

1.0 General Goals
 This Land Use Plan shall guide the development and conservation of lands within the Wha Ti Charter Community. The purpose of this Land Use Plan is to help hold a safe, healthy, and sustainable community. The Land Use Plan is based on a study of current land uses, landscape features, expected development, as well as community members' needs and desires.

The Land Use Plan shows a picture of how the settlement could grow over the next 20 years. If past levels of growth continue, the population of the community is expected to increase from 418 people in 1996 to between 625 and 754 people in 2016.

The Land Use Areas on the maps show where different types of uses should be located.

1.1 The Council of Wha Ti Charter Community shall adopt this Land Use Plan by resolution and shall control the use and development of all lands within the "Development Control Zone" so that it conforms with the Land Use Plan. The Council of Wha Ti Charter Community shall recommend approval of only those land applications and construction projects that conform to this Land Use Plan.

1.2 The Wha Ti Charter Community shall develop a comprehensive drainage plan and design, which services the existing and proposed development shown in this Land Use Plan.

2.0 Residential
 "Residential" areas shall be used for single family and multiple family housing.

2.1 Sheds, warehouses, garages, and other similar uses are permitted within "Residential" areas only if they relate to a housing unit.

2.2 Home businesses are permitted within "Residential" areas with the permission of the Council of Wha Ti Charter Community only if the houses and the lot maintain the character of the surrounding residential neighborhood.

2.3 The Wha Ti Charter Community shall develop residential subdivisions according to the phased plan shown on the map to ensure that housing lots are available as needed.

2.4 To reduce fire hazard, abandoned sheds and buildings in "Residential" areas shall be removed.

3.0 Community Use
 "Community Use" areas shall be used for public uses such as daycares, senior's care, community assembly building, the hall, school, arena, cemetery as well as for retail and service businesses such as stores, restaurants, and hotels.

3.1 The electrical generator power plant and the micro-wave tower shall be encouraged to move from the "Community Use" area into the "Industrial" area.

3.2 The proposed recreation complex and swimming pool shall be located next to the existing area.

4.0 Industrial
 "Industrial" areas shall be used for fuel storage, power generation, heavy equipment maintenance and storage garages, contractor's yards, storage yards, manufacturing, and other similar uses.

4.1 The future site for the electrical generator power plant and micro-wave tower shall be selected in consultation with community members.

4.2 Fuel storage sites shall be designed according to all applicable Federal and Territorial safety regulations and shall be consolidated wherever possible.

5.0 Parks
 "Parks" areas shall be used for active recreational facilities such as playing fields, running tracks, playgrounds, lot lots, and connecting trails.

5.1 The existing navigational beacon, which is located on the site of the proposed track and field area, shall be encouraged to move to the "Airport" area.

6.0 Environmental Protection
 "Environmental Protection" areas are sensitive to development because they are either too steep, too wet, or next to the water. Uses such as trails, picnic areas, golf courses, tennis, swimming facilities, sheds, smokehouses, back-lanes, and cabins are permitted in these areas.

6.1 The south shoreline shall be restored with a retaining wall, gravel, and a log boom.

6.2 A multiple-use trail system shall be built near the shoreline and along the ridge of the ridge.

6.3 The new water treatment plant is exempt from the restrictions of the "Environmental Protection" area.

5.0 Airport
 The "Airport" area shall be used for runways, navigational aids, terminal building, parking, and industrial uses related to aviation.

5.1 Any development within this area shall be subject to the policies, regulations, and standards established by the Department of Transportation, Arctic Airports Division, Government of the Northwest Territories and Transport Canada Regulations.

6.0 Long-Term Development
 "Long-Term Development" areas may be developed with the permission of the Council of Wha Ti Charter Community only if there are no other suitable for the proposed uses in the areas already designated on the Land Use Map.

6.1 "Industrial" uses in this area shall require adequate buffering or fencing to screen the lot from possible adjacent non-industrial uses.

6.2 Gravel pits and landfills within this area shall be restored and rehabilitated to the satisfaction of the Council of Wha Ti Charter Community.

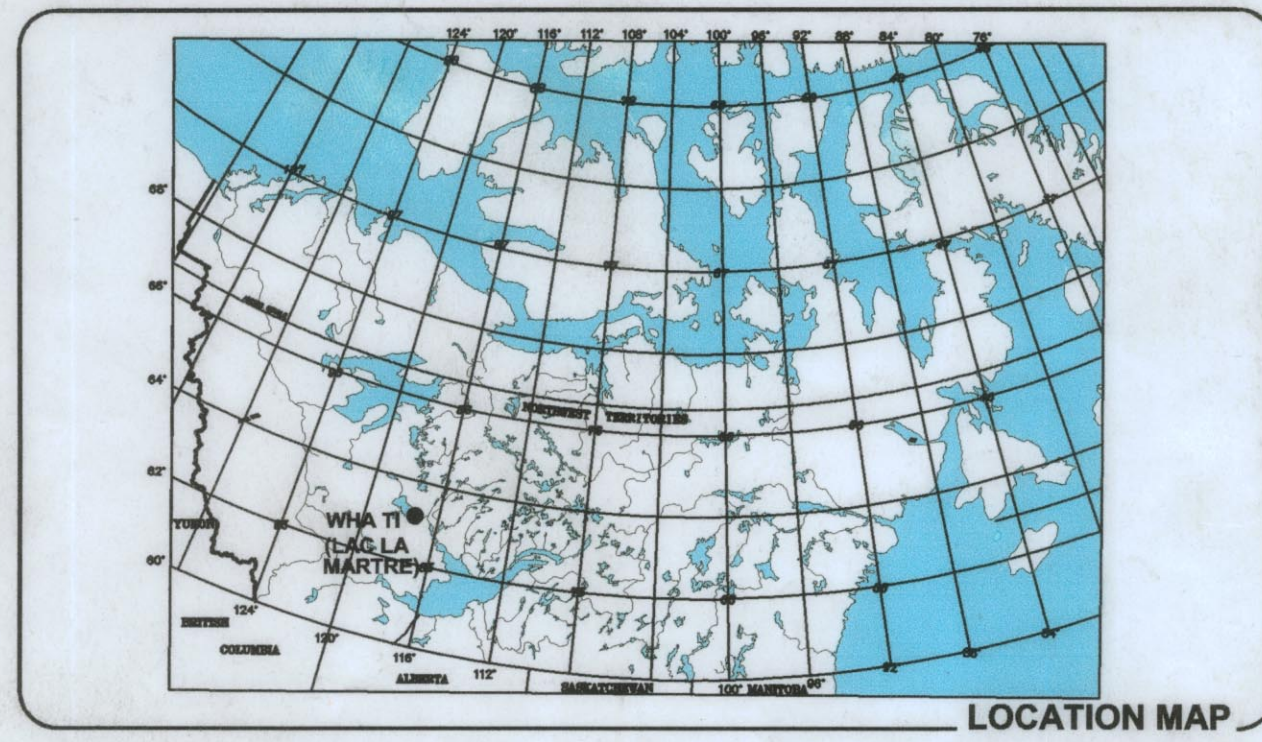
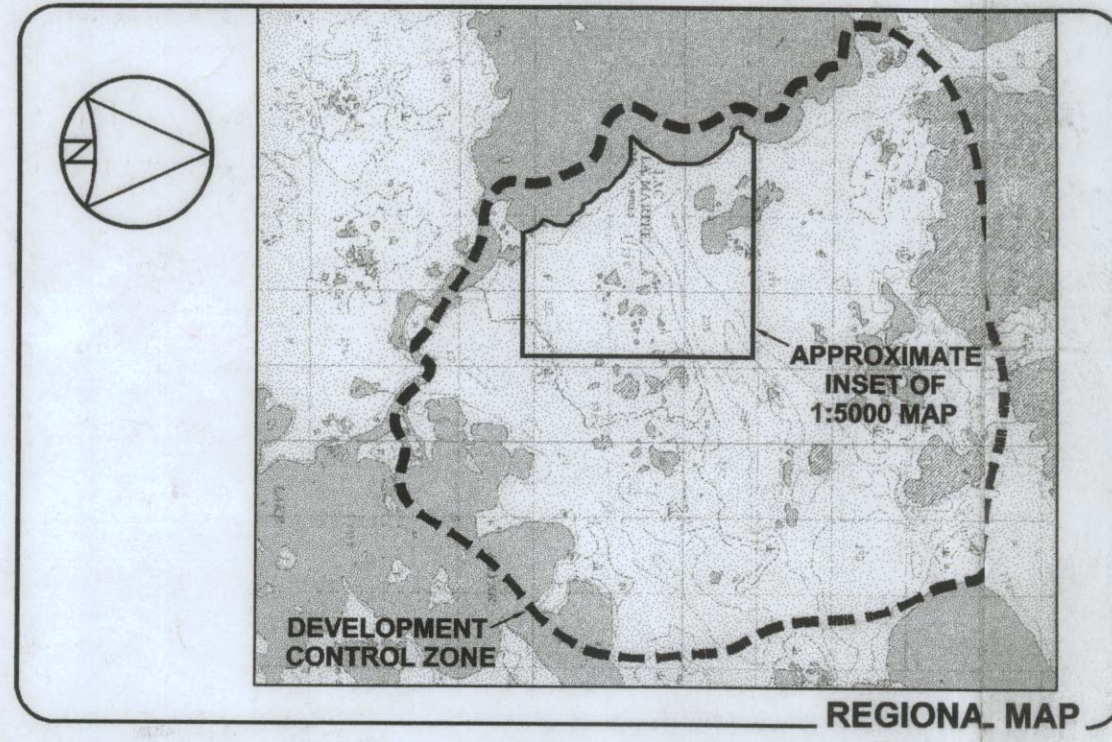
5.0 Winterland
 "Winterland" areas shall be used for traditional activities, open spaces, solid waste disposal sites, sewage disposal sites, quarries, and other similar uses with the permission of the Council of Wha Ti Charter Community.



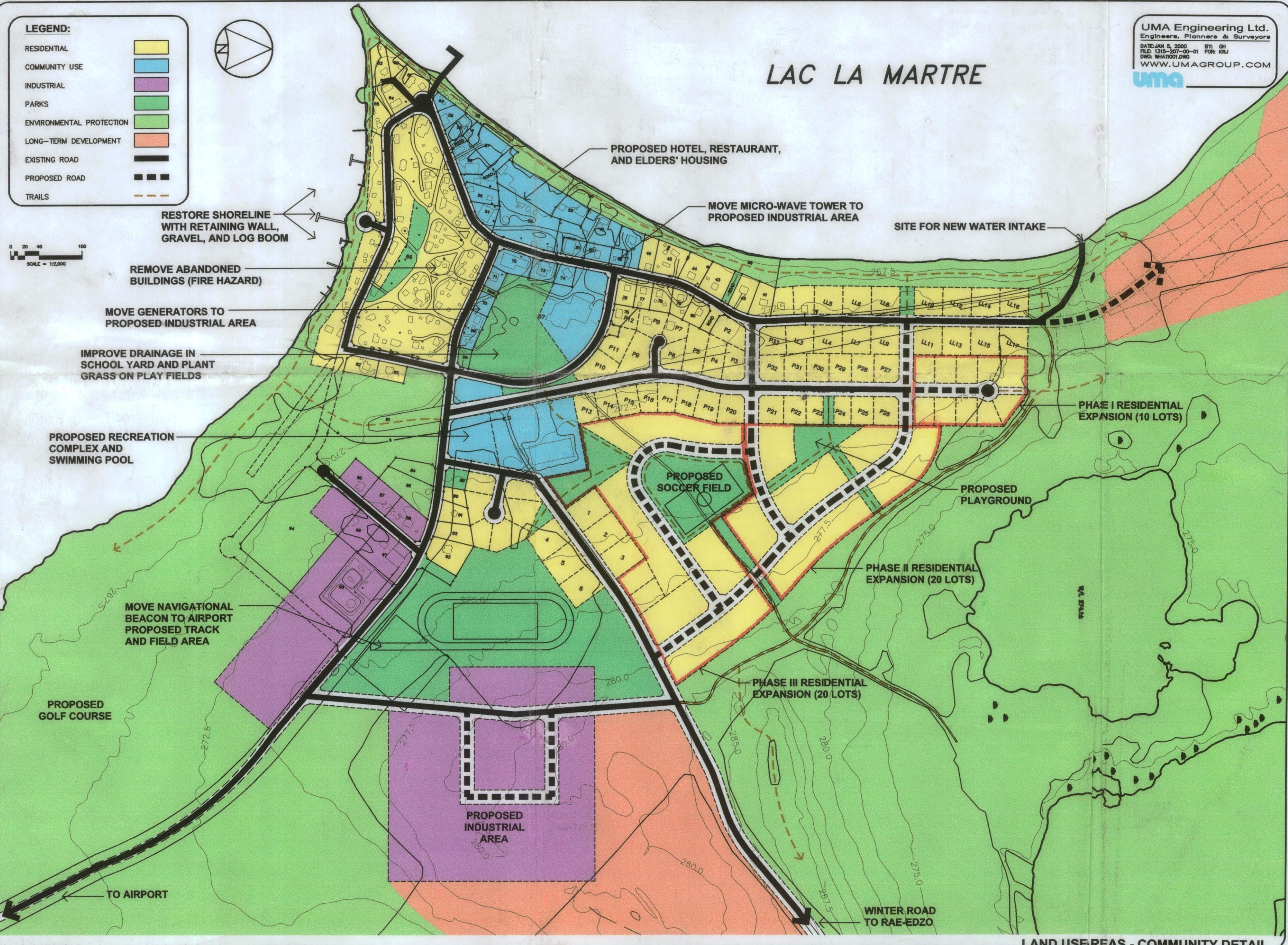
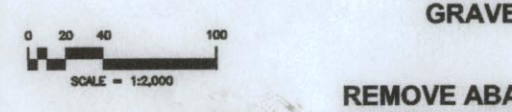
WHA TI CHARTER COMMUNITY LAND USE PLAN

LAND USE POLICIES

UMA Engineering Ltd.
 Engineers, Planners & Surveyors
 DATE: JAN 5, 2000 BY: GH
 FILE: 1315-2277-00-01 FOR: WTI
 DWG: WHA001.DWG
 WWW.UMAGROUP.COM



- LEGEND:**
- RESIDENTIAL
 - COMMUNITY USE
 - INDUSTRIAL
 - PARKS
 - ENVIRONMENTAL PROTECTION
 - LONG-TERM DEVELOPMENT
 - EXISTING ROAD
 - PROPOSED ROAD
 - TRAILS



- LEGEND:**
- ENVIRONMENTAL PROTECTION
 - LONG-TERM DEVELOPMENT
 - AIRPORT
 - EXISTING AND PLANNED DEVELOPMENT (SEE DETAILED MAP)
 - EXISTING ROADS
 - PROPOSED ROADS

