

WEKWETI



Land Use Plan

The Dechi Laot'i 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

We gain strength and knowledge from our ancestors who lived on this land before us. To live effectively in two worlds Wekweti continues to draw on our culture and history as a source of strength to meet the challenges introduced by other cultures. We no longer blame others or each other for how we are. We are challenged to create harmony and balance in a changing world. Wekweti is once again revisiting our responsibility for living in a manner that is respectful and caring.

In unity, the people of Wekweti will make choices that will enhance our sense of purpose, belonging and responsibilities, now and for the future.

Council will reflect these values in programs and services and will create opportunities for community members to be fully responsible to fulfill the Dogrib vision of becoming strong like two people.

2. GOALS

- 2.1 To build on the commitment of people willing to teach culture and share knowledge and skills.
- 2.2 To provide opportunities for spiritual growth.
- 2.3 To ensure kids are safe going to and from school.
- 2.4 To increase community commitment to education.
- 2.5 To increase the number of certified trades people in Wekweti.
- 2.6 To share information within the community as a way of empowering people and to create trust.
- 2.7 To develop conflict of interest policies and guidelines supported by the community to ensure fairness and to create trust.
- 2.8 To widen community roads for safety and consider regional roads and to construct a road to the gravesite.
- 2.9 To ensure that the garbage dump does not contaminate the lake and that it does not create a fire hazard.
- 2.10 To practice traditional values or caring for elders and people with disabilities.
- 2.11 To provide housing opportunities in Wekweti.
- 2.12 To develop opportunities for community members to plan for local economic development.
- 2.13 To organize a community based environmental committee.
- 2.14 To clean up the community in the spring and fall each year.



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. Phase 1 will be completed before starting the next phase. Council will decide the order of future phases when needed.
- 3.3 Over the next few years, council will build enough lots to deal with substandard and overcrowding housing conditions.

4. HOUSING

- 4.1 Minimum lot sizes for new housing parcels should be 40 metres by 30 metres, unless advantages can be gained such as clustering houses to support family ties, to make good use of good land or to reduce costs.
- 4.2 Fire separation distances will be maintained in the development of older housing areas.
- 4.3 New areas for housing will be built according to the phases shown on Map 1.
- 4.4 Wherever possible, housing pads will be built one year before house construction.
- 4.5 New homeowners will be more involved in the design and siting of their house, including house pads.



5. COMMUNITY

- 5.1 Community facilities such as offices, school, post office, harbour and stores are encouraged to locate in the centre of the community as shown on Map 1.
- 5.2 A church will be encouraged to locate in Wekweti on a site shown on Map 1 or in the harbour.
- 5.3 The harbour may be improved to become a year round community hall.
- 5.4 The space for the health centre may be required for new DLFN offices and therefore a new building for the health centre should be considered across from the hotel as shown on Map 1.
- 5.5 If a new store is built, a site immediately to the east of the store should be reserved.
- 5.6 Council will encourage the permanent expansion of the school to allow for higher grade levels. Temporary space will be sought in existing buildings.



6. INDUSTRIAL

- 6.1 Industrial uses such as tank farms, community freezer, power plants, parking garages and outside storage should be located away from housing areas and the centre of town. These areas are shown as Industrial on Map 1. New industrial uses will be located in the old gravel source, along the south side of the road going to the solid waste site.
- 6.2 Industrial uses should be protected from other uses that may restrict their operation.
- 6.3 Council shall explore the choices to minimize the noise from the power plant or consider the long term relocation of the power plant further from the school and housing.



7. OPEN SPACE and PARKS

- 7.1 Areas shown on Map 1 as Open Space and Parks will be used for recreational activities, for waterfront activities and to protect special places from development.
- 7.2 A multi-use trail will be built, as shown on Map 1, to the mountaintop behind the community.
- 7.3 The 2nd beach area will be protected and further improved as a swimming beach and picnic area.
- 7.4 The road through the existing playground and ball field will be closed.
- 7.5 Council will consider constructing an outdoor symbol, such as a teepee or large artistic monument to provide a strong visual identity to the community. A possible location is the open space area shown on Map 1 as you enter the community along the airport road. This area will be replanted with grasses and other vegetation.



8. BUSH

- 8.1 All areas within the proposed community boundaries and not identified for other uses are shown as Bush on the Land Use Maps. 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 A road to the graveyard will be built as shown on Map 2.
- 8.3 New gravel sources will be found and developed to meet the long term needs of the community.
- 8.4 When the existing gravel stockpile is empty a new site will be found further from the townsite so as not to restrict the long term expansion of the community.
- 8.5 Council will encourage the Department of Transportation to widen the airport road to two lanes.
- 8.6 Council will work with the Department of Resources, Wildlife and Economic Development to develop a mixed forest management plan to protect the community from wildfires.
- 8.7 Council will monitor the solid waste site and sewage lagoon to identify any problems with pollution of the lake and to better manage the existing solid waste site. If necessary identify and construct a new facility.
- 8.8 A "Welcome to Wekweti" sign will be posted at the entrance to the townsite.



APPROVAL

DECHI LAOT'I FIRST NATION COUNCIL

27 Day of February 2001

Resolution Number _____

Joseph G. Jones

27-02-01

CHIEF
N. Jones
BAND MANAGER

DATE 27-02-01

DATE