 5px;"></span> RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF6347; border: 1px solid black; margin-right: 5px;"></span> HIGHWAY COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black; margin-right: 5px;"></span> INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> OPEN SPACE</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> RECREATION</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> HINTERLAND</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> AIRPORT</li> </ul> <p style="font-size: x-small;">© 2018 Community Plan - Hamlet of Fort Laird</p>	<ul style="list-style-type: none"> <li>3.1 Community Core</li> <li>3.2 Residential</li> <li>3.3 Highway Commercial</li> <li>3.4 Industrial</li> <li>3.5 Open Space</li> <li>3.6 Recreation</li> <li>3.7 Hinterland</li> <li>3.8 Airport</li> </ul>
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### General Development Goals

- To support a mix of compatible commercial, institutional, public and residential uses within the Community Core area;
- To maintain a sufficient supply of land for future residential, recreational, institutional, commercial and industrial development in a compact (walkable) area;
- To allow for development within un-serviced areas of the Hamlet, where need and impacts are demonstrated to be in the best interest of the community;
- To enable the continuation of traditional harvesting and support related economic development opportunities; and
- To recognize and prepare for increasing risks related to a changing climate, particularly the frequency and severity of fire and flood events in the development of public and private lands and infrastructure.

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### Land Use Concept

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**Zoning Bylaw**

**Fort Llard**  
Zoning Bylaw #262

- Establishes a Development Permit Process
- Regulations for each of the land use designations (called zones in the ZBL)
- Zoning Maps
- Development Permit Application Forms

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**Issue #1 – Development**

ADK reserve the right to explore development opportunities outside of the Community Core

- See section 3.3 Community Core



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**Issues to Address**

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**Issue #2 – Development in Floodway**

Development focused on Community Core

Conflict with Policy 4.3

c) No new development is permitted in areas identified as floodway in the 1987 NWT Flood Damage Reduction Program or new best available information

1979 Flood Modeling

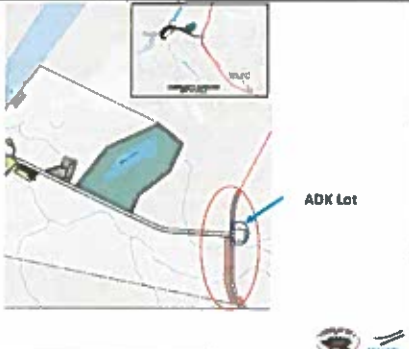


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**Issue #3 - Consultation**

Highway Commercial

ADK would like to be advised of development activity proposed within the Highway Commercial Designation.



ADK Lot

Small Communities Plan - Town of Adolphus Landing

The slide features a map of a coastal area with a road and a body of water. A specific area is circled in red and labeled 'ADK Lot'. An inset map in the top right shows the location within a larger regional context. The text on the left discusses a consultation issue regarding development in a Highway Commercial zone.

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Discussion


The slide is a simple light blue rectangle with a dark grey horizontal bar at the bottom containing the word 'Discussion' in white text.

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**Issue #4 - New Subdivisions**

New Subdivisions 4.8

4.8 b) The Hamlet will support subdivision applications only if the lands have been identified for development in the Plan.



Small Communities Plan - Town of Adolphus Landing

The slide displays a detailed map of a subdivision area with various colored zones. A legend on the right side of the map lists different categories with corresponding color swatches. An inset map in the bottom left shows the location of the subdivision. The text on the left outlines a policy regarding subdivision applications.

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NEXT STEPS

The slide is a simple light blue rectangle with a dark grey horizontal bar at the bottom containing the words 'NEXT STEPS' in white text.

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**Next Steps**

- Adopt Community Plan
- Pause Community plan
- Collaborate with ADK to address issues
- Adopt Zoning Bylaw after Community Plan is in place

Staff Community Plan - November 2020

