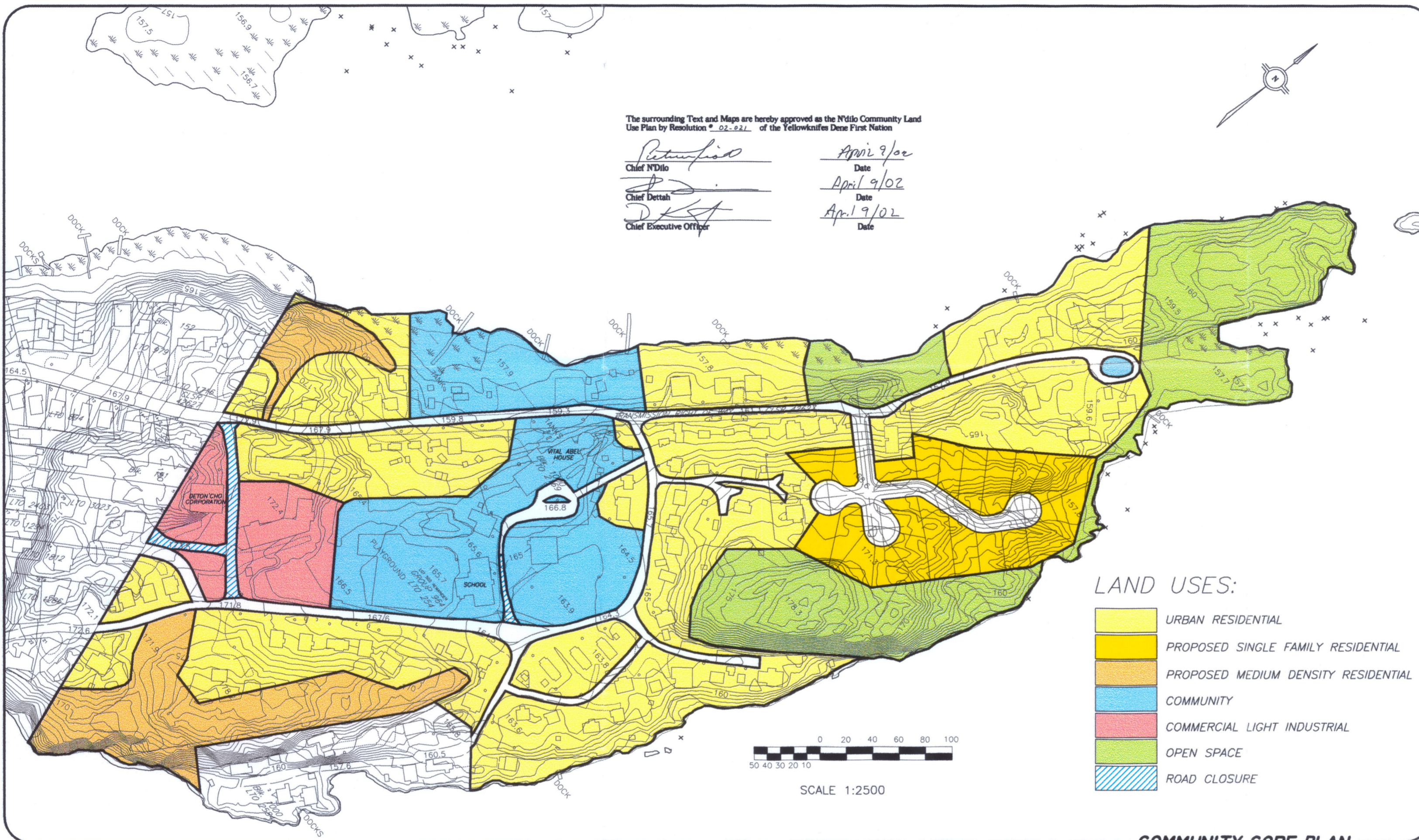
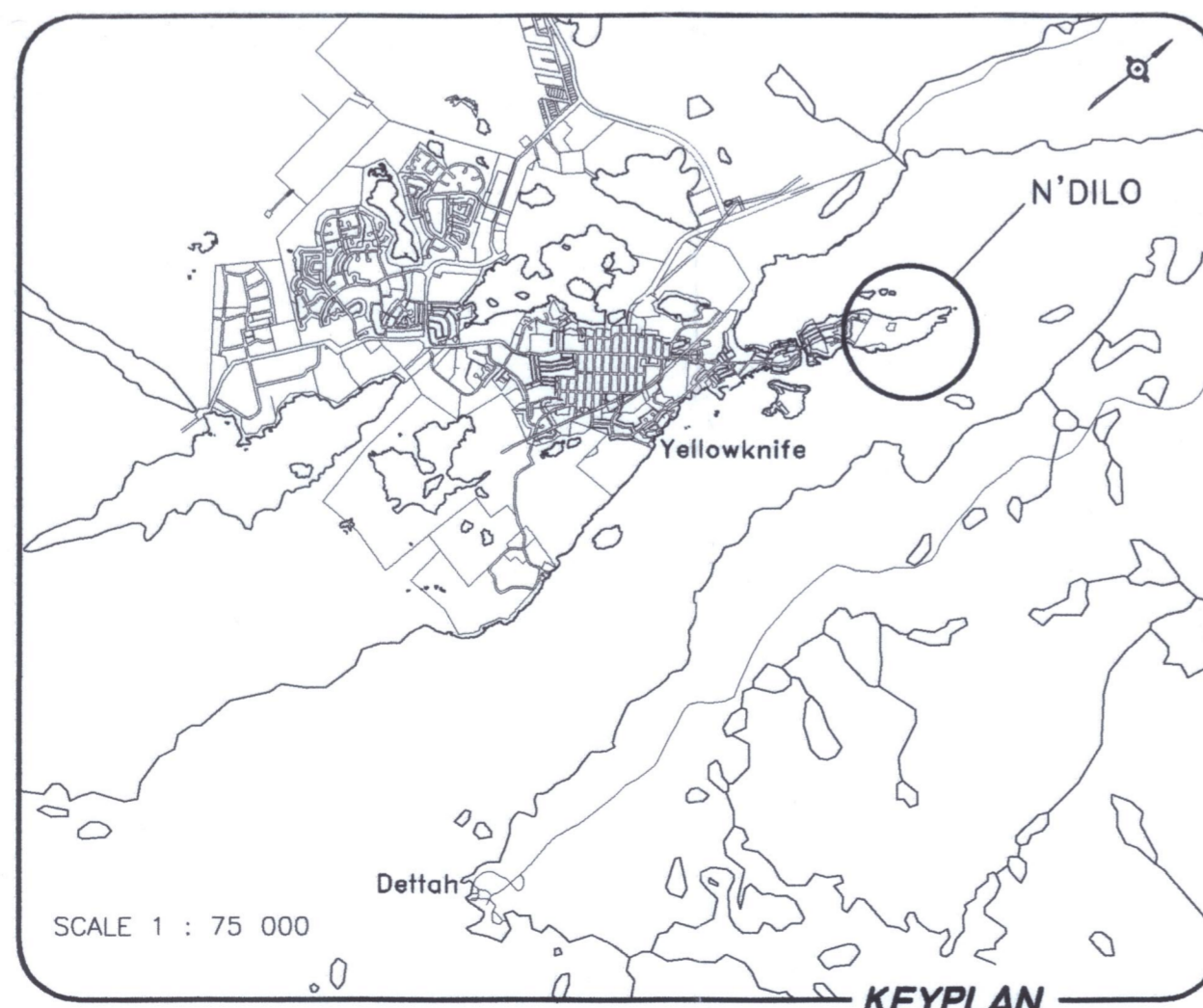


# N'DILO LAND USE



ZONE	USES	RESTRICTIONS
Urban Residential	Residential use includes single family unit dwellings, home businesses, and accessory building and uses.	<ul style="list-style-type: none"> <li>Minimum lot size for new development areas will be 18 meters (frontage) by 30 meters.</li> <li>The minimum surveyed road width for a new development area will be 15 meters.</li> <li>A fire separation of 6 meters will be enforced for all new buildings.</li> <li>Water and sewer connections for truck services will be on the front of the building, facing the main access road.</li> <li>New buildings setbacks from the property lines will be 6 meters from the front and back, and 3 meters on each side.</li> <li>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.</li> </ul>
Medium Density Residential	Residential use includes multiple unit dwellings, row housing or apartment buildings, home businesses, and accessory buildings and uses.	<ul style="list-style-type: none"> <li>The minimum surveyed road width for a new development area will be 15 meters.</li> <li>A fire separation of 6 meters will be enforced for all new buildings.</li> <li>Water and sewer connections for truck services will be on the front of the building, facing the main access road.</li> <li>New buildings setbacks from the property lines will be 6 meters from the front and back, and 3 meters on each side.</li> <li>Buildings should maintain a 10 meter setback to vegetation as a protection from wildfires.</li> <li>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.</li> </ul>
Community	Community use includes government buildings (school, offices, garages, fire hall, and gymnasium), community freezer, historic sites, cemeteries, churches, seasonal use buildings, boat storage within beach areas, and other uses supported by the Council.	<ul style="list-style-type: none"> <li>The minimum lot size for a new building will be 24 meters (frontage) by 30 meters.</li> <li>Plans for new buildings will be forwarded to the Fire Protection Authority for review and approval.</li> <li>Building setbacks from the property lines will be 6 meters from the front and back, and 3 meters on each side.</li> <li>Water and sewer connections for truck services will be on the front facing the main access road.</li> <li>Buildings should maintain a 10 meter setback to vegetation as a protection from wildfires.</li> <li>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.</li> </ul>
Commercial/Light Industrial	Commercial/Light Industrial includes stores, accommodation, restaurants, garages, or shops and related activity.	<ul style="list-style-type: none"> <li>The minimum lot size for a new building will be 24 meters (frontage) by 30 meters.</li> <li>Plans for new buildings will be forwarded to the Fire Protection Authority for review and approval.</li> <li>Building setbacks from the property lines will be 6 meters from the front and back, and 3 meters on each side.</li> <li>Water and sewer connections for truck services will be on the front facing the main access road.</li> <li>Buildings should maintain a 10 meter setback to vegetation as a protection from wildfires.</li> <li>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.</li> </ul>
Open Space	Open Space includes areas not otherwise marked on the land use plan, and will be maintained in an underdeveloped state, except for uses that support the traditional lifestyles within the community.	<ul style="list-style-type: none"> <li>Development in open space areas will be limited to seasonal use buildings less than 3 meters by 3 meters.</li> <li>Hunting and trapping or other activities that could affect Public Health and Safety will not be permitted.</li> <li>The distance from community hunting and trapping will be determined by the Band Council, and Hunters and Trappers Association, in consultation with regional Wildlife and Fisheries Officer.</li> <li>A fuel break may be constructed as a barrier to fire so that fires burning into them can be controlled.</li> </ul>

## COMMUNITY CORE PLAN



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

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

In pursuing goals stated above, the community of N'Dilo has the following land use objectives:

- maintain undisturbed areas of archeological or historical significance.
- build or improve drainage systems to handle spring runoff, and reduce erosion damage to roads and buildings sites.
- provide for improved access to water in "community" and "open space" lands.
- provide for residential housing lands adapted to the needs of residents engaged in hunting/trapping or the wage economies, detailed in the restrictions of the Land Use Chart.
- locate community use sites near the center of the community.
- support the implementation of the Akaitcho boundary.
- support the development and implementation of a Community Forest Management Plan in co-operation with relevant government agencies.

## LAND USE STATEMENTS

## LAND USE CHART



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