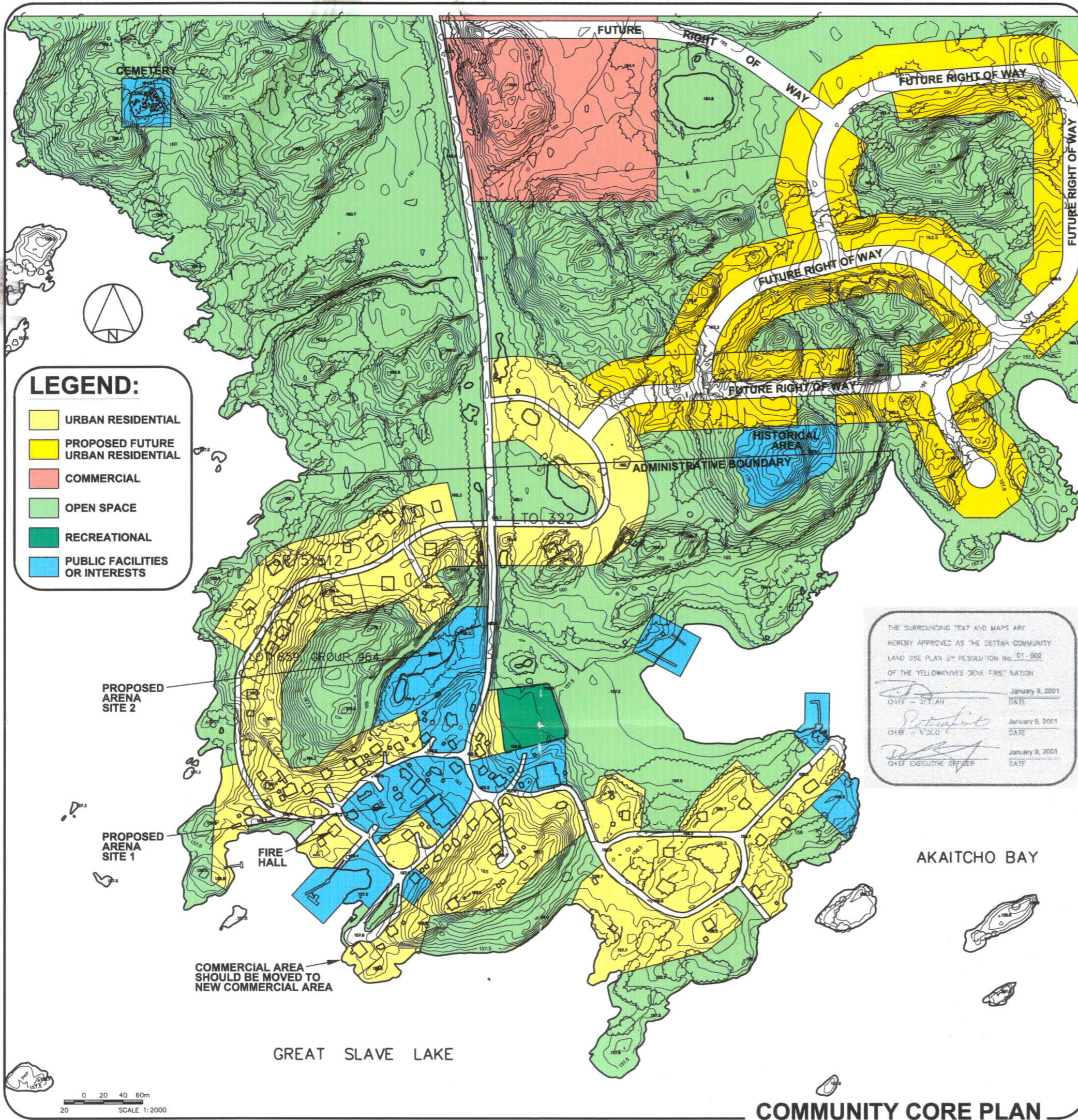
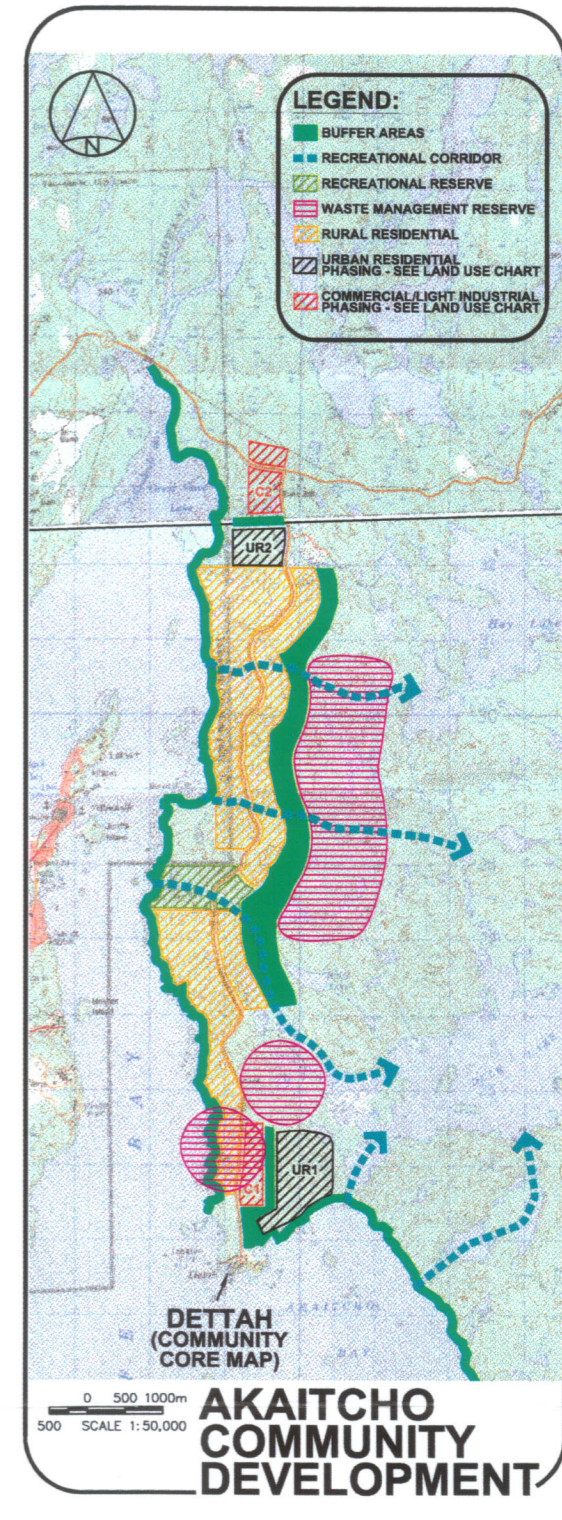
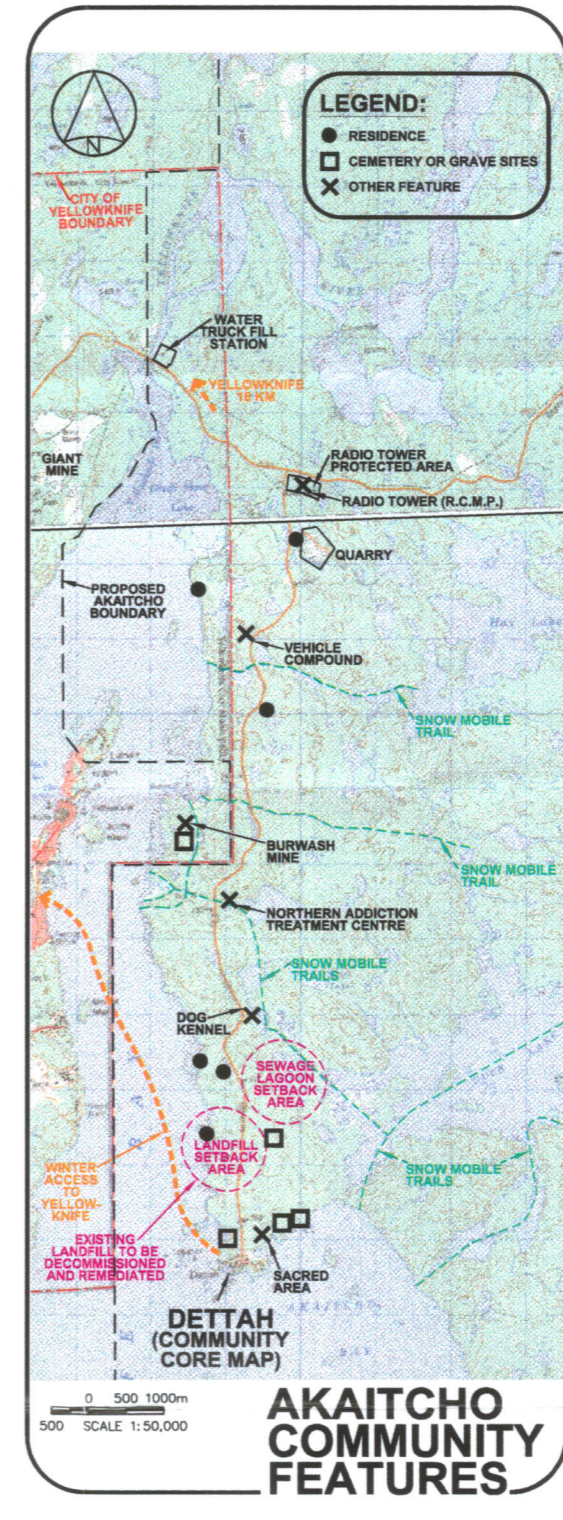


DETTAH, NWT - LAND USE PLAN

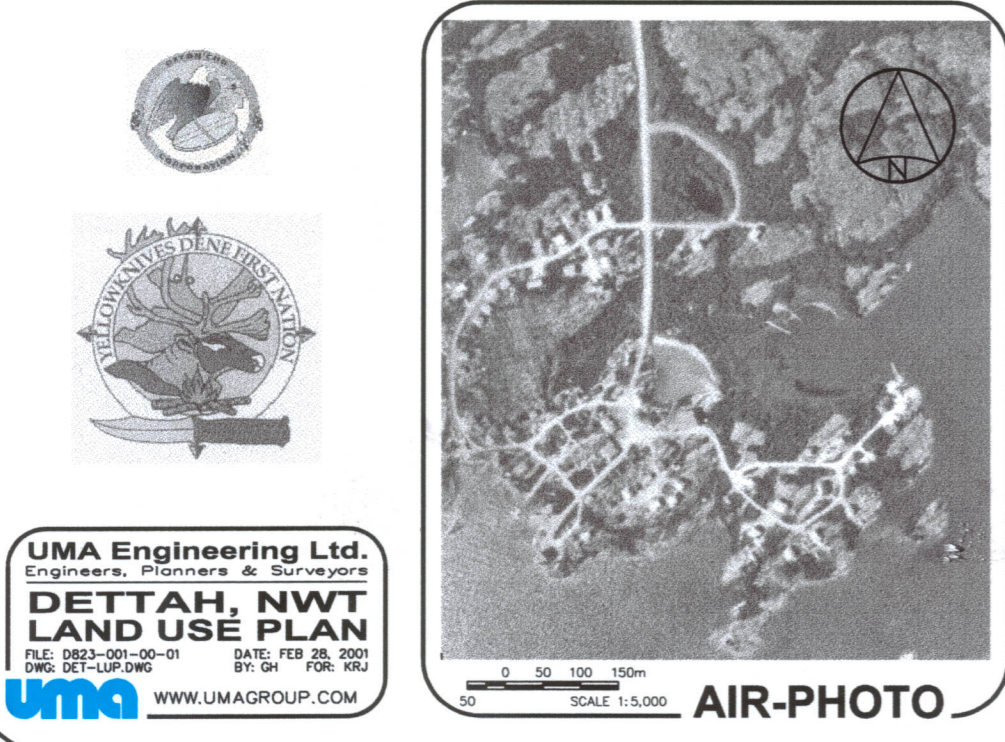


THE SURROUNDING TEXT AND MAPS ARE HEREBY APPROVED AS THE DETTAH COMMUNITY LAND USE PLAN BY RESOLUTION NO. 01-002 OF THE YELLOWKNIFE DISTRICT COUNCIL.

CHIEF - SITTAH January 9, 2001 DATE
 CHIEF - V. SLO January 9, 2001 DATE
 CHIEF EXECUTIVE OFFICER January 9, 2001 DATE



Zone	Uses	Restrictions
Urban Residential	Residential use includes single unit dwellings, multiple unit dwellings, home businesses and accessory building and uses.	<ul style="list-style-type: none"> The minimum lot size for new development areas will be 24 metres (frontage) by 30 metres. The minimum road width for a new development area will be 18 metres. A fire separation of 12 metres will be enforced for all new buildings. Water and sewer connections for truck services will be on the front side of the building, facing the main access road. New buildings will be situated more than 450 metres from the waste management area. New building setbacks from the property lines will be 6 metres from the front, side and back. Buildings should maintain a 10 metre setback to vegetation as a protection from wildfires. Buildings should be constructed in compliance with the latest edition of all codes and standards and buildings should be reviewed and inspected by the appropriate authority before occupation. Phasing of Urban Residential area UR1 should proceed as shown on the Community Core Plan. Phasing of Urban Residential area UR2 should proceed with the area closest to the Dettah Road.
Rural Residential	Residential use includes single unit dwellings, multiple unit dwellings, home businesses and accessory building and uses.	<ul style="list-style-type: none"> The minimum lot size will be 0.5 hectares. Only one single detached dwelling unit or multiple dwelling units will be permitted on any lot. The lot will have a minimum 10 metre frontage (pan handle) on an existing road right-of-way to accommodate vehicle access. A fire separation of 12 metres will be enforced for all buildings on the lot. Buildings will be situated more than 450 metres from existing or unremediated waste management areas. Building setback from the property lines will be 6 metres from the front, side and back. Building and waste management system setbacks from the Ordinary High Water Mark of lakes will be 30 metres. Buildings should maintain a 10 metre setback to vegetation as a protection from wildfires. Buildings should be constructed in compliance with the latest edition of all codes and standards, and buildings should be reviewed and inspected by the appropriate authority before occupation.
Community	Community use includes government buildings (school, offices, garages, fire hall, and ice arena), community freezer, historic sites, cemeteries, churches, seasonal use buildings, boat storage within beach areas, and other uses supported by the Band Council.	<ul style="list-style-type: none"> The minimum lot size for a new government building, or church will be 24 metres (frontage) by 30 metres. Plans for new government buildings or churches will be forwarded to the Fire Protection Authority for review and approval. Building setbacks from the property lines, for new buildings, will be 6 metres from the front, side and back. Water and sewer connections for truck services will be on the front side facing the main access road. Access to new buildings will avoid entrances on the south side, to reduce problems associated with snow drifting. Buildings should maintain a 10 metre setback to vegetation as a protection from wildfires. Buildings should be constructed in compliance with the latest edition of all codes and standards, and buildings should be reviewed and inspected by the appropriate authority before occupation.
Commercial / Light Industrial	Commercial / Light Industrial includes stores, accommodation, restaurants, garages or shops and related activity.	<ul style="list-style-type: none"> The minimum lot size for a new building will be 24 metres (frontage) by 30 metres. Plans for new buildings will be forwarded to the Fire Protection Authority for review and approval. Building setbacks from the property lines will be 6 metres from the front, side and back. Water and sewer connections for truck services will be on the front side facing the main access road. Access to new buildings will avoid entrances on the south side, to reduce problems associated with snow drifting. New buildings will be situated more than 450 metres from the waste management area. Buildings should maintain a 10 metre setback to vegetation as a protection from wildfires. Buildings should be constructed in compliance with the latest edition of all codes and standards, and buildings should be reviewed and inspected by the appropriate authority before occupation. Phasing of Commercial/Light Industrial area C1 should proceed with the area closest to Dettah. Phasing of Commercial/Light Industrial area C2 should proceed with the area closest to the Ingraham Trail.
Communication or Transportation	Communication use includes the RCMP Radio Tower.	<ul style="list-style-type: none"> No development shall occur within 150 metres of the RCMP Radio Tower.
Open Space and Buffers	Open space includes areas not otherwise marked on the land use plan, and will be maintained in an undeveloped state, except for uses that support the traditional lifestyles within the community.	<ul style="list-style-type: none"> Development in open space areas will be limited to seasonal use buildings less than 3 metres by 3 metres. Hunting and trapping or other activities that could affect Public Health and Safety will not be permitted. The distance from the community before hunting and trapping will be permitted will be determined by the Band Council, and the Hunters and Trappers Association, in consultation with the Regional Wildlife and Fisheries Officer. A full break may be constructed as a barrier to fire and so that fires burning into them can be more readily controlled.
Waste Management	Waste management use includes the wetland sewage disposal area and the landfill.	<ul style="list-style-type: none"> All residential and commercial development should be a minimum of 450 metres away from the waste management use area.

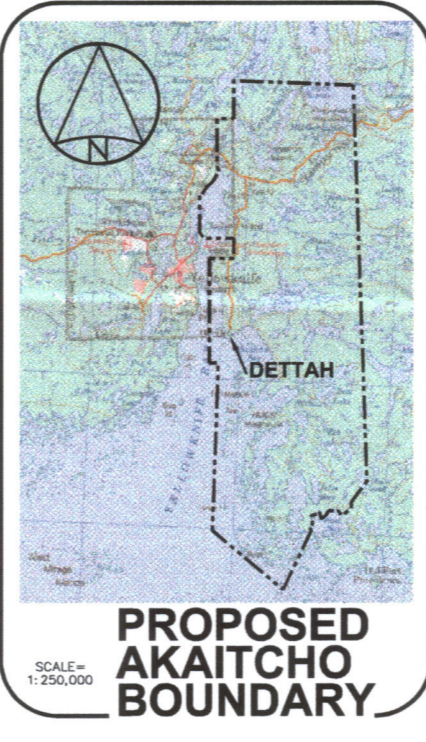


Community land within the community of Dettah should be put to its highest and best use within restrictions of terrain, geology, existing infrastructure, cost, and community interests.

The Land Use Plan will provide a means for the community of Dettah to develop in an orderly fashion creating a healthy, safe, and beautiful community for the people who live and work there.

In pursuing goals stated above, the community of Dettah has the following land use objectives:

- support future rural residential development along the Dettah Road in an organized and phased manner.
- maintain 450 metre development setbacks from sewage lagoon and landfill.
- maintain undisturbed areas of archaeological or historical significance.
- improve and design roads to minimize snow drifting.
- build or improve the drainage systems to handle spring runoff, and reduce erosion damage to roads and building sites.
- maintain open space along water front.
- build residential housing that suits the needs of the community residents, for such things as hunting and trapping, and follow the restrictions in the Land Use Chart.
- locate community use sites near the centre of the community.
- encourage the development of commercial enterprises in the designated areas along the Dettah Road.
- support the implementation of the Akaitcho Boundary.
- support the identification and commissioning of a new landfill site within the waste management reserve along the Dettah Road.
- support the decommissioning and remediation of the existing landfill site along the Dettah Road.
- support the development and implementation of a Community Forest Management Plan in co-operation with relevant government agencies.



UMA Engineering Ltd.
 Engineers, Planners & Surveyors
DETTAH, NWT
LAND USE PLAN
 FILE: D823-001-00-01 DATE: FEB 28, 2001
 DWG: DET-LUP.DWG BY: GH FOR: KRJ
 WWW.UMAGROUP.COM

LAND USE STATEMENTS

PROPOSED AKAITCHO BOUNDARY

LAND USE CHART