

Arctic Bay Community Plan - 2010 - 2030



Schedule 1: Plan Policy Text

- INTRODUCTION
- 1.1 Purpose of the Plan
- The purpose of the Arctic Bay Community Plan is to outline Council's policies for managing the physical development of the Hamlet for the next 20 years (till 2029). The Community Plan was created through a community consultation process and reflects the needs and desires of the Community. 1.2 Goals of the Community Plan
- 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 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. 5. To protect the natural environment and respond to potential environmental changes.
- 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 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 (Plan Policy Text), Schedule 2 (General Land Use Map), Schedule 3 (Community Plan Map), Schedule 4. (Sewage Lagoon and Garbage Dumpsite Map) and Schedule 5 (Airport Map).
- COMMUNITY GROWTH AND PHASING POLICIES
- At the time of preparation of this Plan, the population of Arctic Bay was approximately 690 people (2006 Population Census). This Plan is based on a future population of 943 people by 2029, however this number may increase or decrease based on the influence of various growth factors. These factors include economic development activity in the region, the natural rate of population growth and in-migration from other communities, among others. It is estimated that an additional 146 dwelling units will be required to meet the projected population growth, representing the need for approximately 14 hectares of land for residential development. A further 2 hectares are required for commercial uses, 4.5 hectares for community uses, and 4.5 hectares for industrial uses. The policies of Council are:
- a) Plan for a 2029 population of approximately 943 people. Identify sufficient land on the Community Plan to meet the needs of the projected 2029 population.
- Review the Community Plan in 5 years, in 2014, to re-assess actual rates of growth and community needs. d) Council will generally phase new community land development as follows: i. Infill and redevelopment on vacant or underused lots within the built-up area of the Hamlet;
- Development to the southeast of the built-up area of the Hamlet; iii. Development to the east of the existing town site along the main road to the airport and community water source and Construct berms and/or interceptor ditches above the community to direct surface water to natural and controlled drainage courses.
- e) Council may change the phasing of development without amendment to this Plan.
- 3 GENERAL POLICIES The following policies of Council apply to all development in the Hamlet:
- a) The development of lots shall be subject to the following lot development policies: i. All service connections to buildings with trucked services shall be easily accessed from the front yard on all lots.
 - Buildings shall be sited to respect setbacks identified in the Zoning By-law. iii. 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. iv. Culverts are required and shall be installed at the access points to lots.
- v. On any portion of a lot where fill is introduced, drainage shall be directed towards the public road. Where possible, drainage troughs shall not be located in utility rights-of-way or easements. Exceptions may be made by the Development Officer. vi. 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 15 metres wide. vii. Development should be set back by at least 30.5 metres from any watercourse.
- Utilities shall be permitted in any land use designation c) The Hamlet will pile snow in locations to minimize downwind snow drifting and where spring melt run-off can be properly channelled to drainage ditches. The Hamlet will avoid piling snow within 30.5 metres of any watercourse. d) The Hamlet shall protect any cemeteries and sites of archaeological, ethnicographical, palaeontological or historical significance from disturbance. Any development in or near
- such sites shall follow the Nunavut Archaeological and Palaeontological Regulations, 2001 of the Nunavut Act (Canada). e) The Hamlet shall encourage a coordinated approach towards economic and social development with a strong emphasis on energy efficiency. The Hamlet should consider adopting alternative energy supply technology in-order to fulfil the environmental goals of the community. The public shall have opportunities for input into all land development plans.
- The Hamlet shall work with the Nunavut Planning Commission to ensure that the Arctic Bay Community Plan and the North Baffin Regional Land Use Plan are compatible
- LAND USE DESIGNATION POLICIES
- 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.
- Existing vacant residential lots are developed or re-developed before any new serviced areas are developed. New housing is designed and constructed to a reasonable standard.
- Different types and densities of housing are located appropriately in a sustainable format Residential neighbourhoods include local amenities such as parks, churches, or daycares.

Schedule 2: General Land Use

- a) The Residential designation will be used primarily for housing with all types of dwellings permitted. Other related residential uses such as a group home, a home occupation, or a bed and breakfast will be conditionally permitted.
- Residential development will be phased so that a target minimum of 4 hectares of vacant surveyed land (approximately 42 lots) is available at any given time. c) Multiple dwelling housing that makes efficient use of land and existing infrastructure will be encouraged

- 4.2 Commercial The Commercial designation defines uses such as retail stores, offices and hotels. The Commercial facilities will be located along the major roads of the Hamlet with the flexibility of allowing residential uses. The adaptability of buildings will allow for future commercial uses in response to changing market conditions. The role of home based business in the Hamlet's commercial land. Reducing the number of vacant buildings and lots within the core area of the Municipality would add to the character of the Municipality. Developing public amenities including landscaping, street lighting and public seating would also contribute to the character of the Municipality.
- Reduce the number of vacant lots and buildings in the community. Adequate land is maintained for commercial facilities in convenient locations to meet the needs of the population. Ensuring that any new and/or current development contributes to the scenic character of the community
- Commercial use developers are able to find land to suit their needs.
- a) The Commercial designation will be for commercial uses (e.g. hotels, restaurants, retail, personal and business services, and offices). Commercial facilities will be centrally located to ensure safe and convenient access by residents. To support the development of buildings that can be adapted to different uses in response to market demand
- Residential uses will be permitted when located above a ground floor commercial use. Commercial facilities will be located along main roads, where possible, to provide safe and convenient access by residents.
- Council will encourage the re-use or redevelopment of existing Commercial sites. Council shall seek opportunities and encourage the relocation of industrial uses outside the Commercial designation over time by considering land swaps and/or other incentives. Front yard parking will not be permitted for any new development over 500 m2 gross floor area in the Commercial designation. Parking will be provided at the side or rear of the building. Parking spaces that require vehicles to back-out onto the municipal road will also not be permitted. Council will encourage public consultation prior to the alteration or demolition of important community landmarks.
- The purpose of this land use as designated on the Community Plan is to provide for a variety of institutional uses such as educational facilities, health centre and churches, which provide essential public services. Other non-institutional uses which may be acceptable in the area include recreational facilities, parks and public office facilities.
- Adequate land is maintained for institutional facilities in convenient locations to meet the needs of the population Institutional facilities contribute to the Municipality's vision of an attractive small arctic Hamlet through building design. Significant historical institutions are protected as important community landmarks.
- a) The Institutional will be used for public uses (e.g. social, cultural, religious, or educational) and government services.

The Municipality shall periodically review opportunities for collaboration with the schools and the GN regarding institutional facilities

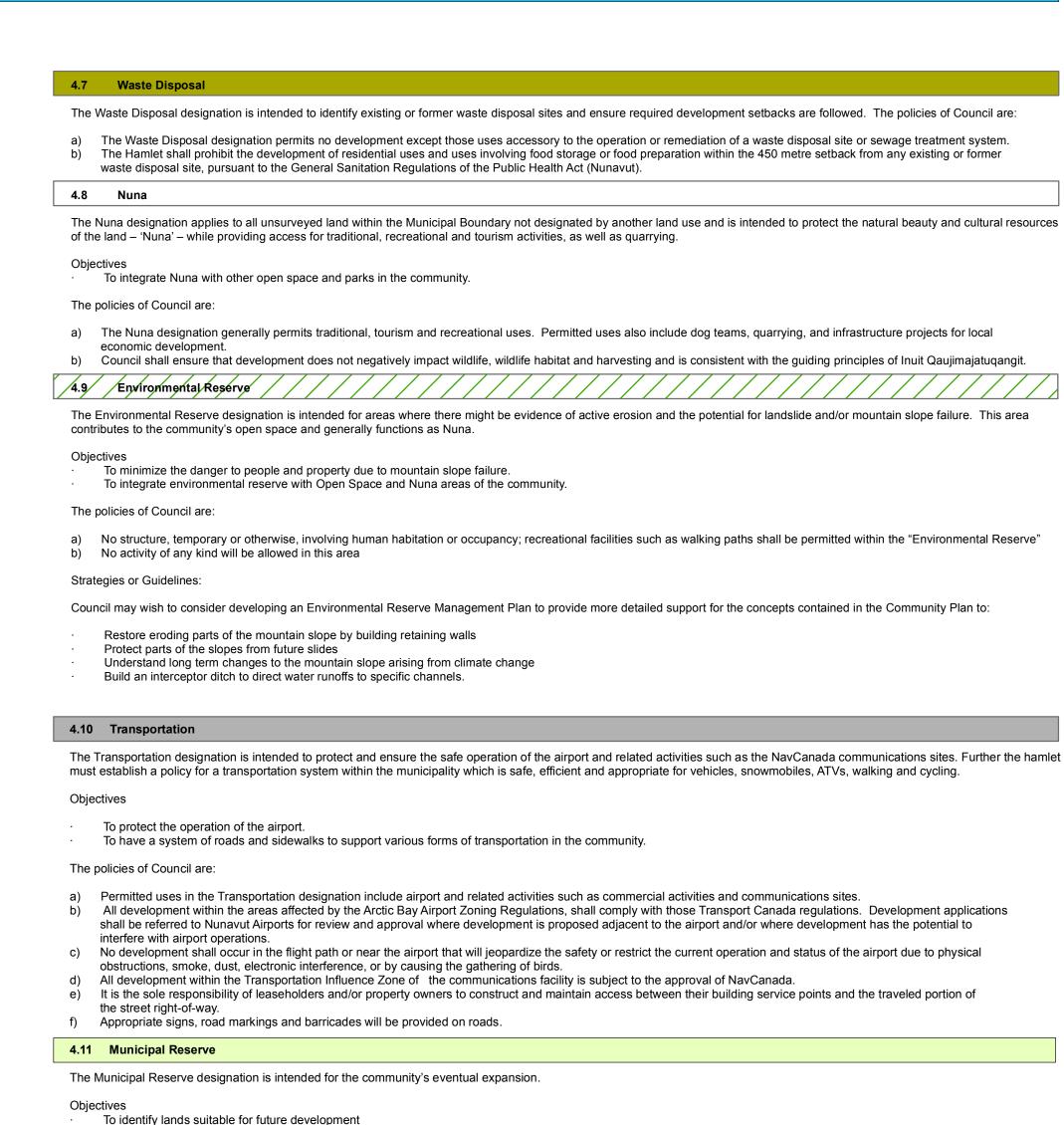
- The development of any new facilities by any level of government and/or private citizens shall wherever possible, consider integration and joint use with existing Institutional uses. Council will encourage the re-use or redevelopment of existing Institutional sites. Council shall request that all major public facilities to be constructed by others be designed so as to be capable of phased expansion and multi-purpose use, and to be compatible with surrounding areas.
- Council will encourage public consultation prior to the alteration or demolition of important Institutional community landmarks. Front yard parking will not be permitted for any new development over 500 m2 gross floor area in the Institutional designation. Parking will be provided at the side or rear
- 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 purpose of this designation is to provide for active and passive recreational opportunities within the municipality in conjunction with those available in other zones.
- All residents as well as visitors have access to recreation and open space, especially along the ocean banks. A wide range of outdoor recreational activities is possible in all seasons including water related recreation, seasonal activities, cultural events, and the quiet enjoyment of nature.
- The policies of Council are:
- a) The Open Space designation will be used primarily for parks, walking trails, beach shacks, harbour uses, boat storage, dog teams and temporary storage of sealift New Parks will only be established where there is a demonstrated need for the type or location, or when they are required as part of a new residential neighbourhood development. Owners of development will be required to maintain the development and keep the surrounding area tidy.
- A playground should be located within 300 metres walking distance from any residence in the community e) Unless otherwise noted, all Commissioner's Land forming part of the 100-foot strip (30.5 metres) along the seashore measured from the ordinary high water mark will be
- No development is generally permitted within 30.5 metres from the normal high water mark of any river or major creek. 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. Industrial areas must be separated from other uses to meet Public Health or other regulatory requirements.
- To maintain an adequate supply of industrial lots suited to different types of industrial uses in appropriate locations To plan for the eventual closure or relocation of industrial uses
- The policies of Council are:

4.4 Open Space

The policies of Council are:

- Permitted uses in the Industrial designation will include all forms of manufacturing, processing, and warehousing Conditionally permitted uses will also include outdoor storage, garages, power generation plants, and fuel storage facilities.
- Council will work with local businesses and government operations to identify opportunities to relocate non-conforming industrial uses in the town site (e.g. garages, warehouses) to the Industrial designation.
- 4.6 Granular Resources The Granular Resources designation is intended to protect aggregate deposits for future extraction.
- To identify sites that will provide granular materials for use in developing lots/land for development.

Schedule 3: Community Plan Map



Except as otherwise provided in the Community Plan, all remaining lands identified as Municipal Reserve shall remain in their natural state 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 for community expansion.

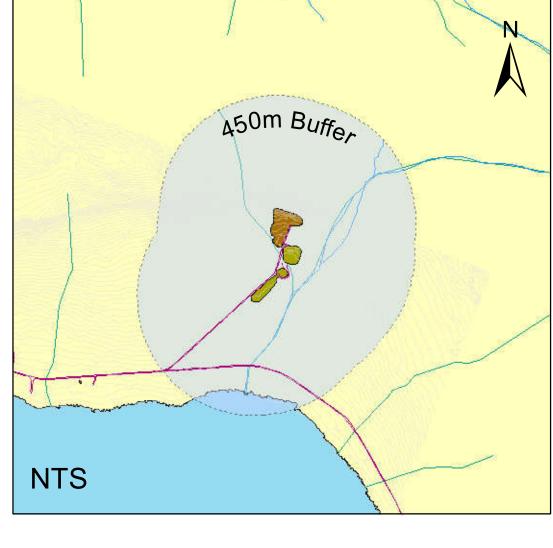
To allow for the interim use of undeveloped lands and natural resources so as not to jeopardize future development potential.

A conceptual road network is shown on some of the Municipal Reserve lands which consider connections with the existing road network, future land uses, prevailing wind direction, solar orientation, drainage and topography. Road layouts may need to be changed according to community needs during the detailed subdivision design process. In accordance with the Public Health Act and Regulations no residential expansion shall be permitted within the 450 metre mandatory buffers around the sanitary landfill

4.12 Watershed Overlay

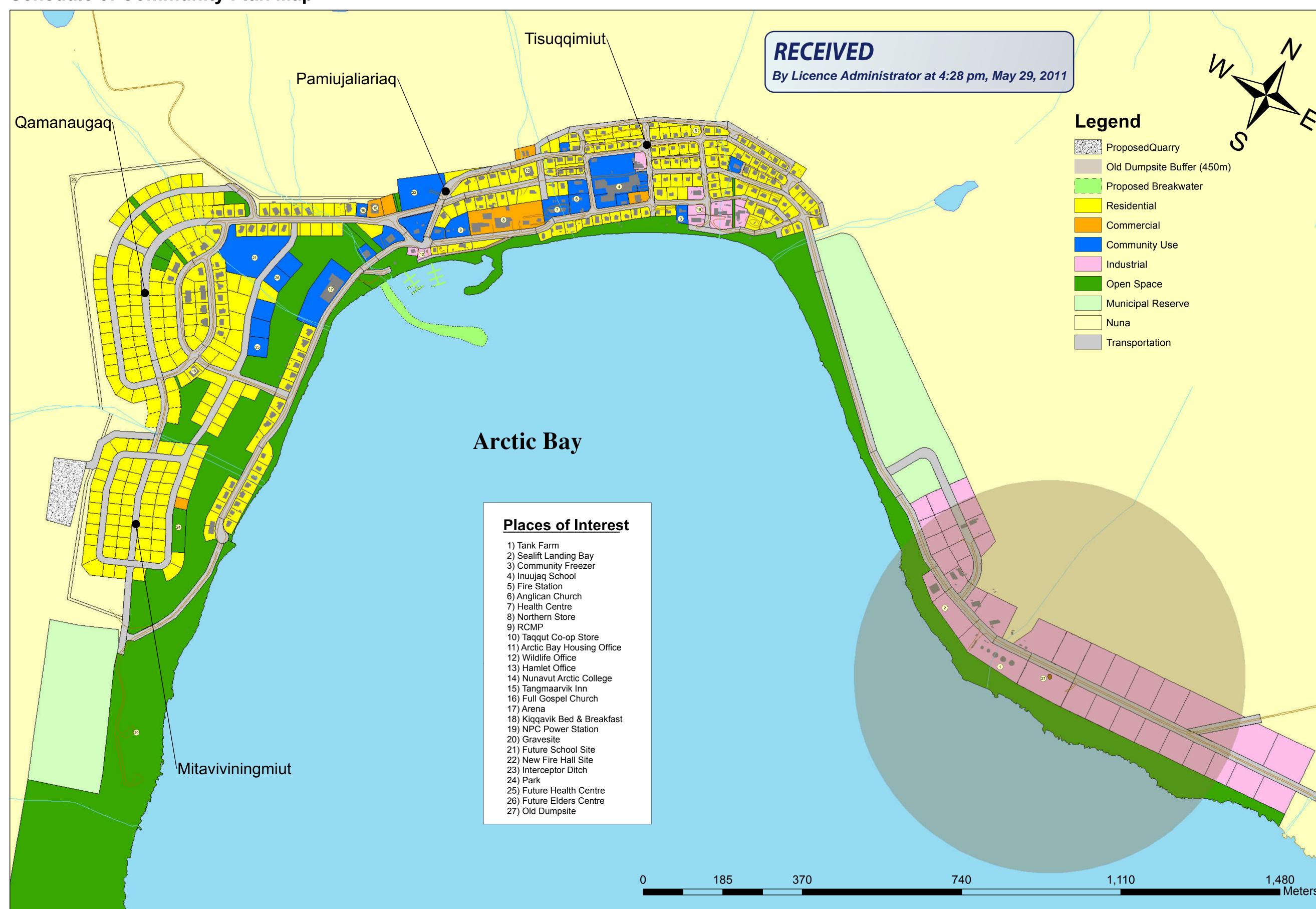
The Watershed Overlay identifies the watershed of the Hamlet water source and is intended to restrict the uses of the underlying designation to protect the Hamlet water source. The Watershed Overlay also identifies the watershed of a potential second water source in the event that the Hamlet requires an additional or replacement water supply.

Schedule 4: Sewage Lagoon & Garbage Dump Map



Schedule 5: Airport Map





Schedule 6: Zoning Regulations

Uses & Regulations	Permitted Uses (Development Officer Approval) Development Permit applications for these uses shall be approved provided the proposed use of land or building conforms with the provisions of this by-law.	Conditional Uses (Council Approval) Council shall decide on conditional use development permit applications based on the merits of each application in accordance with the provisions of this by-law and the policies of the Community Plan.	Zone Requirements
Residential	Dwelling, single-unit Dwelling, semi-detached or duplex Dwelling, Row house Park or Playground Accessory buildings and uses	Bed & Breakfast Craft studio Day-care centre Dwelling, mini home Elders facility Group Home Home occupation Secondary Suite Public utility uses and installations Any other use which, in the opinion of Council, is of a similar nature	(a) Setbacks (minimum) Front 3 metres Rear 6 metres Rear, backing onto an OS Zone Side 6 metres Building Heights (Maximum) 8.5 metres (28 feet) In building Heights (Maximum) 8.5 metres (28 feet) Front 3 metres 6 metres 7 the following provisions will apply to Secondary Suites: The suite forms part of a single unit or semi-detached dwelling; ii. The suite forms part of a single unit or semi-detached dwelling; iii. The suite does not exceed a floor area of 25% of the principal dwelling or 60m² of gross floor area, whichever is less 6 metres 7 the suite does not exceed a floor area of 25% of the principal dwelling or 60m² of gross floor area, whichever is less 8 the provisions of Section 6.2(a), for semi-detached dwellings or row house dwellings located on separate, adjacent lots, the side yard where 1 the side yard where 2 the side yard yard yard yard yard yard yard yard
Commercial	Automotive Gas Bar Personal Service Commercial Recreation Facility Convenience Store Restaurant Hotel Retail Store Park or Playground Service Shop Parking lot Accessory buildings and uses	Dwelling unit(s) in a non-residential building provided that the dwelling unit(s) are above ground. Public utility uses and installations Any other use which in the opinion of Council, is of a similar nature	(a) Setbacks (minimum) (b) A covered or screened area for garbage and outdoor storage is required Front 3 metres Rear 6 metres Rear, backing onto an OS Zone Side 6 metres Building Heights (Maximum) 10.7 metres (35 feet)
Community Use	Church Elder's facility Park or Playground Community Freezer Fire Hall Parking lot Community Hall or Centre Government Office Police Station Carft Studio Group Home Public utility uses and installations Day-care Centre Health care facility Museum Educational facility Offices Accessory buildings and uses	Dwelling unit(s) in a non-residential building provided that the dwelling unit(s) are above the ground floor Cemetery Home Occupation Any other use which, in the opinion of council is of a similar nature.	(a) Setbacks (minimum) Front 3 metres 6 metres 6 metres 6 metres 6 metres 6 metres 10.7 metres (35 feet) (b) A covered or screened area for garbage and outdoor storage is required Churches shall conform to the requirements set out in Section 7.5 (d) Off-street parking shall conform to the requirements set out in Section 5 Any development within the Transportation Influence Zone as indicated on the Land Use Map shall be subject to the approval of NAV Canada.
Open Space	Archaeological site Beach shacks Washroom Facility Boat storage Dock Monument, Cairn and/or Statue Park or Playground Snow Fence Washroom Facility Temporary outdoor storage of sealift equipment during sealift Shed to store equipment for traditional, cultural and recreational activities taking place in the zone.	Communications facility Dog-team Outdoor pound Camp-sites Any other use which, in the opinion of Council, is of a similar nature	(a) The following provisions applies to all development in the Open Space Reserve Zone: i. Gross Floor Area (Maximum) – 25sqm ii. Building Height (Maximum) – 3.1 meters (10 feet) (b) No building or structure shall be located closer than 10 meters to any side or rear lot line Off-street parking shall conform to the requirements set out in Section 5
Industrial	Automotive Repair, Sales and/or Facility Building Supply or Contractor's Shop Caretaker's Unit Rental Shop Warehouse Communications facility Recycling Depots Accessory buildings and uses	Hazardous goods storage Manufacturing plant Outdoor storage Power Plant Tank Farm Public Utility uses and installations Any other use which in the opinion of Council is of a similar nature Outdoor storage Power Plant Tank Farm	(a) Setbacks (minimum) Front 6 metres (c) Hazardous goods storage or tank farm uses shall not be permitted within 30.5 meters of any watercourse Rear 8 metres, or as required by the Fire Marshall (e) Off-street packing and loading shall conform to the requirements set out in section 5 Building Heights (Maximum) 10.7 metres (35 feet) (f) Any development within the Transportation Influence Zone as indicated on the Land Use Map shall be subject to the approval of NAV Canada.
Granular Resources	Quarry	Resource Exploration and Development	(a) Any development within the Transportation Influence Zone as indicated on the Land Use Map shall be subject to the approval of NAV Canada
Waste Disposal	Waste Disposal Site Sewage Treatment System and/or Lagoon Metal Dump	Any other use which, in the opinion of Council is of a similar nature	(a) No residential or commercial development involving food storage, handling or preparation shall be permitted within 450 meters of a waste disposal site. (b) Where the likelihood of air or water pollution is a concern, the Development Officer or the Council may refer the development to the appropriate authority having jurisdiction for study and recommendation (c) Any development within the Transportation Influence Zone as indicated on the Land Use Map shall be subject to the approval of NAV Canada.
Nuna	Archaeological site Dog Team Outdoor Pound Temporary Tent or Camp Site	Communications facility Quarry Beach shack Cemetery Commercial Harvesting Snow Fence Permanent hunting & fishing cabins or camps Resource exploration and development Tourist facilities Wind turbine Any other use which in the opinion of Council, is of a similar nature	(a) Any development within the Transportation Influence Zone as indicated on the Land Use Map shall be subject to the approval of NAV Canada (b) No development is permitted within: i. 100 meters of an archaeological site, unless approved by the Territorial Archaeologist or Director of Culture and Heritage from the Department of Culture, Language, Elders and Youth; ii. 150 meters downwind of any snow fence and 200 meters of a wind turbine without the approval of council.
Environmental Reserve			(d) The Environmental Reserve Zone identifies land that is vulnerable to calamities due to natural (landslides) and/or human autivity that can result in damage end/or destruction of infrastructure. Such catastrophe can sometimes lead to injury of human and possibly death. (b) No development of any form or degree is permitted in the ER Zone.
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 NAV Canada.
Municipal Reserve			(a) The Municipal Reserve Zone identifies lands that may be suitable for future development. No development is permitted in the MR Zone.
Watershed Overlay			(a) No development is permitted in the Watershed Overlay unless for the benefit of supplying water.



ARCTIC BAY COMMUNITY PLAN & ZONING BY-LAW



ARCTIC BAY COMMUNITY PLAN BY-LAW NO. 144-2011

A By-law of the Hamlet of Arctic Bay in Nunavut Territory to adopt a General Plan pursuant to the provisions of the Planning Act,

WHEREAS the Council of the Hamlet of Arctic Bay has prepared a General Plan, referred to as the "Arctic Bay Community Plan", in accordance with the Planning Act: NOW THEREFORE, the Council of the Hamlet of Arctic Bay, duly assembled, enacts as follows: Schedules 1, 2, 3, 4 and 5 form part of this By-law.

This By-law may be cited as the "Arctic Bay Community Plan" This By-law shall come into full force and effect on the date of its Third Reading. 4. By-law No. 19 of the Hamlet of Arctic Bay is hereby repealed. READ a first time this __ day of _____ After due notice and a Public Hearing, READ a second time this __ day of _

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

ARCTIC BAY ZONING BY-LAW BY-LAW No. 145-2011

A By-law of the Hamlet of Arctic Bay in Nunavut Territory to adopt a Zoning By-law pursuant to the provisions of the Planning Act, WHEREAS the Council of the Hamlet of Arctic Bay has prepared a General Plan, and

WHEREAS it is deemed desirable to regulate certain uses of land and development within the Municipality, NOW THEREFORE, the Council of the Hamlet of Arctic Bay, duly assembled, enacts as follows: Schedules 2, 3, 4, 5 and 6 of this By-law are declared to form part of this By-law. This By-law may be cited as the "Arctic Bay Zoning By-law".

This By-law shall come into full force and effect on the date of its Third Reading. By-law No.20 of the Hamlet of Arctic Bay is hereby repealed. READ a first time this __ day of _____ Senior Administrative Officer

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