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HAMLET OF FORT FRANKLIN

COMMUNITY PLAN BACKGROUND REPORT

OCTOBER, 1991

PREPARED BY:  HARKER DEVELOPMENT SERVICES

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HAMLET OF FORT FRANKLIN COMMUNITY PLAN BACKGROUND REPORT

PART ONE INTRODUCTION

WHAT ARE WE DOING?

For years the Fort Franklin Hamlet Council has made important decisions about the future of the community. These decisions were based on the many planning related questions asked of them. Questions such as:

- * I am building a new house; where should I build it?;
- * Are there new areas to build a House? When are these areas going to be available for Housing?;
- * How is my House supposed to be sited on my property?;
- * Where are stores, garages, or offices going to be built?; or,
- * I think we need some new roads. When are they going to be built?.

Until now, Council has answered these without a planning process or an overall plan. As such, the Hamlet Council felt that they needed some help in organizing the land in the community.

With the help of the Department of Municipal and Community Affairs, Council decided to prepare a Community Plan. In preparing the Plan, Council wanted to use a planning process that would be easily understood and would get the job done. Council decided to follow the six step planning process found in the GNWT Community Planning manual (see: Figure 1).

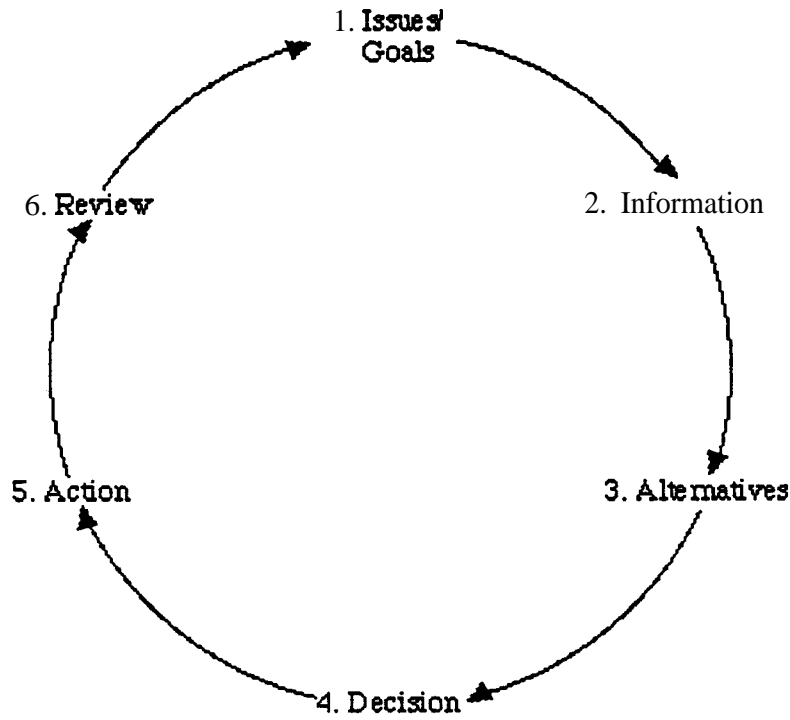
This Background Report is a collection of the INFORMATION and development ALTERNATIVES which results from the planning process. The report is important as it gives Council a chance to review the numerous issues, the needs and desires of the community, and a variety of development alternatives. Council should be aware of these in order to make informed decisions about the future of Fort Franklin.

This report has been prepared as a result of:

- * several meetings held with the Hamlet Council, the Band Council and members of the community;
- * the results of a community questionnaire;
- * a Community Planning workshop held with members of the Hamlet/Band Joint Council and representatives of various G. N.W.T. departments;
- * **input** from interested government **agencies**;
- * **reviewing previous planning** reports **and** documents; **and**,
- * many hours spent in the community.

With the background information in mind, Council will make decisions about how the Hamlet of Fort Franklin will look 20 years from now.

FIGURE 1
The Community Planning Process *



Planning Steps	What We Do
1. Issues/Goals	List the problems we want to solve and decide what we want
2. Information	Find out more about the problems
3. Alternatives	Look at different ways to solve the problems and get what we want
4. Decision	Choose the best way
5. Action	Start using our chosen solution to fix the problem
6. Review	See if our solution is working properly

* FROM: THE COMMUNITY PLANNING MANUAL, 1991

WHERE ARE WE?

The following is taken from a historical plaque which is to be placed at the original site of the old Fort Franklin. Although it is brief, the passage is a **fitting** description of the long history of the community:

LIFE AT DELINE*

Known by the **Sahtu Dene** as **Deline**, or “the place where the lake flows” to Great Bear River, the southwest end of Keith Arm has been an important gathering place for people for at least 6,000 years. The fur traders called it the fishery because of its importance to the **Dene** and traders as a source of food.

The hill upon which you stand has played a major part in the human use of this region. Its most famous occupant was the British naval officer, Captain John Franklin. His men built the post which was called Fort Franklin on this spot in 1825, and spent the following two winters here. The fort served as his forward base camp for an exploratory expedition down the Mackenzie River to the Beaufort Sea in a continuing attempt to map the northern coastline of North America.

Archaeological excavations on this hilltop have also revealed the existence of earlier and later **Dene** camps, and a Northwest Company trading post (circa 1797- 1815). In 1986, the **Dene** prophet, Old Andre, had a cross erected on the site as a sign of spiritual renewal for his people.

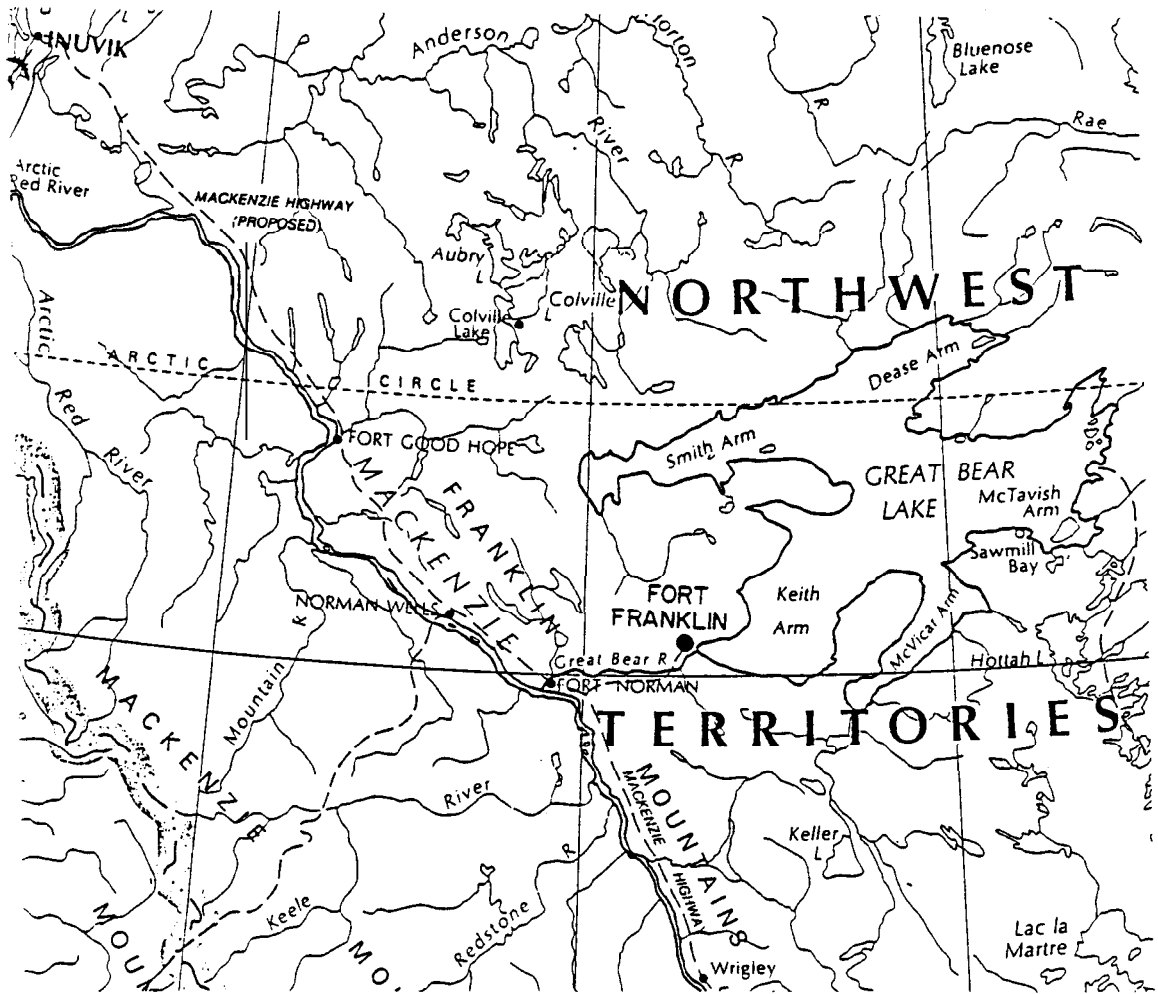
* From Prince of Wales Heritage Plaque

Map 1 shows the location of Fort Franklin and its neighboring **Sahtu** communities. Map 2 shows the Hamlet of Fort Franklin Municipal Boundary. The area within the municipal boundary is also the same area covered by the Fort Franklin Community Plan.

Fort Franklin is part of the **Inuvik** region, with the regional Government headquarters located in **Inuvik** approximately 560 kilometers to the northwest of Fort Franklin.

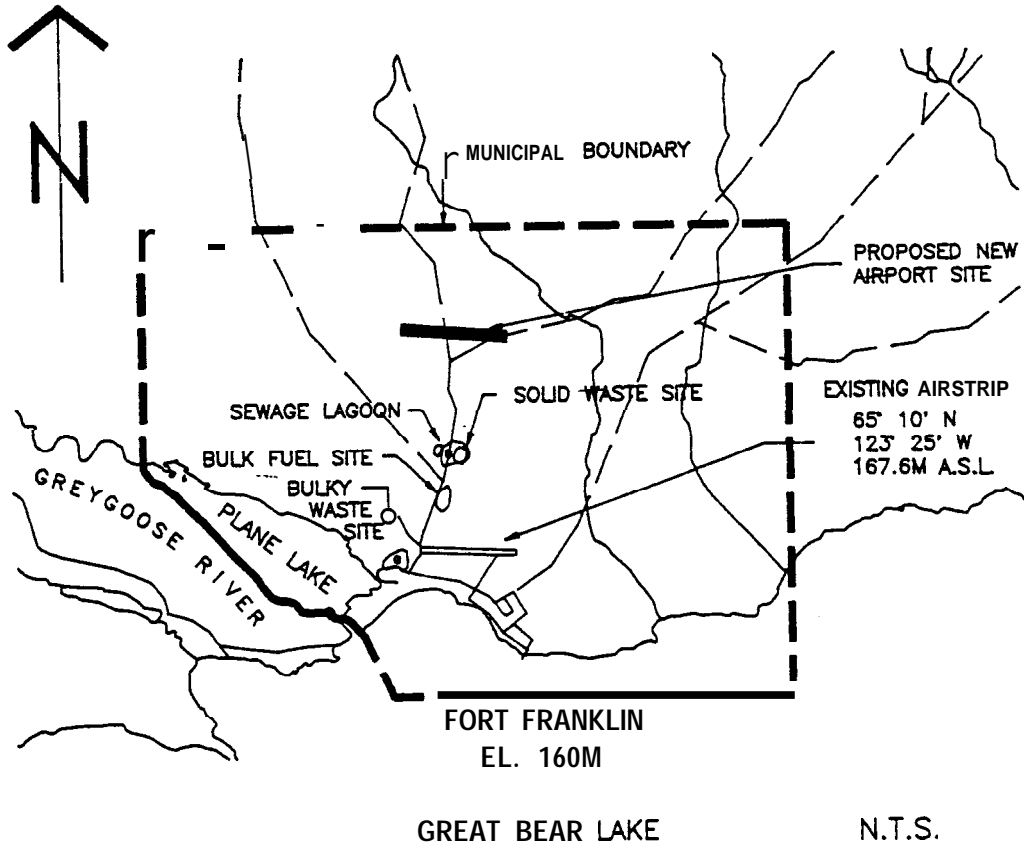
Fort Franklin achieved Hamlet status on April 1, 1972.

MAP 1



HAMLET OF FORT FRANKLIN COMMUNITY PLAN BACKGROUND REPORT

MAP 2



HAMLET OF FORT FRANKLIN
COMMUNITY PLAN
BACKGROUND REPORT

PART TWO PRESENTATION OF INFORMATION

WHAT DOES THE COMMUNITY LOOK LIKE NOW?

To assist in gathering information and with preparing the Community Plan, the Hamlet Council hired two young people from the Community. With **the** help of Kenny **Neyelle** and Patricia Modeste, information regarding: **Existing** Land Use and an updated Building Inventory was obtained; a Building Condition survey undertaken; **and, data** regarding Existing-Services was compiled.

Despite never having had a formal planning document, planning decisions within the community have taken place and are very noticeable. Where they are clearly evident these decisions, or trends, have been noted.

Existing Land Use

The Existing Land Use for the community is shown on Map 3.

In reference to Map 3, a general land use classification system was used to help categorize each building in the community. This is a common descriptive system used throughout the NWT. These categories will also be used in the community plan.

Table 1 summarizes the number of buildings in each category.

TABLE 1
EXISTING BUILDING USE

Housing	150
Commercial	14
Community	24
Industrial	7
Hinterland	3

Total	198

Housing Use

The Housing use pattern shows buildings that are used for living, eating and sleeping. This includes both public and private Housing examples such as:

- * Sahcho Subdivision - Private.
- * **Tarekwe** Subdivision - Public.
- * Soldat **Dahke** - Public **&** Private.

Trends

In the past the **trend** was to allow private housing to build south of the main road, and to put public housing to the north, with **both** being centered about **the** old Community **Hall complex/Recreation area**. This allowed the private homeowner to have direct access to the shoreline.



HAMLET OF FORT FRANKLIN COMMUNITY PLAN

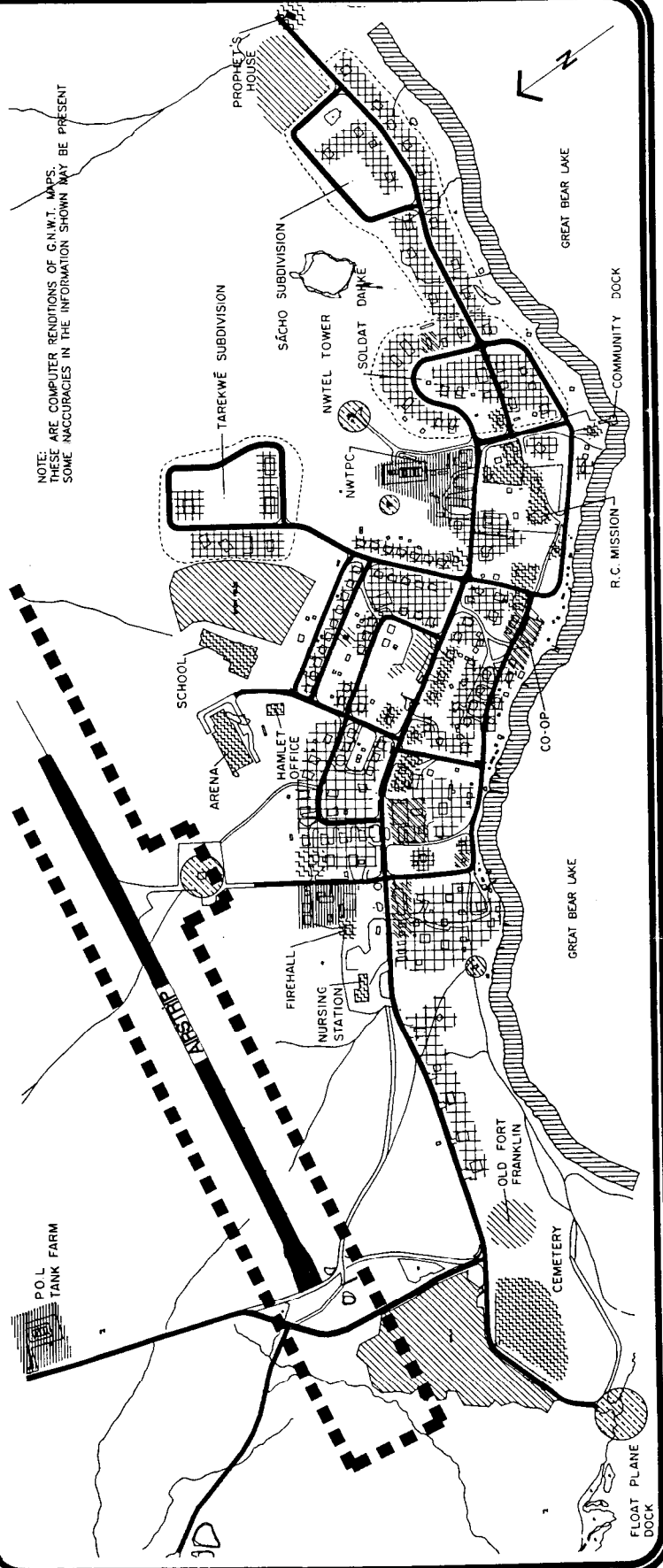
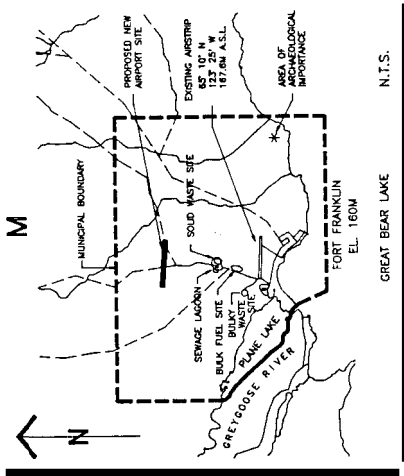
LEGEND

- | | | | |
|--|-----------------|--|----------------|
| | RESIDENTIAL USE | | OPEN SPACE USE |
| | COMMUNITY USE | | HINTERLAND USE |
| | COMMERCIAL USE | | EXISTING ROADS |
| | INDUSTRIAL USE | | |

MAP No. 3 EXISTING USES

SCALE: 20.0 50 100 200M

N.T.S.



NOTE: THESE ARE COMPUTER RENDERINGS OF G.N.W.T. MAPS. SOME INACCURACIES IN THE INFORMATION SHOWN MAY BE PRESENT

This development pattern continues with recent construction. **Sahcho** subdivision has direct access or is very close to the lake; whereas the **Tarekwe** subdivision is well removed from the lake.

Commercial Use

The Commercial use pattern shows buildings that are used for shopping, entertainment, or for lodging and accommodation. This includes such **Commercial** examples as:

- * Great Bear Motel - Lodging & Restaurant.
- * Northern Store & **Co-op** - Sale of goods.
- * Gina **Dolphus** Tourist Shop - Sale of goods.
- * Community Arcade - Entertainment.

Trends

The Great Bear Motel and the Northern store are located along the main community road at the intersection of the **Airport** access road. These locations offer greater access to visitors as well as to the local resident.

The existing **Co-op** store, centrally located near the lake, replaced the old store after it burned down. It is placed near a Community focal point, that being the Band **Office/R.C** Mission area.

The Tourist Gift shop, also next to the lake, is close to the owner's residence. The community Arcade, located in Soldat **Dahke**, is also near the owner's home. The locating of these commercial buildings appears to be based on a practical decision rather than on being in the most accessible spot in the community.

Community Use

The Community Use pattern shows buildings that are used for socializing and community gathering, religious & spiritual functions, educating, community health and protection services, Government offices, **Indoor** recreation, and for the normal, day-to-day administrative and operational duties of the Hamlet. This includes such **Community** uses as:

- * Nursing Station & **Firehall** - Community health & protection.
- * Hamlet & Band office - Administration
- * School & Adult Education Buildings - Education
- * Roman Catholic Mission - Religious facility
- * Drop-in **Centre**- Indoor activity-area.
- * Arena/Meeting Hall - Indoor recreation & Gathering place
- * Prophet's House - Spiritual facility

Trends

In the past the trend was to locate Community use **buildings** next to the lake, with the Church, Band **Office/Firehall** and the old Nursing Station creating a central gathering spot in the southeast portion of the community.

Over time, and as the community surrounded this focal point, additional land was required to build a new Hamlet Office complex, an Arena/Meeting Hall, and a new School. As a result, a second focal point has been created in the northern portion of the community next to the Airstrip.

Industrial Use

The Industrial pattern shows buildings that are used for repairing, warehousing, manufacturing, storing petroleum products, and for producing power. This includes Industrial examples such as:

- * **NWTPC** Power Plant - Production of power
- * Fort Franklin Housing Association Warehouse - Warehousing
- * **POL** Tank Farm - Petroleum storage facility
- * DPW & Band Garages - Repairing & warehousing

Trends

At one time the Power plant and the **DPW/Band** garages were located at the outskirts of the southeastern focal point. They have now been surrounded with the subsequent expansion of the community.

Recent decisions of Council to locate the **POL** tanks to the north of the **airstrip** indicates that some planning to allow for the community's growth has occurred.

Hinterland Use

The Hinterland use pattern shows areas that should remain undeveloped or that are used for traditional activities, community waste **disposal, air related activities, or communication/navigation towers. This includes** SUCH Hinterland examples as:

- * Traditional Tent along shoreline - Paul **Neyelle's** residence.
- * Garbage Dump & Sewage Lagoon - Community Waste disposal.
- * **NDB & CBC** Towers - Communication/Navigation towers.
- * Float Plane Dock - Air related activity

Trends

As with the Industrial uses, the existing airport and the navigation towers were once located at the outskirts of town. Recent decisions by Council to allow construction next to these facilities has created some pressure for relocation.

The **CBC** towers have been relocated to the north of the **POL** tank farm to accommodate residential expansion. Discussion regarding the relocation of the **Airstrip** and the **NDB** towers is ongoing with the Territorial government.

Open Space Use

The Open Space pattern shows areas that are used as playground/play areas, areas which are largely undeveloped because of cultural and/or historical significance, or are traditional activity areas.

Trends

Within the community there are several **areas** that are considered as Open Space areas: the Old grave site, the New grave site, Old Fort Franklin, and the Plane Crash memorial. All are either culturally or historically significant to the community.

There are two existing playground areas within the community: the large elementary school playground and the community play area next to the Drop-in **centre**.

The boats and the storage sheds along the lakeshore are considered traditional activities.

Building Inventory

Having an inventory of the existing buildings is important as it gives Council an idea of land ownership within the Hamlet. When Council begins to think of where to place future development this information should be helpful.

When using the Building Inventory-Map 4, the reader should refer to Appendix “C”.

Regarding the Building Inventory, it is important to note the following:

- 1) The building owner and the land holder may not be the same. This is due in part to the lease-only policy **currently** in effect in the **NWT** where land claims are not settled. In this instance the gov’t (**GNWT** or Federal) retains ownership of the land but leases it to an individual or corporation.
- 2) Application for land ownership may not have been made by the building owner. Thus, whereas the building may be a private dwelling, the land is currently held by the **GNWT** with no indication of a leaseholder. The owner of the building should make application for the land.
- 3) Some public buildings are located on land currently considered as private land. For instance, some Housing Corporation units are located on designated Indian Affairs land, or Band Land. This may have some implications for any thoughts concerning the redevelopment of areas.

Building Condition

Building Condition is important in the planning process as it indicates the number of buildings that may require renovation or replacement. If there are areas in the community having a large number of buildings in poor condition then Council may have to consider redevelopment of the area to maintain an acceptable standard of housing condition.

Map 5 shows the condition of Residential buildings within the Hamlet. It is important to note that there are a large number of public housing buildings in the central portion of the community that are in fair or poor condition. Council may wish to consider upgrading or redeveloping this area.

Table 2 summarizes the building condition information.

**TABLE 2
BUILDING CONDITIONS - RESIDENTIAL**

	GOOD	FAIR	POOR	NOT ASSESSED	TOTAL
Private	34	8	20	2	64
NWTHC	15	20	3	0	38
Government	4	22	22	0	48
TOTAL	53	50	45	2	150



HAMLET OF FORT FRANKLIN COMMUNITY PLAN

LEGEND

FAIR

BUILDINGS SHOWN AS FAIR MAY REQUIRE SOME WORK TO BRING THEM INTO THE GOOD CATEGORY. THESE BUILDINGS ARE USABLE, BUT HAVE SOME PROBLEMS THAT SHOULD BE FIXED IN THE NEXT 5 TO 10 YEARS.

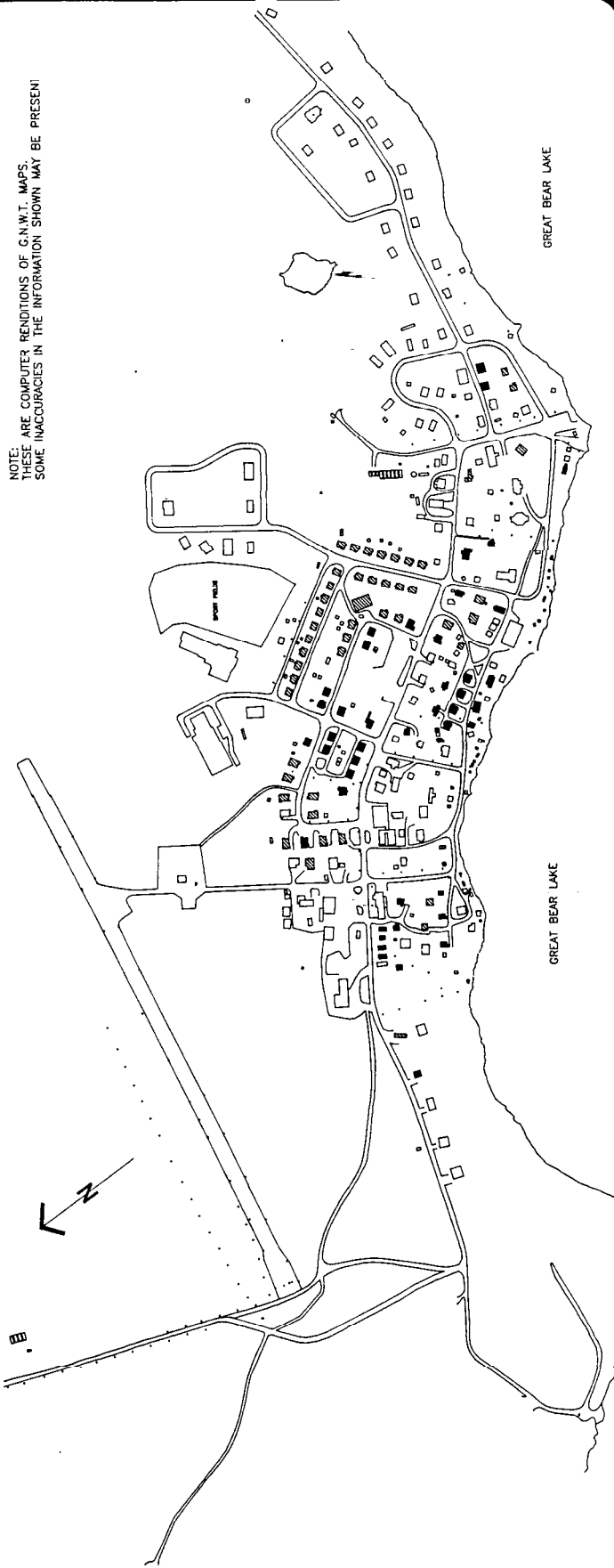
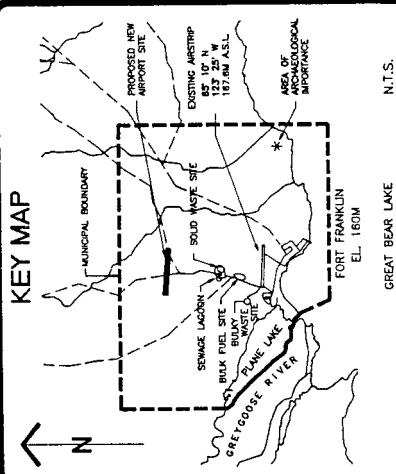
POOR

BUILDINGS SHOWN AS POOR REQUIRE MAJOR RECONSTRUCTION, RETROFIT, OR REMOVAL. THESE BUILDINGS ARE USUALLY NOT SUITABLE FOR USE WITHOUT MAJOR WORK. THEY MAY NOT LAST LONGER THAN 5 YEARS.

MAP No. 5 EXISTING BUILDING CONDITION

SCALE: 20 0 50 100 200M

KEY MAP



NOTE: THESE ARE COMPUTER REPRODUCTIONS OF C.A.M.I.T. MAPS. SOME INACCURACIES IN THE INFORMATION SHOWN MAY BE PRESENT!

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Existing Services

This section briefly explains the existing services available in the community. Map 3 shows the location of the , existing services.

Water Supply & Delivery

The Hamlet currently utilizes Great Bear Lake as its primary source of domestic water. Water is pumped into a 68,000 litre storage tank, chlorinated, and delivered by truck to the community. The truck fill station is located at the pump house next to the community dock.

Sewage Collection and Disposal

The majority of the community is served by pump out services, although the use of honey bags still occurs. Pumped sewage is disposed of at a two-celled sewage lagoon located about 2 km to the north of the community. Bagged sewage is disposed of in a designated area at the domestic Garbage disposal site across the road from the sewage lagoon.

Garbage Collection & Disposal

Garbage is also collected by truck and disposed of at the garbage disposal site next to the sewage lagoon. Bulky wastes such as wrecked automobiles, large metal objects, old storage tanks, etc. are disposed of at a bulky waste site about 1.5 km to the west along the way to the community ski hill/picnic site.

Roads & Drainage

The Hamlet is currently funded by the GNWT to maintain, upgrade, and/or construct roads and provide positive drainage in the community. Council reviews the community's requirements on an ongoing basis and works with the department of Municipal & Community Affairs to determine the appropriate source of funding - be it Operation and Maintenance or through the Road/Site/Land Program.

HOW MANY PEOPLE WILL BE LIVING IN THE COMMUNITY IN THE FUTURE?

Future population information is important to the community planning process. Council needs to know this in order to get an idea on the impact more people will have on the land, housing, schools, and community facilities.

This report has relied on population information provided by the GNWT Bureau of Statistics.

As can be seen in Table 3 the population of Fort Franklin has remained relatively stable over the last ten years.

**TABLE 3
POPULATION GROWTH 1981-1991**

<u>Year</u>	<u>Population</u>
1981	521
1986	532
1989	520
1990	526
1991	529

In terms of the number of people who maybe living in the Hamlet 20 years from now, two population forecasts have been provided. Table 4 shows the population of Fort Franklin in the year 2005. This forecast does not reflect the number of people whom will be moving out of or into the community.

**TABLE 4
G.N.W.T. POPULATION PROJECTIONS***

PERIOD	TOTAL POPULATION	ADDITIONAL POPULATION
1990	529	
1995	593	64
2000	655	62
2005	721	66
	TOTAL	192

* G. N.W.T. 1989 Census; Population Estimates for 1990-2005 based on Population Projections
NOTE: Population projection model assumes a total of 200 persons net **interprovincial** migration.
Population projection results are preliminary.

Table 5 provides a population forecast over the same period. This forecast does account for people moving in or out of the Hamlet.

**TABLE 5
G.N.W.T. POPULATION PROJECTIONS***

PERIOD	TOTAL POPULATION	ADDITIONAL POPULATION
1990	526	
1995	541	15
2000	541	0
2005	527	-14
	TOTAL	1

* G. N.W.T. 1989 Census; Population Estimates for 1990-2005 based on Population Projections
NOTE: Population projection model assumes a total of 200 persons net **interprovincial** migration
and contains an **intra-territorial** migration component. Population projection results are preliminary.

For the purpose of the plan the differing population forecasts for the year 2005 will be used as the upper and lower limits for likely populations. In order to plan properly for the future Council must be aware of the land use changes that these different projections may bring.

PART THREE ISSUES AND CONCERNS

WHAT ARE THE MAJOR ISSUES AND CONCERNS IN THE COMMUNITY?

In order to make informed decisions about the future of the community, Council must know the major issues and concerns of the residents. In the course of preparing the Background report, these were expressed in several different forms, such as:

- * The NWT Housing Corporation housing needs **survey**;
- * A community questionnaire;
- * Several Council meetings open to the public;
- * A Community Planning workshop;
- * Personal interviews with residents of the community; and,
- * A review of the Hamlet's 5 year Capital Plan.

LAND USE ISSUES

Housing

Of the many uses **occurring** within the Hamlet one of the most visible and land consuming is housing. Housing demand is typically one of the more important issues. In determining housing demand, a planning study should consider both population and housing needs data.

Every two years the NWT Housing Corporation determines the need for additional housing in a community. The Fort Franklin housing needs **survey** was released in May of 1991.

Based on the Summary Report and upon discussions with the NWT HC District Manager the following are important to note:

- * In terms of demand for housing Fort Franklin currently ranks #7 territorially.
- * The survey has identified an existing need for 102 housing units.
- * At least 50 of these units will be provided over the next five years. This figure may go as high as 75 units. These numbers are dependent upon the level of funding.
- * ~~The total demand of 102 units will be met over the next 10 - 20 years.~~

With this and the population information in mind, Council should consider the following housing lot needs:

In calculating the number of lots needed to meet this housing demand the following is assumed:

- * Lot sizes will remain at an average of 750 m² (8000 ft²) or 25m x 30m (80 ft. x 100 ft.). With road access this increases about 25% (or 190m²) to 940m².
- * There are 28 vacant lots currently within the community.
- * At ~~this time~~ it is not known how many of the 102 required units will be multi-family. For the purpose of this planning study each unit will require a lot.

To identify the amount of land required to meet this projected housing demand, Table 6 was prepared.

T A B L E 6

RESIDENTIAL LAND NEEDS

	HOUSING SHORTAGE	ADDITIONAL (1) LAND REQUIRED	EXISTING LOTS AVAILABLE	NEW LAND REQUIREMENTS
NO POPULATION GROWTH	102 units	12.75 ha.	28 (approx. 3.5 ha.)	9.3 ha.
+ 192 PEOPLE	156 units (2)	19.50 ha.	28 (approx. 3.5 ha.)	16.0 ha.

1) Assumes 8.0 units per hectare

2) Based on the assumption that, at 3.5 persons/unit, an additional 192 people will need 54 units.

Therefore, if there is no increase in population an additional 10 hectares of land (or 25 acres) will be needed to accommodate the housing demand identified in the NWT HC Housing Needs Survey and the lower limit population estimate.

If the population does increase by 192 people then an additional 16 hectares of land (or 40 acres) will be required.

The plan should identify **sufficient** area to accommodate this new development.

In terms of the community's desire in placing future Housing, the following are important to note:

- * The community plan survey (see Appendix A for results) specifically asked this question. A majority indicated that future housing should be placed in either of three areas:
 - 1) On the Airport lands upon relocation of the airstrip;
 - 2) To the northeast in the vicinity of Tarekwe subdivision/Northwestel Tower area; and,
 - 3) To the east in the vicinity of or past the Prophets house along the lakeshore.
- * Previous housing land use trends indicate that private homes should continue to be located along the shoreline, whereas public housing need not.
- * The Hamlet, through its 5 year Capital Plan/ Land Development program, has identified the expansion of the Tarekwe subdivision and a road connecting the Sahcho subdivision to the Tarekwe subdivision. In the next six years, this will result in the creation of additional lots to assist in meeting this housing demand.

The people further identified the following major housing issues:

- * To request the Housing corporation relocate houses that are in violation of the building code;
- * To ensure a minimum distance between buildings for the sake of fire prevention; and,
- * To ensure minimum lot sizes and proper lot drainage.

Commercial

For basic food, clothing and hardware needs the Northern store and the Co-op will meet the needs of the community for the foreseeable future.

If residential development continues in an easterly/northeasterly direction, a need for a neighborhood convenience store has been expressed. Commercial land for this new enterprise should be identified.

From meetings held with Council and with residents it is their desire that the plan be flexible and identify sufficient Commercial **land** in the event that it is required in the future.

When asked the question of where to place future Commercial **development**, the majority of the responses to the plan survey **identified** three main areas, either:

- 1) In the **centre** of the community;
- 2) Along the **airport** boundary; or,
- 3) Towards Sahcho subdivision.

Community

With the recent completion of the Fire Hall and the Arena, the Hamlet is currently well served in terms of Community use facilities. The Arena complex has **sufficient** area to accommodate a curling rink should the need arise.

The need for an Elders Housing complex has been identified and discussions are ongoing with the Department of Social Services. The land now being used by the Band office complex has been set aside for the construction of an Elders facility. More space in this area may be required to allow for its future expansion.

With construction of the Elders facility the Band will need an area to construct a new complex. Some discussion has occurred regarding the new Band office locating in one of two places: either next to or attached to the existing Hamlet Office structure; or, on the old nursing station site upon its **renovation/demolition**. Additional sites may also be requested by the Band. The community plan should identify **sufficient** area for a new facility.

A majority of the plan **survey** responses suggested that future Community Use facilities should be located in either the **centre** of the community or next to, or upon, the Airport lands. This supports the previous development trend of locating around a community focal point.

Several types of community facilities have been suggested, including: a Day-care; a new Drop-in **centre**; and a Swimming Pool. Through the 5 year Capital Plan - Recreation facilities program, the Hamlet has planned for the construction of a swimming pool in the 1992/93 fiscal year. The **Community** plan should identify an area for the new pool.

As to the placement of a Day-care or a new Drop-in **centre**, the community felt that the plan should be flexible to accommodate both these and other Community Use facilities.

Industrial

With the **POL** tank farm located north of the existing **airstrip**, Council has established an Industrial subdivision of sufficient size to meet future **Industrial** needs.

The Northwest Territories Power Corporation has expressed a need to **upgrade/expand** its existing plant. NWTPC has stated that it will be relocating the facility in the next five years. The plan should identify an area for a new power plant.

Two major **areas** for future industrial development have been suggested in the plan survey; these being: at the **POL** tank **farm**; and, near or upon the existing **airstrip**.

The community planning workshop identified that, when **NWTPC** relocates its power plant, the Band should consider relocating its existing garage. Should the Band agree, additional land will be required. Given **the** previous **trend** of constructing certain types of Industrial facilities at the outskirts of the community, Council may encourage a new Band garage near the existing Industrial area along the Airport access road.

Hinterland

Airport Lands

Perhaps the most important issue facing the Hamlet concerns the location of the existing Airport. It has been a major concern since the early 1980's when the community first experienced rapid growth. The tragic 1984 air disaster only served to make the issue even more critical to those living in the Hamlet. For safety concerns, and because of the lack of centrally located, developable land, the Hamlet has expressed a need for a new Airport.

Despite reassurances from Arctic Airports Division that the airport is one of the safest in the NW'T, there is a perception in the community that another accident will occur. The **airstrip** is very close to **established**, high-use community facilities and a Housing subdivision (**ie.** the Elementary school, the Arena/Gathering Hall, the Hamlet **Office** and Tarekwe subdivision). It is not the operation of the airport that is unsafe, rather it is the location of the airstrip which is creating the hazardous situation.

Since the construction of the airstrip the community has grown to a size where the development of land close to the airport boundary is unavoidable. Given the previous trend of the community growing around a central gathering spot, as opposed to sprawling across the land (**ie.** which tends to be an inefficient use of the land), the Arena/School/Hamlet **Office focal** point **will become an area** for new **residential** development **and expansion** Of the community use area.

The Hamlet has stated, by way of a Council motion, that the Airport must be moved. Council has further stated that a new Airport must be sited in an area coinciding with a spot previously selected by Arctic Airports, approximately 5 km to the north of the established community. Arctic Airports has undertaken some preliminary work in this regard in the form of undertaking a cross-sectional survey of the land and preparing a detailed site plan.

Other

Traditional activities currently occur in either of two areas: in Hinterland or in Open Space. The people would like to see **these** types of activities throughout the community.

The people would not like to encourage any further construction of private buildings along the lakeshore. They believe that access to the lake must remain free and clear to everyone in the community.

Open Space

There is some concern over the lack of developed outdoor recreation space in the community. Sahcho subdivision, for instance, currently lacks a **childrens** play area. This is needed given the number of homes being built in this new subdivision.

In the plan **survey** the majority of the people felt that new recreation facilities should be located in the **centre** of town, with the second choice being next to the school.

To accommodate the **first**, the **central** core community recreation area needs redevelopment. This area is a high use community gathering place used by residents both young and old. As most of the existing buildings in this area are in poor condition, Council should request they either be demolished or relocated.

Regarding the second choice, there is a desire to have the Elementary school **playfield** upgraded to accommodate , Track and Field events and to include the construction of a Tennis court.

Generally, there is a lack of information on the overall size and the number of archaeological sites in and around the Hamlet, with old Fort Franklin being the exception. As the community continues to grow, development pressure on known and unknown archaeological sites will occur. An example of this is the small log home to the north of the Prophet's house. Although there was some knowledge of this being an encampment area for previous generations, it was never documented and passed on to the community. Fortunately, the area is now held in reserve by the GNWT as an important historical site. Construction in this area should no longer happen until the size of the historical site has been determined.

Continued archaeological investigations are a must, therefore, for a variety of reasons:

- * To ensure the preservation of these important cultural/historical sites for the benefit of generations to come;
- * In terms of economic **development/tourism** opportunities the Hamlet is very dependent upon the excellent hunting/fishing opportunities in the region. Development of the important historical sites as tourist attractions will complement the existing **hunting/fishing** option and provide a much needed economic boost to the community; and
- * As previously noted, the Hamlet is going to require additional space to meet future land use demands. The boundaries of the historic areas must be known so that orderly development can continue.

Until such time as an archaeological inventory is undertaken, therefore, it is the desire of the residents to see that no further construction occurs upon or next to cultural/historical areas.

From the many meetings with Council and the public, the desire for a community park complete with picnic tables and overnight tenting/camping facilities was expressed. Suggested locations for the park included:

- * at the existing ski hill/picnic **grounds**;
- * below Old Fort Franklin along the lakeshore; ↙
- * **near the float plane** dock on the shore of Plane Lake; and, ↘
- * at Great Bear River.

SERVICING ISSUES

Council should be concerned with the servicing needs and desires of the Hamlet. As the community grows existing facilities must withstand an increase in use. If these facilities are unable to accommodate increased usage, then some upgrading and/or expansion **may** be necessary.

A slight majority (51%) of the respondents to the plan survey were satisfied with the current level of **servicing** being provided by the Hamlet. Most of the negative respondents felt that by adding or upgrading vehicles, encouraging the employer to have strict rules for the employee, or by practicing preventive maintenance sessions for the benefit of the residents, these problems could be solved.

Water Services

In discussing the servicing needs of the community with the MACA Community Planning Engineer, the current pump house facility and piping is suitable to meet the needs of the community for the next 10 years. Replacement and expansion of the facility maybe required after this time given normal wear and tear.

Sewage Services

The Hamlet is currently experiencing some problems with the sewage lagoon. These should be fixed with periodic draining of the secondary cell. It is anticipated that an additional cell will be required in the next 5 years to meet increased demands. There is sufficient space in this area to accommodate future expansion of this facility.

It is currently the practice in the **NWT** to reduce or eliminate the need for honey bags. As a small number of residents currently use this method of waste disposal, discussions with the appropriate government agencies will be necessary.

At the planning workshop it was pointed out that the sewage and the solid waste sites are located on the access road to a new airport. It is the desire of the community to relocate these facilities elsewhere when the new airport is constructed. This will be needed given the **current** Arctic Airports policy of not having a sewage/solid waste site within 8 km of an air facility.

Garbage & Bulky Waste Services

Enlargement and overall improvement of the Garbage disposal site is ongoing. This trend will continue over the next 10 years.

The community has expressed the desire to have the Bulky waste site relocated as it is currently sited on the road to the community ski hill/picnic site.

Roads and Drainage

As the community grows new roads and drainage structures will be needed. The location of these will be directed by Council through the use of the community plan.

Most of the Hamlet roads need continual maintenance, with some requiring extensive upgrading. MACA should work with Council in the preparation of a Road & Drainage plan to ensure all work is done in an orderly and efficient manner.

The majority of the respondents to the survey indicated that a permanent all-weather should be built to Fort Franklin. The **survey** specifically asked where new roads should be built in the community. Most felt that a new road should be constructed to the ski hill/picnic ground.

PART FOUR DEVELOPMENT OPPORTUNITIES & CONSTRAINTS

WHERE WOULD IT BE DIFFICULT TO DEVELOP?

Map #6 shows the areas of the community where development would be **difficult**. As well, the map briefly explains the **difficulties**.

As can be seen on the map, the Hamlet is limited in terms of the number of directions it can grow. For instance, the community can not expand to the south because of the lake, the steep slopes and the 100 ft. restriction next to the lakeshore. Further development to the west is not an option because of the cultural/historical sites. Development further west of these sites is not possible again because of steep slopes.

Development to the east is not possible due to the existence of a number of known, but as yet undocumented **cultural/historical** sites. Council has already indicated, by way of a motion, that further development past the Prophet's House is not an option.

Directly to the North is the Airport. Development can occur up to the boundary, however it cannot proceed past this point. With the upgrading and extension of the airstrip this will no doubt require an expansion of the eastern approach zone **boundary**. This will increase the size of this development constraint.

WHERE SHOULD THE COMMUNITY GROW OVER THE NEXT 20 YEARS?

This section is intended to help Council in deciding how the community should look in the next 20 years. By reviewing a number of alternatives or opportunities for development, Council should make a choice as to which one, or a combination, will satisfy the future needs of the community.

From the information presented thus far, Housing would appear to be the most land consuming of all the uses. Thus, all alternatives should accommodate the Housing lot requirements. Areas where the logical expansion of other uses will also be highlighted.

An important matter for Council to consider is that the **airstrip** may not be relocated as soon as the community would like. With or without a new airport the future housing land requirements should be met within the life of the plan (ie. 20 **years**). Should further community growth be stopped until a new airport is built, Council should be aware that Housing needs will continue to rise.

For each alternative there are advantages and disadvantages. An evaluation for each has been provided.

DEVELOPMENT ALTERNATIVES

Alternative A

Should the Airport not relocate during the life of this plan, Council must find areas to place future Housing. Map # 7 shows areas where this housing can occur.

Alternative "A" indicates how development can occur up to the development constraints boundaries. For instance, Area "A" will be totally developed by 1996/97, and will provide a total of 54 lots. This will accommodate the number of units NWTHC anticipates will be constructed in the next 5 years. Should additional land be needed for the 75 units that may be built, Area "B" will accommodate the demand. With both areas residents will have a choice as to where to build a home.



HAMLET OF FORT FRANKLIN COMMUNITY PLAN

THIS MAP SHOWS THE AREAS WITHIN THE COMMUNITY THAT EITHER COULD NOT BE DEVELOPED OR THAT WOULD BE DIFFICULT TO DEVELOP DUE TO DEVELOPMENT CONSTRAINTS.

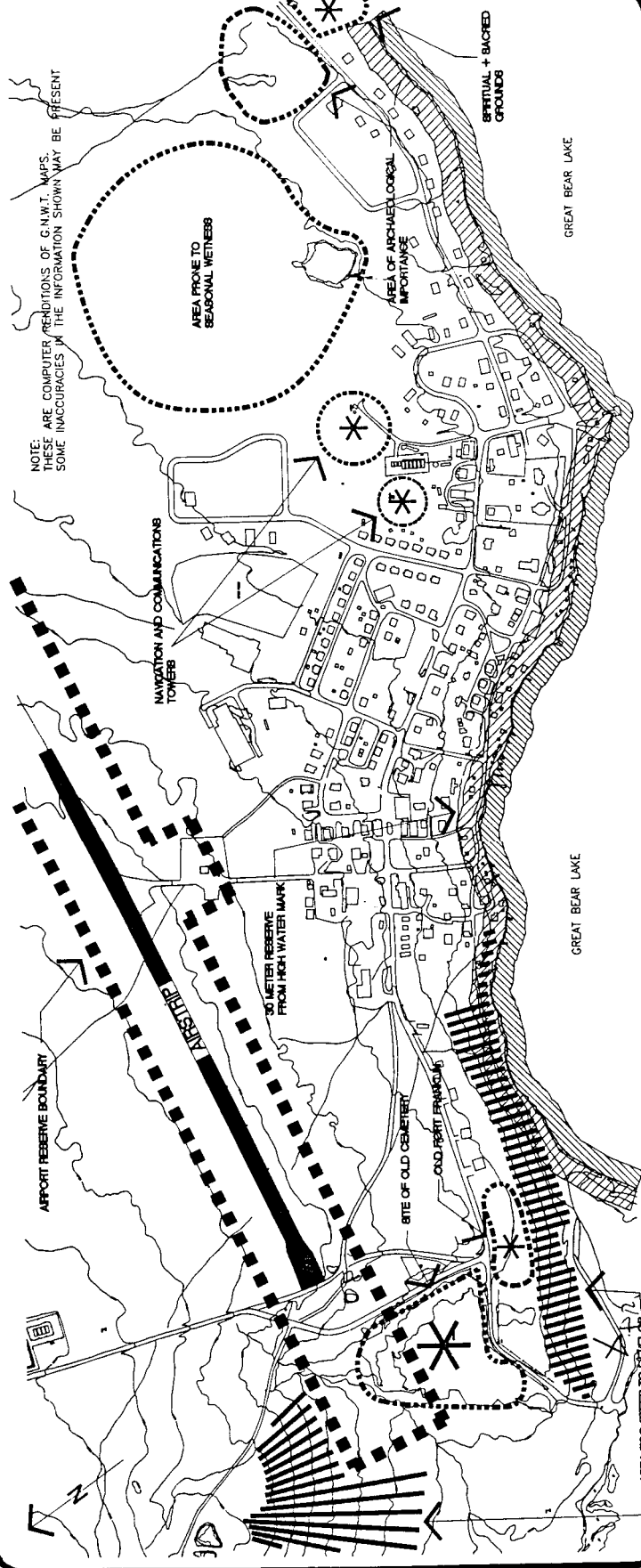
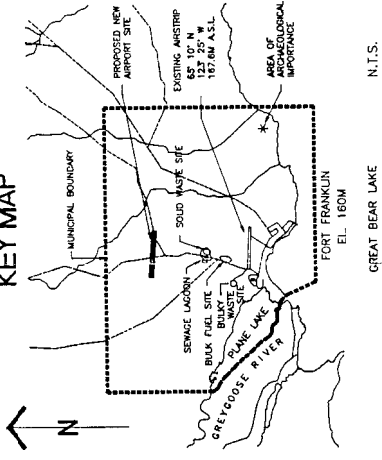
1. The areas shown as TOO STEEP TO DEVELOP means that the construction of roads, driveways, or buildings should not occur in these areas because of steep slopes.
2. The THIRTY METER RESERVE FROM HIGH WATER MARK boundary is an area where legal ownership of property is not permitted. The Government of Canada has reserved this area as it is next to a Navigable Waterway.
3. The AIRPORT RESERVE BOUNDARY is an area where development cannot occur unless it is approved by Arctic Airports.
4. The areas shown as SITE OF OLD CEMETERY, OLD FORT FRANKLIN, and AREA OF ARCHAEOLOGICAL IMPORTANCE are also undevelopable as they have important historical significance to the community.
5. The areas shown as NAVIGATION AND COMMUNICATION TOWERS cannot be developed unless the towers were to be relocated.
6. The AREA PRONE TO SEASONAL WETNESS can only be developed when proper drainage is provided. The provision of proper drainage may be very costly.

MAP No. 6 DEVELOPMENT CONSTRAINTS

SCALE: 1:2000
20 0 50 100 200M

N.T.S.

KEY MAP



NOTE: THESE ARE COMPUTER RENDERINGS OF G.N.W.T. MAPS. SOME INACCURACIES IN THE INFORMATION SHOWN MAY BE PRESENT



HAMLET OF FORT FRANKLIN COMMUNITY PLAN

LEGEND

AREA	APPROX. SIZE	APPROX. # OF LOTS
Ⓐ PHASE I	1.1 ha.	9
PHASE II	4.5 ha.	36
PHASE III	1.1 ha.	9
Ⓑ PHASE I	1.2 ha.	9
PHASE II	1.8 ha.	14
TOTAL	9.7 ha.	77

MAP NO. 7 ALTERNATIVE "A"

SCALE

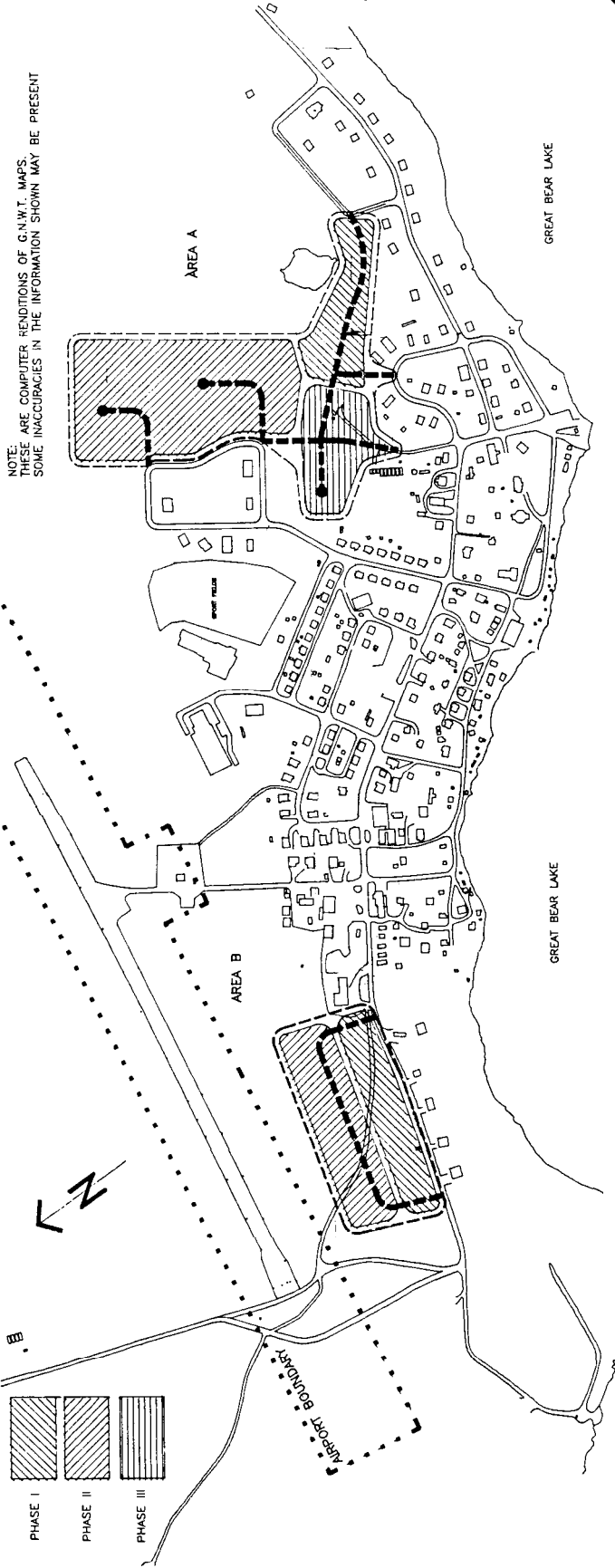
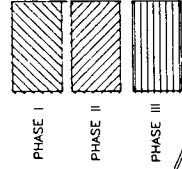
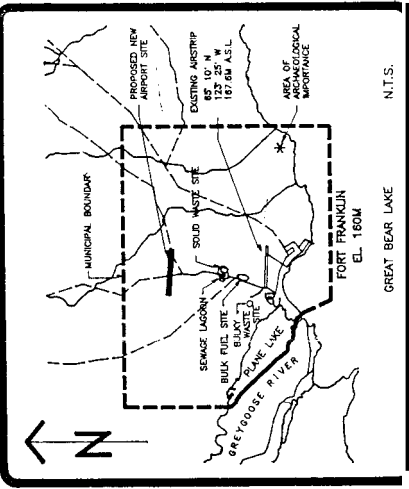


Table 7 is a detailed evaluation of Alternative "A".

**TABLE 7
ALTERNATIVE "A" EVALUATION**

AREA	EST. SIZE	USE	EST. # LOTS	ADVANTAGES	DISADVANTAGES
"A" Phase I	1.1 ha	housing	9	- approved for construction 92/93 - land available up to CBC tower	- long dead end road until phase II is constructed - area is low & swampy; fill required
Phase II	4.5 ha	housing	36	- approved for construction 95/96 - land available for construction	- far from central core - close to airstrip
Phase III	1.1 ha	housing	9	approved for construction 96/97	- land not available until CBC & NWTEL relocated - NDB towers must be relocated - close to NWTEL until Power Plant is relocated
"B" Phase I	1.2 ha	housing	9	- land available - road constructed - close to shopping & nursing stn. - view of lake - good drainage	- along main road.; high traffic & big vehicles
Phase II	1.8 ha	housing	14	- land available - close to shopping & nursing stn. - partial lake view - good drainage	" close to airstrip
TOTALS	9.7 ha		77		

It is important to note that while Alternative "A" combined with the number of existing vacant lots will meet the housing lot demand for the life of this plan, this option supports the "no population increase" lower limit **forecasted** for the year **2005**.

Alternative B

Should the **Airport** relocate within the life of the plan, Map 8 shows the amount of land that would become available to the community for future use.

Alternative "B" indicates how development can occur Up to the development constraints boundaries and beyond onto the existing airstrip lands. This alternative shows the approximate number of lots which should occur as a result of the airstrip relocating. Detailed plans of subdivision must be prepared in order to determine the exact number.

Table 8 is a detailed evaluation of Alternative "B",

TABLE 8
ALTERNATIVE "B" EVALUATION

AREA	APPROX. SIZE	PROPOSED USE	APPROX. # LOTS	ADVANTAGES	DISADVANTAGES
A	6.7 ha	housing	54	See alt. "A"	See alt. "A"
B	3.8 ha	housing	30	See alt. "A"	See alt. "A"
C	1.9 ha	housing	15	- land available for construction - close to community use facilities	- close to airport - low lying & swampy - distant from waterfront
D	1.0 ha	community	housing	- close to community core	- close to airport - distant from waterfront
E	1.7 ha	industrial	--	-----	-----
F	12 ha	housing	96	- long term option with relocation of airstrip - good elevation & drainage - natural expansion of community - close to community use areas	- land not available until airstrip is relocated - distant from waterfront
TOTALS Housing	26 ha		203		
Other	1.7 ha		---		

It is important to note that this alternative supports the possibility of a population increase in the Hamlet and the projected housing demand over the next 20 years. As well this option will provide the community with developable land for some time after the life of the plan.

Alternative "C"

At this time it is unknown if the airstrip is to be relocated. Council should be prepared in either case as future land use demands must be met. Map # 9 shows how the community can develop if the airstrip relocates or if it does not, within the life of the plan.

This future development option is a combination of both alternatives "A" & "B". With an increase in the number of homes near the Tarekwe subdivision a new road should be constructed. This should allow for more direct access from the new Firehall to this area in case of a fire. Construction of the new road would open up more land upon which the community can expand. As well, should the airstrip relocate within the life of the plan additional land would become available and would blend in nicely with these new areas.

Table 9 is a detailed evaluation of Alternative "C".

TABLE 9
ALTERNATIVE "C" EVALUATION

AREA	APPROX. SIZE	PROPOSED USE	APPROX. # LOTS	ADVANTAGES	DISADVANTAGES
A	6.7 ha	housing	54	See alt. "A"	See alt. "A"
B	3.8 ha	housing	30	See alt. "A"	See alt. "A"
C	1.9 ha	housing	15	- land available for construction - close to community use facilities	close to airport low, swampy distant from waterfront
D	.45 ha	housing	4	- close to community core	- close to airport
E	.6 ha	housing	5	- close to community core	- close to airport
F	12 ha	housing	96	See alt. "B"	See alt. "B"
G	.3 ha	community			
H	.6 ha	industrial			
I	.5 ha	open space			
TOTALS Housing	26.8 ha		204		
Other	1.7 ha		---		

It is important to note that this alternative would provide sufficient land for the next 20 years of development, and would, with airstrip relocation, provide enough developable land for the Hamlet for the future.



HAMLET OF FORT FRANKLIN COMMUNITY PLAN

LEGEND

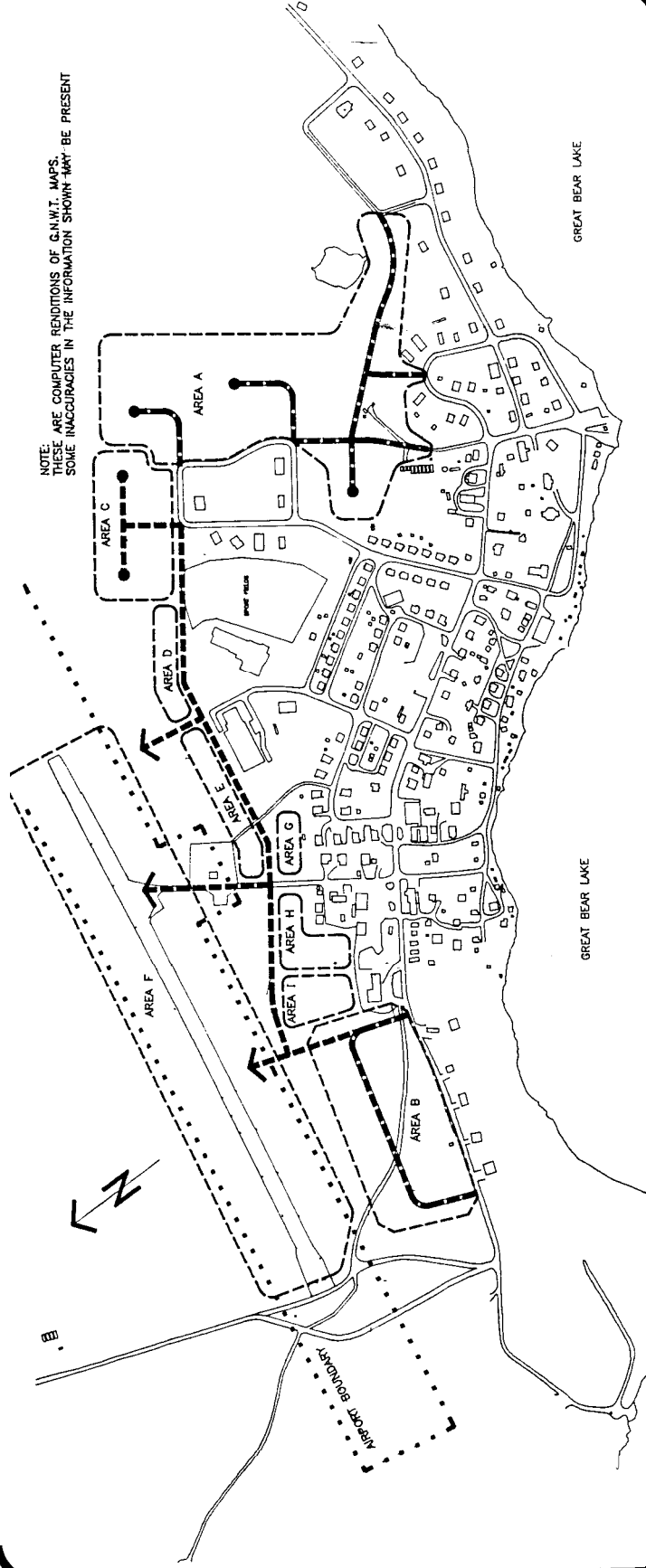
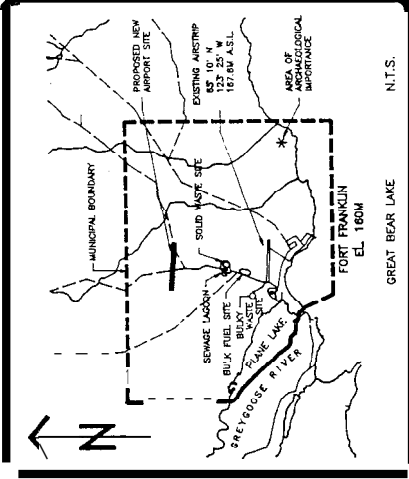
AREA	APPROX. SIZE	APPROX. # OF LOTS	USE
A	6.7 ha.	54	INDUSTRIAL
B	3.8 ha.	12	HOUSING
C	0.9 ha.	4	HOUSING
D	0.6 ha.	5	HOUSING
E	12.0 ha.	96	HOUSING
F	0.3 ha.	-	COMMUNITY
G	0.6 ha.	-	INDUSTRIAL
H	0.6 ha.	-	OPEN SPACE

MAP NO. 9 ALTERNATIVE "C"

SCALE



N.T.S.



APPENDIX A

COMMUNITY PLAN SURVEY SUMMARY

A **questionnaire was prepared in May, 1991**, which dealt with Transportation, Future Growth Areas, Community Safety, **Community Services**, and General **questions about the Community**. All of these factors will help the Hamlet Council in **determining the needs** of the Community.

A total of 71 residents responded to this questionnaire and the responses to each question have been tabulated. The **general** attitudes of these residents are summarized as follows:

SECTION 1: TRANSPORTATION

A. In what condition are the roads **in Fort Franklin?**

45% felt that the roads are in poor condition

44% felt that the roads are in fair condition.

B. Should there be a permanent all-weather road built to Fort Franklin?

61% agreed that there should be a permanent all-weather road built to Fort Franklin.

c. Should there be new roads built in or around the community?

87% felt that there should be new roads built in or around the community.

If yes, where should these new roads be built?

comments:

* 20% believed that the new roads should be built towards the ski **hill**, picnic **ground**, and camp **sites**;

* 17% believed that the new roads should be built south towards the access to Float Plane lake;

* 17% believed that the new roads should be on the outskirts of town;

* 11% believed new roads would be required wherever there is new development;

* 10% of the people believe that the new roads should be built around the Prophets house.

.../2

D. Do you think Fort Franklin needs a new Airport?

97% of the respondents felt that Fort Franklin needs a new Airport.

If yes, where should the new Airport be placed?

location:

- * 58% felt that the new Airport should be located away from the community;
- * 17% felt that the Airport should be relocated north of its **existing** location;
- * 14% felt that the Airport should be located past the dump site.

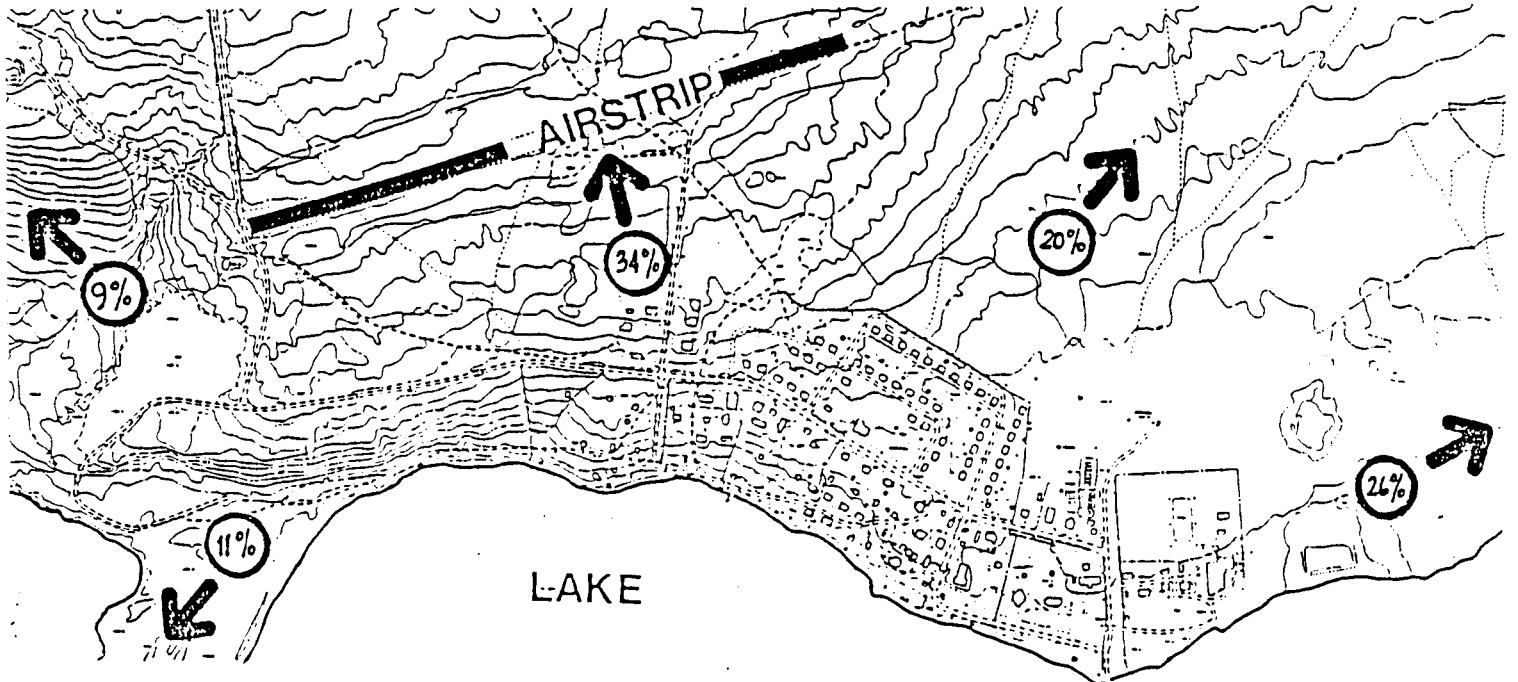
E. What do you think about the boat docking facilities along the shoreline?

comments:

- * 24% felt that the boat docking facilities are in need repairs;
- * 21% felt that the old ones should be replaced with more solid docks;
- * 21% felt that the boat docking facilities are fine;
- * 15% felt that the boat docking facilities are a safety hazard.

SECTION 2: FUTUREGROWTHAREAS

A. In which direction should the community expand? (Please indicate your choice(s) on the map below)



B. Is there enough area within the community to place future growth?

79% agreed that there is enough area within the community to place future growth.

If no, what areas should be used for future development?

comments:

- * 42% believe that a possible future development area would be southeast for residential development;
- * 19% believe that future development should go where existing Airport lands is located;
- * 16% believe that a possible future growth area would be southwest towards Great Bear River.

c. Where should new houses be built in the future?

comments:

- * 28% agreed that new houses should be built near the Prophets house;
- * 19% agreed that new houses should be built southwest towards Great Bear River;
- * 15% agreed that new houses should be built northeast towards Northwestel.

D. Where should new stores or offices be built in the future?

comments:

- * 52% agreed that new stores or offices should be built in the centre of town;
- * 11% agreed that new stores or offices should be built along the Airport;
- * 10% agreed that new stores or offices should be built towards new HAP units.

E. Where should warehouses or storage yards be built in the future?

location:

- * 23% agreed that warehouses or storage yards should be built outside/edge of town;
- * 17% agreed that warehouses or storage yards should be built where the existing Airport is, if the existing Airport is relocated;
- * 15% agreed that warehouses or storage yards should be built near the Hamlet garage/Power plant.

F. **Where should new recreation facilities such as new playfields, childrens' play areas, etc., be built?**

location:

- * 47% agreed that new recreation facilities should be located near the old community **hall/centre** of town;
- * 22% agreed that new recreation facilities should be located near the school.

SECTION 3: COMMUNITY SAFETY

A. **In your opinion, is the Hamlet of Fort Franklin a safe place to live?**

- * 47% believe that the Hamlet of Fort Franklin is a safe place to live;
- * 53% believe that the Hamlet of Fort Franklin is not a safe place to live.

If no, what is not safe about the community?

comments:

- * 21% feel that the community needs new by-laws and that the existing by-laws need to be enforced (**ie:skidoo** by-law, speed limits, etc.);
- * 15% feel that there is a need for more safety **signage**;
- * 11% of the total number of respondents feel that the existing air strip is too close to town.

B. **Do you think your Hamlet Council should be making the community a safer place to live?**

- * 89% believe that the Hamlet Council should be making the community a safer place to live;

If yes, how can Council make Fort Franklin a safer community?

comments:

- * 53% believe that Council can make Fort Franklin a safer community by enforcing general laws/safety laws (**ie: skidoo** by-law, removal of old equipment, etc.);
- * 16% believe that Council can make Fort Franklin a safer community by encouraging and educating the public, which would also improve co-operation and communication.

SECTION 4: COMMUNITY SERVICES

A. Are you happy with the delivery of services in the Hamlet?

- * 51% replied they are happy with the delivery of services in the Hamlet;
- * 49% replied they are not happy with the delivery of services in the Hamlet.

If no, where are the problem areas?

- * 19% see problems with the roads;
- * 18% see problems with driveways;
- * 16% see problems with water delivery;
- * 16% see problems with garbage pick-up;
- * 16% see problems with drainage;
- * 14% see problems with sewer pick-up.

If you have indicated a problem with the level of **servicing** in the question above, how can the Hamlet help correct the problem?

comments:

- * 29% believe that the Hamlet can help correct the problem by increasing efficiency (**ie:** add more **trucks**, install phones for delivery trucks, etc.);
- * 16% believe that the Hamlet can help correct the problem by encouraging the employer to lay down stricter **rules** to the employee;
- * 14% believe that the Hamlet can help correct the problem by practicing preventive maintenance system (**ie:** daily, weekly, monthly, yearly, semi-annually, depending on the season);

SECTION 5: GENERAL QUESTIONS

A. Do you think there are social problems in the community?

- * 89% believe there are social problems within the community;

If yes, what are some of these social problems?

- * 48% believe that the social problems are related to or dealing with alcohol, gambling, and drugs;
- * 14% feel that part of the problem is that someone needs to talk to young offenders and youths about crime, t.v., x-rated videos, etc.;
- * 13% believe that physical/sexual abuse/assaults is part of the social problems within the community.

.../6

What can your Hamlet Council do to correct some of these problems?

comments:

- * 34% believe that programs or workshops set Up by the community would assist in correcting the social problems;
- * 23% feel that people should become more involved instead of "talking" about the problems and not doing "anything" about it;
- * 11% feel that there should be more by-laws on curfews, and levy taxes on gambling.

What kinds of facilities - such as a Day care, Drop-in centre's, Elders facilities, etc - are important or are needed in the community?

comments:

- * 29% feel that a Day care is needed and is important in the community;
- * 19% feel that play grounds, swimming pools, and picnic facilities are needed in the community;
- * 19% feel that an elders facility is a needed and is important to the community;
- * 16% feel that a Drop-in centre is important to the community.

c. Should Council allow more buildings to be built along the shoreline?

- * 49% felt that Council should allow more buildings to be built along the shoreline;
- * 51% felt that Council should not allow more buildings to be built along the shoreline.

D.How do you make your living?

- * 31 % work for the Government or the Hamlet;
- * 27% hunt & trap for a living.

E.Should there be new jobs in the community?

100% agreed that there should new jobs in the community.

If yes, how can these new jobs be created?

comments:

- * 16% believe there should be more Government jobs and/or funding (ie: put out more contracts) ;

.../7

- * 16% believe there should be more education/job training;
- * 13% believe that new jobs can be created by having new commercial facilities;
- * 10% believe there should be more self-owned businesses;
- * 10% believe that it should be a joint effort of both Councils to help create new jobs.

APPENDIX B

TRIP REPORT/MINUTES

To: JOHN PICEK, COMMUNITY PLANNER
FROM: RANDY LAMBRIGHT, COMMUNITY PLANNING TECHNICIAN
RE: FORT FRANKLIN COMMUNITY PLAN: ISSUE IDENTIFICATION
& INFORMATION GATHERING - FEB. 1991.

Mr. Picek:

The issue identification meeting with the Hamlet and the Band Councils went well. The major planning issues identified are summarized as follows:

1. For the sake of future safety and improved livability in the Hamlet, Council would like to see the following facilities relocated:

- * Airport
- * NDB & Communication Towers
- * NWTPC Power Plant
- * Old Band Office
- * Hamlet Staff Office

2. Council has decided upon, or will be deciding upon, the future sites for the following major facilities:

- * Above Ground Pool
- * Future Airport
- * New Elders Housing Area
- * Future Recreation Area

3. Council would like to protect the following important sites in the community:

- * Old & New Graveyards
- * Prophets House
- * Old fort Site
- * Plane Crash Memorial
- * Any other community site found to be of Cultural or Historical significance.

4. Council expressed their concerns about further development along the shore of the lake. Specifically:

- * Yes to future development
- * No to future development

Council will have to decide on this important item as pressure from the Band & the community is mounting. This pressure **could** impact the Hamlet through the future delivery of services & the construction of roads in the community.

5. Council would like to see specific housing standards & conditions adopted in the plan. **Specifically**, these would address:

- * Upgrading or redevelopment of areas
- * Ensure minimum lot sizes

- * Maintain minimum distances between buildings
 - * Ensure adequate lot drainage
6. Council expressed their concerns about Drainage in the community, including:
 - * The lack of culverts across driveways (**ie.** fed & gnwt public housing areas)
 - * Pending of water in areas of the Hamlet
 7. Council would like to see new health facilities in the community, specifically:
 - * A new day care * A new Elders home
 - * A new Drop-in **centre**
 8. Council would like to see new Recreation facilities in the Hamlet, namely:
 - * A new recreation area in the vicinity of the existing Drop-in **centre**
 - * Tot lots/playground areas in new subdivisions
 9. Council is concerned about the **old** burial grounds (**ie.** used for gravel extraction in the past) & the poor state it is in. They would like to see this area restored & perhaps used as a future cemetery at such time as the existing cemetery reaches capacity.

These were the major issues identified. Other topics covered included:

- i) Specific comments from the various **gov't.** agencies were discussed. Council appreciated being kept abreast as these comments were received.
- ii) The Community Planning video was presented to the group and was well received. I believe a copy of this should be translated to the **Slavey** dialect. I will follow this up with Headquarters.
- iii) Council was **receptive** to our idea about the two councils forming a committee to review land applications & comment on planning matters.
- iv) Regarding the existing Air Crash memorial site, Mike Moffat will be following this item up for the community.
- v) Overall, I would suggest that the Council & the community are enthusiastic about the project.

TRIP REPORT/MINUTES

To: John **Picek**, Community Planner
FROM: Randy Lambright, Community Planning Technician
Re: Fort Franklin - Community Planning Meeting: April 15
- 18, 1991.

Dear John:

I am pleased to say that the above noted meeting/workshop with the Joint Council went rather well. Although most of the information presented by the major participants (see copy of agenda attached) was previously stated in letter **form**, the meeting provided the members of both Councils the chance to associate a face with a name.

The major points discussed are highlighted as follows:

1. The filming process with Pido Productions of **Yellowknife** was a success. Dave Jones should have ample footage to work with when preparing the 'Community Planning Process" video.
2. Council did not raise any additional concerns that had not already been identified in our previous meetings. Many policies/objectives were arrived at. These are:
 - * to request the **NWTHC** to relocate homes that are in violation of building codes.
 - * to ensure proper minimum building distances for future development.
 - * to encourage the relocation of: the Airport, the Towers, and the Power Plant.
 - * to ensure a safe and **liveable** environment for the residents of Fort Franklin.
 - * to upgrade the existing School ball diamond to include a proper Track & Field facility.
 - * to upgrade the Community Core area by developing a Diamond/Playfield near the Drop-in centre.
 - * to pursue the construction of a community Swimming pool near the School and Arena.
 - * to preserve the lakeshore for traditional activities such as the mooring of boats and the construction of traditional type storage facilities.
 - * to preserve all Historic sites from future development.

- * to define the extent of these Historic sites in order to allow development to occur within a reasonable distance.
- 3. The session with ED & T was interesting. It appears that they are concentrating on the Historical & Fishing opportunities available. John Cournoyea will be meeting with the Prince of Wales group to see what is available in the way of funding & site development.
- 4. The discussion with Airports was enlightening. The **major** points discussed are as follows:

According to Transport Canada, the safety of the Airport is no longer an issue. They maintain that it is one of the safest in the Territories.

Improvements in the order of **800k** are scheduled to be undertaken this **year**, which will include: **500'** runway extension; relocation of the apron to the north side of the strip; and resurfacing. If **anything**, they **state**, these improvements will only enhance the safety of the Airport.

Transport Canada would not agree to Airport relocation for "Development Constraints" reasons.

According to the Arctic Airports strategy the Airport will be "considered" for relocation after the year 2001. Essentially meaning that the Fort Franklin Airport has a similar chance of relocation as the Fort Norman or Tuktoyaktuk airport. Again, prioritization **would** be in effect.

Airports went on to state that there were several options open to DOT, namely:

do nothing to the existing Airport (including no upgrade) ;
improve the existing Airport with the funds identified (and program NDB relocation in the Capital Plan); or,
request that either **MACA** (or some other **gov't** agency) or the Hamlet contribute financially to Airport relocation.
It is apparent that DOT only has a certain amount of funds available and that the Hamlet **would** have to look elsewhere for the dollars.

It was Council's opinion that there were other options available, such as constructing the road to the Airport at this time, or doing whatever in a piecemeal manner. Or, the **800k** could be banked with additional monies being added on a yearly basis. Airports stated that this option would be reviewed, but it is typical for unused funds to go back into a **general** pot to be distributed elsewhere.

This is an extremely sensitive issue **with the** community. It

was suggested that perhaps it would be best if the appropriate politicians were invited to the Hamlet then the community's position could be conveyed to the **people** who make the decisions.

It was further pointed out by Airports that a case for Airport relocation has never really been made given that this is the first comprehensive planning exercise to be undertaken in the community.

5. **NWTHC** then pointed out that the housing needs study identified a need for 102 homes & that the community will receive 38 units over the next 5 years. It was also noted that there are only 7 other communities in the territories having a greater housing need than Fort Franklin. It is likely that his demand will only increase should the population of the Hamlet increase.
6. **NWTPC** informed Council of their intent to begin construction of a new power plant in 1993. It was further noted that there is a need for a new site and that there are siting concerns to be considered at the time of selection, including:
 - community consultation
 - fit with the community plan
 - environmental factors such as noise, exhaust, **odour**, and proximity to water.
 - fit with other infrastructure such as proximity to POL or the Airport.
 - access to customers.
7. Finally, some time was devoted to outlining some of the alternatives for the future development of the community. This part of the workshop went well and a lot of good ideas were mapped. Pido also got some excellent footage of this stage of the process.

COMMUNITY PLAN MEETING
FORT FRANKLIN, N.W.T.
(TENTATIVE AGENDA)
APRIL 15 - 18, 1991

Chairperson: Isadore Yukon, Deputy **Mayor**

APRIL 15, 1991

9:00 - 5:00 Travel Day to Fort Franklin

APRIL 16, 1991

9:00 - 9:15 Opening Prayer
Introduction of Guests
Review of Agenda

9:15 - 10:00 John **Picek** & Randy **Lambright, M.A.C.A.**

Topic: Introduction to Community Planning

- Community Planning Video
- Explanation of Filming
- Identification of Major Issues & Setting of Goals

10:00 - 10:15 Coffee Break

10:15 - 12:00 John **Picek** & Randy **Lambright, M.A.C.A.**
(continuation of Community Planning topic)

12:00 - 1:30 Lunch Break

1:30 - 3:00 Mike **Moffat, M.A.C.A.**

Topic: **Community Planning and The Lands Process**

3:00 - 3:15 Coffee Break

3:15 - 4:00 John **Cournoyea**, Economic Development & Tourism

Topic: **Economic Development & Tourism and Community Planning**

4:00 - 5:00 Discussion on Future Development Alternatives

APRIL 17, 1991

9:00 - 9:15 Opening Prayer
 Introduction of Guests
 Review of Agenda

9:15 - 10:15 Jim Stevens, Arctic Airports, **Policy & Planning**
Topic: The Future of the Fort Franklin Airport

10:15 - 10:30 Coffee Break

10:30 - 12:00 Discussion on Future Development Alternatives

12:00 - 1:30 Lunch Break

1:30 - 2:15 Robert Feagen, Manager, NWTHC
Topic: Future Plans of the Housing Corporation in Fort Franklin

2:15 - 3:00 Kevin Lewis, N.W.T.P.C
Topic: Future Plans of the Power Corporation in Fort Franklin

3:00 - 3:15 Coffee Break

3:15 - 4:15 Barb O'Neil, Social Services
Topic: Future Plans of Social Services In Fort Franklin

4:15 - 5:00 Discussion on Future Development Alternatives

5:00 - 7:00 Dinner Break

7:00 - 10:00 Discussion on Future Development Alternatives
 (continued from afternoon session)

APRIL 18, 1991

9:00 - 5:00 - Travel day

**SPECIAL MEETING July 23, 1991
HAMLET OF FORT FRANKLIN**

In Attendance:

**Chief Raymond Taniton
Mayor Gina Dolphus
Deputy Mayor Isadore Yukon
S.A.O. Peter Bayha
A.J. Kenny
A. Taniton
N. Neyelle
R. Tutcho
Jimmy Dillon
Dolphus Tutcho
Agnes Yukon**

**Randy Lambright - Harker Development Services
Valerie Norris-Kirk - M.A.C.A. Community Planning Tech. Trainee
Louise Reindeer - Municipal Officer Norman Wells**

Notes prepared by Valerie Norris-Kirk.

TENTATIVE PROJECT SCHEDULE

<u>Project Task</u>	<u>Completion Date</u>
1) Project Update/Review Alternatives	July 22 - 25
2) Preparation of Background Report	Aug 05 - 30
3) Council Review of Background Report	Sept 01 - 20 Public Open House Video Continuation
4) Preparation of Draft Plan	Sept 20 - Oct 14
5) Council Review of Draft Plan	Oct 14 - Nov 1
6) Circulation of Draft Plan	Nov 1 - 30
7) Preparation and Submission of Final Plan	Nov 30 - End of Year

Summary update of Community Plan/Background Report and introduced Valerie Norris-Kirk as the new Community Planning Technician Trainee. Made Reference to the 3 maps that were done up at the Workshop by the Council indicating the areas that the Community would like to see developed.

Five similar areas on all 3 maps that the community/council all agreed to were the following:

- * power plant to be relocated south of tank farm;
- * C.B.C. towers to be relocated;
- * airport to be relocated (one of the higher priorities) ;
- * would like to protect the cemetery, burial sites, prophets house, old Fort Franklin.
- * playground to be located at Sahcho Subdivision (east end);

One difference was the location of the swimming pool. Some people felt that the swimming pool should be located at the end of the arena, while others believed that the swimming pool should be located between the arena and the school.

Randy introduced two development options for council to consider. One option being if the airport was not going to be relocated in the next 20 years, Council would have to look at new areas to provide for the 105 units required in the next 20 years. The second option being if the airport was relocated, how would council like to see that area developed, and what are they going to do with the existing airstrip?

M.A.C.A. at present does not develop private land. If the Band swapped a piece of land, then the Dene Development Corporation would be responsible for the development of the land. Therefore, if Government is in process of building roads and the Band claims land, then **M.A.C.A.** will not continue to build that road.

Some questions of concerns were the following:

- 1) What if Elder's disagree and say that they have been here for years, therefore have the right to build anywhere?

Randy's reply:

Hopefully during the Public Meeting, people will make council aware that they would prefer to look at other alternatives for development. Also the Plan can be changed during different stages of development, but in **general** it cannot be changed all at once without a major update. The community plan is used as a general guideline indicating in which direction the community itself would like to grow.

- 2) Where proposed commercial area is on Randy's development options, what about clean up? Will wastes such as **PCB's** be properly taken care of, and new soil put into place?

Randy's reply:

Yes, **NWTPC** have indicated they will upgrade and hopefully bring the area back to its' original state. This, as we all know, is not always done. But they do have the obligation

to put in new soil and make sure that it is clear of all hazardous wastes, etc.

The background report is a very useful tool in helping council make final decisions on how they would like the community to look. Existing land uses, building inventories, land ownerships, building conditions, areas to be preserved, all play an important role as part of the planning process. It is this information that is gathered and what community and council have to say that form the community plan.

Randy came up with the idea, why not a persons' property be his/her house? This way no one is confined to a specific area, and in retrospect can locate their housing where they wish, providing it is in an acceptable area. One question of particular concern was, what about people driving their **skidoos** all over the place during the winter months? It was suggested by Randy that council create and adopt a by-law specifically for **skidoos**. This by-law indicating designated areas where people are allowed to drive their **skidoos**, maps should be included in the by-law to outline these areas. This was a well liked idea with council.

Meeting adjourned until July 24, 1991 at 6:00 pm in the Council chambers...

APPENDIX C

RESIDENTIAL BUILDING INVENTORY

LEGEND

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I.A.B. = Indian Affairs Branch Reserve

c = Commissioner

P = Private

F = Federal

R = Residential

Map Reference #	Occupant of Bldg.	Owner/User	Lands Description	Condition	# of Occupants
R-1	Wayne Gaudet	c/P	303-Sk-025	Good	4
R-2	Chris Yukon	c/P	303-Sk-031	Good	6
R-3	Jane Kenny	c/P	303-Sk-024	Good	3
R-4	Walter Bayha	c/P	303-Sk-022	Burnt Down	
R-5	Air Sahtu	c/P	303-Sk-036	Fair	
R-6	-----	F/I.A.B.	L.T.O. 346, Block 5, Ptn Lot 9	Poor	vacant
R-7	-----	F/I.A.B.	L.T.O. 346, Block 5, Ptn Lot 9	Poor	vacant
R-8	-----	C/Dene Dev. Corp.	L.T.O. 346, Block 5, Ptn Lot 10	Poor	vacant
R-9	Arsene Ayha	C/Dene Dev. Corp.	L.T.O. 346, Block 5, Ptn Lot 10	Good	7
R-10	Johnny Neyelle	F/I.A.B.	L.T.O. 346, Block 5, Ptn Lot 3	Good	7
R-11	J. Neyelle	F/I.A.B.	L.T.O. 346, Block 5, Ptn Lot 3	Poor	vacant
R-12	Arsene Ayha	C/Dene Dev. Corp.	L.T.O. 346, Block 5, Lot 11	Poor	vacant
R-13	M.J. Moosenose	F/I.A.B.	L.T.O. 346, Block 5, Ptn Lot 2	Fair	vacant
R-14	M. Kenny	F/I.A.B.	L.T.O. 346, Block 5, Ptn Lot 2	Poor	vacant
R-15	Elsie Rink	F/I.A.B.	303-Sk-047	Poor	vacant
R-16	Elsie Rink	F/I.A.B.	303-Sk-047	Good	1
R-17	Julie Baptiste	C/Dene Dev. Corp.	L.T.O. 346, Block 5, Lot 12	Poor	1
R-18	M. Neyelle	F/I.A.B.	L.T.O. 346, Block 5, Ptn Lot 1	Fair	.5
R-19	M. Tetso	F/I.A.B.	L.T.O. 346, Block 5, Ptn Lot 1	Poor	vacant
R-20	C. Bloomquist	P/	L.T.O. 136, Block 4, Lot 7	Good	1
R-21	A. Modeste	c/	L.T.O. 136, Block 4, rem Lot 6 & Ptn Lot 5	Fair	1
R-22	Residence	P/H.B.C.	L.T.O. 136, Block 4, Lot 5	Good	2
R-23	Residence	P/H.B.C.	L.T.O. 136, Block 4, Lot 4	Good	3
R-24	Tony Tatti	c/P	303-Sk-070	Good	6

R-25	Resi dence	F/F-R.C.M.P.	L.T.O. 1024, Bl ock 4, Lot 13	Good	2
R-26	Resi dence	F/F-R.C.M.P.	L.T.O. 1024, Bl ock 4, Lot 13	Good	2
R-27	Franci s Tatti	C/	L.T.O. 1024, Bl ock 4, Lot 12	Poor	vacant
R-28	U. Kenny	C/	303-Sk-050	Good	6
R-29	P. Baton	F/P-I .A.B.	303-Sk-043	Good	3
R-30	M. Andre	F/F-I.A.B.	L.T.O. 136, Bl ock 4, Ptn Lot 1	Poor	3
R-31	L. Andre		In Right-of-Way	Poor	1
R-32		F/I.A.B.	L.T.O. 346, Bl ock 3, Lot 7	Poor	vacant
R-33	G. Mack	F/I.A.B.-NWTHC	L.T.O. 346, Bl ock 3, Ptn Lot 6	Poor	5
R-34	J. Ferdi nand	F/I.A.B.	L.T.O. 346, Bl ock 3, Ptn Lot 6	Poor	1
R-35	-----	F/I.A.B.	L.T.O. 346, Bl ock 3, Ptn Lot 6	Poor	vacant
R-36	L. Blondin	F/I.A.B.-NWTHC	L.T.O. 346, Bl ock 3, Ptn Lot 6	Poor	1
R-37	Resi dence	F/I.A.B.	L.T.O. 346, Bl ock 3, Ptn Lot 5	Poor	6
R-38	N.Sewi	F/I.A.B.-NWTHC	L.T.O. 346, Bl ock 3, Ptn Lot 5	Poor	7
R-39	F. Elimie	F/I.A.B.	L.T.O. 346, Bl ock 3, Lot 8	Poor	vacant
R-40	J. Betsi dea	F/I.A.B.	L.T.O. 346, Bl ock 3, Ptn Lot 4	Poor	8
R-41	P. Tetso	F/I.A.B.-NWTHC	L.T.O. 346, Bl ock 3, Ptn Lot 4	Poor	6
R-42	-----	F/I.A.B.-NWTHC	L.T.O. 346, Bl ock 3, Lot 9	Poor	vacant
R-43	-----	F/I.A.B.	L.T.O. 346, Bl ock 3, Lot 10	Poor	vacant
R-44		F/I.A.B.-GNWT	L.T.O. 346, Bl ock 3, Ptn Lot 11	Fai r	vacant
R-45	J. Tetso	F/P	303-Sk-042	Fai r	vacant
R-46	C. Cleary	F/I.A.B.	L.T.O. 346, Bl ock 3, Ptn Lot 12	Poor	4
R-47	Resi dence	F/I.A.B.-GNWT	L.T.O. 346, Bl ock 3, Ptn Lot 11	Fai r	3
R-48	Resi dence	F/I . A. B. -Haml et	L.T.O. 346, Bl ock 3, Ptn Lot 12	Fai r	2
R-49	Resi dence	F/I . A. B. -Haml et	L.T.O. 346, Bl ock 2, Ptn Lot 7 & Ptn Lot 8	Poor	7
R-S0	Jean Bapti ste	F/I.A.B.	L.T.O. 346, Bl ock 2, Lot 8	Poor	1
R-51	Resi dence	P/R.C. Mi ssi on	L.T.O. 136, Bl ock 2, Lot 9	Poor	
R-52	Nurses Res.	F/F-Heal th & Wel fare Canada	L.T.O. 136, Bl ock 2, Lot 11	Fai r	vacant
R-53	J.G. Tutcho	P/R.C. Mi ssi on	L.T.O. 136, Bl ock 2, Lot 1	Fai r	3
R-54	-----	c /	L.T.O. 2056, Bl ock 11	Poor	vacant

R-55	Residence	C/C-GNWT	303-Sk-062	Good	4
R-56	Residence	C/C-GNWT	303-Sk-063	Poor	vacant
R-57	Great Bear Lake Motel	c/P	303-Sk-037	Poor	vacant
R-58	Theresa Tutcho	c/P	303-Sk-077	Good	5
R-59	Ronald & Lena Cleary	c/P	303-Sk-049	Fair	vacant
R-60	George Cleary	c/P	303-Sk-039	Fair	1
R-61	Jane Vandermeer	c/P	303-Sk-020	Good	5
R-62	Joseph Tetso	c/P	303-Sk-028	Good	6
R-63	Walter Bayha	c/P	303-Sk-059	Good	5
R-64	S. Neyelle	c/P	303-Sk-057	Good	9
R-65	Peter Bayha	c/P	303-Sk-066	Good	1
R-66	Raymond Taniton	c/P	303-Sk-029	Good	7
R-67	Joseph Blondin Jr.	c/P	303-Sk-052	Good	4
R-68	C. Neyelle	c/P	303-Sk-071	Good	6
R-69	Fred Menacho	c/P	303-Sk-071	Good	2
R-70	Leonard Kenny	c/P	303-Sk-069	Good	5
R-71	C. Modeste Albert Sewi	c/c c/P	303-Sk-080 303-Sk-065	Archaeological Good	.. 5
R-72	Leon Takazo	c/P	303-Sk-068	Good	5
R-73	Leon Modeste	c/P	303-Sk-058	Good	12
R-74	Agnes Yukon	c/P	303-Sk-067	Good	2
R-75	Shirley Baton	c/P	303-Sk-056	Good	5
R-76	David & Patricia	c/P	303-Sk-019	Good	7
R-77	Modeste John & Cecilia	c/P	303-Sk-038	Good	4
R-78	Baton Residence	C/NWTHC	303-Sk-016	Good	4
R-79	Residence	C/NWTHC	303-Sk-015	Good	7
R-80	Residence	C/NWTHC	303-Sk-014	Good	10
R-81	Residence	C/NWTHC	303-Sk-003	Good	6
R-82	Residence	C/NWTHC	303-Sk-018	Good	10
R-83	Residence	C/NWTHC	303-Sk-017	Good	6
R-84	Residence	C/NWTHC	303-Sk-002	Good	7
R-85	Residence	C/NWTHC	303-Sk-001	Good	4
R-86	Residence	C/C-GNWT	303-Sk-048	Good	8
R-87	Residence	F/F-I.A.B.	L.T.O. 346, Block 9 , Lot 3	Fair	
R-88	Residence	F/I.A.B.-NWTHC	L.T.O. 346, Block 8 , Ptn Lot 13	Fair	7
R-89	Residence	F/I.A.B.-NWTHC	L.T.O. 346, Block 8 , Ptn Lot 13	Fair	6
R-90	Residence	F/I.A.B.-NWTHC	L.T.O. 346, Block 8 Ptn Lot 12	Fair	7
R-91	Residence	F/I.A.B.-NWTHC	L.T.O. 346, Block 8 Ptn Lot 12	Fair	3
R-92	::				

R-93	Residence	F/I.A.B.-NWTHC	L.T.O. 346, Block 8 Ptn Lot 12	Fair	4
R-94	Residence	C/NWTHC		Fair	8
R-95	Residence	C/NWTHC		Fair	5
R-96	Residence	F/I.A.B.-NWTHC	L.T.O. 346, Block 8 Ptn Lot 2	Fair	6
R-97	Residence	F/I.A.B.-NWTHC	L.T.O. 346, Block 8 Ptn Lot 2	Fair	6
R-98	Residence	F/I.A.B.-NWTHC	L.T.O. 346 , Block 8 Ptn Lot 11	Fair	5
R-99	Residence	F/I.A.B.-NWTHC	L.T.O. 346, Block 8 Ptn Lot 11	Fair	6
R-100	Residence	F/I.A.B.-NWTHC	L.T.O. 346, Block 8 Ptn Lot 11	Fair	4
R-101	Residence	C/NWTHC	303-Sk-074	Fair	3
R-102	Residence	C/NWTHC	303-Sk-005	Fair	5
R-103	Residence	C/NWTHC	303-Sk-013	Fair	5
R-104	Residence	C/NWTHC	303-Sk-006	Fair	3
R-105	Residence	C/NWTHC	303-Sk-007	Fair	3
R-106	Residence	C/NWTHC	303-Sk-008	Fair	6
R-107	Residence	C/NWTHC	303-Sk-012	Fair	vacant
R-108	Residence	C/NWTHC	303-Sk-011	Fair	4
R-109	Residence	C/NWTHC	303-Sk-010	Fair	3
R-110	Residence	C/NWTHC	303-Sk-009	Fair	3
R-111	Residence	F/I.A.B.-NWTHC	L.T.O. 346 , Block 7, Lot 15	Poor	1
R-112	Residence	C/NWTHC		Poor	3
R-113	Residence	C/NWTHC & Hamlet	L.T.O. 346, Block 8	Fair	3
R-114	Residence	C/NWTHC & Hamlet	L.T.O. 346, Block 8 Ptn Lot 8	Fair	3
R-115	Residence	F/I.A.B.-NWTHC	L.T.O. 346 , Block 8 Ptn Lot 9	Fair	5
R-116	Residence	F/I.A.B.-NWTHC	L.T.O. 346, Block 8 Ptn Lot 9	Poor	1
R-117	Residence	C/NWTHC & Hamlet	L.T.O. 346 , Block 8 Ptn Lot 8	Poor	4
R-118	Residence	F/I.A.B.-NWTHC	L.T.O. 346 , Block 7 Ptn Lot 13	Poor	3
R-119	Residence	F/I.A.B.-NWTHC	L.T.O. 346, Block 8 Ptn Lot 10	Fair	8
R-120	Residence	F/I.A.B.-NWTHC	L.T.O. 346, Block 8 Ptn Lot 10 & Ptn Lot 3	Fair	5
R-121	Residence	F/I.A.B.-NWTHC	L.T.O. 346, Block 8 Ptn Lot 3	Fair	5
R-122	Joe Tetso	F/P	303-Sk-045	Poor	vacant
R-123	Residence	F/I.A.B.-NWTHC	L.T.O. 346, Block 7 Ptn Lot 13	Poor	vacant

R- 124	Resi dence	F/I.A.B. -NWTHC	L.T.O. 346, Block 7 Ptn Lot 14	Poor	10
R-125	Resi dence	F/I.A.B. -NWTHC	L.T.O. 346, Block 7, Lot 2		3
R-126	Resi dence	F/I.A.B. -NWTHC	L.T.O. 346, Block 7 Ptn Lot 3	Poor	vacant
R-127	Resi dence	F/I.A.B. -NWTHC	L.T.O. 346, Block 7 Ptn Lot 3	Poor	5
R-128	Resi dence	C/NWTHC	L.T.O. 346, Block 7 Ptn Lot 11 & Ptn Lot 4	Fai r	8
R-129	Resi dence	C/NWTHC	L.T.O. 346, Block 7 Ptn Lot 10 & Ptn Lot 7	Fai r	7
R-130	Resi dence	F/I.A.B. -NWTHC	L.T.O. 346, Block 7 Ptn Lot 13	Poor	6
R-131	Resi dence	C/NWTHC	L.T.O. 346, Block 7 Ptn Lot 12	Fai r	4
R-132	Resi dence	C/NWTHC	L.T.O. 346, Block 7 Ptn Lot 12	Fai r	8
R-133	Resi dence	C/NWTHC	L.T.O. 346, Block 7 Ptn Lot 11	Fai r	5
R-134	Resi dence	C/NWTHC	L.T.O. 346, Block 7, Lot 10	Poor	9
R-135	Resi dence	C/NWTHC	L.T.O. 346, Block 7 Ptn Lot 9	Fai r	2
R-136	Resi dence	C/NWTHC	L.T.O. 346, Block 7 Ptn Lot 9	Poor	7
R-137	Resi dence	C/NWTHC	L.T.O. 346, Block 7 Ptn Lot 6	Fai r	vacant
R-138	Resi dence	C/NWTHC	L.T.O. 346, Block 7 Ptn Lot 6	Fai r	7
R-139	Resi dence	C/P-NWTPC	L.T.O. 346, Block 7, Lot 7	Good	3
R-140	Resi dence	C/C-GNWT	L.T.O. 346, Block 7, Lot 8	Fai r	3
R-141	Resi dence	C/NWTHC	303-13-1	Good	6
R-142	Resi dence	C/NWTHC	303-13-2	Good	14
R-143	Resi dence	C/NWTHC	303-13-3	Good	8
R-14&	Resi dence	C/NWTHC	303-13-4	Good	vacant
R-145	Resi dence	C/NWTHC	303-13-5	Good	vacant
R-146	Freddy Vi tal	C/P			
R-147	Jimmy Tutcho	c/P	303-Sk-081	Good	---
R-148	David Speakman	c/P	303-Sk-082	Good	
R-149	Resi dence	C/NWTHC		Good	
R-150	Resi dence	C/NWTHC		Good	

COMMUNITY USE BUILDING INVENTORY

LEGEND

I.A.B. = Indian Affairs Branch Reserve

c = Commissioner

P = Private

F = Federal

M = Municipality

CU = Community use

Map Reference #	Occupant of Bldg.	Owner/User	Lands Description
CU-1	R. C.M. P	F/F-RCMP	LTO 1024, BLOCK 4, LOT 13
CU-2	R.C.M.P GARAGE	F/F-RCMP	LTO 1024, BLOCK 4, LOT 13
CU-3	R.C.M.P WAREHOUSE	F/F-RCMP	LTO 1024, BLOCK 4, LOT 13
CU-4	COMMUNITY FREEZER	C/	LTO 136, BLOCK 4, LOT 12
CU-5	HOUSING ASSOC.	F/IAB-NWTHC	LTO 346, BLOCK 3, LOT 7
CU-6	B.A.P	F/IAB-NWTHC	LTO 346, BLOCK 3, LOT 8
CU-7	YWTH GRWP	F/IAB-NWTHC	LTO 346, BLOCK 3, LOT 9
CU-8	SOCIAL SERVICES	F/IAB-GNWT	LTO 346, BLOCK 3, LOT 1
CU-9	BAND OFFICE	c/c	LTO 346, BLOCK 2, LOT 6
Cu-10	FISH & WILDLIFE	c/	UNSURVEYED
CU-11	CHURCH	P/RC MISSION	LTO 136, BLOCK 2, LOT 4
CU-12	CHURCH	P/RC MISSION	LTO 136, BLOCK 2, LOT 2&3
CU-13	OLD NURSING STN.	F/F-HEALTH&WELFARE	LTO 136, BLOCK 2, LOT 11&12
CU-14	NURSING STN. UAREHWSEC	F/F-HEALTH&WELFARE	LTO 136, BLOCK 2, LOT 11&12
CU-15	WATER STATION	C/	303-11-6
CU-16	PROPHETS HWSE	c/	UNSURVEYED
CU-17	ADULT EDUCATION	C/C-GNWT	303-SK-061
CU-18	H&T ASSOC.	F/IAB	LTO 346, BLOCK 8, LOT 13
CU-19	DROP-IN CTRE.	F/IAB	LTO 346, BLOCK 7, LOT 1
CU-20	HAMLET OFFICE	C/DENE DEV. CORP	303-SK-035
CU-21	SCHOOL	C/C-GNWT	303-SK-046
CU-22	ARENA/HALL	C/M	303-SK-055
CU-23	RENEWABLE RES.	C/C-GNWT	LTO 346, BLOCK 7, LOT 7
CU-24	NEW NURSING STN.	C/F-HEALTH&WELFARE	LTO 346, BLOCK 6, LOT 4&5
CU-25	NEW FIREHALL		

INDUSTRIAL & HINTERLAND USE BUILDING INVENTORY

LEGEND

I.A.B. = Indian Affairs Branch Reserve

c = Commissioner

P = Private

F = Federal

I-# = Industrial

H-# = Hinterland

Map Reference #	Occupant of Bldg.	Owner/User	Lands Description
H-1	NORTHWESTEL	P/NWTEL	LTO 426, BLOCK 1, LOT 7
H-2	NDB TOWER	C/P-CBC	303-SK-033
H-3	AIRPORT & TERMINAL	c/c	303-AIRPORT
H-4	PAUL NEYELLE'S TENT	C/	UNSERVEYED
I-1	DPW WAREHOUSE	F/IAB	LTO 346, BLOCK 9, LOT 3
I-2	DPW GARAGE	F/IAB	LTO 346, BLOCK 9, LOT 2
I-3	BAND GARAGE	C/	
I-4	NWTPC	C/C-NWTPC	LTO 999, BLOCK 1, LOT 1
I-5	F. FRANKLIN HOUSING WAREHOUSE	M/	PTN. LOT 1&2, PTN LOT 11&12
I-6	POL TANK FARM	c/c	303-POL
I-7	HAMLET GARAGE		

COMMERCIAL USE BUILDING INVENTORY

LEGEND

I.A.B. = Indian Affairs Branch Reserve

C = Commissioner

P = Private

F = Federal

c-# = Commercial

Map Reference #	Occupant of Bldg.	Owner/User	Lands Description
c-1	Great Bear Lodge	C/Dene Dev. Corp.	L.T.O. 346 , Block 5, Lot 12
c-2	Great Bear Lodge Warehouse	F/I.A.B.	L.T.O. 346 , Block 5, Lot 9
c-3	Great Bear Lodge Warehouse	C/Dene Dev. Corp.	L.T.O. 346 , Block 5, Lot 10
c-4	Great Bear Lodge Warehouse	C/Dene Dev. Corp.	L.T.O. 346 , Block 5, Lot 11
c-5	Tourist Shop - Gina Dolphus	c/P	303-Sk-044
c-6	Northern Store	P/H.B.C.	L.T.O. 346 , Block 4, Ptn Lot 8 & Ptn Lot 9
c-7	Northern Store Warehouse	P/H.B.C.	L.T.O. 346 , Block 4, Lot 8
C-8	Northern Store Warehouse	P/H.B.C.	L.T.O. 346 , Block 4, Lot 9
c-9	Great Bear Co-op Association	c/P	303-Sk-041
c-10	Co-op Warehouse	F/I.A.B.	L.T.O. 346 , Block 3, Lot 3
C-11	Co-op Warehouse	C/	L.T.O. 346 , Block 3, Lot 2
C-12	Co-op Warehouse	c/	L.T.O. 346 , Block 3, Lot 2
C-13	Co-op Warehouse	C/ & F/I.A.B.	L.T.O. 346 , Block 3, Ptn Lot 2 & Ptn Lot 1
C-14	Arcade		