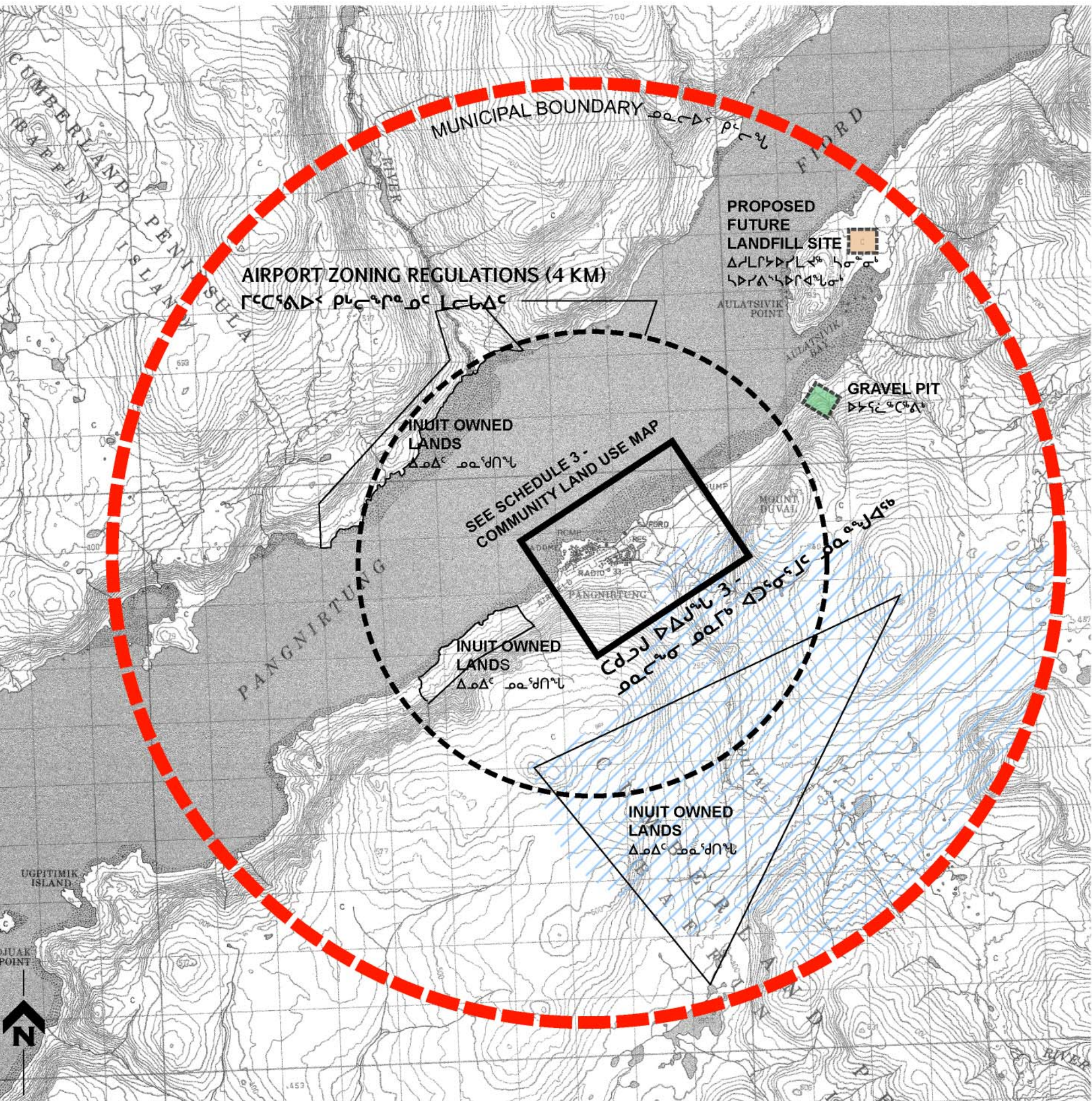


PANGNIRTUNG COMMUNITY PLAN AND ZONING BY-LAW

SCHEDULE 2 - GENERAL LAND USE



SCHEDULE 1 - COMMUNITY PLAN

1. INTRODUCTION

1.1 Purpose of the Plan

The purpose of the Pangnirtung Community Plan is to outline Council's policies for managing the physical development of the community and to provide a framework for the development of the community.

1.2 Goals of the Community Plan

- To create a safe, healthy, functional, and attractive community that reflects community values and culture.
- To promote the Plan as a tool for making effective and consistent decisions regarding land use and development in the community.
- To ensure an adequate supply of land for all types of uses to support the growth and change of the community.
- To support community projects and local economic development.

1.3 Administration of the Plan

The Community Plan is enacted by By-law. Changes to the Plan can be made by amending the By-law in accordance with the Municipal Planning Act. The Community Plan should be reviewed and updated every five years as required by the Municipal Planning Act. The Zoning By-law is also being created 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 (Plan Policy Text), Schedule 2 (General Land Use Map) and Schedule 3 (Community Land Use Map).

2. COMMUNITY GROWTH AND PHASING POLICIES

At the time of preparation of the Plan, the population of Pangnirtung was approximately 1,300 people. This Plan is based on a future population of 2,000 people by 2027. It is estimated that an additional 20% dwelling units will be required to meet the projected population growth, representing the need for approximately 10.5 hectares of land for residential development. A further 3 to 4 hectares are required for commercial and community uses. The policies of Council are:

- Plan for a 2027 population of 2,000 people.
- Council will encourage and facilitate the consolidation and redevelopment of existing lots with the townsite to conserve land supplies on the periphery of town.
- Council will phase new land development as follows:
 - Phase 1: Continue to develop the East Duval Subdivision for a mix of land uses, which represents a 7 to 9 year land supply (2007 to 2016/2017).
 - Phase 2: Reserve for future community expansion.
 - Phase 3: Reserve for future community expansion.
- Seek GH funding to build a road up the hill to the southeast of the community to the plateau (Phase 2B) or further opportunities for landfill and redevelopment within the existing townsite.

3. 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 development policies:
 - All service connections to buildings shall be easily accessed from the front yard on all lots.
 - Buildings shall be sited to respect setbacks identified in the Zoning Chart.
 - Any building over 5000m² in gross floor area shall consider potential wind impacts on surrounding development. A solid study may be required by the Development Officer.
 - Culverts are required and shall be installed at the access points to lots.
 - On any portion of a lot where (B) is introduced, drainage shall be directed towards the public road. Exceptions may be made by the Development Officer.
 - Road widening 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 15 metres wide.
 - Consideration should be given to the development of a Drainage Plan for the entire community.
 - Utilities shall be permitted in any land use designation.
 - The Hamlet will place a location to minimize downwind snow drifting and where spring melt-out can be properly channelled to drainage ditches.
 - The Hamlet shall protect any cemeteries and sites of archaeological, ethnographical or historical significance from disturbance.
 - The Hamlet shall encourage development that minimizes emissions from fossil fuels, that are energy efficient and that consider alternative energy supply technology.
 - 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.
 - The Hamlet shall work with the Municipal Planning Commission to ensure that the Pangnirtung Community Plan and the future South Buffalo Regional Land Use Plan are compatible.
 - The Hamlet shall adopt a Road Naming By-law by the year 2010 to 2011.

4. LAND USE DESIGNATION POLICIES

4.1 Residential

The Residential designation provides land for primarily residential uses, but also permits other small-scale conditional uses subject to the approval of Council. The policies of Council are intended to maintain an adequate supply of land for residential development and to protect residential areas from incompatible development. The policies of Council are:

- The Residential designation will be used primarily for housing with all types of dwelling types permitted. Other related residential uses such as a group home, a home occupation, or bed and breakfast will also be permitted, at any given time.
- Residential development will be phased so that a target minimum of 1 hectare of vacant surveyed land is available at any given time.
- Council will look for opportunities for residential redevelopment within the existing townsite. Council will work with NHC to identify where existing lots could be consolidated and redeveloped with attached housing forms (e.g. 5-packs).

4.2 Community Use

The Community Use designation is intended to maintain an adequate supply of land for community uses, to provide easy access to public facilities and services, and to reserve significant and important locations for community uses. The policies of Council are:

- The Community Use designation will be used primarily for public uses (i.e. social, cultural, religious, or educational) and government services.
- Community facilities and services will be primarily located to ensure safe and convenient access by residents.
- Land around the cemetery should be protected for the future expansion of the cemetery.
- Pursue a land swap with the fitting of the Airfield to allow the existing road opposite the Northern Store to be surveyed in return for the unused road allowance west of St. Luke's church.

4.3 Commercial

The Commercial designation is intended to support local economic development by maintaining an adequate supply of land for commercial uses in a central location with good access from the community. The policies of Council are:

- The Commercial designation will be used primarily for commercial uses such as hotels, restaurants, retail, personal and business services, and temporary storage of waste materials and equipment. All uses are conditional and at the discretion of Council.
- Owners of development will be required to maintain the development and keep the surrounding area tidy.
- A playground should be located within 300m walking distance from any residence in the community.
- Unless otherwise noted, all Commercial's Land zoning part of the 100-foot (30.5 m) along the shoreline measured from the ordinary high water mark will be designated Open Space.
- No development is permitted within 30 metres from the normal high water mark of the Duval River.

4.4 Open Space

The Open Space designation is intended to protect shoreline environments, maintain access to the sea and to reserve open spaces within the built up area for recreational uses and cultural events. The policies of Council are:

- The Open Space designation will be used primarily for parks, walking trails, beach shacks, harbour uses, boat storage, dog leashes and temporary storage of waste materials and equipment. All uses are conditional and at the discretion of Council.
- Owners of development will be required to maintain the development and keep the surrounding area tidy.
- A playground should be located within 300m walking distance from any residence in the community.
- Unless otherwise noted, all Commercial's Land zoning part of the 100-foot (30.5 m) along the shoreline measured from the ordinary high water mark will be designated Open Space.
- No development is permitted within 30 metres from the normal high water mark of the Duval River.

4.5 Industrial

The Industrial designation is intended to reduce the negative effects associated with industrial uses such as noise, dust, odours and the storage of potentially hazardous substances by concentrating these uses on the periphery of the townsite. The policies of Council are:

- Permitted uses in the 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.
- Council will develop a new industrial subdivision near the sewage treatment plant to minimize land use conflicts and to reserve land close to the Hamlet for residential and community uses. Council will work with local businesses and government agencies to identify opportunities to relocate non-conforming industrial uses (e.g. garages, warehouses) to the new industrial subdivision.

4.6 Transportation

The Transportation designation is intended to protect and ensure the safe operation of airport and related activities such as the New Canada communications site. Due to air capacity, safety and community issues, it is proposed that the existing airport be relocated to a site on a plateau of land south of the community. This project is subject to weather testing and funding. The relocation of the airport to outside the community would allow for longer term growth opportunities for the community without the need for smaller growth areas. The policies of Council are:

- Permitted uses in the Transportation designation includes all activities related to air traffic and uses accessory to these activities such as communications sites.
- If the airport is relocated out of the townsite, the Transportation lands should be redesignated to Residential, Commercial, Community Use and Open Space.
- All development within the 4km boundary of the airport, as shown on Schedule 2, shall comply with the Pangnirtung Airport Zoning Regulations.

4.7 Hinterland

The Hinterland designation applies to all unsurveyed land within the Municipal Boundary not designated by another land use and is intended to protect the natural beauty and cultural resources of the land. There is a public access to the land for recreational and tourism activities, as well as quarrying. The policies of Council are:

- The Hinterland designation generally permits industrial, tourism and recreational uses. Permitted uses also include dog leashes, quarrying, and infrastructure projects for local economic development.
- Council shall ensure that development does not negatively impact wildlife, wildlife habitat and harvesting and is consistent with the guiding principles of land use management.

4.8 Waste Disposal

The Waste Disposal designation is intended to identify existing or former waste disposal sites and ensure required development setbacks. The policies of Council are:

- The Waste Disposal designation permits no development except those uses accessory to the operation or remediation of a waste disposal site.
- The Hamlet shall prohibit the development of residential uses or uses involving food storage or food preparation within the 450 metre setback from any existing or former waste disposal site, pursuant to the General Sanitation Regulations of the Public Health Act.
- The new landfill should be located outside the Airport Zoning Regulations boundary, as shown on Schedule 2, due to its location.

4.9 Protective Development

The Protective Development designation is intended to protect the water reservoir and granular resources. The policies of Council are:

- The Protective Development designation does not permit any development except uses accessory to the supply of water such as a pipeline, pumping or monitoring station or road, or the operation or remediation of a quarry or well.
- New water reservoirs should be located outside the Airport Zoning Regulations boundary, as shown on Schedule 2, due to its location. The proposed reserve expansion on Schedule 3 may only proceed when the airport is relocated to the proposed plateau location.

4.10 Municipal Reserve

The Municipal Reserve designation is intended to reserve land for the future growth of the community. The policies of Council are:

- The Municipal Reserve designation does not permit any development except temporary uses approved by Council.
- Municipal Reserve lands shall be redesignated by amendment to this Plan prior to being used as community land.
- The Municipal Reserve lands identified as Phase 2A are located within the 450m setback of the sewage treatment plant and therefore shall not be redesignated for community expansion until the appropriate approvals have been obtained.
- The Chief Medical Officer of Nunavut agrees that the 450m setback can be reduced:
 - An exemption or amendment to the General Sanitation Regulations of the Public Health Act is obtained.
 - The Municipal Reserve lands identified as Phase 2B are located inside the Duval River watershed. These lands shall not be redesignated for community expansion until the water pipeline has been extended upstream from the development to prevent contamination of the Hamlet water supply.
 - A conceptual road network is shown on Municipal Reserve lands and may need to be changed according to community needs during the detailed subdivision design process.

4.11 Watershed Overlay

The Watershed Overlay identifies the watershed of the Hamlet's water supply and is intended to restrict the uses of the underlying designation to protect the Hamlet water supply. The policies of Council are:

- No development is permitted in the Watershed Overlay unless it can be demonstrated that the development will have no impact on the Hamlet water supply, or the water pipeline is extended so that the water intake is upstream from the proposed development.

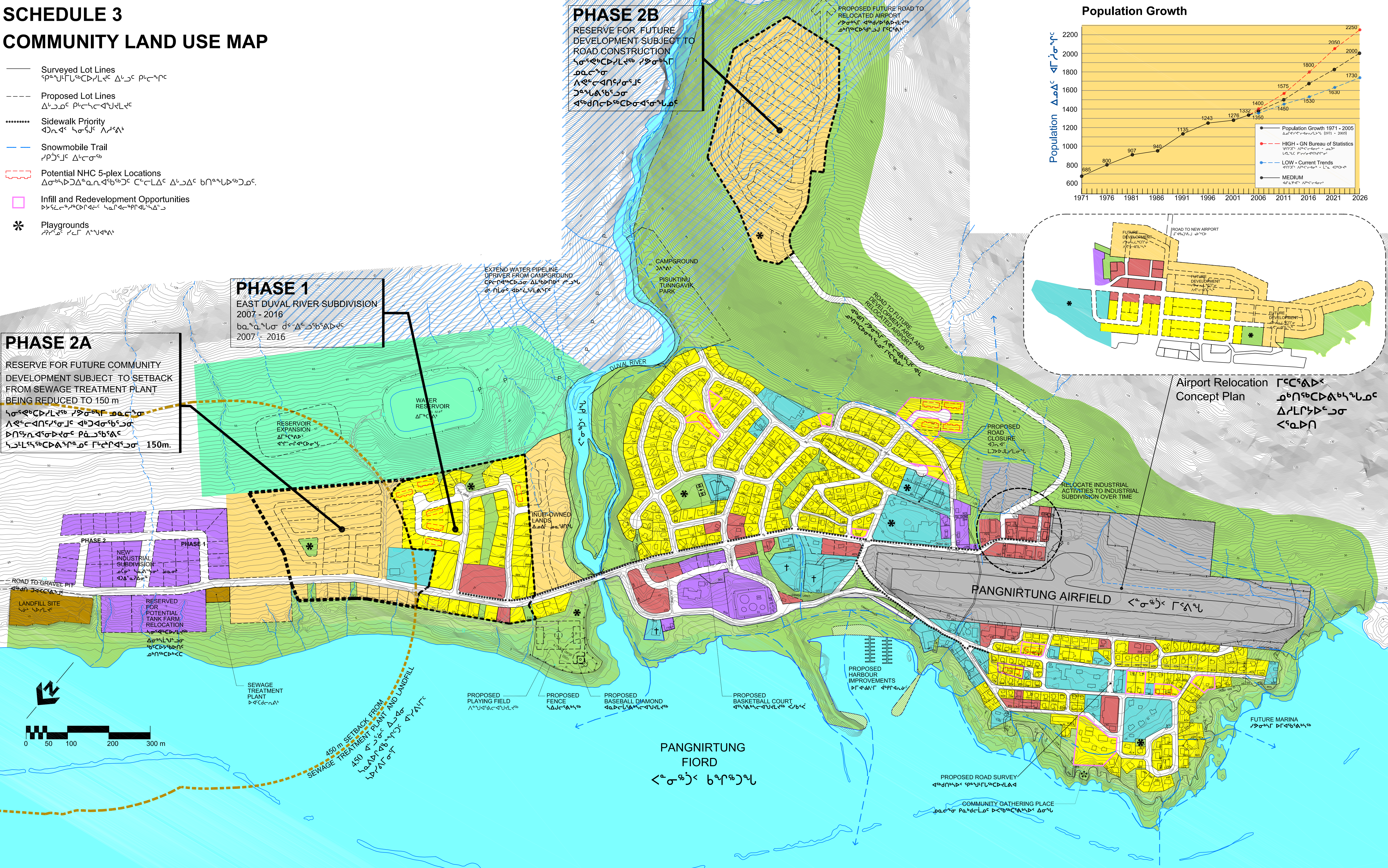
SCHEDULE 3 COMMUNITY LAND USE MAP

- Surveyed Lot Lines
- Proposed Lot Lines
- Sidewalk Priority
- Snowmobile Trail
- Potential NHC 5-plex Locations
- Infill and Redevelopment Opportunities
- Playgrounds

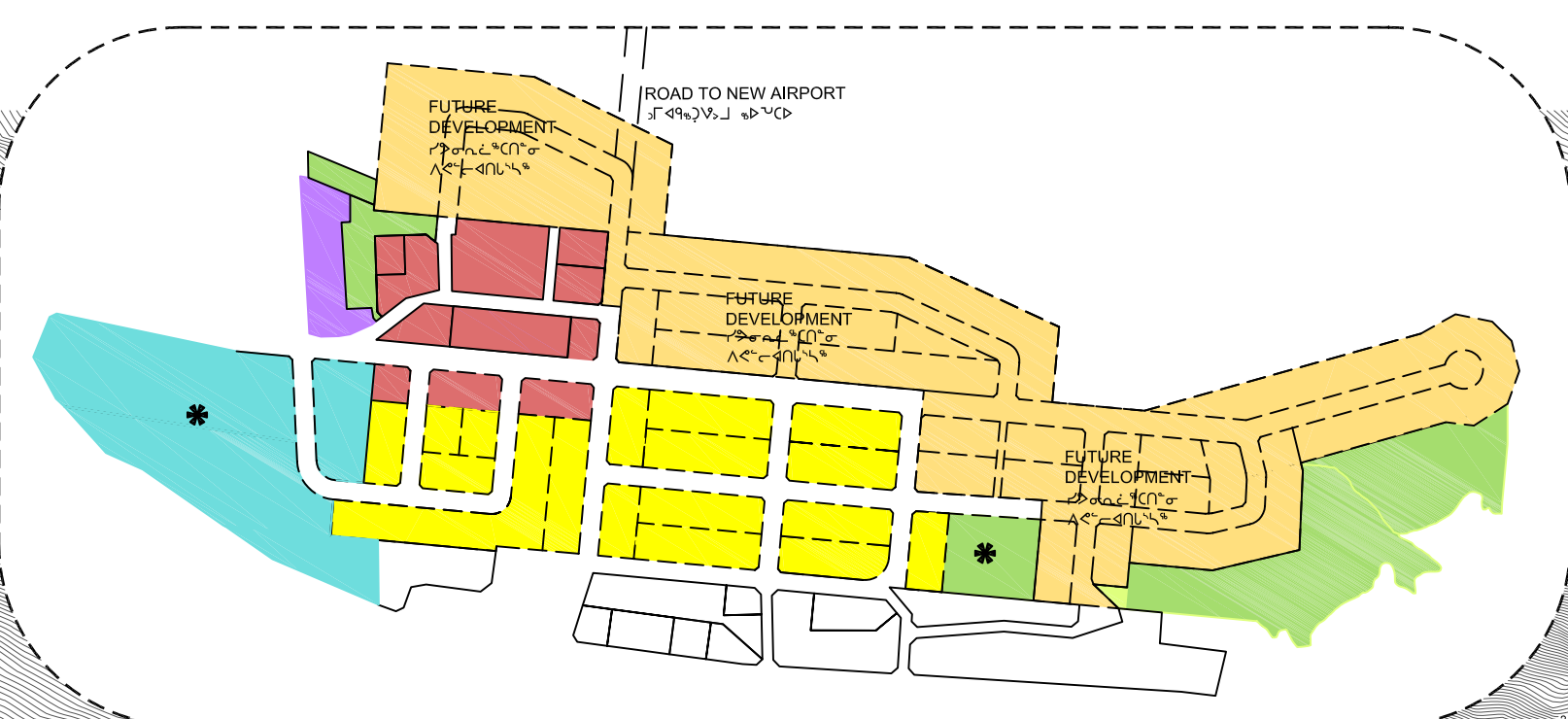
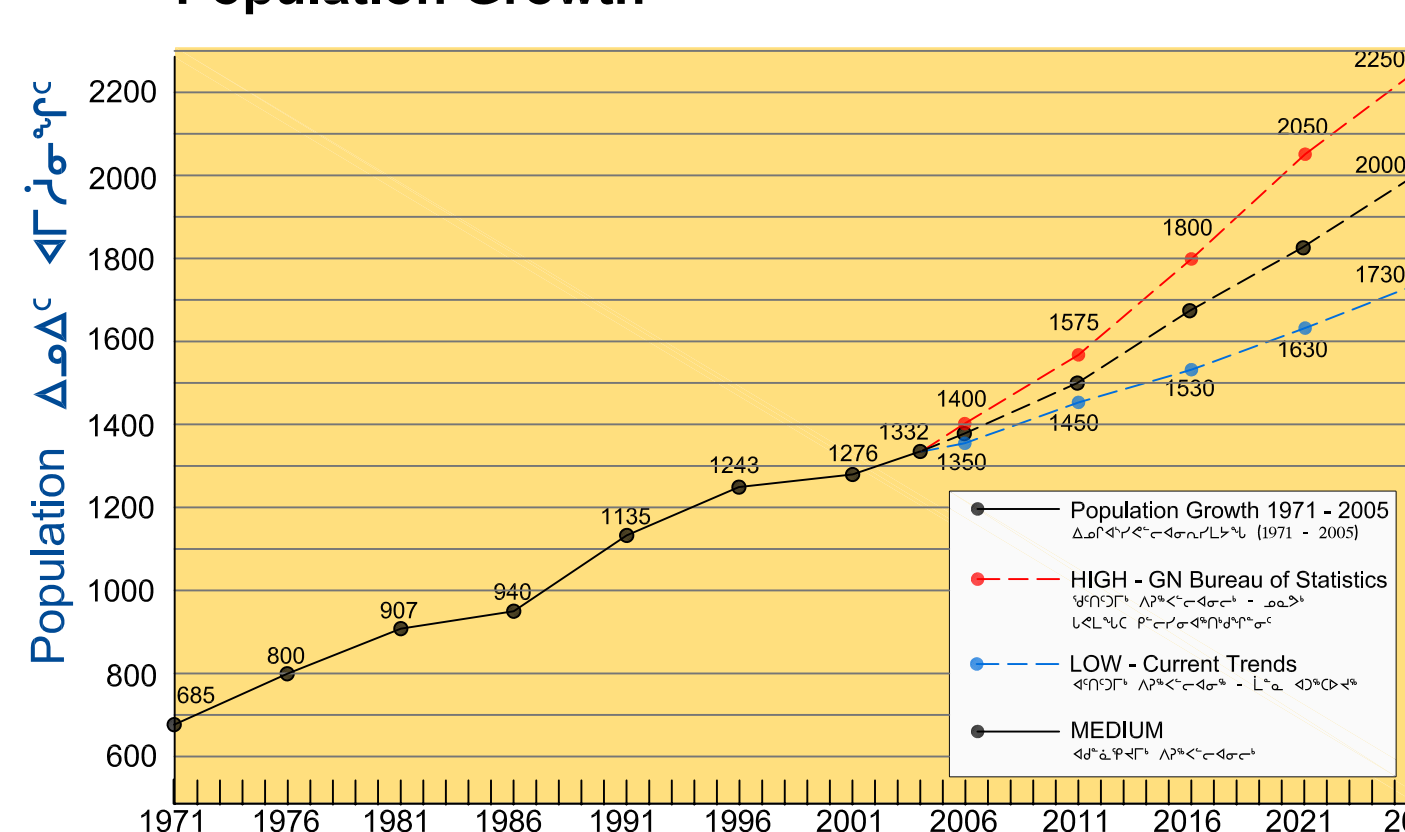
PHASE 2A
RESERVE FOR FUTURE COMMUNITY DEVELOPMENT SUBJECT TO SETBACK FROM SEWAGE TREATMENT PLANT BEING REDUCED TO 150 m

PHASE 1
EAST DUVAL RIVER SUBDIVISION
2007 - 2016

PHASE 2B
RESERVE FOR FUTURE DEVELOPMENT SUBJECT TO ROAD CONSTRUCTION



Population Growth



Airport Relocation
Concept Plan

SCHEDULE 4 - ZONE REGULATIONS

	Permitted Uses	Conditional Uses	Zone Requirements
Residential	Dwelling, single-unit Dwelling, semi-detached or duplex Dwelling, multi-unit Dwelling, mobile home	Bed and breakfast Guest home Day care centre Home occupation Dwelling, multi-unit Dwelling, mini home	(a) Setbacks (minimum) Front = 3 metres Rear = 6 metres Side (Exterior) = 4 metres Side (Interior) = 6 metres, or as required by the Fire Marshal Building height (maximum) 12 metres (39 feet) (b) Depth of the provisions of Section 6.3(1), for semi-detached dwellings or separate dwellings located on separate lots, the side and rear setbacks are attached may be reduced to zero. (c) Parking or storage of a commercial vehicle having a gross vehicle weight of 4,500 kg or construction equipment including bulldozers, backhoes, high lifts, and diggers shall not be permitted. (d) The following provisions will apply to Secondary Subdivisions: (i) The suite forms part of a single unit or semi-detached dwelling. (ii) The suite is structurally attached or located within the principal dwelling. (iii) The suite does not exceed a floor area of 25% of the principal dwelling, or door of gross floor area, whichever is less; and,
Commercial	Automotive gas bar Bank Commercial recreation Convenience store Coff shop Day care centre	Hotel Office Parking lot Personal service Restaurant Retail store Service shop	(a) Setbacks (minimum) Front = 6 metres Rear = 6 metres Side (Exterior) = 4 metres Side (Interior) = 6 metres, or as required by the Fire Marshal Building height (maximum) 10.7 metres (35 feet) (b) A covered or screened area for garbage and trade waste is required.
Community Use	Church Communications facility Community hall or centre Educational facility Elder hall Fire hall	Government office Group home Health care facility Police station Post office	(a) Setbacks (minimum) Front = 6 metres Rear = 6 metres Side (Exterior) = 6 metres Side (Interior) = 6 metres, or as required by the Fire Marshal Building height (maximum) 10.7 metres (35 feet) (b) A covered or screened area for garbage and trade waste is required.
Open Space	Archaeological site Dog team Duck Monument, cairn, or statue Park or playground Shed to store equipment for traditional, cultural, and recreational activities taking place in the Zone	Snow fence Sports field Temporary outdoor storage of waste Warehousing facility	(a) Grass Cover Area (minimum) 25 m ² m ² Building height (maximum) 3.1 metres (10 feet) (b) No building or structure shall be located closer than 10m to any side or rear lot line.
Industrial	Automotive repair, sales or facility Building supply or contractors shop Construction equipment Outdoor storage Retail store Warehouses Communications facility	Barge staging and landing site with associated warehousing Hazardous goods storage Power plant Tank farm	(a) Setbacks (minimum) Front = 6 metres Rear = 6 metres Side (Exterior) = 4 metres Side (Interior) = 6 metres, or as required by the Fire Marshal Building height (maximum) 10.7 metres (35 feet) (b) Only 1 container unit is permitted on a lot. (c) Hazardous goods storage or tank farm uses shall not be permitted within 30.5 metres of any water body.
Protective Development		Quarry Water reservoir	(a) A development setback from a water reservoir may be imposed by Council in cases where permits are issued to retain water.
Waste Disposal		Water disposal site Waste treatment plant	(a) No residential development or commercial development involving food storage, handling, or operation shall take place within 450 metres of a waste disposal site.
Hinterland	Archaeological site Quarry Temporary tenting or camping	Beach shack Quarry Communications facility Permanent tenting and fishing cabins or camps Residence expansion and development Snow fence Tactical facilities Wind turbine	(a) Any development within the Transportation Influence Zone as indicated on the Land Use Map shall be subject to the approval of NWC Canada. (b) No development is permitted within 200 metres downwind of any snow fence. (c) No development is permitted within 200 metres of a wind turbine. (d) No development is permitted within 100 metres of the Archaeological Site, unless approved by the by the Chief Archaeologist or Director of Culture and Heritage from the Department of Culture, Language, Elders and Youth.
Transportation	Airport and related uses Communications facility		(a) Any development within the Transportation Influence Zone as indicated on the Land Use Map shall be subject to the approval of NWC Canada.
Municipal Reserve			(a) The Municipal Reserve Zone identifies lands that may be interesting for future development. No development is permitted in the MR Zone.
Watershed Overlay			Lands subject to the Watershed Overlay shall not be developed until the watershed is protected by the surrounding Zone. (a) No development shall take place within the watershed of the Hamlet water supply. (b) The water pipeline is extended so that the water intake is upstream from the proposed development.

PANGNIRTUNG COMMUNITY PLAN BY-LAW No. ____

A By-law of the Hamlet of Pangnirtung in Nunavut Territory to adopt a General Plan pursuant to the provisions of the Planning Act, RSNWT, 1988, c. P-1, s. 4.4. WHEREAS the Council of the Hamlet of Pangnirtung has prepared a General Plan, referred to as the "Pangnirtung Community Plan", in accordance with the Planning Act;

NOW THEREFORE, the Council of the Hamlet of Pangnirtung, 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 "Pangnirtung Zoning By-law".
- This By-law shall come into full force and effect on the date of its Third Reading.
- By-law No.40 of the Hamlet of Pangnirtung is hereby repealed.

READ a first time this ____ day of ____ 2007 A.D.

Mayor _____ Senior Administrative Officer _____

After due notice and a Public Hearing, READ a second time this ____ day of ____ 2007 A.D.

Mayor _____ Senior Administrative Officer _____

APPROVED by the Minister of Community and Government Services this ____ day of ____ 2007 A.D.

Minister _____

READ a third time this ____ day of ____ 2007 A.D.

Mayor _____ Senior Administrative Officer _____

PANGNIRTUNG ZONING BY-LAW BY-LAW No. ____

A By-law of the Hamlet of Pangnirtung in Nunavut Territory to adopt a Zoning By-law pursuant to the provisions of the Planning Act, RSNWT, 1988, c. P-1, s. 4.3. WHEREAS the Council of the Hamlet of Pangnirtung has prepared a General Plan, and

NOW THEREFORE, the Council of the Hamlet of Pangnirtung, duly assembled, enacts as follows:

- Schedules 1, 2 and 3 of this By-law are declared to form part of this By-law.
- This By-law may be cited as the "Pangnirtung Zoning By-law".
- This By-law shall come into full force and effect on the date of its Third Reading.
- By-law No.41 of the Hamlet of Pangnirtung is hereby repealed.

READ a first time this ____ day of ____ 2007

Mayor _____ Senior Administrative Officer _____

After due notice and a Public Hearing, READ a second time this ____ day of ____ 2007

Mayor _____ Senior Administrative Officer _____

APPROVED by the Minister of Community and Government Services this ____ day of ____ 2007

Minister _____

READ a third time this ____ day of ____ 2007

Mayor _____ Senior Administrative Officer _____



Illustration of Sidewalk Concept

