TALOYOAK COMMUNITY PLAN 2010 - 2030

1. Introduction

1.1 Purpose of the Plan

The purpose of the Taloyoak Community Plan is to outline Council's policies for managing the physical development of the Hamlet for the next 20 years – to 2030 – that reflect the needs and desires of the Community. The Plan was created through a community consultation process. The Community Plan builds on previous plans, while incorporating new challenges, issues and needs identified by 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:

1. To develop in an orderly fashion creating a healthy, safe, functional, and

- attractive community that reflects community values and culture. To accommodate an appropriate range and mix of uses to accommodate growth
- and change in the community. 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 values of participation and unity to support community
- projects and local economic development.

 To protect the natural beauty of "Nuna", protect viewpoints to the water, and retain waterfront areas for public uses and traditional activities.

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 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".

2. Population & Housing Projection

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.

The policies of Council are:

- a) Plan for a 2030 population of 1,530 people and address the current overcrowding
- Encourage and facilitate the consolidation, intensification and redevelopment of existing lots within the townsite to conserve land supplies on the periphery of town.
- c) Where appropriate, Council will support infill in the form of multi-storey residential
- units.
 d) 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.
 Council will phase new industrial land development as follows:
 Phase A: Develop an industrial subdivision on the north side of the airport

airport road, according to industrial land demand.

road, between the Disneyland Subdivision and the gravel deposit.

ii. Phase B: Extend the industrial subdivision westward along the north side of the

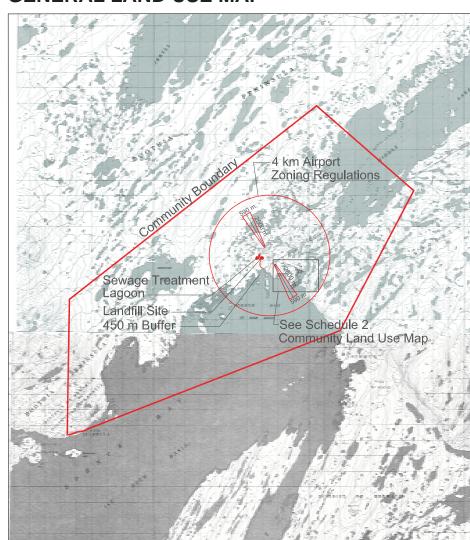
The following policies of Council apply to development in the Hamlet regardless of land use designation:
a) The development of lots shall be subject to the following lot development policies:

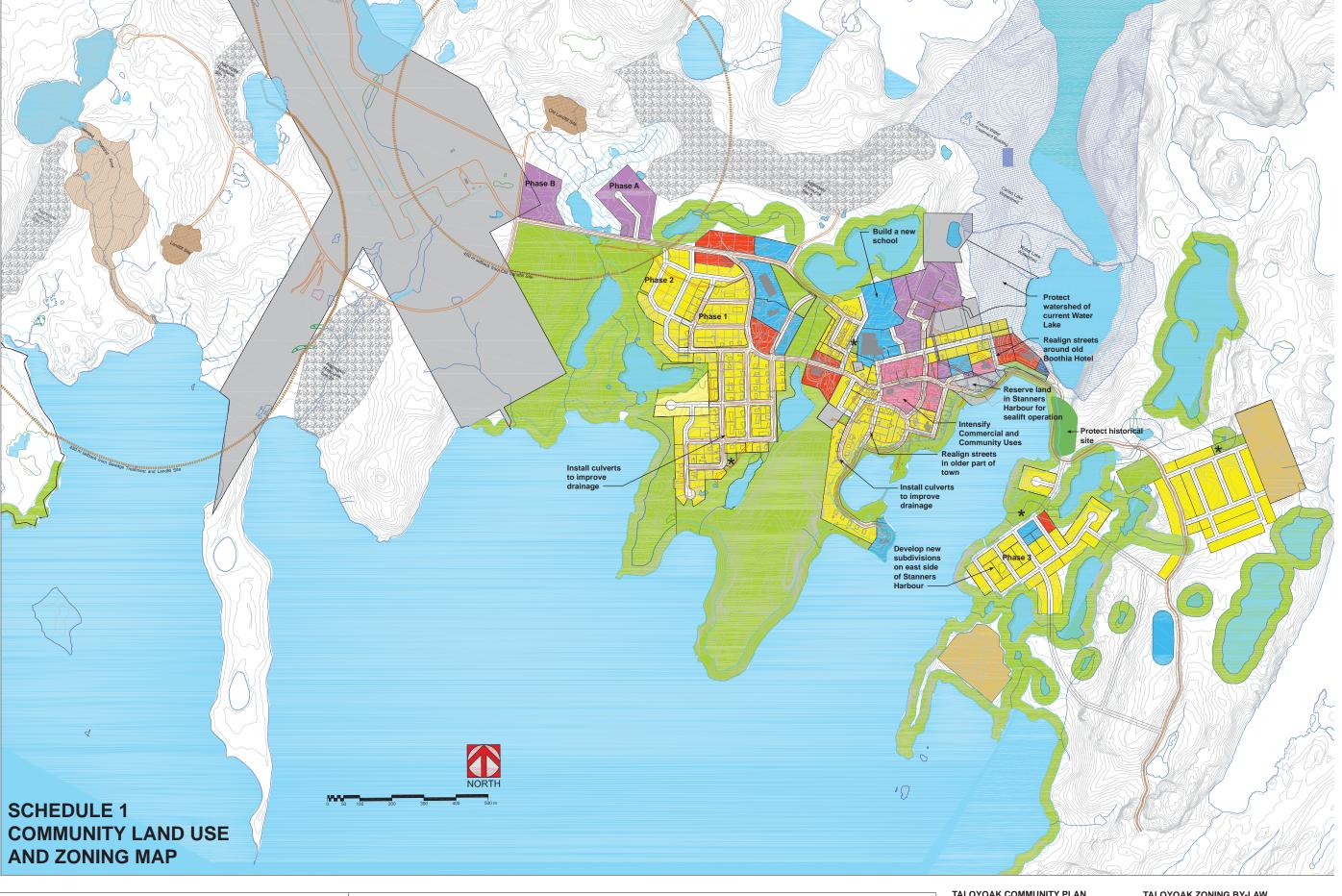
- i. All service connections to buildings shall be easily accessed from the front or ii. Access to new buildings will avoid, where possible, main entrances on the
- south side to reduce problems associated with snow drifting.

 iii. Buildings shall be sited to respect setbacks identified on the Zoning Chart.
- iv. 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.
- v. Where culverts are required, they shall be installed at the access points to 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 or Council. Where possible, drainage ditches shall not be located in Utility Right-of-Ways or Easements.
 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 The Hamlet will undertake a redevelopment plan for the older part of the existing townsite 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
- The Hamlet shall adopt a Road Naming and House Numbering By law by the year
- The Hamlet will pile snow in locations to minimize downwind snow drifting and where spring melt runoff can be properly channeled to drainage ditches or
- The Hamlet shall avoid piling snow within at least 30.5 metres (100 feet) of any
- 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. Utilities or communications facilities shall be permitted in any land use designation. Other than designated Right-of-Ways or Easements for 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.
- The Hamlet shall protect 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
- 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 Nunavut Planning Commission to ensure that the Taloyoak Community Plan and the future Kitikmeot Regional Land Use Plan are
- To reduce the amount of fill and ground alterations, pile foundation is the preferred

SCHEDULE 2 GENERAL LAND USE MAP





SCHEDULE 3: COMMUNITY PLAN LAND USE POLICIES SCHEDULE 4: ZONING BY-LAW REGULATIONS							TALOYOAK COMMUNITY PLAN BY-LAW No	TALOYOAK ZONING BY-LAW BY-LAW No
	Purpose and Policies	Permitted Uses	Conditional Uses (Council Approval)	Zone Provisions	Maximum Height	Other Provisions Despite the provisions of Section 6.3(a), for semi-detached	A By law of the Hamlet of Taloyoak in Nunavut Ter- ritory to adopt a General Plan pursuant to the provi-	A By law of the Hamlet of Taloyoak in Nunavut Territory to adopt a Zoning By law pursuant to the provisions of the Planning Act, RSNWT, 1988, c. P 7, s.13.
Residential	The Residential designation provides land for primarily residential uses: however, it 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, to build safe and lineable neighbourhoad, and to protect residential development, minimize the properties of the pr	Dwelling, Single-Unit Welling, Semi-Detached or Duplex Welling, Rowhouse Park or Playground Any accessory building, structure or use, subject to section 5.1.	Bed and Breakfast Craft Studio Day Care Centre Dwelling, Multi-Unit Dwelling, Multi-Unit Dwelling, Sin Home Elders Facility Clarific Couparion Secondary Suite	Yard Setbacks (minimum) Front : 6 metres (20 feet) Rear: metres (20 feet) Rear: hacking onto an OS Zone: 2.5 metres (8 feet) Side (Exterior): 4 metres (13 Side (Interior): 6 metres (20 feet), or as required by the Fire	8.5 metres (28 feet)	dwellings or rowhouse dwellings located on separate, adjacent lots, the side yard where units are attached may be reduced to zero. Parking or storage of a commercial vehicle having a gross vehicle weight of 4,500 kg or construction equipment, including buildozers, backhoes, high hoes, and pay loaders is not permitted. The solutions provisions will apply to Secondary Suites: The suite forms part of a single unit or semi-detached dwelling; The suite is structurally attached to or located within the principal dwelling, and all floor areas of 25% of the principal dwelling, or 60 m² of gross floor area, whichevor is less.	sions of the Planning Act, RSNWT, 1988, c. P 7, s.4. WHEREAS the Council of the Hamlet of Taloyoak has prepared a General Plan, referred to as the "Taloyoak Community Plan", in accordance with the Planning Act; NOW THEREFORE, the Council of the Hamlet of Taloyoak, duly assembled, enacts as follows:	WHEREAS the Council of the Hamlet of Taloyoak 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 Taloyoak, duly assembled, enacts as follows:
Community Core	The Community Core designation defines the centre of the community which is a natural local point for community facilities and cultural activities. Given the important role the Community Core plays in defining community used along with some commercial uses such that a saling with some commercial uses and the ast ones, offices are adopted for this area. Policies are along all permitting a max of community used saling with some commercial uses such as tones, offices, and service commercial uses, and material uses, and related types of residential types of residential types of the development of central part of the town to make efficient use of land, increase pedestrain safely and enhance the another of the community Core designation are set as permitted in the Community Use designation, as well as commercial personal aervice and retail uses, and visitor-related uses. Residential uses will be conditionally permitted by Council; only multi-unit dwellings or dwelling units of the community of the designation are used to the community of the community. Once over time by considering land swaps and/or other incentives. Parking with be provided at the side or rear of any building over 500 m2 in the Community Core. Perking spaces that require vehicles to back-out onto Council will consider creating a defined walkway system along the busiest roads, as shown on the Community Land Use Map.	Convenience store Craft studio Personal service Restaurant Retail store Retail store	Dwelling unit(s) in a non-restential building provided that the dwelling unit(s) are above the ground floor. Home occupation	Yard Setbacks (minimum) • Front: 3 metres (10 feet) • Rear: 6 metres (20 feet) • Rear: 6 metres (20 feet) • Side (Extenor): 4 metres (13 feet) • Side (Interior): 6 metres (20 feet) • Head of the free feet of the feet	10.7 metres (35 feet)	No outdoor storage is permitted.	 Schedules 1, 2 and 3 of this By law form part of this By law. This By law may be cited as the "Taloyoak Community Plan". This By law shall come into full force and effect on the date of its Third Reading. 	Schedules 1, 2 and 4 of this By-law are declared to form part of this By law.
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. 1 The Community Use designation will be primarily for public use (i.e., costal, cultural, religious, or educational). 1) Community facilities will be centrally located to ensure sale and convenient access by residents. 2) Priority Community Use projects that Council will pruse through patrionships with other levels of government include: 1. Building a new Hamilet Office; 2. Building a new hamilet control to expand the range of health services available in the community, and 2. Upgrading the facilities at the community hall and arena;	Communications Facility Community Hall or Centre Educational Facility Elders Facility Fire Hall Government Office Group Home Health Care Facility Policio Station Post Office Any accessory building, utility, structure or use, subject to section 5.1.	Cemetery	Yard Setbacks (minimum) Front:6 metres (20 feet) Rear:6 metres (20 feet) Side (Exterior): 6 metres (20 feet) Side (interior): 6 metres, (20 feet) or as required by the Fire Marshal	10.7 metres (35 feet)	A covered or screened area for garbage and trade waste is required.	READ a first time this day of December 2009 A.D. Mayor	READ a first time this day of
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 within the built up area and along main roads adjacent to future growth areas providing good access from the community. a) The Commercial designation will be used for commercial uses such as hotels, restaurants, retail, personal and business services, and offices (private and government). b) Residential uses shall be permitted when located above a ground foor commercial use. c) Commercial facilities will be located along main roads, where possible, to provide safe and convenient access by residents.	Bank Caretaker Unit Carretaker Unit Commercial Recreation Commercial Recreation Convenience Store Carl Studio Carl Studio Care Centre Hotel Carl Carl Carl Carl Carl Carl Carl Carl	Dwelling unit(s) in a non-residential building provided that the dwelling unit(s) are above the ground floor. Home Occupation.	Yard Setbacks (minimum) Front: 6 metres (20 feet) Rear: 6 metres (20 feet) Side (Exterior): 4 metres (13 feet) Side (Interior): 6 metres (20 feet), or as required by the Fire Marshal	10.7 metres (35 feet)	A covered or screened area for garbage and trade waste is required.	Senior Administrative Officer After due notice and a Public Hearing, READ a second time this day of A.D.	Senior Administrative Officer After due notice and a Public Hearing, READ a second time this day of
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 and cultural events. In the open space of the open space open space of the open space	Archaeological site Banch Shacke Boach Shracke Boach Storage Dock Monument, caim, or statue Park or playground	Communications Facility Dog Teams	Gross Floor Area (maximum): 25 square metres	3.1 metres (10 feet)	No building or structure shall be located closer than 10 metres (33 feet) to any side or rear lot line.	Mayor	Mayor
Industrial	The Industrial designation is intended to reduce the negative effects and dangers associated with industrial uses, such as noise, dust, truck travel and the storage of potentially hazardous substances. Industrial uses shall be directed to industrial subdivisions away from the centre of town. Permitted uses in the industrial designation will industrial insundativing, processing, werehousing and disrage uses. Permitted uses will be considered to the control of the centre of town to the industrial subdivision. Council will exporte options to relocate the hamlet garage near the sealift area to the industrial subdivision.	Automotive Gas Bar Automotive Repair, Sales or Facility Building Supply or Contractors Shop Carretaker unit Outdoor storage Automotive Repair, Sales or Warehouse Communications Facility Any accessory building, structure or use, subject to section 5.1.	Barge staging and landing site with associated warehousing Hazardous Goods storage Power plant Tank farm	Yard Setbacks (minimum) Front: 6 metres (20 feet) Rear: 8 metres (20 feet) Side (Exterior): 6 metres (20 Side (Interior): 8 metres, (26 feet) or as required by the Fire Marshal	10.7 metres (35 feet)	Only one caretaker unit is permitted on a lot.	Senior Administrative Officer APPROVED by the Minister of Community and Government Services this day of, 2010 A.D.	Senior Administrative Officer APPROVED by the Minister of Community and Government Services this day of
Transportation	The Transportation designation is intended to protect and ensure the safe operation of the airport, related activities such as the NavCanada communications aleas, and major marine facilities. a) Permitted uses in the Transportation designation include all activities related to air traffic and communications, as well as major marine activity. All development within the areas affected by the Spence Bay Airport Coning Regulations, as shown on Schedule 2, shall comply with those regulations. Development applications shall be referred to Numerut Airports for review and approval where development is proposed adjacent to the All development within the Transportation Influence Zone of aircraft communications facilities is subject to the approval of NavCanada.	Airport and related uses Communications Facility Sealift facility				Any development within the Transportation Influence Zone as indicated on the General Land Use Map shall be subject to the approval of NAV Canada. No development shall occur within 150 metres (492 feet) of the Non-Directional Beacon Site.	Minister READ a third time this day of, 2010 A.D.	Minister READ a third time this day of
Nuna	The Nuna 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 - Nuna* – while providing access for tradicinal, recreational and pourters activities. 1. The Nuna designation applies to all unsurveyed land - Nuna* – while providing access for tradicinal, recreational and pourters activities. In the Nuna* of the	Archaeological Site Dog Team Temporary tenting or camping	Beach Shack Quarry Cemetery Cemetery Cemeterial Harvesting Cemmeral Harvesting Permanent hunting and fishing cabins or camps Resource exploration and Snow fence Tourist facilities Wind Turbony building, Any accessory building, section 5.1. use, subject to section 5.1.			Any development within the Transportation Influence Zone as indicated on the Land Use Map shall be subject to the approval of NAV Canada. No development is permitted within 200 metres (656 feet) downwind of any store fence without the approval of Council. In the Council of t	Mayor Senior Administrative Officer	Mayor Senior Administrative Officer
Waste Disposal	The Waste Disposal designation is intended to identify existing or former waste disposal alias and ensure appropriate development authorist. 3. The Waste Disposal designation permits no development except uses that are accessory to the operation or remediation of a waste disposal step. 3. The Waste Disposal designation permits no development except uses that are accessory to the operation or remediation of a waste disposal step. 3. The Waste Disposal designation of a waste disposal step. 3. The Waste Disposal designation of a waste disposal step. 3. The Waste Disposal designation of a waste disposal step. 3. The Waste Disposal designation of a waste disposal step. 3. The Waste Disposal designation of a waste disposal step. 3. The Waste Disposal designation of a waste disposal step. 3. The Waste Disposal designation of a waste disposal step. 3. The Waste Disposal designation of a waste disposal step. 3. The Waste Disposal designation of a waste disposal step. 3. The Waste Disposal designation of a waste disposal step. 3. The Waste Disposal designation of a waste disposal step. 3. The Waste Disposal designation of a waste disposal step. 3. The Waste Disposal designation of a waste disposal step. 3. The Waste Disposal designation of a waste disposal step. 3. The Waste Disposal designation of a waste disposal step. 3. The Waste Disposal designation of a waste disposal step. 3. The Waste Disposal designation of a waste disposal step. 4. The Waste Disposal designation of a waste disposal step. 4. The Waste Disposal designation of a waste disposal step. 5. The Waste Disposal designation of a waste disposal step. 5. The Waste Disposal designation of a waste disposal step. 5. The Waste Disposal designation of a waste disposal step. 5. The Waste Disposal designation of a waste disposal step. 5. The Waste Disposal designation of a waste disposal step. 5. The Waste Disposal designation of a waste disposal step. 5. The Waste Disposal designation of a waste disposal step. 6. The Waste Disposal de	Waste Disposal Site Sewage Treatment Plant				No residential development or commercial development involving food storage, handling or preparation shall be permitted within 450 metres (1,476 feet) of a Waste Disposal Site.	N N	I . C T I
Municipal Reserve	The Municipal Reserve designation is intended to reserve land for the future growth of the community. a) The Municipal Reserve designation does not permit any development except temporary uses approved by Council. b) Linds designated Municipal Reserve may be affected by significant environmental constraints to development such as shallow waterbodies and poor distance. All constraints hall be cleared of environmental constraints for the flands being redesignated for development. drainage. All constraints shall be cleared of environmental constraints prior to the lands being redesignated for development. The conceptual read network shown on Schedule 2 may need to be changed according to community needs during the subdivision process.	The Municipal Reserve Zone identifies lands that may be interesting for future redevelopment. No development is permitted in the MR Zone unless of temporary nature, subject to Council approval					Ham	nlet of Taloyoak