

WHALE COVE COMMUNITY PLAN



Draft - March 2011



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Trow



WHALE COVE COMMUNITY PLAN

Prepared for:

Department of
Community and Government Services
Government of Nunavut
Rankin Inlet, Nunavut



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WHALE COVE COMMUNITY PLAN
BY-LAW No. _____

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

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

1. Schedules 1 and 2 of this By-law form part of this By-law.
2. This By-law may be cited as the "Whale Cove Community Plan".
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 _____, 2011 A.D.

Mayor

Senior Administrative Officer

After due notice and a Public Hearing, READ a second time this ____ day of _____, 2011 A.D.

Mayor

Senior Administrative Officer

APPROVED by the Minister of Community and Government Services this ____ day of _____, 2011 A.D.

Minister

READ a third time this ____ day of _____, 2011 A.D.

Mayor

Senior Administrative Officer

SCHEDULE 1

1. Introduction

1.1 Purpose of the Plan

The purpose of the Whale Cove Community Plan is to outline Council's policies for managing the physical development of the Hamlet for the next 20 years – to 2031 – 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.
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 values of 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.

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" and Schedule 2 – "General Land Use Map".

2. Community Growth & Development Phasing

At the time of preparation of this Plan, the population of Whale Cove was approximately 408 people. This Plan is based on a projected population for Whale Cove by 2031 of 714 people. It is estimated that an additional 88 dwelling units will be required to meet the projected population growth and to resolve the current overcrowding situation. This calls for 5 new units per year. Housing demand represents a need for approximately 5.5 hectares of land. This Plan proposes that approximately 1.2 hectares of land for

residential development can come from infill within the existing townsite and the remaining 4.3 hectares from the development of new land. A further 2.8 hectares are required for commercial and community uses.

The policies of Council are:

- a) Plan for a 2031 population of 714 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.
- c) Where appropriate, Council will support infill in the form of attached residential units.
- d) Council will phase new residential land development as follows:
 - i. Phase 1: Continue to develop and redevelop existing lots within the town site and the Itivia Subdivision, which represents approximately a 0-5 year land supply.
 - ii. Phase 2: Develop a new residential subdivision to the south and east of the Itivia Subdivision.
 - iii. Phase 3a/b: Develop a new residential subdivision on the north side of the Hamlet towards the airport to provide for long-term community growth.
- e) Council will phase new commercial and community use as follows:
 - i. Pursue land assembly within the Community Core to create blocks of land for current and future community and commercial land needs.
- f) Council will phase new industrial land development as follows:
 - i. Phase A: Develop new industrial lots to the south of the existing industrial subdivision.
 - ii. Phase B: Develop an industrial subdivision according to demand westward past the abandoned landfill along a new bypass road that connects to the airport road.
- g) Council will examine the feasibility of new marine transportation facilities (i.e. sealift and/or deep sea port) and associated marshalling areas on potential sites identified on Schedule 2. Other sites may also be considered as part of this study.

3. General Policies

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.
 - 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 lots.
 - 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, 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 metres wide.
- b) The Hamlet will consider adopting a Road Naming By-law.
 - c) 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 waterbodies.
 - d) The Hamlet shall avoid piling snow within at least 30.5 metres (100 feet) of any watercourse.
 - e) 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.
 - f) Utilities or communications facilities shall be permitted in any land use designation.
 - g) The Hamlet shall protect cemeteries and sites of archaeological, ethnographical or historical significance from disturbance.
 - h) The Hamlet shall encourage development that minimizes emissions from fossil fuels, that are energy efficient and that consider alternative energy supply technology.
 - i) 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.
 - j) The Hamlet shall work with the Nunavut Planning Commission to ensure that the Whale Cove Community Plan and the future Kivalliq Regional Land Use Plan are compatible.
 - k) To reduce the amount of fill and ground alterations, pile foundation should be considered as an alternative foundation type.

4. Land Use Designations

4.1 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 and to build safe and livable neighbourhoods. The policies of Council are:

- a) The Residential designation will be used primarily for housing with all types of dwelling types permitted. Uses that are residential in nature, such as a special needs home, a home occupation, or a bed and breakfast will also be permitted.

- b) Residential development will be phased so that a target minimum of 2 years supply of vacant surveyed land is available at any given time.
- c) Council will look for opportunities for infill lots for new housing within the existing townsite. Council will work with the Nunavut Housing Corporation to identify where existing lots could be consolidated and redeveloped with attached housing forms (eg. 5-plexes).

4.2 Community Core

The Community Core designation defines the centre of the community which is a natural focal point for community facilities and cultural activities. Given the important role the Community Core plays in defining community identity, specific policies are adopted for this area. Policies are aimed at permitting a mix of community uses along with some commercial uses such as stores, offices, and service commercial uses, and limited types of residential uses. The policies for the Community Core encourage the redevelopment of the central part of the town to make efficient use of land, increase pedestrian safety and enhance the attractiveness of the town site. The policies of Council are:

- a) The Community Core designation will permit all uses that are permitted in the Community Use designation, as well as offices, commercial services, retail uses, and visitor-related uses. Residential uses will be conditionally permitted by Council; only attached dwellings, multi-unit dwellings or dwelling units in non-residential buildings above the ground floor will be permitted.
- b) Council shall seek opportunities and encourage the relocation of industrial uses and low density residential uses outside the Community Core over time by considering land swaps and/or other incentives.
- c) For new construction greater than 500m² in floor area, parking will be provided at the side or rear of the building and not in the front yard. Parking spaces that require vehicles to back-out onto the municipal road will not be permitted.
- d) The Hamlet will undertake a redevelopment plan for the Community Core to identify land assembly opportunities and remedial surveys needed to create new development blocks.

4.3 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. The policies of Council are:

- a) The Community Use designation will be primarily for public uses (i.e. social, cultural, religious, or educational).
- b) Community facilities will be centrally located to ensure safe and convenient access by residents.
- c) Priority Community Use projects that Council will pursue through partnerships with other levels of government include:
 - i. Building a Community Learning Centre;

- ii. Building a new Youth Centre;
 - iii. Extending the baseball diamond and building new playgrounds at the school and in the neighbourhood in the east of the community; and
 - iv. Building a new Hamlet Office.
- d) Lands around the cemetery should be protected for future expansion of the cemetery.

4.4 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. The policies of Council are:

- a) The Commercial designation will be used for commercial uses such as hotels, restaurants, retail, personal and business services, and offices.
- b) Residential uses shall be permitted when located above a ground floor commercial use or when they do not occupy more than 50% of the ground floor of a commercial building.
- c) Commercial facilities will be located along main roads, where possible, to provide safe and convenient access by residents.

4.5 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. The policies of Council are:

- a) The Open Space designation will be used primarily for parks, walking trails, traditional and recreational uses, such as beach shacks, boat storage, community docks, and temporary storage of sealift equipment during sealift operations. All uses are conditional and at the discretion of Council.
- b) A playground should be located within a 300 metre walking distance from any residence in the community.
- c) A new playground will be installed in the neighbourhood east of the Community Core to meet the above standard.
- d) Owners of development will be required to maintain the development and the surrounding area tidy.
- e) Unless otherwise noted, all Commissioner's Land forming part of the 100-foot strip (30.5 m) along the seashore measured from the ordinary high water mark will be designated Open Space.
- f) Council may consider the filling of a waterbody where it is needed for future development provided that the appropriate approvals are obtained.

4.6 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. The policies of Council are:

- a) Permitted uses in the Industrial designation will include all forms of manufacturing, processing, warehousing and storage uses. Permitted uses will also include garages, power generation plants, and fuel storage.
- b) Council will encourage the relocation of existing warehousing and storage uses in the Community Core to the industrial subdivision.
- c) The Hamlet will consider relocating over time Hamlet garages and maintenance shops located in the Community Core to the industrial subdivision.
- d) Council will expand the industrial subdivision on the east side of town as per the phasing policies in Section 2 of this Plan.
- e) A new industrial subdivision should be considered for the area near any future marine transportation facilities. (i.e. sea lift or deep sea port).

4.7 Transportation

The Transportation designation is intended to protect and ensure the safe operation of the airport, related activities such as the NavCanada communications sites, and major marine facilities. The policies of Council are:

- a) Permitted uses in the Transportation designation include all activities related to air traffic and communications, as well as major marine activity. Commercial activities that are accessory to air traffic are also permitted in this designation.
- b) All development within the areas affected by the Whale Cove Airport Zoning Regulations, as shown on Schedule 2, shall comply with those regulations. Development applications shall be referred to Nunavut Airports for review and approval where development is proposed adjacent to the airport and/or where development has the potential to interfere with airport operations.
- c) All development within the Transportation Influence Zone of aircraft communications facilities is subject to the approval of NavCanada.

4.8 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 traditional, recreational and tourism activities. The policies of Council are:

- a) The Nuna designation generally permits traditional, tourism and recreational uses. Permitted uses also include dog teams, quarrying, commercial harvesting, and infrastructure projects for local economic development.

- b) Council shall ensure that development does not negatively impact wildlife, wildlife habitat and harvesting and is consistent with the guiding principles of Inuit traditional knowledge.
- c) Council will work with local partners and other levels of government to improve ATV and snowmobile access trails to the land and sea in a way that reduces the negative impact of vehicle traffic on the tundra.
- d) Schedule 2 – General Land Use Map – identifies three mineral exploration sites within the municipal boundary. Any future mine development at these sites may require amendments to the Community Plan to reflect the proposed land uses.

4.9 Waste Disposal

The Waste Disposal designation is intended to identify existing or former waste disposal sites (eg. landfill sites, sewage lagoon) and ensure appropriate development setbacks. The policies of Council are:

- a) The Waste Disposal designation permits no development except uses accessory to the operation or remediation of a waste disposal site.
- b) The Hamlet shall prohibit the development of residential uses and commercial uses involving food storage or food preparation within the 450 metre setback from any existing or former waste disposal site, pursuant to the *General Sanitation Regulations* of the Public Health Act.
- c) In association with remediation of the abandoned landfill site, Council may apply for an exemption to the *General Sanitation Regulations* of the Public Health Act to reduce the required 450 m setback. This would allow the development of Municipal Reserve lands for residential, commercial and community uses.
- d) The Hamlet shall improve the design and operation of the current waste disposal site to maintain capacity and improve public safety.

4.10 Municipal Reserve

The Municipal Reserve designation is intended to reserve land for the future growth of the community. The policies of Council are:

- a) The Municipal Reserve designation does not permit any development except temporary uses approved by Council.
- b) Municipal Reserve lands shall be redesignated by amendment to this Plan prior to being used for community expansion.
- c) Lands designated Municipal Reserve may be affected by significant environmental constraints to development such as shallow waterbodies and poor drainage. All constraints shall be cleared of environmental constraints prior to the lands being redesignated for development.
- d) A portion of the lands designated Municipal Reserve are within the 450 m setback of the abandoned landfill site. Residential development would require the approval of an exemption to the *General Sanitation Regulations* of the Public Health Act.

- e) The conceptual road network shown on Schedule 1 may need to be changed according to community needs during the subdivision process.

4.11 Watershed Overlay

The Watershed Overlay identifies the watershed of the Hamlet water source. This overlay is intended to restrict the uses of the underlying designation to prevent contamination of the Hamlet water supply. The policies of Council are:

- a) No development is permitted in the Watershed Overlay unless it can be clearly demonstrated that the development will have no impact on the Hamlet water source.
- b) Despite policy 4.11 a) above, uses accessory to the supply of water such as a pipeline, a pumping or monitoring station or road are permitted.