

ARVIAT COMMUNITY PLAN



**ARVIAT COMMUNITY PLAN
BY-LAW No. 224**

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

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

1. Schedules 1, 2 and 3 of this By-law form part of this By-law.
2. This By-law may be cited as the "Arviat Community Plan."
3. This By-law shall come into full force and effect on the date of its Third Reading.
4. By-law No. 206 of the Hamlet of Arviat, and all amendments thereto, is hereby repealed.

READ a first time this 19th day of January, 2017.

Mayor, Bob Leonard

Senior Administrative Officer, Steve England

After due notice and a Public Hearing, READ a second time this 16th day of March, 2017.

Mayor, Bob Leonard

Senior Administrative Officer, Steve England

APPROVED by the Minister of Community and Government Services this 16th day of November, 2017.

Minister

READ a third time this 10th day of October, 2018.

Mayor, Bob Leonard

Senior Administrative Officer, Steve England

COMMUNITY PLAN OF THE HAMLET OF ARVIAT

SECTION 1 - INTRODUCTION

1.1 Purpose of the Plan

The purpose of the Arviat Community Plan is to outline Council's policies for managing the physical development of the Hamlet for the next 20 years – from 2017 to 2037 – 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:

- a) To develop in an orderly fashion creating a healthy, safe, functional, and attractive community that reflects community values and culture.
- b) To accommodate an appropriate range and mix of uses to accommodate growth and change in the community.
- c) To promote the Plan as a tool for making effective and consistent decisions regarding land use and development in the community.
- d) To support and build upon community values of participation and unity to support community projects and local economic development.
- e) To protect the natural beauty of "Nuna", protect viewpoints to the water, and retain waterfront and lakeshore areas for public uses and traditional activities, while identifying important access routes on the Plan to protect them from development.

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 *Planning Act*. The Community Plan should be reviewed and updated every five years as required by the *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. 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 Designations)."

SECTION 2 – COMMUNITY GROWTH AND PHASING POLICIES

At the time of preparation of this Plan, the population of Arviat was approximately 2,657 people. This Plan is based on a projected population for Arviat by 2037 of 4,401 people. It is estimated that an additional 504 dwelling units or 25 units per year will be required to meet the projected population growth. Depending on the housing form, it is estimated that approximately 20 hectares of land will be required to meet the projected population growth. A further 2 hectares are required for parks or playgrounds, and approximately 25 hectares for non-residential uses.

2.1 The policies of Council to meet expected growth are:

- a) Plan for a 2037 population of 4,401 people and address the current overcrowding situation.
- b) Identify sufficient land on the Community Plan to meet the needs of the projected 2037 population.
- c) Review the Community Plan in 5 years, in 2022, to reassess actual rates of growth and community needs.
- d) Council will generally phase new community land development as follows:
 - i. Infill and redevelopment of vacant or underutilized lots within the built-up area of the Hamlet.
 - ii. Easterly extension of the community with a mix of uses, including residential, commercial, and parklands.
 - iii. Develop a Community and Commercial Core consisting of a mix of municipal and employment related uses along the main road and central to the Hamlet.
 - iv. Northeastern extension along the road to the cemeteries.
- e) Council will generally phase new industrial land development as follows:
 - i. Light Industrial uses along the road to the existing dump site from the Tank Farm (Industrial Phase 1).
 - ii. Industrial uses with limited services along the esker across the airport lands (Industrial Phase 2).
- f) Council may change the phasing of development without amendment to this Plan.

SECTION 3 – GENERAL POLICIES

3.1 The following policies of Council apply to all 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 yard on all lots and grouped together, where possible.
 - ii. Access to new buildings will avoid, where possible, main entrances on the south-southeast side to reduce problems associated with snow drifting.
 - iii. Buildings shall be sited to respect setbacks identified in the Zoning By-law.
 - 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 across driveways or access points to lots.
 - vi. On any portion of a lot where fill is introduced, drainage shall be directed towards the public road. Exceptions may be made by the Development Officer. Where possible, drainage troughs shall not be located in Utility Rights-of-Way 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.
 - viii. Wherever possible, building foundations should achieve an unobstructed gap of at least 0.8 metres between the ground and the underside of the building to reduce snowdrift.
- b) Consideration should be given to the development of a Master Drainage Plan for the entire community and the adoption of a snow piling by-law.
- c) The Hamlet will pile snow in locations to minimize downwind snow drifting and where spring melt runoff can be properly channelled to drainage ditches or waterbodies.
- d) The Hamlet shall avoid piling snow within at least 30.5 metres (100 feet) of any watercourse.
- e) No development is permitted within 30.5 metres (100 feet) of the normal high water mark of any river, major creek or major water body, except subject to terms and conditions of the Hamlet Council.
- f) Utilities or communications facilities shall be permitted in any land use designation.

- g) Other than designated Rights-of-Way 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 Corporation's Joint Use Agreement.
- h) The Hamlet shall protect cemeteries and sites of archaeological, ethnographical or historical significance from disturbance. Any development in or near such sites, including the 33 known archaeological sites recorded within the municipal boundary, shall follow the *Nunavut Archaeological and Paleontological Regulations, 2001 of the Nunavut Act (Canada)*.
- i) The Hamlet will improve pedestrian safety in the community by considering the construction of roadside pedestrian walkways along primary roads and improving the safety at know dangerous intersections throughout the community (eg. 6th Street, in proximity to schools, Northern Store and Co-op).
- j) The Hamlet shall encourage development that minimizes emissions from fossil fuels, that are energy efficient and that consider alternative energy supply technology.
- k) 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.
- l) The Hamlet will promote new economic development opportunities, especially in tourism and mining sectors.
- m) The Hamlet will give due consideration to the Climate Change Adaptation Plan.

SECTION 4 – LAND USE DESIGNATIONS

4.1 Residential

The Residential designation is intended to provide and maintain an adequate supply of land for residential uses. It also permits other small conditional uses subject to the approval of Council. The policies of Council are intended to maintain an adequate supply of residential land, and to protect residential areas from incompatible development. The policies of Council for Residential areas are:

- a) The Residential designation will be used for housing with all types of dwelling types permitted. Uses that are residential in nature, such as a group home, a home business, or bed and breakfast, will also be permitted.
- b) Residential development will be phased so that a target minimum of 25 vacant legally surveyed lots are available at any given time.
- c) Council will look for opportunities to infill lots for new housing within the existing townsite. Council will work with Nunavut Housing Corporation to determine appropriate housing form and identify where low-rise apartments and other forms of multi-family dwellings could be located.
- d) Council will seek to remediate the former “East Dump” in order to permit future residential development.

4.2 Community

The Community designation is intended to maintain an adequate supply of land for commercial and community uses, preferably in central and accessible locations so that residents may enjoy easy access to public facilities and community services. The policies of Council for Community areas are:

- a) The Community designation will be used for:
 - i) Commercial uses such as hotels, restaurants, retail stores, personal and business services and offices;
 - ii) Public uses, such as community centres, places of worship, medical clinics, schools, and other institutional or community uses; and,
 - iii) Government services.
- b) Commercial and Community facilities will be centrally located along main roads wherever possible to ensure safe and convenient access by residents.
- c) Due to the rapid growth of the community, Arviat may require a new fire hall within the next five years.
- d) Residential uses will be permitted when located above a ground floor commercial or community use.

- e) Council will encourage the re-use or redevelopment of existing unused or underused sites within the community.
- f) Lands in residential expansion areas shall also be reserved for Community uses to ensure all residents have convenient access to commercial and community services.
- g) Council may adopt a Core Area Beautification Plan, which provides more details on the character of development in the Community and provides an action and phasing plan for improvements such as walkways, street lighting, paving, road widenings, signage, and public art, as outlined in the Plan. Parking lots shall generally be located at the side or rear of buildings.
- h) Council shall seek opportunities and encourage the relocation of industrial uses and low density residential outside the Community designation over time by considering land swaps and/or other incentives.
- i) Council will work with Qulliq Energy Corporation to relocate the power plant to industrial lands and implement a cleanup plan in order to promote redevelopment of this centrally located brownfield lot.

4.3 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.
- b) A playground should be located within a 300 metre walking distance from any residence in the community and Council shall set aside a space for a playground in new residential areas.
- c) 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.
- d) No development is generally permitted within 30 metres from the normal high water mark of any river or major creek. Council may consider the filling of a waterbody where it is needed for future development provided that the appropriate approvals are obtained.
- e) Open Space corridors will be protected for trail connections and drainage channels.

4.4 Light Industrial

The Light Industrial designation is intended for light industrial developments which are compatible with surrounding uses. These uses should not be apparent outside an enclosed building, and should operate in a manner that creates no nuisance to adjacent properties. Limited outdoor activities that are necessary to a principal use such as loading, service and storage may occur, but should not dominate the use of the site. The policies of Council for Light Industrial areas are:

- a) Permitted uses in the Light Industrial designation will include all forms of manufacturing, processing, warehousing and storage uses.
- b) Garages are permitted in the Light Industrial designation provided they do not generate excessive noise, fumes and odours.
- c) The storage of dangerous or hazardous materials is not permitted in the Light Industrial designation.
- d) Council shall ensure compatibility between uses and minimize the negative impact of light industrial uses on adjacent non-industrial areas.
- e) Council will work with local businesses and government operations to identify opportunities to relocate non-conforming industrial uses (e.g. garages, power plant, warehouses) to industrial lands.
- f) All Communication Satellites, outside the transportation designation, should be moved to the industrial subdivision.
- g) Council will support the development of renewable forms of energy (e.g. wind and solar).

4.5 Heavy Industrial

The Heavy Industrial designation is intended to reduce the negative effects and dangers associated with industrial uses, such as excessive noise, dust, truck travel and the storage of potentially hazardous substances. Industrial uses shall be directed to industrial subdivisions away from the centre of the Hamlet. The policies of Council for Heavy Industrial areas are:

- a) Permitted uses in the Heavy Industrial designation will include the power generation plant, fuel storage and other uses likely to generate excessive noise, fumes, traffic, odours or are hazardous or obnoxious.
- b) Council will develop new industrial subdivisions at the south end of the townsite to minimize land use conflicts and to reserve land closer to the townsite for residential and community uses
- c) The uses permitted in the Light Industrial designation are also permitted in the Heavy Industrial designation.

4.6 Transportation

The Transportation designation is intended to identify major transportation and communication facilities such as airports, marinas, and communication installations, and to ensure their safe and efficient operation. The policies of Council for Transportation areas are:

- a) The Transportation designation shall be used for all activities related to air traffic and sealift operations, as well as uses accessory to these activities such as communications sites, storage and warehousing that is needed close to the Airport and sealift facility.
- b) Permitted uses in the Transportation designation include all activities related to air and marine traffic and uses accessory to these activities, such as commercial activities and communications sites.
- c) All development within the areas affected by the Arviat Airport Zoning Regulations, as shown on Schedule 3 (Land Use and Zoning Map – Municipal Boundary), 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.
- d) All development within the Transportation Influence Zone of the communications facility is subject to the approval of NavCanada.
- e) Council supports a runway expansion.
- f) Council supports continued investments into the Maguse Lake Road project to provide access to the Nuna.
- g) Council will discourage the use of travelled pathways that are not identified as public rights-of-way.
- h) All development within the 200 metre Influence Zone of the Non-Directional Beacon (NDB) Communications Facility is subject to the approval of NavCanada.

4.7 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 while providing access for traditional, recreational and tourism activities as well as allowing for quarrying, mining exploration and local infrastructure. The policies of Council are:

- a) The Nuna designation shall permit traditional, tourism and recreational uses. These include dog teams, quarrying, and local infrastructure projects.
- 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.

4.8 Development Constraints

The Development Constraint overlays are intended to protect the water supply, granular resources, environmentally sensitive areas and hazard areas. The Policies of council for Development Constraint areas are:

- a) The Hamlet shall prohibit the development of residential uses and uses involving food storage or food preparation within the 450 metre setback from any existing or former waste disposal site, in accordance with the *General Sanitation Regulations* of the *Public Health Act*.
- b) The Hamlet will continue to evaluate options for long-term sewage treatment. The evaluation will consider cost-effectiveness, the degree of environmental protection and the land use implications.
- c) The Hamlet supports a reduction in the 450m setback from the Metal Disposal Site to 100 metres for future community expansion
- d) The Hamlet will continue to evaluate all possible options for an integrated waste management system, including:
 - the suitability of the existing landfill site for long-term use;
 - the use of an incinerator;
 - metal recovery projects; and
 - complementary strategies, such as source reduction, reuse, and recycling of waste materials.

4.9 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) All municipal reserve lands shall be redesignated by amendment to this Plan prior to being used for community expansion.
- c) Municipal Reserve lands shall be re-designated by amendment to this Plan prior to being used for community expansion. Re-designations shall include residential, community, and light industrial land to facilitate the development of a mixed-use neighbourhood.

- d) Lands designated Municipal Reserve may be affected by significant environmental constraints to development, such as contaminated soils, shallow waterbodies and poor drainage. All constraints shall be cleared of environmental constraints prior to the lands being redesignated for development.