

TSIGEHHTCHIC LAND USE PLAN

The Tsigehhtchic Charter Community Council has adopted this Land Use Plan to guide the use and development of land within the community. The Plan consists of the Vision, Goals, Policies and Land Use Maps (Map 1 and 2).

1. OUR VISION

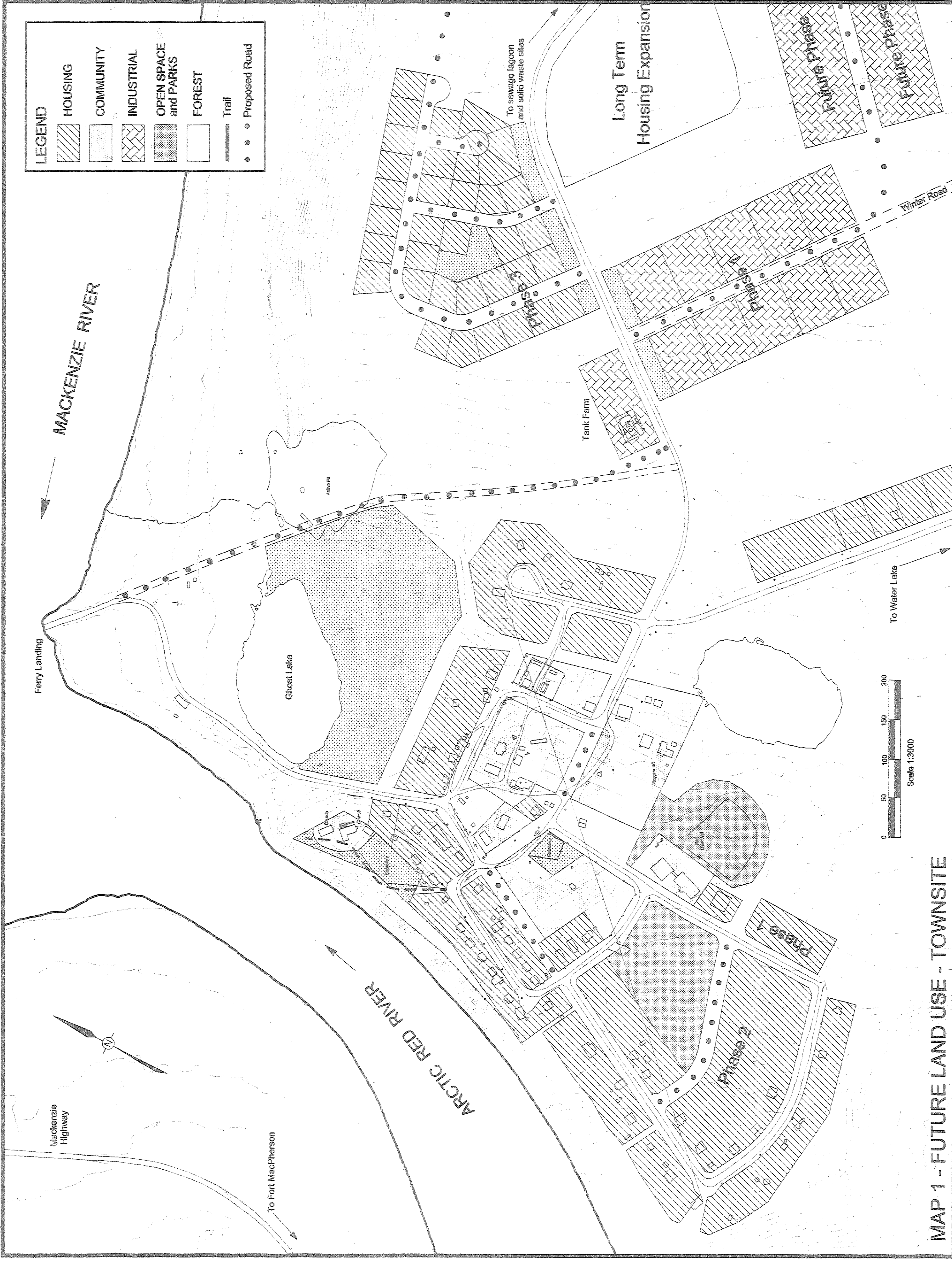
- More, accessible and varied recreational activities with trained coaches and recreation leaders
- Consider access to get in and out of the community
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- Good, adequate housing for all people
- Safe, comfortable environment in which to live in
- Strong community identity with people speaking Gwich'in and respecting the traditional culture practices
- Tourists staying and spending money in the community while respecting and experiencing traditional practices
- Skilled local residents running programs, services and businesses
- Convenient local health services

2. GOALS

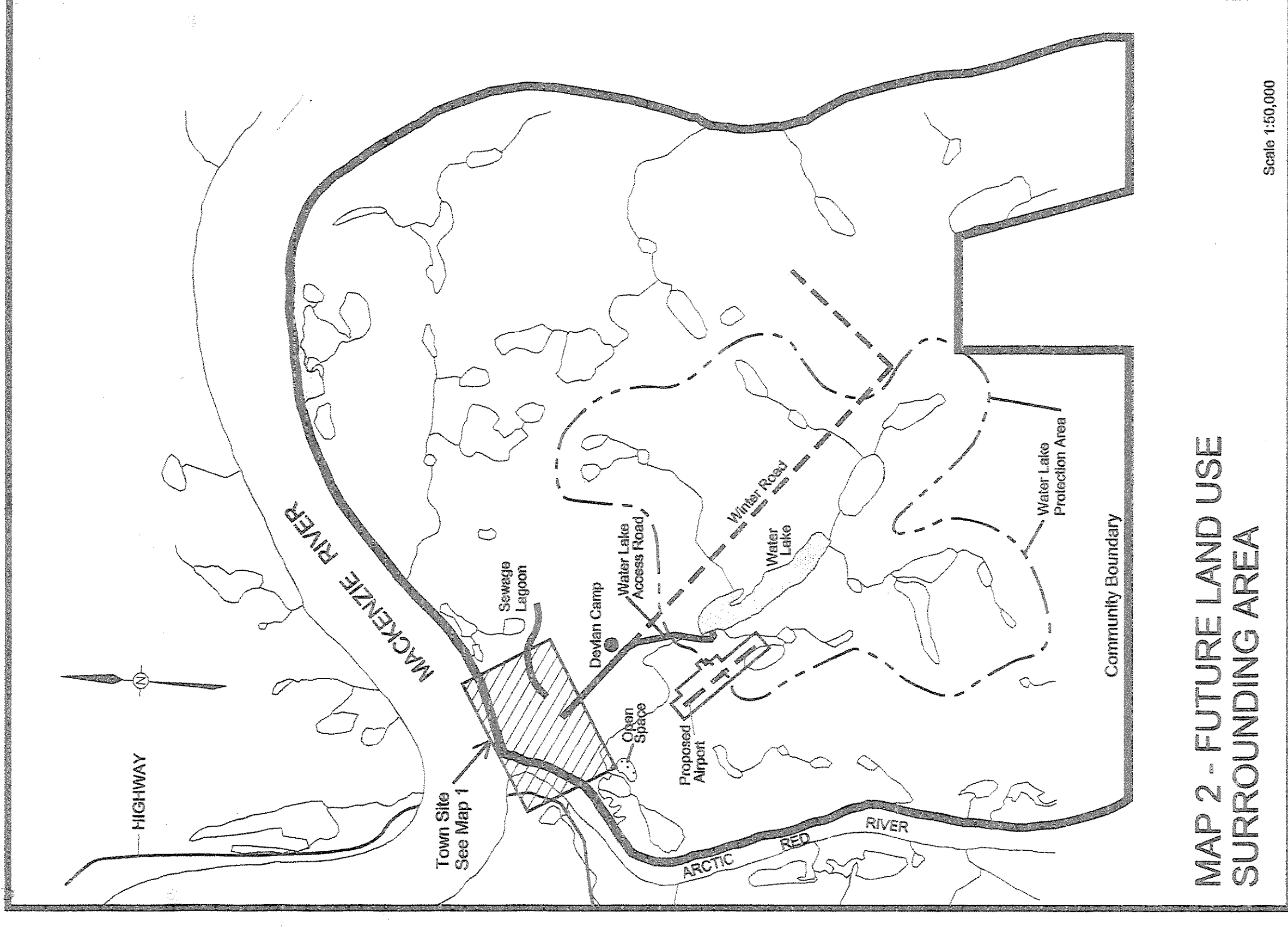
1. Encourage the development of a tourism industry including signage, a recreational vehicle park, picnic ground, a hotel and cultural facilities
2. Provide land for commercial and community services in a central area to provide a broad range of services that are convenient to residents
3. Provide land for industrial uses, which is close to, but outside the built up area of the community
4. Develop an open space network for residents and tourists, including walking trails and the waterfront
5. Restore the church and develop a museum and cultural centre
6. Provide land for a variety of housing including single persons housing
7. Promote the Gwich'in culture and raise the identification of buildings by naming streets and numbering buildings
8. Identify a site for an arena, which should be close to recreational facilities
9. Identify a site for an arena, which should be close to recreational facilities
10. Locate a dog area, one for winter and one for summer that is convenient to dog owners and is located in a safe and quiet area for residents
11. Identify an area for an airport and provide easier access to Fort MacPherson and Inuvik
12. Enhance the appearance of the community with landscaping and beautification projects

3. GENERAL POLICIES

- 3.1 All applications for land or development proposals shall follow this plan. Council will review and approve all development proposals prior to construction.
- 3.2 Council will use the plan to guide the phasing and construction of new land development areas.



MAP 1 - FUTURE LAND USE - TOWNSITE



MAP 2 - FUTURE LAND USE SURROUNDING AREA

4. HOUSING

- 4.1 New housing shall be built in those areas shown as Housing on Map 1.
- 4.2 Providing new housing is a priority for the community, especially housing for single persons.
- 4.3 New garages required for storage of vehicles shall be built in the industrial areas and not in residential areas. Existing industrial uses in housing areas such as garages, workshops and storage areas shall be encouraged to move to the industrial areas.
- 4.4 The construction of new areas for parking shall follow the phasing shown on the map.
- 4.5 The long term expansion (beyond the year 2021) of housing areas will require the relocation of the solid waste site and eventually the sewage lagoon.

6. INDUSTRIAL

- 6.1 Industrial uses such as fuel storage, power plants, parking garages, warehouses, workshops and outside storage should be located away from housing areas and the centre of town. Other uses that create noise or vibration shall be located in industrial areas. Industrial uses shall be located in areas shown as industrial on Map 1.
- 6.2 Oil and gas related uses shall be located in the industrial areas. The use of local accommodation, businesses and the gas station. No camps for workers should be built within the community boundaries. Industry is encouraged to build or rent out existing housing in the community.
- 6.3 All businesses including oil and gas shall use the solid waste site, the waste metal site and sewage lagoons for the disposal of their wastes. The Council will consider fees for use of these sites from outside businesses.
- 6.4 The "Dowling" camp along the water lake road will be required to move into the industrial area within 2 years.

7. OPEN SPACE and PARKS

- 7.1 Areas shown on Map 1 as Open Space and Parks will be used for recreational activities and to protect special places from development.
- 7.2 A site for an arena, seating rink and covered swimming pool is reserved across the road from the school. An alternative site is behind the gym on the existing bus field.
- 7.3 A soccer/playground area has been set aside in the new Inuvik housing area above the gravel pit. A picnic area will be built (site needs to be selected).
- 7.4 A recreational vehicle park and campground will be built on the flats.
- 7.5 The scenic viewpoint near the church will be maintained.
- 7.6 The walking trail from the church, beside the cemetery fence, along the Arctic Red River will be maintained.
- 7.7 The hilltop south of the community, shown on Map 2, will be protected for a possible park in the long term.

5. COMMUNITY

- 5.1 Community facilities such as offices, school, stores and hotels are encouraged to locate in the centre of the community as shown on Map 1 as Community.
- 5.2 Housing may be permitted in the areas shown as Community, especially multifamily housing, or housing above offices or stores, provided the Council is of the opinion that sufficient land is available for future community uses in the central area of the community.
- 5.3 The store should be expanded in its present location.
- 5.4 A new regional Gwich'in cultural centre with space for artifacts and cultural demonstrations and exhibits should be built in the area shown as Community on Map 1.
- 5.5 Uses such as the power plant, the community works yard and the Northwest satellite are encouraged, over time, to relocate to the industrial area.
- 5.6 The church shall be restored with a priority on the repairing of the roof.
- 5.7 A local museum will be established in the church.

APPROVAL

Day of _____ 2002 Resolution Number _____

DATE DATE

CHIEF _____

SAO/BAND MANAGER _____

Oblique

8. FOREST

- 8.1 All areas within the proposed community boundaries and not identified for other uses are shown as Forest on the Land Use Map. These areas will be protected from development unless needed for community needs such as the airport, gravel sources, and water and sewerage facilities including roads to all these sites.
- 8.2 The existing gravel site shall be closed as soon as possible and the area restored.
- 8.3 A site for a new gravel source will be found and developed within the next three years. Areas near the southern boundary of the community are the most likely source. Access will likely be provided by winter road.
- 8.4 The Council will work with the Department of Resources, Wildlife and Economic Development to widen and clear the existing fireguards, to construct other fireguards closer to the built up area and to consider other methods to protect the community from wildfires.
- 8.5 The Council will improve the current management of the solid waste site especially the reduction of blowing debris. In the long term the waste site should be relocated further from the townsite.
- 8.6 The scrap metal waste site shall be improved with the construction of gravel pads and the sorting of batteries and drums from other wastes. In the long term this site should be used further from the community.
- 8.7 The summer dog area should be relocated to the McPherson side of the river. The winter dog area shall be in the industrial area.
- 8.8 The large Tsigehhtchic sign shall be built on the "gravel pit" hill.
- 8.9 Development within the 150 Lake watershed protection area shall not be allowed unless the Council is satisfied adequate means are in place to protect the community water supply.

9. TRANSPORTATION

- 9.1 All roads in the community shall have signs with Gwich'in names. All buildings will be numbered.
- 9.2 The Council encourages the Department of Transportation to assist with the planting of trees and shrubs on the lower route that cleared for the bypass road.
- 9.3 The Council encourages the Department of Transportation to complete their studies and take action to improve the ferry landing and to protect the fish habitat.
- 9.4 The Council encourages the construction of an airport on the location shown on Map 2.
- 9.5 An all season bridge should be built across the Arctic Red River to connect to the Fort MacPherson highway.