

# GAMETI LAND USE PLAN

## LEGEND

- COMMUNITY USE AREA
- EXISTING RESIDENTIAL AREA
- RESIDENTIAL EXPANSION AREA
- COMMERCIAL AREA
- INDUSTRIAL AREA
- OPEN SPACE / PARK
- HINTERLAND AREA
- AIRPORT RESERVE
- RECREATIONAL (GOLF)

## Gameti Land Use Policies

### General Goals

This land use plan is intended to assist the Gameti First Nation Band Council with decisions regarding land use and development within the community. The plan presents a picture of how the community should develop in the next twenty years. It is based on current land usage, anticipated development and community desires. It is the wish of the Band Council that all future development conform with this plan.

### General Land Use Policies

For reasons of safety, appearance, and road maintenance, the council will review and recommend the proposed setback and location of future buildings from the road and adjacent buildings.

For improved community dust control, Council will review all developments for revegetation measures following any disturbance of the natural vegetative cover in place.

The Council shall require all applicants to follow the building separation requirements as specified by the NWT Fire Marshal.

Council will encourage all developers to maintain a neat site and enclose all hazardous materials in a fenced compound.

All development plans will be submitted to the North Slave Regional Superintendent (MACA) for distribution to appropriate approving or commenting GNWT bodies.

### Community Use Areas

These are intended to be developed for facilities used on a regular basis by local residents, such as band office, churches, cemeteries, schools, nursing stations, sewage/solid waste sites, appropriate Recreation facilities and other public uses.

### Residential Areas

These are intended to be developed for housing and related uses, such as warehouses, family storage sheds and traditional uses.

It is the intention of the Council to make land available for infilling of new homes in the existing Residential areas, where these proposals are consistent with the evolving street pattern and Fire Marshal's building separation specifications.

Band Council will consult with the residents regarding the disposal of houses that have become vacant in the community.

RCMP buildings may remain in the Residential areas.

### Commercial Areas

Commercial areas are intended to be developed for retail outlets such as stores, arcades, lodges and similar uses.

Those that require bulk fuel storage, such as Service Stations, will be discouraged.

### Industrial Areas

These are intended to be developed in order to minimize the hazards associated with land uses generating excessive noise, dust or bulk fuel storage.

Existing Industrial uses such as NWTPC and POL sites may remain in their present locations as a non-conforming uses. Should these facilities be expanded or undergo major replacement, Council will require them to relocate to the designated industrial area.

### Open Space/Park Areas

These areas are intended for community recreational uses, such as playgrounds, picnic areas and trails, as well as lake related uses such as boat storage.

Recreation and appropriate Community Use Facilities may be located within this designation.

Recreational Uses such as playgrounds and tot lots may be located in any designation.

### Hinterland Areas

These areas are established to ensure the preservation of lands for traditional uses and future community growth and expansion. Council may recommend development of these lands when there are no other suitable sites or designations available.

### Airport Reserve

This area is identified to allow for the unhindered operation of the airport and its related facilities. The Council will discourage the construction or relocation of any non-airport related building or structure within or near the Airport Reserve.

### Community Roads

Heavy Use Roads - 6728 m  
Municipal Services Access Roads - 1,881 m

Seventy-six vehicles in community as of March 1, 2000.

### Administration of the Land Use Plan

The Gameti First Nation Band Council has adopted this plan to show how the Council believes the community should develop over the next twenty years. The plan shall guide the use and development of lands as shown on the large map below.

The Plan shall be used by Council as the basis to recommend approval of all land use and development related activity.

It is the policy of the Gameti First Nation Band Council to:

- a) encourage all land developed is in conformity with the policies of this Land Use Plan.
- b) encourage all local, Territorial and Federal public works and programs take place in accordance with the Land Use Plan.

The Council however recognize that in order for this plan to continue to accurately reflect the needs and expectations of the community, it will occasionally need to be revised as new information becomes available or situations change. It will therefore be regularly monitored, reviewed in detail at least every five years and be revised as needed by Council resolution(s), approved by the Minister of Municipal and Community Affairs.

### Approval

The Map and Text for the Community of Gameti (Rae Lakes), Northwest Territories, shall be officially known as the Gameti Land Use Plan, and has been approved under Band Council Resolution # 000417-01.

*Archie Wettrude*  
Archie Wettrude, Chief  
Gameti First Nation Band Council

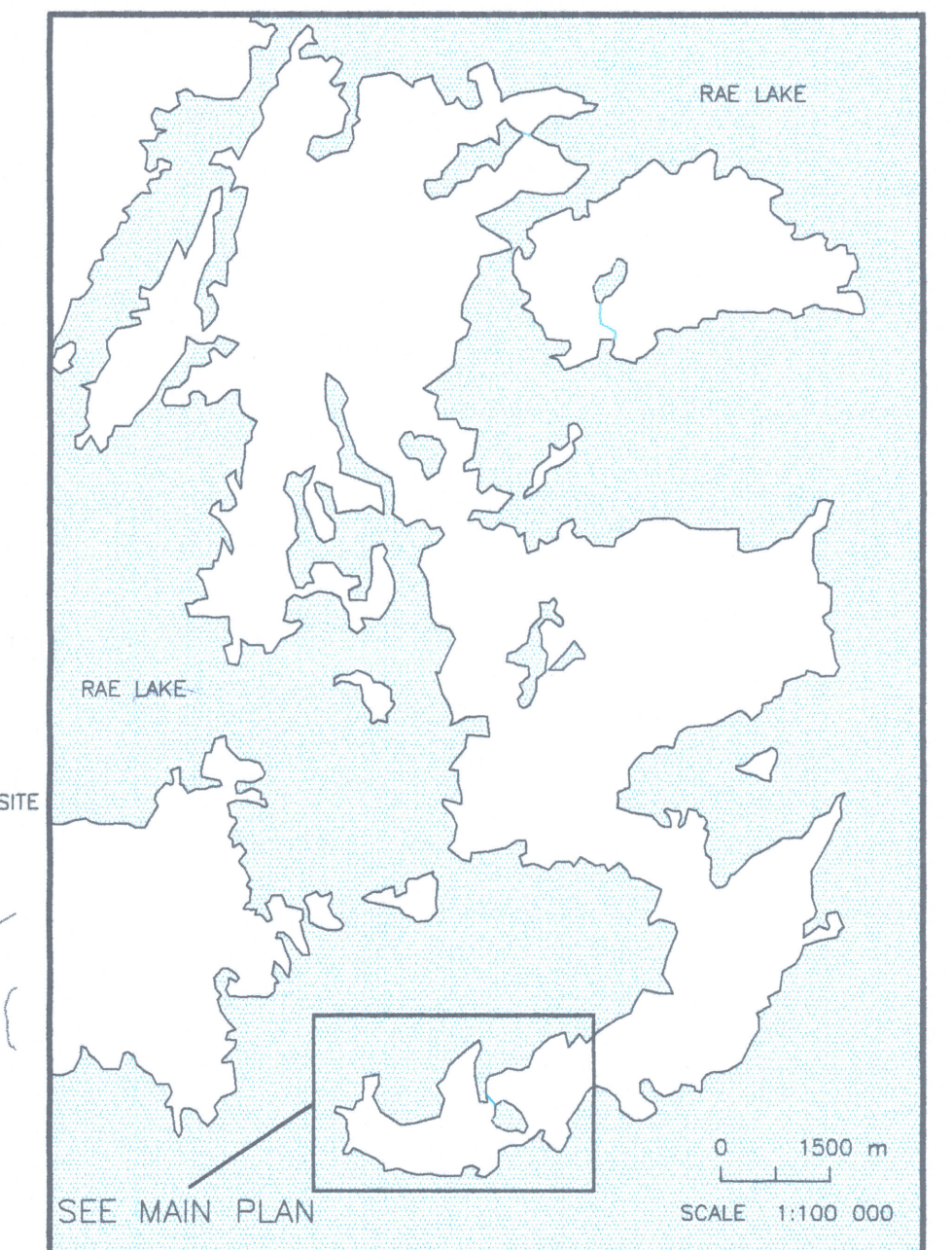
17 APRIL 2000  
Date

Approved by the Department of Municipal and Community Affairs

*Jim Antons*  
Hon. Jim Antons, Minister  
Department of Municipal  
and Community Affairs,  
Government of the  
Northwest Territories

Feb 13, 2000  
Date

### KEY MAP



### LOCATION PLAN

