

GENERAL PLAN



**Village of Fort Simpson, NWT
July, 2008**

**VILLAGE OF FORT SIMPSON
GENERAL PLAN**

BYLAW NUMBER 674

July, 2008

TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
1.1	Purpose of the Plan	1
1.2	Vision.....	2
2.0	GOALS	2
2.1	General Development Goals.....	2
2.2	Planning Targets and Capacity	3
2.3	Opportunities and Constraints	3
2.4	Definitions	3
3.0	OBJECTIVES AND POLICIES	4
3.1	Residential Development.....	4
3.2	Commercial.....	7
3.3	Industrial	9
3.4	Parks	11
3.5	Environmental Reserve.....	13
3.6	Institutional	14
3.7	Future Urban Use.....	15
3.8	Subdivision Development.....	16
3.9	Transportation.....	17
3.10	Landscaping and Environmental Protection	18
3.11	Historic Preservation	20
4.0	IMPLEMENTATION	21
4.1	Zoning Bylaw	21
4.2	Land Inventory.....	21
4.3	Integrated Community Sustainability Plan	21
4.4	Utilities or Municipal Services	21
4.5	Capital Planning.....	22
4.6	Public Involvement.....	22
4.7	Monitoring and Review	22

Land Use Concept Map

1.0 INTRODUCTION

This document is a General Plan for the Village of Fort Simpson and it may be referred to as the “General Plan”. It has been prepared and approved in accordance with the Cities, Towns and Villages Act S.N.W.T. (2003), c.22 as amended, and the Planning Act, R.S.N.W.T. (1988) C.P-7 as amended.

1.1 Purpose of the Plan

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

As a policy document of Council the General Plan:

- provides guidelines to Council and administration for the consistent review of subdivision and development applications
- establishes a strategy for future development that takes growth and the effect on existing municipal services into account
- includes proposals for the financing of public development projects
- identifies objectives to be accomplished by the zoning bylaw

The General Plan is designed to be flexible in order to accommodate changes in the local economy and population, and First Nations or Territorial Government policies.

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

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

1.2 Vision

The guiding vision for this General Plan is as follows:

- Fort Simpson is an attractive, small northern town where residents have access to a range of housing types, transportation choices, municipal services, recreation and cultural facilities and open space at a reasonable cost.
- Fort Simpson is a place where history and culture are honoured, and the land rights of First Nations and Metis are respected.
- Fort Simpson is an attractive destination for visitors to the Deh Cho Region and participants in recreation and cultural events.

2.0 GOALS

The General Plan describes goals, objectives, and policies for land use in the Community that apply to general development issues, or specific land use categories.

2.1 General Development Goals

Guided by the overall vision the development goals of the Village of Fort Simpson are as follows:

- a) Residential and commercial growth is accommodated within existing serviced areas to maintain a compact Village that makes efficient use of municipal services.
- b) Aboriginal lands within municipal boundaries are developed and serviced in cooperation with the Village of Fort Simpson.
- c) Sufficient land is readily available in suitable locations for new developments that will contribute to the sustainability of the Village economically, socially and environmentally.
- d) Historic sites are protected and restoration is encouraged.
- e) Development is coordinated with and supports the economic development, social development and environmental goals of the community.
- f) The public has opportunities for input into all land development plans.

2.2 Planning Targets and Capacity

The General Plan has considered the following planning targets:

- a) maintaining a population of approximately 1,300 for the next 20 years;
- b) sudden growth to over 2,000 within 10 years;
- c) moderate growth to 3,000 over 30 years

The Village currently has sufficient capacity for a total population of approximately 6,000 in terms of land area, although the existing municipal water and sewer systems would reach capacity at a population of approximately 3,500.

2.3 Opportunities and Constraints

Physical and market opportunities and constraints are described in the Background Report prepared for this General Plan. The General Plan is based on the understanding that private interests will be responsible for most of the development in the Village.

There are opportunities for development and redevelopment within the Village boundaries and this General Plan has considered that existing developed lands within the community boundaries can meet the future needs of residents until the next review of the General Plan in 5 years time. In the meantime other mechanisms should be used to encourage the redevelopment of privately held, vacant serviced lands in the community.

2.4 Definitions

“Goals” are the ideal end to which the plan will strive.

“Objectives” are specific aims which can be measured and achieved.

“Policies” are the means by which the objectives can be realized.

3.0 OBJECTIVES AND POLICIES

Objectives and policies identified for each land use designation can be related back to the goals of the General Plan. Strategies or guidelines are also suggested that Council may want to consider developing to provide more detailed support for the concepts contained in the General Plan

3.1 Residential Development

The current supply of residentially zoned lots is considered adequate for anticipated 30 year growth, even using a low density development model.

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

- residential neighbourhoods of low to medium density housing with local services including parks, daycares, churches, and home based businesses
- Residential neighbourhoods restricted to First Nations residents for low to medium density housing and any other use determined by the First Nation
- Medium density and mixed use residential developments in the Village commercial area for housing located within easy walking distance of commercial uses, schools, community and recreation facilities, and open space
- Country residential lots are identified on the mainland where larger lots allow for a more rural lifestyle

Objectives

- R (a) Existing vacant residential lots are developed or redeveloped before any new serviced areas are developed.
- R (b) Multiple dwelling units contribute to sustainable development while not detracting from the small town character.
- R (c) New housing is designed and constructed to a reasonable standard.
- R (d) Different types and densities of housing are located appropriately.

- R (e) Residential neighbourhoods include local amenities such as parks, churches, or daycares.
- R(f) Traffic flow along local residential streets is minimal.
- R (g) Country residential developments take advantage of and maintain the natural landscape to the greatest extent possible.
- R (h) Provision of municipal services to residential areas off the island is sustainable.

Policies

- R 1 Council will support residential development on the Island that makes more efficient use of existing infrastructure and takes advantage of opportunities for infill.
- R 2 Council will only approve the publicly funded development of lands for residential purposes when private investors cannot be found.
- R 3 Proposals for new residential development will be evaluated using criteria that are available to the public that consider the character of the neighbourhood and outline acceptable approaches to traffic, density, landscaping, energy efficiency, visual quality, and municipal servicing requirements.
- R 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.
- R5 Row housing of more than 30 units per hectare and apartment units of more than 60 units per hectare are considered to detract from the small town character.
- R 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.
- R 7 Residential mixed uses will be permitted in country residential zones at the discretion of Council if the property is principally used for residential purposes.

Strategies or Guidelines

Council may wish to consider developing strategies or guidelines to provide more detailed support for the concepts for residential uses contained in the General Plan including:

- A sustainable housing strategy to encourage and support residential development that makes more efficient use of existing infrastructure
- An affordable housing strategy that identifies potential funding assistance to overcome market constraints to developing new housing
- A Memorandum of Understanding with Liidlii Kue First Nations or a statement of support for the housing objectives of the First Nation
- Design guidelines for medium density or mixed use housing along the main street

3.2 Commercial

Land is available for commercial uses both on the Island and on the mainland. Two districts are designated on the *Land Use Concept Map* to concentrate commercial uses along the main street of the Village while allowing some types of commercial uses to locate along the highway access.

The current market demand for commercial land is low and the supply of commercially zoned land exceeds that considered necessary for anticipated 30 year growth. For this reason greater flexibility is provided by allowing residential uses along the main street. The adaptability of buildings will allow for future commercial uses in response to changing market conditions. The role of home based businesses in a small Village economy is another factor that influences the demand for commercial land. Many lots along the main street can be expected to remain vacant if they are restricted to commercial uses and planning for a limited range of alternative uses of these lands is appropriate.

Reducing the number of vacant buildings and lots along the main street on the Island would add to the character of the Village and meet the goals of the General Plan. Developing public amenities including landscaping, street lighting, sidewalks, and public seating would also contribute to the character of the Village. Acceptable land uses in the Village Centre area include public buildings, offices, personal services and retail commercial. Non-commercial uses which may also be suitable include multi-unit housing developments, parks, churches, mixed commercial-residential development.

Acceptable land uses in the area identified for Highway Commercial are those businesses that rely on highway traffic or large outdoor storage areas such as gas and diesel sales, vehicle servicing or sales, gardening centres, or home building supply sales.

Objectives

- C (a) To reduce the number of vacant lots and buildings in the Village Centre zone.
- C (b) Development along the main street contributes to the scenic small town character of the Village.
- C (c) Commercial uses are able to find land to suit their needs in the Village.

Policies

- C 1 Council will support the redevelopment of vacant lands or buildings for commercial, institutional, or residential uses along the main street and in particular will support the development of buildings that can be adapted to different uses in response to market demand.
- C 2 Council will not consider any expansion of the Village Commercial zone until vacant land is developed or redeveloped.
- C 3 Council will encourage all commercial uses to locate in the Village Commercial zone unless specifically permitted in other zones.
- C 4 Proposals for development will be evaluated using guidelines or criteria that are publicly available and describe the desired character of the Village.
- C 5 Council will support improvements along the main street that contribute to the character of the Village that are sponsored by business associations and governments, or in conjunction with individual development and redevelopment projects.
- C 6 Parking spaces for commercial customers shall be provided on site in a manner that contributes to the character of the Village in accordance with design guidelines for the area.

Strategies or Guidelines

Council may wish to consider developing design guidelines that describe the desired character of the Village Centre including landscaping, traffic and parking requirements, density, energy efficiency, and visual quality of buildings and signs to provide more detailed support for the concepts contained in the General Plan.

3.3 Industrial

The purpose of this land use as designated on the *Land Use Concept Map* is to allow for industrial uses off the Island along major transportation corridors, to recognize existing uses on the Island, and to prepare for potential future industrial development.

Light Industrial use districts are intended to suit local businesses for uses such as workshops, lumber yards, contracting equipment, automobile sales and service, repair and service shops, storage and warehouses, and recycling depots.

General Industrial use areas are intended to suit industrial uses best located away from developed residential areas because they require larger tracts of land and may result in significant noise, odour, dust, smoke or large truck traffic. This includes uses that involve manufacturing, fabricating, processing and assembly of goods, considerable outside storage, and uses that must be separated from other uses to meet Public Health or other regulatory requirements.

Restricted Industrial areas are designated for long-standing uses on the Island.

Objectives

- IND (a) To maintain an adequate supply of industrial lands suited to different types of industrial uses in appropriate locations.
- IND (b) To be prepared to designate new industrial sites in lands designated as urban reserve that are suited to the specific requirements of new industries interested in re-locating to the Village when economic development planning indicates a need and no appropriately located land is available.
- IND (c) To plan for the eventual closure or relocation of industrial uses located on the Island.

Policies

- IND 1 Visual and acoustic separation shall be required where industries are located adjacent to any other use.
- IND 2 Direct access to major roadways is required for all lands designated industrial so that truck traffic does not need to pass through residential areas.
- IND 3 New industrial lands will be designated in the urban reserve in coordination with an economic development plan to provide areas for large scale or heavy industrial use that are distant from developed residential areas.

IND4 Council will support the relocation of industrial uses on the Island while recognizing economic considerations.

Strategies or Guidelines

Council may wish to consider developing strategies or guidelines to provide more detailed support for the concepts contained in the General Plan for industrial development including:

- Identifying any future industrial land use needs and potential sites in cooperation with other agencies working on economic development plans in preparation for future rezoning.
- Design guidelines for industrial uses that are visible from major circulation routes, including landscaping and visual quality of buildings and signs.
- Industrial performance standards

3.4 Parks

In addition to lands specifically designated for use as Parks, environmental reserves and institutional use lands in the community also provide public open space and outdoor recreation opportunities. Existing trails provide some pedestrian walkways and cross-country ski trails.

The purpose of the Parks land use designation as identified on the *Land Use Concept Map* is to provide for active and passive recreational opportunities within the municipality in conjunction with those available in other zones. Acceptable uses which may be considered within lands designated for parks may also include recreation specialty shops, club houses, and institutional uses such as auditoriums, museums, and nature interpretive centres.

There is ample park space within the Village of Fort Simpson for the current and projected populations. Much of the land designated as Park is located in the flood zone, notably the Papal site and the golf course, where flooding has not created any lasting damage.

Objectives

- P (a) The MacKenzie River, the Liard River, and views of the confluence of the two rivers are recognized as significant natural assets of the Village.
- P (b) All Village residents as well as tourists have access to recreation and open space, especially along the banks of the MacKenzie River.
- P (c) A wide range of outdoor recreational activities is possible in all seasons including water related recreation, seasonal activities, cultural events, and the quiet enjoyment of nature.
- P (d) A trail network provides access to the riverfront and is integrated into residential, commercial and institutional areas wherever possible.
- P (e) Any development of lands designated Parks complements recreation and outdoor opportunities available in lands designated as Environmental Reserve and for Institutional uses.

Policies

- P 1 Council will support and encourage public recreation and cultural events on lands designated as Parks.

- P 2 Due to the contribution of the environmental reserve to the natural open space in Fort Simpson, and the development of indoor recreational facilities on Institutional lands, lands designated for park uses in Fort Simpson will primarily serve as:
- a) playgrounds and neighbourhood parks to provide play and active recreation facilities for the surrounding neighbourhood
 - b) community parks that serve all Village residents and tourists for sports and cultural events.
- P 3 New parks will only be established where there is a demonstrated need for the type or location, or when they are required as part of a new residential neighbourhood development.
- P4 The development of any new recreational facilities by the Village, including sports fields or multi purpose trails, shall consider integration and joint use with existing Institutional uses such as school sites, environmental reserves, or with the Liidlii Kue First Nations.

Strategies or Guidelines

Council may wish to consider developing a Recreation Master Plan to provide more detailed support for the concepts contained in the General Plan to:

- Define terms including 'park', open space, recreation etc.
- Evaluate the existing system of open space, parks and trails, and any need for improvements
- Define types of parks and describe the purpose and intended users
- Recognize different levels of maintenance and equipment suitable to different types of parks and open space
- Provide guidelines for landscaping, signs, trails and other facilities

3.5 Environmental Reserve

The *Land Use Concept Map* shows Environmental Reserve areas adjacent to the MacKenzie River. This Environmental Reserve includes areas where there is evidence of active erosion and the potential for river bank failure has been identified by Engineers and soils scientists.

This area contributes to the community's open space and is generally functions as park space.

Objectives

- ER(a) To minimize the danger to people and property due to riverbank slope failure.
- ER (b) To integrate environmental reserves with other open space and parks in the community.

Policies

- ER1 No structure, temporary or otherwise, involving human habitation or occupancy, shall be permitted within the "Environmental Reserve".
- ER 2 Recreational facilities such as walking paths, viewing platforms, and boat ramps are acceptable in areas where risks from erosion can be managed.
- ER 3 Council shall support only low impact recreation in the ER zone that does not lead to or increase erosion of the riverbank slope.

Strategies or Guidelines

Council may wish to consider developing an Environmental Reserve Management plan to provide more detailed support for the concepts contained in the General Plan to:

- Restore eroding parts of the riverbank with native vegetation
- Protect parts of the riverbank from future erosion
- Understand long term changes to the river, river bank and flood zone arising from climate change
- Augment the value of the natural open space

3.6 Institutional

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

Important community landmarks are located in Institutional zones including the Bompas and Thomas Simpson Schools, the Visitors Centre, and the Recreation Complex.

Objectives

- I (a) Adequate land is maintained for institutional facilities in convenient locations to meet the needs of the population.
- I (b) Institutional facilities contribute to the Village's vision of an attractive small northern town through landscaping and building design.
- I (c) Recreation facilities, playgrounds, sports fields, and other open space areas located in Institutional land use areas are coordinated with and contribute to the community's parks, recreation and open space.
- I (d) A central educational reserve is maintained and integrated with the Village's recreational facilities.
- I(e) Significant historical institutions are protected as important community landmarks.

Policies

- I 1 The Village shall periodically review opportunities for collaboration with the schools and the GNWT and shall support joint use agreements for the sharing of public services and facilities.
- I 2 The development of any new recreational facilities by the Village, including multi purpose trails, shall consider integration and joint use with existing Institutional uses.
- I 3 Council shall request that all major public facilities to be constructed by others be designed so as to be capable of phased expansion and multi-purpose use, and to be compatible with surrounding areas.
- I 4 Council will encourage public consultation prior to the alteration or demolition of important Institutional community landmarks.

3.7 Future Urban Use

The purpose of this land use designation is to identify areas for the community's eventual expansion and the interim use of natural resources within the Village boundaries. The *Land Use Concept Map* identifies areas for future urban uses.

There is currently little need to expand the developed or serviced areas of Village however suitable areas for industrial uses within this zone may need to be identified in coordination with economic development planning.

Objectives

- UR (a) To identify lands suitable for future industrial uses away from the developed residential area.
- UR (b) To allow for the interim use of undeveloped lands and natural resources so as not to jeopardize future development potential.
- UR (c) To reduce the risk to buildings and other infrastructure from forest fires by managing undeveloped areas within the Village boundaries.

Policies

- UR 1 Except as otherwise provided in this Plan, all remaining lands identified for future urban use on the *Land Use Concept Map* shall remain in their natural state.
- UR 2 Future development within this zone will only proceed following rezoning to an appropriate designation. Rezoning for industrial uses will consider the impact of the use in proximity to existing developed areas.
- UR 3 In accordance with the Public Health Act and Regulations no residential expansion shall be permitted within the 450 metre mandatory buffers around the sanitary landfill.
- UR 4 Interim uses will be supported by Council where an agreement is in place to set out the duration and conditions of the use. Acceptable interim uses include limited removal and excavation of soils, limited cutting of firewood, and agriculture.

Strategies or Guidelines

Council may want to consider developing strategies or guidelines to provide more detailed support for the concepts contained in the General Plan including:

- a community forest management plan or forest fuel management plan

3.8 Subdivision Development

Although little need to develop new residential lands is anticipated it is possible that the municipality or private developers will propose new residential subdivisions. The objectives and policies here apply to residential development or redevelopment projects in areas larger than 0.5 ha.

Objectives

- S (a) To define acceptable standards for large residential developments.
- S (b) To minimize capital investment by the municipality for the development of new residential subdivisions or the redevelopment of residential neighbourhoods.

Policies

- S 1 The developers or landowner will be responsible for all on-site servicing attributable to the development and for meeting the requirements of the Zoning By-Law.
- S 2 In any new residential subdivision, or redevelopment 10% of the gross developable area of the lots shall be dedicated to parks, and easy access to any nearby parks or outdoor recreation facilities.
- S 3 Developers shall provide Council with a site assessment to address:
 - soil conditions including an assessment of the adequacy of the soils for the proposed development
 - foundation design considerations for any future buildings
 - the removal of any existing tree cover and to identify that to be maintained as part of the development
 - the effect of the development on existing drainage patterns, and showing proposed drainage patterns
 - Any other factors deemed necessary by Council
- S 4 All subdivision, development or redevelopment requiring expansion and/or upgrading of existing municipal services will be subject to a development agreement between the Owner and the Village regarding the provision of any or all of the following municipal services:
 - water and sewer services,
 - roads and public walkways,
 - drainage
 - parks
 - any other matter as Council may deem necessary to be in the public interest

3.9 Transportation

The purpose of this section is to establish policy for a transportation system within the municipality, which is safe, efficient and appropriate for vehicles, walking and cycling.

Objectives

- T (a) To have a system of roads, trails and sidewalks to support various forms of transportation in the community.
- T (b) To maintain attractive entrances to the community.
- T (c) To provide appropriate traffic control for the protection of persons and property.
- T (d) To protect the operation of airports.

Policies

- T 1 The Village shall provide for the eventual paving of all major roads in the Village.
- T 2 It is the sole responsibility of property owners to construct and maintain access between their property line and the traveled portion of the street right-of-way.
- T 3 Public trails and sidewalks will be developed and maintained to provide convenient walking and cycling access to all areas of the Village that are integrated with recreational trails wherever possible.
- T 4 Appropriate signs, road markings, and barricades will be provided on roads and trails.
- T 5 No development shall occur in the flight path or near the airports that will jeopardize the safety or restrict the current operation and status of the airport due to physical obstructions, smoke, dust, electronic interference, or by causing the gathering of birds.

Strategies and Guidelines

Council may want to consider developing road, trail and sidewalk standards to provide more detailed support in the Zoning Bylaw for the concepts contained in the General Plan.

3.10 Landscaping and Environmental Protection

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

Objectives

- E (a) To enhance and beautify the Village.
- E (b) To maintain stands of existing trees in the Village while providing protection from forest fires.
- E (c) To promote building designs that are suited to the local soil conditions and development that minimizes damage to the natural environment including vegetation and existing drainage patterns.
- E (d) To protect the river bank and control development that may be impacted by flooding or erosion.
- E (e) To remediate all contaminated sites.

Policies

- E 1 All property owners are responsible for the cleanliness and aesthetic appearance of their developments.
- E 2 All development applications will be reviewed to encourage development that balances the conservation of the natural environment with the need to: undertake site work for roads, servicing and buildings; ensure site drainage can be achieved without detrimental affects to adjacent sites; and to provide protection from forest fires.
- E3 All development applications shall include a site plan illustrating existing and new landscaping features, drainage patterns, and potential flood protection features which are to be incorporated as part of the development.
- E 4 No development will be permitted along the river bank where erosion has been identified as a potential threat within the next 100 years.
- E 5 The Village shall co-operate with all relevant government agencies to remediate all contaminated sites.

Strategies and Guidelines

Studies of river bank erosion have been completed that provide guidance in applying policy E4.

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

- Landscaping standards that can be incorporated by amendment to the Zoning Bylaw.
- Detailed flood protection standards that can be incorporated by amendment to the Zoning Bylaw.
- A main street landscaping project to improve the appearance of the main street in areas where redevelopment is unlikely to occur in the near future.

3.11 Historic Preservation

The purpose of this section is to recognize the relationship of the Heritage Bylaw Number 601 to the General Plan.

Objectives

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

Policies

H 1. To consider the provisions of the Heritage Bylaw in land use planning.

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

Strategies or Guidelines

The Heritage Bylaw should be referenced in the Zoning Bylaw and designated sites should be noted on land use maps.

4.0 IMPLEMENTATION

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

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

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

4.1 Zoning Bylaw

The Zoning Bylaw will be amended to implement the policies in this plan. All development must conform to the intent of the General Plan and the Zoning Bylaw. Major changes to this plan can only be made by amending the General Plan Bylaw in accordance with Sections 24 to 29 of the Planning Act.

4.2 Land Inventory

Considering land as a community asset, an inventory shall be maintained by Village administration that identifies legal descriptions, zoning designations, site area, ownership and any other important attributes such as heritage designation that may affect the General Plan. The inventory should be updated annually and coordinated with information from the Tax Assessment Roll and GIS mapping.

4.3 Integrated Community Sustainability Plan

The General Plan may form part of an Integrated Community Sustainability Plan (ICSP) which the Village has committed to prepare by 2010. The vision, goals and objectives of this plan are consistent with the objectives of an ICSP

4.4 Utilities or Municipal Services

Land development will be integrated with capital and maintenance planning for municipal services and utilities. The Village will encourage the development of lands on the Island to make better use of the available capacity. Estimated demand for residential and commercial land, is not expected to change during the time frame of this General Plan.

4.5 Capital Planning

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

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

4.6 Public Involvement

Public participation is a key component of sustainable community planning. Community members who are affected by the General Plan, Zoning Bylaw or development permits issued under the Zoning Bylaw shall be consulted to obtain their views, opinions and concerns.

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

4.7 Monitoring and Review

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

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

- changes in population and economic characteristics
- the rate of housing starts and completions
- lot sales and leases
- inventory of lands available for all uses
- availability of infill and redevelopment opportunities
- plan and zoning amendments completed or considered
- any other planning and development matters considered relevant