Hay River Dene Reserve No.1 (K'attooleeche Denendee No.1) INTEGRATED PLAN

Land Use Plan: Edaondih Mdeh T'ah At'seti Gha

DEPARTMENT

OF TRANSPORT

TOWER SITE

LAND USE PLAN: POLICIES SECTION I INTRODUCTION

SECTION II BACKGROUND TO THE PLAN

SECTION III ADMINISTRATION OF THE PLAN

- The Band Council will review the Plan at least once every five years.

 It is intended that formal amendment will only be necessary when major changes have been made to the Plan. The boundaries between the various land uses are general in nature and therefore minor adjustments may be made without prejudice to the Plan, or Band membership approval.

SECTION I V LAND USE PLANS AND POLICIES

LAND USE POLICIES
For the purposes of the Plan, the Reserve No.1 has been divided into the following land use zones: Housing Contages Commercial Industrial Community Use Environmental Recreation Environmental Recreation Transportation Community

The supporting objectives and development policies for these zones are described below. Permitted and discreptinary uses are shown below.

This Plan should be used in conjunction with the Hay River Dene Reserve No. 1 Zoning By—law 1996—01.

BACKGROUND Existing Housing is spread out along the main road through the Reserve from the "New Village" to the "Old Village". New housing will continue to be concentrated in the "New Village" to minimize the risk of flooding and to reduce the cost of servicing

- LAND USE GUIDELINES The following policies of Council will guide the development of those areas shown as Housing. (a) Develop the "Old Village" as it did traditionally; respecting the random development pattern as being important to the Reserve, and the people who choose to live in the "Old Village."

 (b) Develop housing areas in the "New Town" in an ordered pattern of development, respecting the new pattern of development found in the "New Village"
- "New Village".

 (c) Existing industrial operations near housing areas are encouraged to relocate to industrial sites.

 (d) Development of walkways, treed buffer areas and playgrounds for children in existing and proposed housing areas is encouraged.

 (e) Ensure that a two—year supply of lots will be available at any given time, whenever possible.

 (f) Develop all housing areas subject to engineering, flood—proofing, and economic considerations.

 (g) New housing is also encouraged on individual lots when older housing is demolished or buildings destroyed.

To diversify the economic base of the Reserve three areas are identified for leased cottage lots. LAND USE GUIDELINES
The following polices and objectives of Council will guide the development of the zones shown as Cottage. (a) Cottage lots may only be leased.
(b) Where deemed appropriate, road access to cottage lots may be provided.
(c) Cottage lots will have no municipal services provided.
(d) Non-Band members may lease cottage lots.
(e) Cottage lots will be subject to development regulations prepared by the Council. The regulations will establish how lots are to be developed, and by whom, and under what terms with regard to servicing, maintenance and access.

- LAND USE GUIDELINES
 The following policies and objectives of Council will guide the development of the zones shown as Commercial.
- (a) Commercial enterprises that serve the Band Membership are encouraged to locate in the "New Village".
 (b) Commercial enterprises that are land intensive, or require exposure to highway vehicle traffic are encouraged to locate to those commercial areas adjacent to Highway No. 5.
 (c) Commercial areas shall be accessible to all residents, especially elders. elders.

 (d) Small home businesses on the Reserve are encouraged.

 (e) Minor commercial services that cater to tourists should locate in commercial areas, or with Council approval, in Environmental Recreation Areas.

LAND USE GUIDELINES
The following policies and objectives will guide Council in the development of the zones shown as industry. (a) Caretaker units associated with industrial uses are allowed.
 (b) A natural treed buffer will be maintained around all new industrial uses. 6. COMMUNITY USE

BACKGROUND The purpose of community use areas is to identify certain sites that are currently used, or in the future, likely need to be used for the social, cultural, religious, educational and administrative needs of the Band.

LAND USE GUIDELINES
The following policies and objectives of Council will guide the development of the zones shown as Community Use. (c) Council supports the initiatives of the Dene Cultural Institute.

ENVIRONMENTAL RECREATION

LAND USE GUIDELINES
The following policies and objectives of Council will guide the development of the zones shown as Environmental Recreation.

(a) Develop a tourism day use area immediately north of the "Old Village". (b) Develop for tourism and outdoor recreation activities, the areas immediately south of the "Old Village" and cemetery, east of the old band office, and south west of the Chief Sunrise Elementary School. (c) Develop a recreation day use area for residents of the Reserve east of the of the "Old Village" (d) Develop a camping and canoe pull out areas for tourists beside the Hay River between the "Old Village" and "New Village", and between the "New Village" and Highway five (5). (e) Prepare a nature and education trail from the Dene Cultural Institute to the Sandy Creek Community Gathering Area. (f) Develop Mission Island as a tenting and camping area with a nature trail and footbridge access from the Reserve. (g) Develop a riverside interpretive trail beside the Hay River from highway five (5) to the "New Village". (h) Develop a riverside interpretive trail beside the Hay River from the "New Village" to the "Old Village". (i) Develop the area north of the "Old Village" as a heritage centre, and the area south of the treatment centre as an environmental education centre in order to promote a deeper understanding of Dene traditional knowledge and the natural environment of the Reserve.

8. TRANSPORTATION BACKGROUND Existing transport uses include local roads, the Reserve access road, the winter bridge, and local paths and trails.

LAND USE GUIDELINES
The community transportation system will be maintained and improved wherever possible and necessary to ensure travel on the Reserve remains safe, efficient, and affordable. Specific Council policies and objectives are as follows: highway standards to ensure the safety of the travelling public.

(b) Upgrade the community road system with paved roads and sidewalks.

(c) Maintain and improve the winter ice bridge crossing to Hay River to ensure safety for the travelling public.

(d) Develop a fixed bridge link from the Reserve to the town of Hay River.

(e) Develop temporary summer docks at sites shown.

(f) Develop foot bridges linking Mission Island to the Reserve mainland for summertime use only.

(g) Upgrade the trail road to the Sandy Creek Community Gathering area.

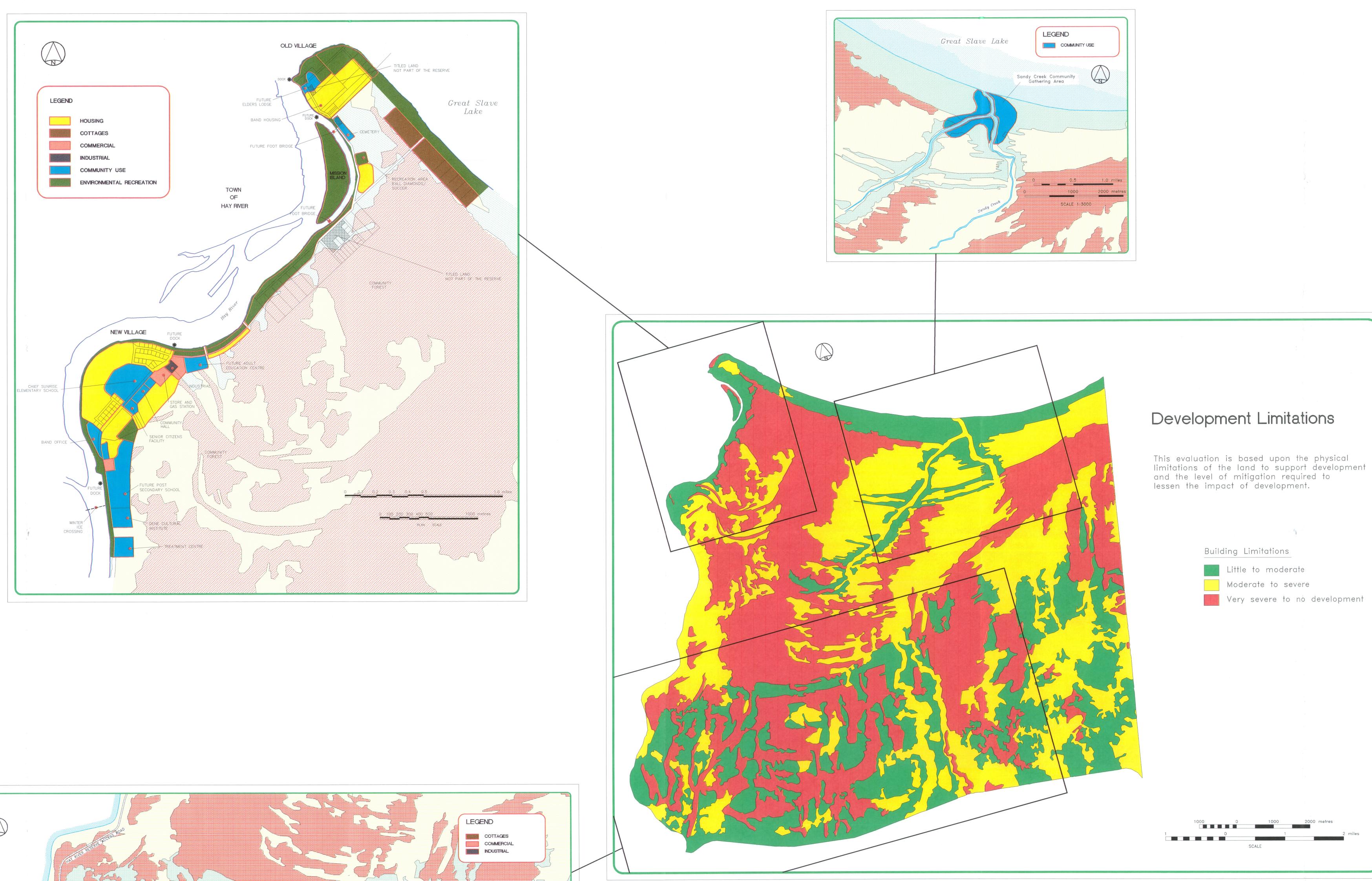
(h) Support the expansion of the Evergreen Forestry Helicopter Base.

9. COMMUNITY FOREST

It is the intention of Council to guide development on lands within the Reserve boundary. All areas not identified for a specific land use zone on the Plan are designated Community Forest.

LAND USE GUIDELINES
The following policies and objectives of Council will guide the use of the
Community Forest areas. (a) Community Forest areas are intended for hunting, trapping, fishing, berry and plant gathering, and local harvesting of trees for individual use.
(b) Council must approve all uses in the Community Forrest.
(c) Develop a mixed forest fire guard around the community with the support of the Department of Renewable Resources.
(d) Prepare a Reserve forest management plan in order to preserve and conserve the forest resources and the ecosystem of the Reserve.

SCALE 1:3000



Schedule "A

Commercial Zones Highway Commercial (CH) Zone Community Commercial (CC) Zone

Permitted Uses: single family dwelling; home occupation; playground; and associated with any of the foregoing permitted uses. Permitted Uses: single family dwelling; and uses associated with the foregoing permitted use.

Discretionary Uses: uses permitted in the Environmental Recreation (ER) Zone; and uses permitted in the Community Use (CU) Zone.

Council may, by resolution, appoint or designate a person as Zoning Administrator, whose duty it will be to administer and enforce the Bylaw. Council may, in the resolution, provide for remuneration to be paid to the Zoning Administrator. The Zoning Bylaw uses the same zones as described in the Land Use Plan:

Highway and Community;

Permitted Uses: automobile service station, commercial garage or automobile business, including sales and rentals; car wash; boat, snowmobile, trailer or cycle business, including sales and rentals; restaurant or other eating establishment; hotel/motel; parking lot; place of entertainment; service station/gas bar; tourist information booth; forest fire training centre; and uses associated with any of the foregoing permitted uses.

Discretionary Uses : Uses that in the opinion of the Zoning Administrator are similar to those identified as permitted uses, and which conform to the general purpose and intent of this zone.

Discretionary Uses: industry or manufacturing establishment, except one involving the danger of fire or explosion or likely to create a nuisance by reason of fumes, dust, odour, or excessive noise; junkyard or automobile wrecking yard but, where visible from a public road, only if screened from view by a fence not less than seven feet in height on all sides; heliport; forest fire attack base; gas station; service station; gravel stockpile; public utility; uses permitted in the Environmental Recreation (ER) Zone; uses permitted in the Community Use (CU) Zone; uses permitted in the Commercial Zones — Highway (HC) and Community (CC); and uses permitted in the Transportation (T) Zone.

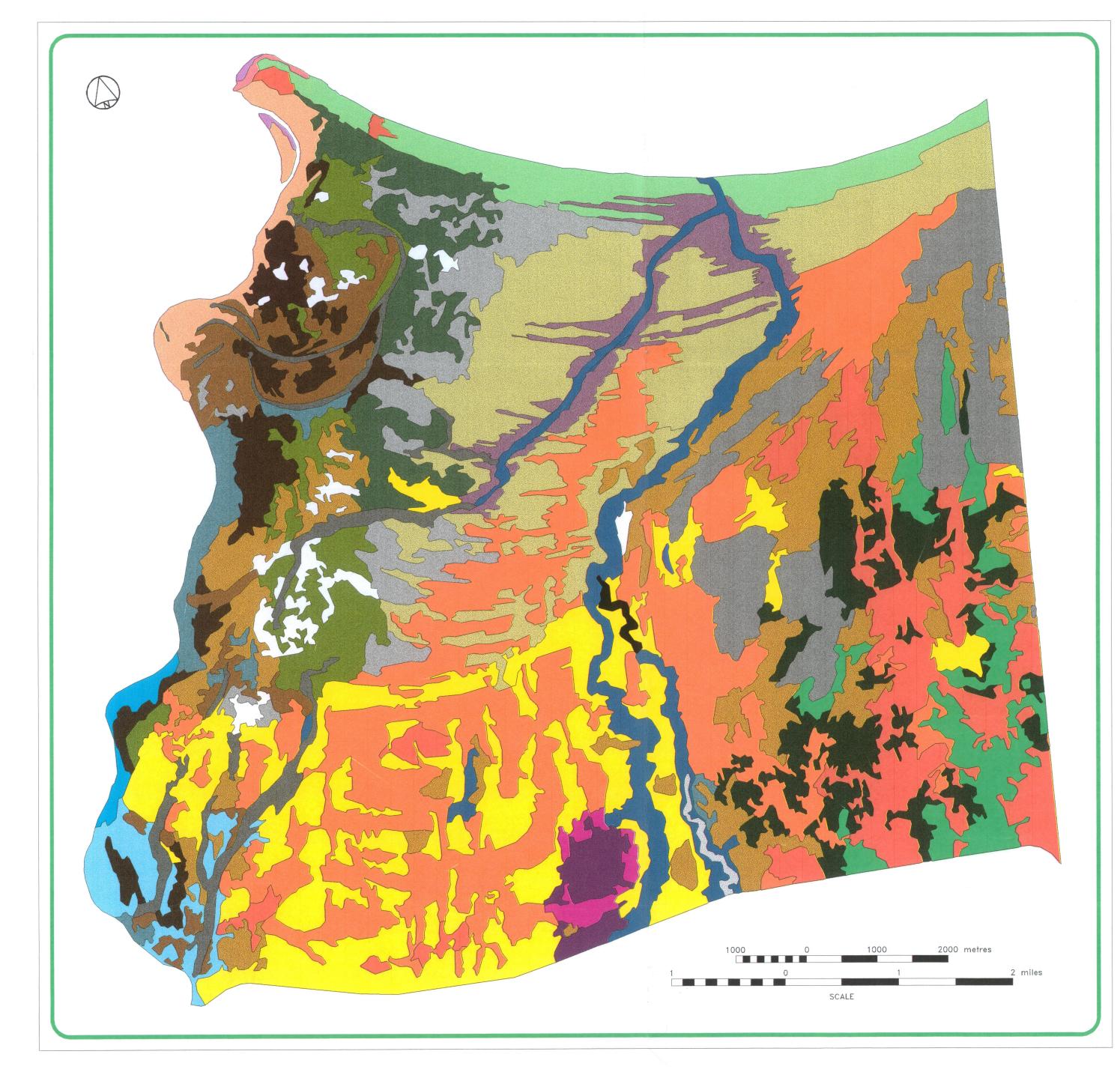
Community Use (CU) Zone Discretionary Uses: cemetery; indoor recreation facility; outdoor recreation facility; public utility; campground for tourists; uses permitted in the Environmental Recreation (ER) Zone; buildings and uses accessory to any of the foregoing discretionary uses; and those uses which, in the opinion of the Zoning Administrator are similar to the discretionary uses and which conform to the general intent of the zone.

Environmental Recreation (ER) Zone

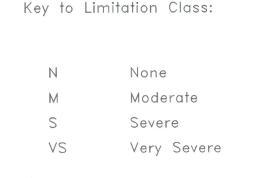
Transportation (T) Zone Permitted Uses: heliport; aircraft repair; helicopter hangers; receiving/distribution facilities; public docks, trails and roads; ice bridges; and permanent or seasonal transportation links such as bridges; buildings and uses associated with the above. Discretionary Uses: public utility; workshops; residential facilities for transient workers associated with permitted or discretionary uses; trucking terminals; warehouse and storage facilities; caretaker unit; and buildings and uses associated with the above. Community Forest (F) Zone Permitted Uses: traditional Dene activities.

Discretionary Uses : all uses at the discretion of the Zoning Administrator and Council.

Biophysical Classification: Ndeh K'eh Azhii' Gulii



									LANDSCAPE	EVALUATIONS		BIO	PHYSICAL PARAMET	ERS	
BIOPHYSICAL LEGEND								Ecosite	Vegetation	Landform & Surfical Material	Buildings without Basements	Buildings with Basements	Septic Tank Absorption Fields	Fully Serviced Campgrounds	Trails & Path
	LANDSCAPE EV	/ALLIATIONS		BIOF	PHYSICAL PARAMET	ERS		LACUSTR	INE						
Cosite	Vegetation	Landform & Surfical Material	Buildings without Basements	T	Septic Tank Absorption Fields	Fully Serviced	Trails & Paths	L1	Jack pine/ prickly rose — bearberry/ reindeer lichen	Ridged to undulating, coarse lacustrine materials south of Great Slave lake and adjacent to Sandy River	N	N	vs (w)	N	И
OLIAN					<u> </u>			L2	White spruce — aspen/ prickly rose — buffalo— berry/moss	Inclined to level, medium to coarse textured lacustrine deposits; located between the old Settlement and Great Slave Lake	M (S,H)	м (W,S,H)	S (W)	N	м (U)
	Jack pine— black spruce/ prickly rose — Canada buffalo— berry/ bog cranberry/ hairy wild rye/ moss	Ridged, medium to fine textured eolian deposits; aligned north—south and adjacent to Sandy River	N	N	VS (X)	N	N	L3	Willow — alder/ sedge	Poorly drained lacustrine deposits exposed to ice action; located at the confluence of the Hay River and Great Slave Lake		VS (F)	VS (F,W)	VS (F)	VS (F)
LUVIAL								LACUSTR	INE AND ORGANIC						
1	Willow shrublands/ grasses — chives (Located between ordinary low water mark and ordinary high water mark, not shown)	Medium to coarse textured fluvial channel deposits, level floodplain with steep channel slopes scoured by the Hay River System	VS (F)	VS (F)	VS (F)	VS (F)	VS(F)	LO1	Dwarf birch — shrubby cinquefoil — willow/ sedge/ sweet gale	Level, thin organic materials over coarse textured lacustrine deposits; associated with "willow prairie" vegetation	S (F)	S (F,W)	S (F,W,P)	S (F,W)	M (F,W)
2	White spruce - black spruce/Labrador tea/moss	Medium to coarse textured fluvial channel and over-bank deposits of Sandy River and	S (F,S)	S (F,S)	S (F)	M (F,W)	M (F,W,U)	LO2	Tamarack/dwarf birch — willow/ sedge	Level, poorly drained organic materials (varying depths)overlying fine textured lacustrine deposits	VS (W)	VS (W)	VS (W)	VS (F,W,P)	VS (F,W)
3	White spruce/prickly rose/ twinflower moss — bunchberry; White spruce — aspen/ prickly rose —	tributaries; flooding very sporadic Level, fine textured fluvial over—bank deposits from the Hay River overlying coarse to medium	S (S,H)	S (S,H)	M (W, P)	M (W,P)	M (W)	LO3	Black spruce — tamarack/ dwarf birch — willow/ sedge	Level, thin organic materials over fine to medium textured lacustrine deposits; some scattered depressions with deeper organics	S (F,W)	S (F,W)	VS (W)	S (F,W,P)	S (W)
4	buffalo- berry/ moss White spruce - aspen/ prickly rose - buffalo- berry/ moss; Aspen - balsam poplar - white spruce/ Canada		s (s)	s (s)	M (W,P)	M(U)	M(W,U)	LO4	Black spruce/ willow/ bog cranberry/ moss; Black spruce/ Labrador tea/ bearberry — horsetail/ reindeer lichen	Organic veneers of variable depth overlying level to slightly inclined lacustrine deposits	M (F,W)	S (W)	S (W,P)	S (W,P)	S (W)
5	buffalo- berry/ prickly rose/ hairy wild rye/ moss Aspen - poplar - white - spruce/ Canada buffalo- berry/ prickly rose/ hairy wild rye/ moss	glaciolacustrine materials Fine textured fluvial over—bank deposits from the Hay River overlying glaciolacustrine deposits;	м (н)	м (H, W)	N	M (U)	M (U)	L05	Black spruce — tamarack/ dwarf birch — willow/ sedge; Willow/ alder/ sedge	Level to slightly ridged, coarse to medium textured lacustrine materials interspersed with organic blankets and veneers	S (F,W)	S (F,W)	S (W,P)	S (W,P)	M (F,W)
6	Aspen — balsam poplar — white spruce/ Canada buffalo—berry/ prickly rose/ hairy wild rye/ moss; Aspen — birch — alder/prickly rose	Level, fine to medium textured fluvial over-bank deposits from the Hay River	M (W,H,)	м (W,H)	M (W,P)	N	M (U)	L06	White spruce — black spruce/ Labrador tea/ moss; Willow/ alder/ sedge	Extensive, coarse textured beach ridge deposits adjacent to Great Slave Lake; depressions between beach ridges commonly contain organic materials and aquatic emergent vegetation	N/S (W)	N/S (W)	vs (X)	N	N
7	White spruce - black spruce/Labrador tea/ moss; Black spruce - tamarack/dwarf birch - willow/ sedge	Level to slightly depressional with shallow organic materials over fine textured fluvial deposits	S (W,S,H)	S (W,S,H)	S (W,P)	S (W,P,U)	S (W)	L07	Black spruce — tamarack/ dwarf birch — willow/ sedge; White spruce — black spruce/ Labrador tea/ moss	Complex consisting of medium to coarse textured lacustrine materials on small hummocks and organics (fens) in poorly drained depressions	VS (F,W,S)	VS (F,W,S)	VS (F,W,P)	VS (F,W,P)	VS (F,W)
LUVIAL,	LACUSTRINE AND ORGANIC							LO8	Black spruce - tamarack/ dwarf birch -	Complex of low hummocky lacustrine deposits and		VS (F,W,S)	VS (F,W,P)	VS (F,W,P)	VS (F,W)
.01	Black spruce — tamarack/dwarf birch — willow/ sedge; Black spruce/ willow/ bog cranberry/ moss	Complex of slightly elevated fine textured hummocky fluvio—lacustrine materials with shallow organic materials in depressional areas	S (F,W,S,H)	S (F,W,S,H)	VS (F,W,P)	S (W,P,U)	VS (W)	MODAINE	willow/ sedge; Willow/ alder/ sedge	shallow organics overlying fine to medium textured lacustrine materials					
LO2	Black spruce — tamarack/ dwarf birch — willow/sedge; Black spruce/ willow/ bog cranberry/moss	Complex of organic materials in a large depressional area with scattered, hummocky, fine, to medium textured fluvio—lacustrine materials	VS (W)	VS (W)	VS (F,W,P)	VS (W)	VS (W)	MORAINE M1	Jack pine/ prickly rose/ bearberry/ reindeer lichen	Low ridged morainal deposits in the southeast portion of the study area; ridges are generally	м (н)	M (W,H)	M (W,P)	M (W,P)	M (W)
RGANIC	AND FLUVIAL						•	M2	Jack pine - black spruce/ prickly rose -	aligned north—south Level to low hummocky morainal deposits; thin	м (н)	M (W,H)	S (P)	M (W,P,U)	M (W)
F1	Willow/sedge — marshland; aquatic emergents	Remnant fluvial channels with significant areas of standing water; infilling with shallow organic deposits common	VS (F,W,S,H)	VS (F,W,S,H)	VS (F,W,)	VS (F,W,P)	VS (F,W,U)	MODAINE	Canada buffalo- berry/ bog cranberry/ hairy wild rye/ moss	organic veneers common					
F2	Willow/sedge — marshland	A portion of the floodplain of East Sandy River downstream from Highway #5; low gradient channe with poorly defined banks; shallow organic deposits	el	VS (F,W,S,H)	VS (F,W,)	VS (F,W,P)	VS (F,W,U)	MORAINE MO1	AND ORGANIC Jack pine - black spruce/ prickly rose - Canada buffalo- berry/ bog	Complex of low hummocky morainal deposits and organic materials of variable thickness	M (W,H)	s (w)	S (W,P)	S (W,P)	VS (F,W,U)
F3	Willow/sedge	A portion of the floodplain of East Sandy River, low gradient channel; narrow band of shallow organics adjacent to channel	S (F)	S (F,W)	S (F,W)	S (F)	VS (F)		Canada buffaloberry/bog cranberry/ hairy wild rye/ moss; Black spruce/ Labrador tea — bearberry/horsetail/reindeer lichen						
SLACIOI	ACUSTRINE AND MORAINE	·				l		ORGANIC							
LM1	Black spruce — tamarack/ dwarf birch — willow/sedge; White spruce —	Sightly elevated plateau with fine to medium textured glaciolacustrine and morainal deposits;	N	M (W)	M (W,P)	M (W)	M (W)	01	Willow/ sedge - marshland	Depressional to level organic deposits with significant standing water; underlying fine textured lacustrine materials occur at variable depths	VS (F,W,S)	VS (F,W,S)	VS (F,W,P)	VS (F,W,P)	VS (F,W,∪)
SLACIOL	aspen/prickly rose - buffalo-berry/ moss	portion of area has been cleared for MOT site						02	Willow — alder/ sedge; Black spruce — tamorack/ dwarf birch — willow/ sedge	Slightly depressional to level, moderately deep overlying fine textued lacustrine materials; materials; standing water common	VS (F,W,S)	VS (F,W,S)	VS (F,W,P)	VS (F,W,P)	VS (F,W,U)
SLMO1	Black spruce — tamarack/ dwarf birch — willow/sedge; Black spruce/ Labrador tea/ bearberry — horsetail/ reindeer lichen	Organic materials of variable depth (generally less than 30 cm) overlying fine to medium textured glaciolacustrine and morainal deposits	S (W)	s (w)	S (W)	S (W,P)	S (W)	03	Willow/ sedge; Tamarack/ dwarf birch/ willow/ sedge	Level organic materials (primarily patterned fens) overlying fine textured lacustrine materials; water commonly occurs	VS (F,W,S)	VS (F,W,S)	VS (F,W,P)	VS (F,W,P)	VS (F,W,∪)



Key to Limitation Factors: B Shallow bedrock S High shrink — swell potential F Flood hazard T Topography (steep slope) H Potential frost action U Surface texture P Low permeability W Poor soil drainage R Rockiness X Excessive soil permeability

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