

1. Introduction 3. General Policies

1.1 Purpose of the

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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:

1. To develop in an orderly fashion creating a healthy, safe, functional, and attractive community that respects community values and culture.
2. To accommodate an appropriate range and mix of uses to accommodate growth and change in the community.
3. To promote the Plan as a tool for making effective and consistent decisions regarding land use and development in the community.
4. To build upon community strengths, encourage 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 areas for public uses and traditional activities.

The Community Plan 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 Policies".

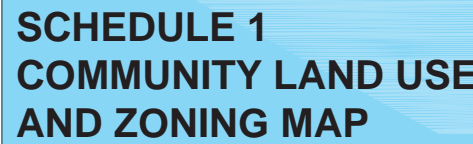
At the time of preparation of this Plan, the population of Taloyoak was approximately 887 people. This Plan is based on a projected population for Taloyoak by 2030 of 1530 people. It is estimated that an additional 216 dwelling units will be required to meet the projected population growth and to resolve the current overcrowding situation. The ten year sustainable housing plan calls for 11 new units per year. Housing demand represents a need for approximately 10.8 hectares of land. This Plan proposes that approximately 1 hectare of land for residential development can come from redevelopment and infill within the existing townsite and the remaining 12 hectares from the development of new land.

- a) Plan for a 2030 population of 1,530 people and address the current overcrowding situation.
- b) Encourage and facilitate the consolidation, intensification and redevelopment of existing lots within the townsite to conserve land supplies on the periphery of town. Where appropriate, Council will support infill in the form of multi-storey residential units.
- c) Council will phase new residential, commercial and community use land development as follows:
 - i. Phase 1: Continue to develop and redevelop existing lots within the townsite and the north end of the Disneyland Subdivision, which represents approximately a 0-2 year land supply.
 - ii. Phase 2: Develop a new residential subdivision to the west and north of the Disneyland Subdivision.
 - iii. Phase 3: Develop a mixed-use neighbourhood on the east side of Stanners Harbour to provide for long-term community growth.
- d) Council will phase new industrial land development as follows:
 - i. Phase A: Develop an industrial subdivision to the north side of the airport road, between the Disneyland Subdivision and the gravel deposit.
 - ii. Phase B: Extend the industrial subdivision westward along the north side of the airport road, according to industrial land demand.

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

- a) The development of lots shall be subject to the following lot development policies:
 - i. All service connections to buildings shall be easily accessed from the front or side yard on all lots.
 - ii. Access to new buildings will avoid, where possible, main entrances on the south side to reduce problems associated with snow drifting.

- a) The development of lots shall be subject to the following lot development policies:
 - i. All service connections to buildings shall be easily accessed from the front or side of the lot.
 - ii. Access to new buildings will avoid, where possible, main entrances on the south side to reduce problems associated with snow drifting.
 - iii. Buildings shall be sited to respect setbacks identified on the Zoning Chart.
- b) iv. Any building over 500 sq. ft. floor area shall consider potential wind impacts on surrounding development. A wind study may be required by the Development Officer.
- c) v. Where culverts are required, they shall be installed at the access points to lots.
- d) vi. On any portion of a lot where fill is introduced, the lot shall be graded to ensure that drainage is directed towards the public road. Exceptions may be made by the Development Officer. Where possible, private drainage ditches shall not be located in Utility Right-of-Way Easements.
- e) vii. 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 feet wide.
- f) b) The Hamlet will undertake a redevelopment plan for the older part of the existing town to show what lot lines must be adjusted, and buildings and roads, etc. moved or removed, in order to improve traffic flow, snow management, safety, and fire protection.
- g) c) The Hamlet shall adopt a Road Naming and House Numbering By law by the year 2011.
- h) d) The Hamlet will pilot snow in locations to minimize downward snow drifting and where spring melt runoff can be properly channeled to drainage ditches or waterbodies.
- i) e) The Hamlet shall avoid piling snow within at least 30.5 metres (100 feet) of any watercourse.
- j) f) 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.
- k) g) Utilities or communications facilities shall be permitted in any land use zone.
- l) h) The Hamlet will protect and enhance the quality of the Environment, 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.
- m) i) The Hamlet will protect and enhance the quality of the Environment, ethnological or historical significance from disturbance.
- n) j) The Hamlet will encourage development that minimizes emissions from fossil fuels that are energy efficient and that consider alternative energy supply technology.
- o) k) The Hamlet will 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.
- p) l) The Hamlet will work with the Nunavut Planning Commission to ensure that the Tayooko Community Plan and the future Kitikmeot Regional Land Use Plan are compatible.
- q) m) The amount of fill and ground alterations, pile foundation is the preferred foundation type, where appropriate.

[illegible]

TALOYOAK COMMUNITY PLAN
BY-LAW No. _____

By law of the Hamlet of Tayookak 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 Tayookak has prepared a General Plan, referred to as the "Tayookak Community Plan", in accordance with the Planning Act;

WHEREAS it is deemed desirable to regulate certain uses of land and development within the Municipality

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

- | | |
|--|--|
| 1. Schedules 1, 2 and 3 of this By law form part of this By law. | 1. Schedules 1, 2 and 4 of this By-law are declared to form part of this By law. |
| 2. This By law may be cited as the "Taloyoak Community Plan". | 2. This By law may be cited as the "Taloyoak Zoning By law". |
| 3. This By law shall come into full force and effect on the date of its Third Reading. | 3. This By law shall come into full force and effect on the date of its Third Reading. |

READ a first time this ____ day of December 2009
A.D.

Mayor

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

Mayor

APPROVED by the Minister of Community and Govern-

_____, 2010 A.D.

Minister

2010 A.D.

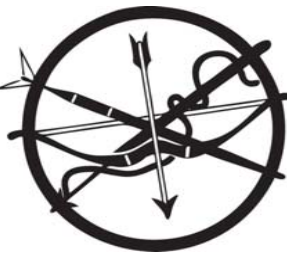
Mayor

Senior Administrative Officer

UNIT 10: STYLING



OTTAWA • KINGSTON



Hamlet of Taloyoak



DRAFT - October 2009