

## Heidi Wiebe

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**From:** Mark\_Davy@gov.nt.ca  
**Sent:** Monday, September 20, 2004 3:00 PM  
**To:** hwiebe@dehcholands.org  
**Subject:** FW: Draft Deh Cho land use plan

-----Original Message-----

From: Mark Davy /YK /MACA  
Sent: Monday, September 20, 2004 2:55 PM  
To: 'hwiebe@dehcholands.org'  
Subject: Draft Deh Cho land use plan

Heidi,

I have reviewed the draft plan on behalf of MACA and have a few comments to offer:

- It is not clear what the functional relationship is between community general plans/zoning bylaws/land use plans and the Deh Cho regional land use plan. Are they intended to dovetail or complement one another or are they to be treated as completely separate entities? This relationship needs to be clarified in the DCLUP. Is there also going to be a mechanism that addresses the land use overlaps between the two jurisdictions?
- It appears that the DCLUP uses municipal boundaries and Development Control Zones (DCZ) as a method of separating the jurisdiction between local government planning and regional planning. This needs to be confirmed and/or clarified.
- Related to this previous point is the issue of existing and future remote community infrastructure sites. Many communities do not have a sufficiently large municipal boundary/DCZ to accommodate remote facilities such as sewage lagoons and landfills. For example, the existing Trout Lake sewage lagoon and solid waste site is located outside of the DCZ. Therefore in some cases, the only land suitable for these facilities may be on areas outside of the current "boundary" on land regulated by the DCLUP. Under a scenario where the area around a community is "conservation", for example, this will create significant impediments to community growth and development. In short, the DCLUP should address the need to accommodate remote community infrastructure. This could possibly be addressed either by allowing for larger community boundaries or through some type of text based exemption for these types of sites.

I hope these comments help. Please let me know if you require clarification on any of these points.

Mark