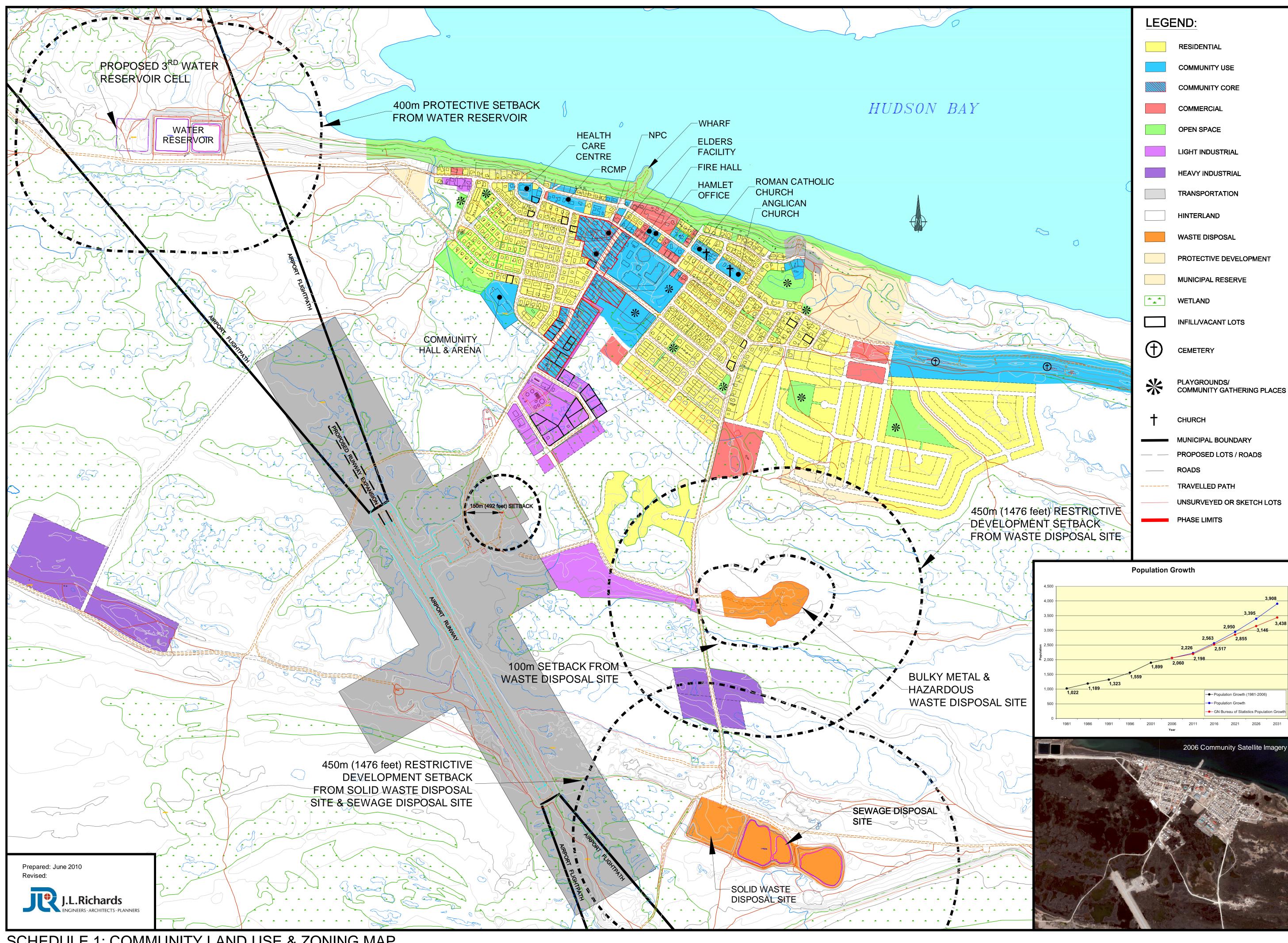


# ARVIAT COMMUNITY PLAN & ZONING BY-LAW



# SCHEDULE 1: COMMUNITY LAND USE & ZONING MAP

The purpose of the Arviat Community Plan is to outline Council's policies for managing the physical development of the Hamlet for the next 20 years - from 2010 to 2030 - that reflect the needs and desires of the Community. The Plan was created through a community consultation process. The Community Plan builds on previous plans, while incorporating new challenges, issues and needs identified by the Community.

Community Plan policies emerge from the values of a community and its vision of how it would like to grow. The goals established for this Community Plan are:

To develop in an orderly fashion creating a healthy, safe, functional, and attractive community that reflects community values and culture. To accommodate an appropriate range and mix of uses to accommodate growth and change in the community.

To promote the Plan as a tool for making effective and consistent decisions regarding land use and development in the community. To build upon community values of participation and unity to support community projects and local economic development. 5) To protect the natural beauty of "Nuna", protect viewpoints to the water, and retain waterfront and lakeshore areas for public uses and traditional activities.

Administration of the Plan

The Community Plan is enacted by By-law. Changes to the Plan can be made by amending the By-laws in accordance with the Nunavut Planning Act. The Community Plan should be reviewed and updated every five years as required by the Nunavut Planning Act. A Zoning By-law is also being enacted for the purpose of implementing detailed policies based on the Community Plan. All development must follow the intent of the Community Plan and Zoning By-law. The Community Plan includes Schedule 1 -"Community Land Use and Zoning Map", Schedule 2 - "General Land Use Map", and Schedule 3 - "Community Plan (Land Use Designations)".

At the time of preparation of this Plan, the population of Arviat was approximately 2,226 people. This Plan is based on a projected population for Arviat by 2030 of 3,908 people. It is estimated that an additional 411 dwelling units or 21 units per year will be required to meet the projected population growth. Also, in an effort to resolve the current overcrowding situation, the ten-year action strategy calls for an additional 3 units per year. This Plan is based on a housing demand of 476 units over a twenty year planning horizon. Depending on the housing form, it is estimated that approximately 20 hectares of land will be required to meet the projected population growth. A further 7 hectares

The policies of Council to meet expected growth are: a) Plan for a 2030 population of 3,908 people and address the current overcrowding situation.

Identify sufficient land on the Community Plan to meet the needs of the projected 2030 population. Review the Community Plan in 5 years, in 2015, to re-assess actual rates of growth and community needs.

Council will generally phase new community land development as follows: Infill and redevelopment of vacant or underutilized lots within the built-up area of the Hamlet. Easterly extension of the community with a mix of uses including residential, commercial, and park lands (Phase 1).

i. Develop a Community Core consisting of a mix of municipal and employment related uses along main road and central to the Hamlet (Phase 2). North-eastern extension along the road to the cemeteries (Phase 3).

e) Council will generally phase new industrial land development as follows: Light Industrial uses along the road to the existing dump site from the Tank Farm (Industrial Phase 1). Industrial uses with limited services along the esker across the airport lands (Industrial Phase 2). ) Council may change the phasing of development without amendment to this Plan.

### **General Policies** The following policies of Council apply to development in the Hamlet regardless of land use designation:

) The development of lots shall be subject to the following lot development policies: A. All service connections to buildings shall be easily accessed from the front yard on all lots and grouped together, where possible.

B. Access to new buildings will avoid, where possible, main entrances on the south-southeast side to reduce problems associated with snow drifting. C. Buildings shall be sited to respect setbacks identified on the Zoning Chart.

4) The Hamlet will pile snow in locations to minimize downwind snow drifting and where spring melt runoff can be properly channelled to drainage ditches or waterbodies.

9) The Hamlet shall encourage development that minimizes emissions from fossil fuels, that are energy efficient and that consider alternative energy supply technology.

6) A minimum setback distance of 30.5 metres (100 feet) of a watercourse shall be maintained, except subject to terms and conditions of the Hamlet Council.

D. Any building over 500 m2/ in gross floor area shall consider potential wind impacts on surrounding development. A wind study may be required by the Development Officer.

F. On any portion of a lot where fill is introduced, drainage shall be directed towards the public road. Exceptions may be made by the Development Officer. Where possible, drainage troughs shall not be located in Utility Rights-of-Way or Easements.

G. Road widenings may be obtained as required at the time of development or redevelopment of a lot in situations where the road right-of-way is less than 16 metres wide. 2) The Hamlet will consider adopting a Road Numbering By-law. 3) Consideration should be given to the development of a Drainage Plan for the entire community and the adoption of a snow piling by-law.

7) Utilities or communications facilities shall be permitted in any land use designation. Other than designated Rights-of-Way or Easements for Utility or Communication lines, Easements alongside roadways, marked between the edge of the roadway and lot lines, will be used for distribution lines with a minimum clearance as specified in the Utility Corporations Joint Use Agreement. b) The Hamlet shall protect cemeteries and sites of archaeological, ethnographical or historical significance from disturbance.

10) The Hamlet shall consider strategies to adapt to the future impacts of climate change, such as locating development away from low lying coastal areas and protecting existing areas against erosion. 11) The Hamlet will promote new economic development opportunities, especially in tourism and mining sectors. 12) The Hamlet will give due consideration to the Climate Change Adaptation Plan.

5) The Hamlet shall avoid piling snow within at least 30.5 metres (100 feet) of any watercourse.

Land Use Designations (see Schedule 3)

**ARVIAT COMMUNITY PLAN BY-LAW No.** A By-law of the Hamlet of Arviat in Nunavut Territory to adopt a General Plan pursuant to the provisions of the Planning Act, RSNWT, 1988, c. P-7, s.4.

WHEREAS the Council of the Hamlet of Arviat has prepared a General Plan, referred to as the "Arviat Community Plan", in accordance with the Planning Act;

NOW THEREFORE, the Council of the Hamlet of Arviat, duly assembled, enacts as follows: Schedules 1, 2 and 3 of this By-law form part of this By-law. This By-law may be cited as the "Arviat Community Plan". This By-law shall come into full force and effect on the date of its Third Reading.

4. By-law No. 171A of the Hamlet of Arviat, and all amendments thereto, is hereby repealed. READ a first time this \_\_\_\_ day of August, 2010.

Senior Administrative Officer After due notice and a Public Hearing, READ a second time this \_\_\_\_ day of \_\_\_\_\_, 2010. Senior Administrative Officer

APPROVED by the Minister of Community and Government Services this \_\_\_\_ day of

READ a third time this \_\_\_ day of \_ Senior Administrative Officer

# **ARVIAT ZONING BY-LAW No.**

A By-law of the Hamlet of Arviat in Nunavut Territory to adopt a Zoning By-law pursuant to the provisions of the Planning Act, RSNWT, 1988, c. P-7, s.13.

WHEREAS the Council of the Hamlet of Arviat has prepared a General Plan, and WHEREAS it is deemed desirable to regulate certain uses of land and development within the

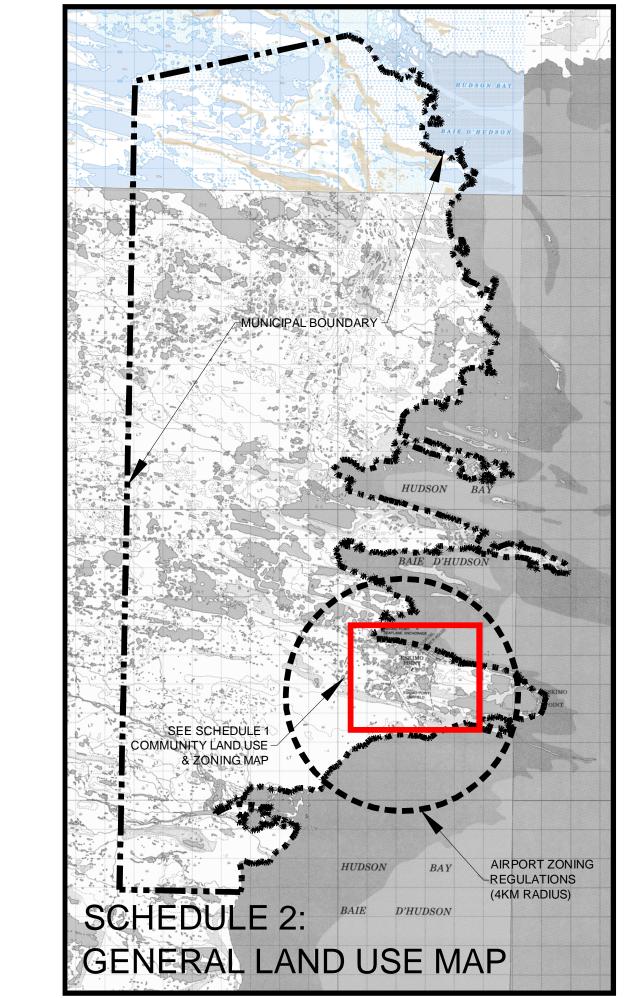
NOW THEREFORE, the Council of the Hamlet of Arviat, duly assembled, enacts as follows: Schedules 1, 2 and 4 of this By-law are declared to form part of this By-law. This By-law may be cited as the "Arviat Zoning By-law". This By-law shall come into full force and effect on the date of its Third Reading. 4. By-law No. 171 of the Hamlet of Arviat, and all amendments thereto, is hereby repealed.

READ a first time this \_\_\_\_ day of August, 2010

Senior Administrative Officer After due notice and a Public Hearing, READ a second time this \_\_\_ day of September, 2010

Senior Administrative Officer APPROVED by the Minister of Community and Government Services this \_\_ day of

READ a third time this \_\_\_ day of Senior Administrative Officer



## SCHEDULE 3: COMMUNITY PLAN (LAND USE DESIGNATIONS) Designation The Residential designation will be used primarily for housing with all types of dwelling types permitted. Uses that are residential in nature, such as a group home, a home ermits other small-scale conditional uses subject to the approval of Council. The icies of Council are intended to maintain an adequate supply of land for residential Residential development will be phased so that a target minimum of 24 vacant surveyed lots are available at any given time evelopment, to build safe and livable neighbourhoods, and to protect residential areas In addition to the above, Council will look for opportunities to infill lots for new housing within the existing townsite. Council will work with Nunavut Housing Corporation to determine appropriate housing form and identify where low-rise apartments and other forms of multi-family dwellings could be located. Council will seek to remediate the former "East Dump" in order to permit future housing Community Use designation is intended to maintain an adequate supply of land The Community Use designation will be primarily for public uses (i.e., social, cultural, religious, or educational) r community uses, to provide easy access to public facilities and services, and to Community facilities will be centrally located to ensure safe and convenient access by residents eserve significant and important locations for community uses. Due to the rapid growth of the community, Arviat may require a new fire hall within the next five years. Council supports reserving additional land west of the Community Hall for the possible expansion of the existing hall or for additional community facilities. aining an adequate supply of land for commercial uses in a central location thin the built-up area and along main roads adjacent to future growth areas Residential uses shall be permitted when located above a ground floor commercial use eviding good access from the community. Commercial facilities will be located along main roads, where possible, to provide safe and convenient access by residents cess to the sea, and to reserve open spaces within the built-up area for recreational areas should be provided at a ratio of 1:3. All playgrounds should be a minimum of 1,800 metres squared. Unless otherwise noted, all Commissioner's Land forming part of the 100 foot strip (30.5 m) along the seashore measured from the ordinary high water mark No development is generally permitted within 30 metres from the normal high water mark of any river or major creek. Council may consider the filling of a Permitted uses in the General Industrial designation will include all forms of manufacturing, processing, warehousing and storage uses. Permitted uses will also include garages, power generation plants, and fuel storage. e Industrial designation is intended to reduce the negative effects and dangers. sociated with industrial uses, such as noise, dust, truck travel and the storage of tentially hazardous substances. Industrial uses shall be concentrated on the Council will work with local businesses and government operations to identify opportunities to relocate non-conforming industrial uses (e.g. garages, power plant, warehouses) to industrial lands. Council will explore the opportunity for a public/private partnership with the mining industry to develop a marshalling area across the airport lands including the construction of roads and power line. This would provide additional lands for future industrial subdivisions. All Communication Satellites, outside the transportation designation, should be moved to the industrial subdivision Permitted uses in the Transportation designation include all activities related to air traffic and uses accessory to these activities, such as commercial activities ne Transportation designation is intended to protect and ensure the safe operation of the airport and related activities, such as the NavCanada communications sites. All development within the areas affected by the Arviat Airport Zoning Regulations, as shown on Schedule 2, shall comply with those Regulations. Development applications shall be referred to Nunavut Airports for review and approval where development is proposed adjacent to the airport and/or where development has the potential to interfere with airport operations. Council supports continued investments into the Maguse Lake Road project to provide access to the hinterland . Council will discourage the use of travelled pathways that are not identified as public rights of way ne Hinterland designation generally permits traditional, tourism and passive recreational uses. Permitted uses also include dog teams, quarrying, commercial Hinterland designation applies to all unsurveyed land within the Municipal bundary not designated by another land use and is intended to protect the natural harvesting, and infrastructure projects for local economic development beauty and cultural resources of the land - 'Nuna' - while providing access for aditional, recreational and tourism activities. Council shall ensure that development does not negatively impact wildlife, wildlife habitat and harvesting and is consistent with the guiding principles of Inuit posal sites and ensure appropriate development setbacks. existing or former waste disposal site, pursuant to the General Sanitation Regulation of the Public Health Act The Hamlet will continue to evaluate all possible options for an integrated waste management system, including: the suitability of the existing landfill site for long term use; the use of an incinerator metal recovery projects; and, Municipal Reserve designation is intended to reserve land for the future growth of Municipal Reserve lands shall be redesignated by amendment to this Plan prior to being used for community expansion Lands designated Municipal Reserve may be affected by significant environmental constraints to development, such as contaminated soils, shallow waterbodies and poor drainage. All constraints shall be cleared of environmental constraints prior to the lands being redesignated for development. Any proposed road network shown on the Land Use Map may need to be changed according to community needs during the subdivision process.

### SCHEDULE 4: ZONING BY-LAW (SCHEDULE & ZONE REGULATIONS) Permitted Uses Conditional Uses Setbacks (Minimum) vhouse dwellings located on separate, adjacent lots, the side yard where units tear = 6 metres (20 feet) Day Care Centre are attached may be reduced to zero. Rear, backing onto an OS Zone = 2.5 metre welling, Multi-Unit Owelling, Mini Home arking or storage of a commercial vehicle having a gross vehicle weight of Any accessory building, structure or use, Side (Exterior) = 4 metres (13 feet esidential Care Facilit 500 kg or construction equipment, including bulldozers, backhoes, high hoes, Group Home Side (Interior) = 6 metres, or as required by and pay loaders is not permitted. Home Occupation the Fire Marshal (20 feet) Secondary Suite **Jtility Installation** • The suite does not exceed a floor area of 25% of the principal dwelling, or 60 m<sup>2</sup> of gross floor area, whichever is less. ear = 6 metres (20 feet) side (Exterior) = 6 metres (20 feet) side (Interior) = 6 metres (20 feet), or as idential Care Facilit overed or screened area for garbage and trade waste is required. rovided that the dwelling unit(s) are above ear = 6 metres (20 feet) Parking lot Side (Exterior) = 4 metres (13 feet) Personal Service Establish Side (Interior) = 6 metres (20 feet), or as ome Occupation Retail Store quired by the Fire Marshal nmercial Recreation tility Installation Service shop venience Store Any accessory building, structure or use, subject to maximum gross floor area is 25 sq. m. tear = 10 metres (33 feet) Side (Exterior) = 10 metres (33 feet) Side (Interior) = 10 metres (33 feet), or as rk or playground equired by the Fire Marshal ned to store equipment for traditional, ultural, and recreational activities taking Temporary Outdoor Storage of sealift uipment during sealift ont = 6 metres (20 feet) ere an interior or rear vard abuts a Residential, Community Use, Community ear = 6 metres (20 feet) re. Commercial or Open Space Zone, the minimum vard requirement shall b Fuel Storage Facility Side (Exterior) = 6 metres (20 feet) Outdoor Storage Side (Interior) = 6 metres, (20 feet) or as tdoor storage shall not be permitted within any minimum front or exterior yard Power Generation Facility required by the Fire Marshal Waste Processing and Transfer Facility utdoor storage shall be closed to view from any public street or walking trail nrough the use of appropriate visual screening. one caretaker unit is permitted on a lot. nt = 6 metres (20 feet) ere an interior or rear yard abuts a Residential, Community Use, tear = 6 metres (20 feet) nmunity Core, Commercial or Open Space Zone, the minimum yard Side (Exterior) = 6 metres (20 feet) irement shall be 12 m. Side (Interior) = 6 metres, (20 feet) or as equired by the Fire Marshal te Processing and Transfer Facility Any development within the Transportation Influence Zone as indicated on commercial uses related to aircraft the General Land Use Map shall be subject to the approval of NAV Canada. services and travel No development shall occur within 150 metres ( 492 feet) of the nmunications Facility Ion-Directional Beacon Site. ocking, loading and off-loading of ships Fuel Storage Facility Any development within the Transportation Influence Zone as indicated on the Land Use Map shall be subject to the approval of NAV Canada. Temporary Tenting or Camping No development is permitted within 200 metres (656 feet) downwind of any snow Commercial Harvesting building, structure fence without the approval of Council. ermanent hunting and or use, subject to No development is permitted within 200 metres (656 feet) of a wind turbine. ishing cabins or camps Section 5.1 No development is permitted within 100 metres (328 feet) of an Archaeological or source exploration and Paleontological Site. o residential development or commercial development involving food orage, handling or preparation shall be permitted within 450 metres (1476 et) of a Waste Disposal Site. To development shall be permitted for housing on lands zoned MR in the area on the former East Dump. An amendment to the General Plan, once the site has

he Municipal Reserve Zone identifies lands that may

evelopment is permitted in the MR Zone unless of

interesting for future redevelopment. No

emporary nature, subject to Council approval.

een remediated to the satisfaction of the Health Officer, will be required prior t

No development shall be permitted for housing within the 450 m setback to the metal dump site. An amendment to the General Plan, once a reduced setback is

No development shall be permitted within the 400 m "Protective Development" setback to the water reservoirs.

approved, will be required prior to rezoning the subject lands to permit

ezoning the subject lands to permit development.