



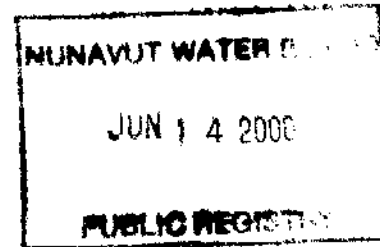
**UMA Engineering Ltd.**  
Engineers, Planners & Surveyors

17007 - 107 Avenue, Edmonton, Alberta, Canada T5S 1G3 (780) 486-7000 Fax (780) 486-7070

2000 06 05

Distribution List

**RE: CHESTERFIELD INLET LAND USE PLAN**



UMA Engineering Ltd., on behalf of the Hamlet of Chesterfield Inlet, is pleased to advise that a Draft Final of the Land Use Plan has been completed. The development of an updated Land Use Plan has been underway over the past year, and this Draft Final represents a significant milestone for the community's future development.

We are now undertaking a circulation of the Land Use Plan for review and comment by relevant Government Departments, Divisions and Agencies. An 11x17 colour copy of the plan has been enclosed for the purpose of review and comment, along with enlarged text areas of the Plan.

The comments received by July 14, 2000 will be reviewed by UMA, and considered for revisions to the Plan before it is approved by a Hamlet Council Motion. Please send the comments to UMA Engineering Ltd., 17007 107 Ave., Edmonton, AB T5S 1G3, Attention: Ken Johnson, Project Planner (fax 780.486.7070).

Your organization's comments would be greatly appreciated before the completion of this project. If you have any specific questions on the Plan, please do not hesitate to contact the Project Planner, Ken Johnson, Project Planner, at 1.877.486.7631 (toll free number).

Sincerely,

UMA Engineering Ltd.

Ken Johnson, P.Eng.

Project Planner

Director of Cold Region Technologies for Communities

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June 15/00

# CHESTERFIELD INLET LAND USE PLAN STAKEHOLDER DISTRIBUTION

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|--------------------------------|-------------------------------------------------------------------------|-------------------|---------------|-------|-------------|-----------|-------------|--------------------------------|----------------------|
| Government of Nunavut          | Sustainable Development                                                 | Box 002           | Rankin Inlet  | NU    | X0C 0G0     |           |             | Superintendent                 |                      |
| Government of Nunavut          | Public Works                                                            | Box 002           | Rankin Inlet  | NU    | X0C 0G0     | Brian     | McKay       | Regional Superintendent        | bmcKay@gov.nu.ca     |
| Kivalliq Regional Health Board |                                                                         | Box 298           | Rankin Inlet  | NU    | X0C 0G0     |           |             | Executive Director             |                      |
| Government of Nunavut          | Kivalliq Divisional Education Council                                   | Box 90            | Baker Lake    | NU    | X0C 0A0     |           |             | Director                       |                      |
| Nunavut Housing Corporation    |                                                                         | Box 7000          | Arviat        | NU    | X0C 0I0     | Gordy     | Kiatapik    | Manager Community Housing      | gkiatapik@gov.nu.ca  |
| Government of Nunavut          | Education                                                               | Box 002           | Rankin Inlet  | NU    | X0C 0G0     | Irene     | Tanyak      |                                | itanyak@gov.nu.ca    |
| Government of Nunavut          | Community Government and Transportation                                 | Box 560           | Rankin Inlet  | NU    | X0C 0G0     | Bernie    | Cassidy     |                                | bcassidy@gov.nu.ca   |
| Kivalliq Regional Health Board |                                                                         | Box 298           | Rankin Inlet  | NU    | X0C 0G0     |           |             | Environmental Health Officer   |                      |
| Nunavut Impact Review Board    | P.O. Box 2379                                                           |                   | Cambridge Bay | NU    | X0E 0C0     |           |             | Executive Director             |                      |
| Nunavut Planning Commission    | Suite 1902                                                              | 130 Albert Street | Ottawa        | ON    | K1P 5G4     |           |             | Senior Policy Analyst          |                      |
| Nunavut Water Board            | P.O. Box 119                                                            |                   | Giga Haven    | NU    | X0E 1J0     | Diane     | Filiatrault | Engineer                       |                      |
| Government of Nunavut          | Public Works Petroleum Products Division                                | Box 590           | Rankin Inlet  | NU    | X0C 0G0     | Maureen   | Hall        | Manager                        | mhall@gov.nu.ca      |
| Government of Nunavut          | Community Government and Transportation Planning and Lands Headquarters | Box 272           | Kugluktuk     | NU    | X0E 0E0     | Wayne     | Winter      | Director                       | wwinter@gov.nu.ca    |
| Government of Nunavut          | Community Government and Transportation, Recreation                     | Box 490           | Rankin Inlet  | NU    | X0C 0G0     |           |             |                                |                      |
| Government of Nunavut          | Community Government and Transportation                                 | Box 800           | Iqaluit       | NU    | X0A 0H0     | Rosemary  | Kecaninak   | Director Community Development | rkecaninak@gov.nu.ca |
| Government of Nunavut          | Community Government and Transportation, Airports Division              | Box 516           | Rankin Inlet  | NU    | X0C 0G0     | Richard   | Mackenzie   | Director                       | rmackenzie@gov.nu.ca |
| Northwestel                    | 10th Floor                                                              | 5201 – 50 Avenue  | Yellowknife   | NU    | X1A 3S9     |           |             | Access Implementation Manager  |                      |
| Government of Nunavut          | Community Government and Transportation                                 | Box 490           | Rankin Inlet  | NU    | X0C 0G0     | Shawn     | Malley      | Regional Superintendent        | smalley@gov.nu.ca    |
| NT Power Corporation           | Box 159                                                                 |                   | Rankin Inlet  | NU    | X0C 0G0     | Randy     | Robinson    | Area Superintendent            |                      |
| DIAND                          | Box                                                                     |                   | Iqaluit       | NU    | X0A 0H0     | Philippe  | Lavallee    | Water Resources Officer        | lavallee@dnrc.gc.ca  |

## INTRODUCTION

As a result of rapid change in the Keweenaw Region of the eastern Arctic, municipal councils have become increasingly concerned with developing sound strategies to guide community growth and development.

With the assistance of the Department of Community Government, and Transportation, the Hamlet Council of Chesterfield-Inlet has created this Land Use Plan as a tool to assist in planning the future development of the community.

### Purpose

A Land Use Plan demonstrates the desired shape of a community as a result of growth and change. It is used to develop a safe, functional and attractive community, in the most economically efficient manner, according to the needs and wishes of Community residents.

This plan outlines the objectives identified for each land use, and the policies which Hamlet Council will follow when making decisions related to land use. The Plan sets as a guideline for Council to make fair land use decisions, consistent with broader future objectives. Community goals are clearly stated for all residents to use.

In order to be an effective plan, the policies it contains must be enforced. However, the plan must also be sensitive to the changing needs of the community. Appropriate amendments will ensure that the Land Use Plan continues to reflect the current needs of Chesterfield-Inlet.

### Plan Administration

With respect to the administration and ongoing use of this plan, Council supports the following policies and requirements:

(a) A Land Use Plan is adopted by Council resolution and must be approved by the Minister of Community Government, and Transportation. This plan will be in effect from the date of Ministerial approval.

(b) Council will monitor the plan on an ongoing basis, and will prepare amendments to the plan as necessary. A comprehensive review will be undertaken at least once every five years. Amendments are adopted by Council resolution and require the approval of the Minister of Community Government, Housing and Transportation.

(c) All land applications and development proposals will be reviewed and judged in accordance with the objectives of the Land Use Plan.

(d) Municipal staff are encouraged to consult with the Regional Community Planner, Municipal and Community Affairs, when reviewing land applications or development proposals and preparing information for Council on these applications.

## LAND USE DESIGNATIONS

### 1. Residential

The Residential designation provides specific areas for the construction of dwelling units. The following policies will help ensure that Residential areas are developed with safety and function in mind:

(a) Only residential buildings or compatible uses, as identified in the land use chart, will be permitted in these areas.

(b) Single-unit dwellings and residential units of low density will be grouped together. Multi-family units will be located in areas which provide ample space for parking, snow clearing, and access to open-space and community facilities.

(c) All dwellings will be located in developed subdivisions, so that they have access to surveyed roads and existing utilities. Council will not permit development on sites which do not have immediate access to roads and utilities.

(d) Any proposed building must fit the lot, including an allowance for the setbacks noted in the land use chart. Buildings should be sited to allow easy access to service points for water and sewer trucks.

### 2. Community Use

Quality of life is improved by easy access to recreational facilities and buildings intended for use by all residents. The Community Use designation reserves centrally-located land for the placement of public access facilities and provides sufficient land for these larger developments. The following policies apply to Community Use land:

(a) Only buildings which are public in nature (i.e. social, cultural, religious and educational), as noted in the land use chart, will be permitted in this designation.

(b) Because Community Use facilities generate a high level of traffic, they will be sited to provide for sufficient parking space on the lot and will respect the setbacks noted in the land use chart.

(c) Whenever possible, Community Use facilities will be located only on lots where there is sufficient room for future expansion of the facility.

(d) Any buildings in a Community Use area which are not consistent with the land use chart will be encouraged to relocate to areas designated for their purpose.

### 3. Commercial

The Commercial designation provides land which is easily accessible to the public, for the purpose of locating retail and other commercial ventures. The Commercial designation provides land for larger commercial developments, as well as smaller neighbourhood operations for convenience shopping. The following policies govern the use of Commercial land:

(a) Only buildings which are commercial in nature, as identified in the land use chart, will be permitted in this designation.

(b) All commercial developments will be located in areas identified for this purpose. Existing facilities outside the designated Commercial areas will be encouraged to relocate to the Commercial designations.

(c) Any buildings in a Commercial area which are not consistent with the land use chart will be encouraged to relocate to areas designated for their purpose.

(d) Because commercial buildings generate a high level of traffic, the provision of sufficient space on the site for on-site parking and snow removal will be required.

(e) Areas designated for commercial use within predominantly residential developments will be used for small scale operations (for example a convenience store or small craft shop).

## APPENDIX

FOR THE PURPOSES OF THE ACT, THE FOLLOWING ARE THE DEFINITIONS OF THE TERMS USED IN THIS PLAN:

AMENDMENT: A change to the Land Use Plan, made by the Council, after consultation with the Minister of Community Government, and Transportation.

### ARTICLE

AN ACT TO AMEND THE LAND USE PLAN OF THE HAMLET OF CHESTERFIELD-INLET, AND TO PROVIDE FOR THE ADMINISTRATION OF THE PLAN.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Hamlet of Chesterfield-Inlet, this 1st day of May, 1994.

ATTEST: I, the Minister of Community Government, and Transportation, do hereby certify that the foregoing is a true and correct copy of the Land Use Plan of the Hamlet of Chesterfield-Inlet.

### LAND USE CHART

THE FOLLOWING CHART SETS OUT THE LAND USE DESIGNATIONS AND THE POLICIES THAT APPLY TO EACH DESIGNATION. THE CHART IS A GUIDE TO THE PLAN, AND IS NOT TO BE USED AS A SUBSTITUTE FOR THE PLAN ITSELF.

(1) THE LAND USE CHART IS A GUIDE TO THE PLAN, AND IS NOT TO BE USED AS A SUBSTITUTE FOR THE PLAN ITSELF.

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(3) THE LAND USE CHART IS A GUIDE TO THE PLAN, AND IS NOT TO BE USED AS A SUBSTITUTE FOR THE PLAN ITSELF.

### ARTICLE 1

#### 1.1. GENERAL

THE PURPOSE OF THIS ACT IS TO AMEND THE LAND USE PLAN OF THE HAMLET OF CHESTERFIELD-INLET, AND TO PROVIDE FOR THE ADMINISTRATION OF THE PLAN.

(1) THE LAND USE CHART IS A GUIDE TO THE PLAN, AND IS NOT TO BE USED AS A SUBSTITUTE FOR THE PLAN ITSELF.

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#### 2.1. GENERAL

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#### 3.1. GENERAL

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#### 4. Waterfront Reserve

The Waterfront Reserve designation will preserve and protect the integrity of ocean front and lakeshore areas for public benefit and use. In this time of increasing environmental awareness and the need to respect traditional values, development along waterfront areas will be strictly controlled by the following policies:

- (a) Only the uses identified in the land use chart will be permitted in the Waterfront Reserve areas. Large scale or permanent developments such as housing, offices or similar buildings will not be permitted.
- (b) The owners of small storage structures and other permitted uses are required to keep the buildings and surrounding areas tidy and visually pleasing.
- (c) Temporary storage of equipment and goods during swift and barge operations may be permitted at Council's discretion.
- (d) The Council of Chesterfield Inlet should strive to have one main community docking area. This will avoid any unnecessary duplication of services and reduce the environmental impact on the waterfront.

### 5. Industrial

This designation separates industrial activities from the remainder of the community in order to minimize the adverse effects of noise, heavy traffic, dust, fumes and unsightly conditions, and to protect the public from the possibility of explosions, fire and spills associated with industrial facilities.

- (a) All industrial land uses identified in the land use chart will be located in the industrial designation. Any development which is deemed by Council to have potential negative impacts will also be located in this area.
- (b) The industrial designation will be the location of a future industrial subdivision. This development will be designed around the existing tank farm, and will provide a five year lot supply.
- (c) Existing industrial uses will be encouraged to relocate to this area as lots become available.

### B. Open Space/Snow Piling

This designation identifies Open Space land within the community. Some Open Space areas will be developed as play areas. Other sections will be left untouched and will serve as passive parkland to protect natural features. In winter months, open space land provides areas for snow piling.

- (b) Council has identified a section of the Open Space land north of the tank farm for a ball field, as shown on the Land Use Map.

## 7. Transportation and Communication

Transportation Code enacted the Chesterfield Inlet Airport Zoning Regulations on February 1, 1991, to provide for public safety and service, by protecting airport operations from interference by other land uses. It is the intent of this transportation and communication designation to respect the requirements of these federal zoning regulations.

- (a) Chesterfield Inlet Airport Zoning Regulations restrict development within a four kilometre radius of the airport. Since the built-up area of the Hamlet falls within this radius, the requirements of this zoning should be considered, particularly regarding the height of any proposed developments or structures.
- (b) Prior to the commencement of any construction on airport property, construction plans must be reviewed and approved by the Regional Director, Air Navigation System Requirements, Central Region, Transport Canada Aviation.
- (c) No structures or obstacles shall be permitted within 180 m of the navigation beacon antenna. Beyond 180 m, the maximum angle of elevation subtended by any steel towers, power lines, metal buildings, etc., shall not exceed 3 degrees measured from the base of the navigation beacon antenna.
- (d) The Council will be consulted in the placement of new satellite communication equipment.

### 8. Hinterland

The Hinterland designation applies to all land within the Harriet boundary which is not designated by another land use (see Inset Boundary Map). The intent of this designation is to protect and preserve the natural environment. The importance of the land to Harriet residents is respected by this plan.

- (a) Development in this designation will be strictly controlled by Council. Applications for development should be reviewed with the assistance of the Community Planner, so that environmental impacts can be adequately assessed.
- (b) Archaeological sites are protected within this designation. A large area outside the tank farm has been specifically noted for preservation, as shown on the Land Use Map.
- (c) Since disposal facilities for both sewage and solid waste require large tracts of land and sufficient separation from the developed community, these type of facilities will be permitted in the Hinterland region.

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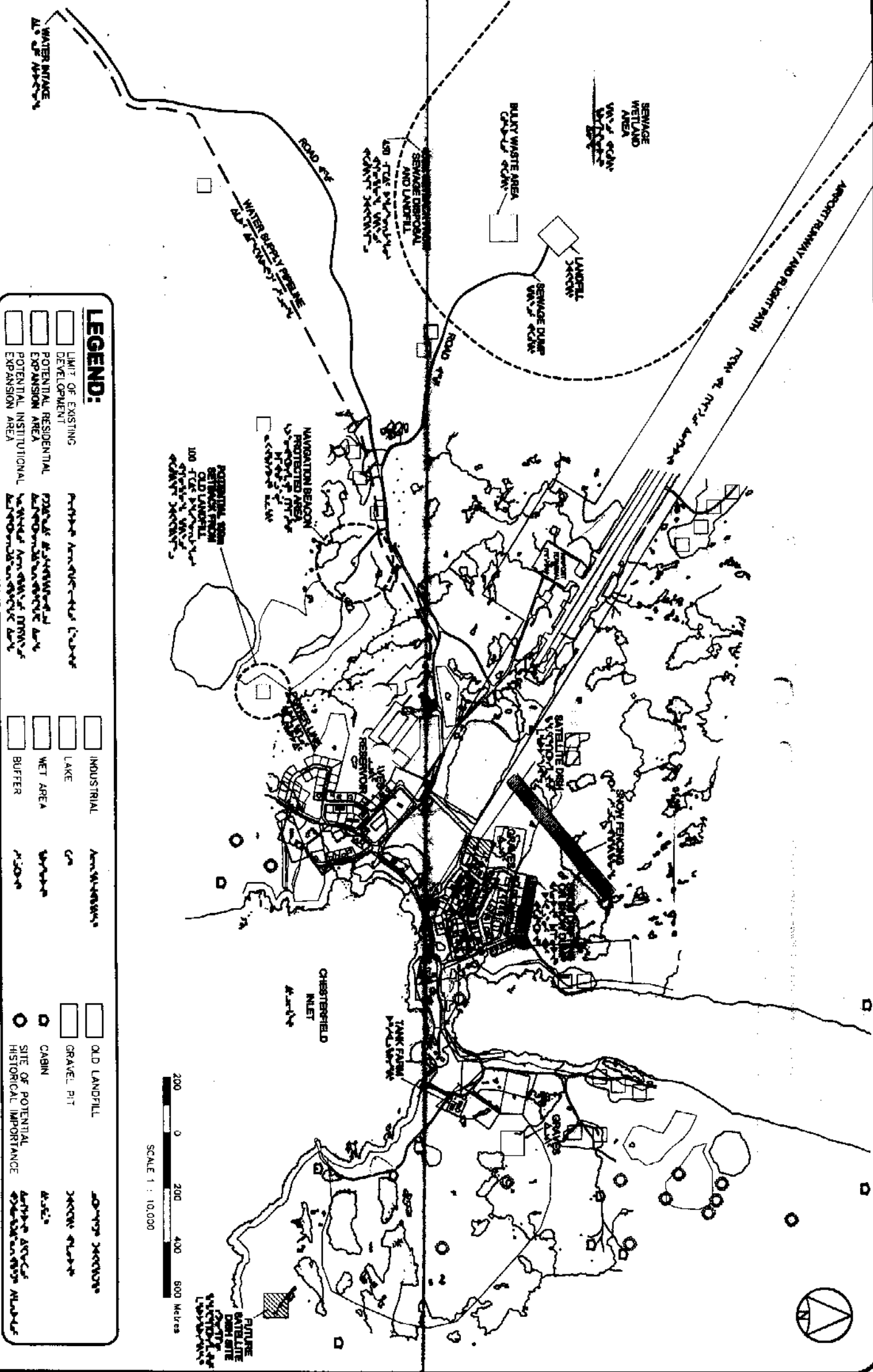
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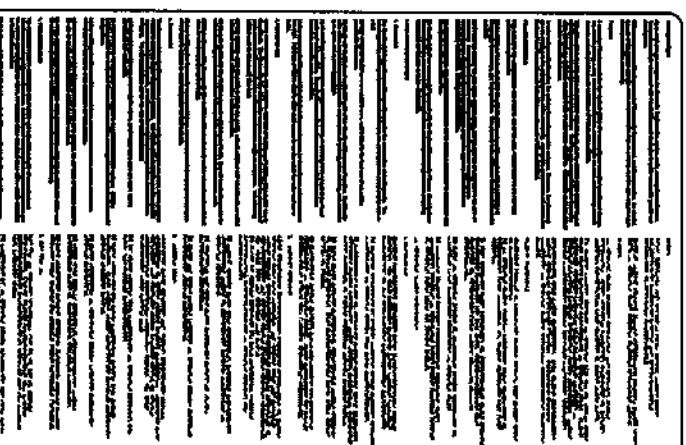
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# LAND USE FEATURES



**CHESTERFIELD INLET, NUNAVUT**



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