

Tuesday, August 03, 2004

ARVIAT COMMUNITY PLAN POLICIES

1) Purposed of the plan.

THE GOAL OF THE PLAN IS TO ACCOMMODATE AND TO GUIDE THE GROWTH AND DEVELOPMENT OF ARVIAT IN A CONTROLLED AND LOGICAL MANNER OVER THE NEXT TWENTY YEARS, TAKING INTO ACCOUNT THE NEEDS AND DESIRES OF THE COMMUNITY.

2) The Community Plan includes:

Schedule 1: Plan Policy Text

Schedule 2: The Land Use Map

3) Background Information:

Information used in the preparation of this plan, in addition to the Council and Public meetings is found in the document called "Arviat Background Report".

4) Population Projections:

According to Statistics Canada the population of Arviat in the year 2001 was 1,889 people. Based on a growth rate of 20.8% over a five-year period, which is one of the highest rates in Nunavut, Arviat could reach a population of 3,000 people by the year 2020. See attached graph.

5) Administration of the Plan:

1. 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.
2. The Community Plan should be reviewed every year by the Hamlet and Regional Planning staff, and updated at least every five years in fulfillment of the statutory requirements of the Nunavut Planning Act. This will ensure that it continues to reflect current and future (20 years) community demands.
3. A Zoning By-law is also being enacted for the purpose of implementing detailed policies based on the Community Plan.
4. All development must follow the intent of the Community Plan and Zoning By-law.
5. The Community Plan and Zoning By-law will be administered by a Development Officer appointed by Council.

GOALS

- A. To increase the health, safety and well-being of community residents.**
- B. To promote the plan as a tool for effective community land use and development decision making.**
- C. To ensure that community services and facilities keep pace with community growth.**
- D. To identify opportunities for community involvement in the development of Arviat.**
- E. To encourage the development of a uniquely northern community that is both attractive and economically healthy.**
- F. To simplify the administration and implementation of the plan.**

6) General Policies for how land is used and developed:

- a. The development of vacant lots or lots with derelict or abandoned buildings shall be a priority.

- b. Land needed for Municipal services such as water storage, garbage disposal, sewage treatment, roads, hinterland access and snowdrift abatement shall be reserved for those individual municipal facilities and any uses accessory to those facilities.
- c. All service connections to buildings shall be easily accessed from the front yard on all lots.
- d. All lots must be developed at least one year prior to the construction of the proposed building.
- e. Historical buildings and sites should be identified and preserved.
- f. Develop a Drainage Plan for the entire community.

Land Use Categories:

The Plan divides Arviat into the following areas:

- 1) Residential
- 2) Commercial
- 3) Community Use
- 4) Industrial
- 5) Open Space
- 6) Waterfront Recreational
- 7) Protected Zone
- 8) Restrictive Zone
- 9) Transportation
- 10) Hinterland
- 11) Urban Reserve

The following are policies of the above land use designations:

Residential Policies:

Policies:

Council will direct new development close to existing services. The development of those areas is subject to economic and engineering considerations. The availability of affordable, suitable and desirable housing lots is very important for the health and welfare of all those who live in Arviat.

Proposals:

- 1) Develop the Phases as identified on the Community Plan Map, Schedule 2.
- 2) Develop lots two to three years in advance.

- 3) Create a buffer between Phase 5 and the Industrial Subdivision. The buffer zone should be composed of light commercial or community use.
- 4) Lots 392, 393, 404, 405 and Lots 386, 378, 377, 385 should be redesigned to remove unused right-of-ways.
- 5) Service road located behind lots 390 to 398 should be restricted to service vehicles and service connections should be moved to the front yards.
- 6) A public meeting shall be conducted to determine if the community should develop Phase 3 for residential development or designated the area as Public Park. The site should be re-examined to determine if archeological sites are present. Approvals from the Department of Fisheries and Oceans, the Water Board, and INAC must be obtained before any development can take place.

Commercial:

Policy:

To encourage a broad range of business opportunities, employment and economic development by providing a variety of commercial lots.

Proposal:

- 1) A new Commercial Subdivision should be developed on lot 599 and east of the Government of Nunavut Office Building as indicated on the Community Plan.

Community Use:

Policies:

The purpose of community use areas is to reserve certain sites, which are currently used or in the future likely needed for social, cultural, religious, educational and administrative needs of the residents of Arviat.

Proposals:

- 1) Council supports reserving additional land west of the Community Hall for the possible expansion of the existing hall or for additional community facilities.
- 2) Council supports the relocation of the Fire Hall. Due to the rapid growth of the community, Arviat may require a new fire hall within the next ten years.

Possible location of the new hall is identified on the Community Plan – Schedule 2, east of the Government of Nunavut Office Building.

- 3) Council supports the development of a new Marshaling Area. Studies will have to be conducted to determine an appropriate site. The Hydrographical map showing the approach to Arviat reveals that identifying an alternative marshaling area will be difficult.
- 4) Council would like the RCMP to release lots 128-130 for they be used by the public.

Open Space:

Policies:

The purpose of Open Space areas is to reserve land for recreational and traditional activities. Lands in Open Space areas are intended to be primarily used for outdoor recreational purposes or activities conducted in a facility used and equipped for conducting sport and leisure activities.

Proposals:

- 1) Council supports the development of a playground in Phase 6.
- 2) One Children's playground should be constructed for every 20 dwellings and one youth recreational area for every 60 dwellings.
- 3) All playgrounds should be 1,800 metres squared (two single residential lots).

Waterfront Recreational:

Policies: It is the intent of the Hamlet Council to reserve the water front for cultural and recreational activities.

Proposals:

- 1) Improve the natural environment and aesthetics of the water front area by removing debris.

- 2) Make the waterfront accessible to the entire community through the development of road and access points, foot paths and ATV trails.
- 3) Control the construction of structures and storage of equipment on the water front.
- 4) Maintain a minimum 100ft. wide reserve along the waterfront in new areas.

Transportation:

Policy:

It is the intent on the Hamlet Council to preserve and expand the existing transportation uses, which include the airport, local roads, winter roads, Hudson Bay, access roads and community trails.

Proposal:

- 1) Expand or Relocate the airport. Expansion plans and Airport Land Use Plan is identified on the Community Plan – Schedule 2.
- 2) Maguse Lake Road should be extended.

Hinterland:

Policy:

It is the intention of Council to guide development on lands within the community boundary, and to provide input on activities in the Hinterland that may affect the community.

Proposals:

- 1) Identify all archeological sites in order that they can be preserved and will not be adversely affected by future development.
- 2) A new water supply should be identified. Goose Lake would be the preferable source.
- 3) Abandoned solid waste sites should be cleaned and new setbacks from these sites should be determined. The old waste disposal site, east of the old

baseball diamond is of special concern since it is located close to residential development.

Industrial:

Policy:

To reduce the problems and dangers associated with industrial uses such as noise, dust, truck travel and the storage of potentially hazardous substances, industrial uses shall be concentrated in an area away from the built up area of the community.

Proposal:

- 1) To encourage any industry located near residential development that is associated with noise, dust and potentially hazardous substances to relocate to the industrial subdivision.
- 2) All Communication Satellites should be moved to the Industrial Subdivision.

Protective Development:

Policy:

It is the policy of Council to protect the water supply, archeological sites and any environmentally sensitive areas.

Proposal:

- 1) To identify and to enforce setbacks from all cemeteries, water reservoirs and water sources.

Restrictive Development:

Policy:

It is the policy of Council to prevent any development within 450 metres of all waste disposal sites.

Proposal:

- 1) To identify and to enforce setbacks from all waste disposal sites and to ensure that no development occurs where there are possible health hazards.
- 2) Solid Waste Disposal site should be relocated to meet Transport Canada Regulations. The new site should not affect traditional activities or cause any environmental problems.