

CHESTERFIELD INLET COMMUNITY PLAN

BY-LAW NO. 148

2019



CHESTERFIELD INLET, N.U. X0C 0B0
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CHESTERFIELD INLET COMMUNITY PLAN

BY-LAW No. 148

A By-law of the Hamlet of Chesterfield Inlet in Nunavut Territory to adopt a General Plan pursuant to the provisions of the Planning Act, RSNWT (Nu), 1988, c. P-7, s.4.

WHEREAS the Council of the Hamlet of Chesterfield Inlet has prepared a General Plan, referred to as the "Chesterfield Inlet Community Plan", in accordance with the Planning Act;

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

1. Schedules 1, 3 and 4 of this By-law form part of this By-law.
2. This By-law may be cited as the "Chesterfield Inlet Community Plan".
3. This By-law shall come into full force and effect on the date of its Third Reading.
4. Hamlet of Chesterfield Inlet By-law No. 95 is hereby repealed.

READ a first time this 13 day of FEB, 2019.

Mayor

Senior Administrative Officer

After due notice and a Public Hearing, READ a second time this 24 day of February ²⁰ 2019.

Mayor

Senior Administrative Officer

By-L

APPROVED by the Minister of Community and Government Services this 18 day of December, 20 20

[Signature]
Minister

READ a third and final time this 04 day of MARCH, 20 21

[Signature]
Mayor

[Signature]
Senior Administrative Officer



SCHEDULE 1: LAND-USE POLICIES

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SECTION 1 - INTRODUCTION

1.1 PURPOSE OF THE PLAN

The purpose of the Chesterfield Inlet Community Plan (the Plan) is to outline Council's policies for managing the physical development of the Hamlet for the next 20 years – to 2039 – 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 and lakeshore 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.

SECTION 2 – POPULATION & HOUSING PROJECTION

This Plan proposes that:

- a new eight (8) lot residential subdivision southwest of the water reservoir;
- a 12 lot residential and commercial subdivision on the point south and southwest of the Power Plant;
- a five (5) lot commercial subdivision west of Dog Pond, which also have a community use lot designated for a future Hamlet Office build; and,
- A five (5) lot industrial subdivision, near the Tank Farm.

The policies of Council are:

- a) Plan for a 2039 population of 670 people as well as the 67 new dwelling units required for this population 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) Provide opportunities for community, commercial and industrial uses development by identifying areas compatible for this type of development.
- d) Community development shall be prevented west of Mission Lake because of suspected snow drifting and terrain issues.
- e) Council will phase new residential land development as follows:
 - i. Phase 1: Tuktutaralaq subdivision, located on the point south of the power plant.
 - ii. Phase 2: MTO subdivision, located on the elevated bedrock west of town.

SECTION 3 – GENERAL POLICIES

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

- 1) The development of lots shall be subject to the following lot development policies:
 - a) All service connections to buildings shall be easily accessed from the front yard on all lots and grouped together, where possible.
 - b) Access to new buildings will avoid, where possible, main entrances on the south side to reduce problems associated with snow drifting.
 - c) 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.
 - d) Where culverts are required, they shall be installed at the access points to lots.
 - e) 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.
 - f) 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.
- 2) 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 fire separations.
- 3) The Hamlet may consider adopting a Road Naming By-law in the future.
- 4) Consideration should be given to the development of a Drainage Plan for the entire community and the adoption of a snow piling by-law.
- 5) 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.
- 6) The Hamlet shall avoid piling snow within at least 30.5 metres (100 feet) of any watercourse.
- 7) The Hamlet will consider extending snow fencing to protect the expanding west part of the townsite from snowdrifts.
- 8) 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.

- 9) Utilities or communications facilities shall be permitted in any land use designation. 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 Corporations Joint Use Agreement.
- 10) The Hamlet shall protect cemeteries and sites of archaeological, ethnographical or historical significance from disturbance.
- 11) The Hamlet shall encourage development that minimizes emissions from fossil fuels, that are energy efficient and that consider alternative energy supply technology.
- 12) The Hamlet shall consider strategies to adapt to the impacts of climate change, such as locating development away from low lying coastal areas and protecting existing areas against erosion.
- 13) The Hamlet shall work with the Nunavut Planning Commission to ensure that the Chesterfield Inlet Community Plan, the Keewatin Regional Land Use Plan (KLURP) and the future Nunavut Land Use Plan are compatible.
- 14) To reduce the amount of file and ground alterations, pile foundation is the preferred foundation type, where appropriate.

SECTION 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, to build safe and livable neighbourhoods, and to protect residential areas from incompatible development. The policies of Council are:

- 1) 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 group home, a home occupation, or bed and breakfast, will also be conditionally permitted.
- 2) Future Residential development will be prioritized in proposed new subdivision south of the power plant and southwest of the water reservoir.
- 3) Residential development will be phased so that a target minimum of 6 vacant surveyed lots are available at any given time.
- 4) In addition to the above, Council will look for opportunities for infill lots for new housing within the existing townsite. Council will work with Nunavut Housing Corporation to identify where existing lots could be consolidated and redeveloped with attached housing forms (i.e., duplex, fourplex, 5-plex, etc).

4.2 COMMERCIAL/COMMUNITY USE

The Commercial/Community Use designation is intended to support local economic development by maintaining an adequate supply of land and easy access to commercial and community uses, and to reserve significant and important locations for these facilities and services. The policies of Council are:

- 1) The Commercial/Community Uses designation will be used for:
 - i. Commercial uses such as hotels, restaurants, retail, personal and business services, and offices;
 - ii. Public uses such as social, cultural, religious, or educational centres.
- 2) Commercial and Community facilities will be centrally located to ensure safe and convenient access by residents.
- 3) Residential uses shall be conditionally permitted when located above a ground floor commercial use.
- 4) Commercial facilities will be located along main roads, where possible, to provide safe and convenient access by residents.
- 5) A proposed new Commercial subdivision will be established across the road from the Arena.

- 6) The Hamlet will consider a new arena, swimming pool, and youth centre on the Mission Warehouse Lands.
- 7) A proposed new lot on the west side of Dog Lake shall be reserved for a future new Hamlet Office building.

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:

- 1) 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.
- 2) A playground should be located within a 300 metre walking distance from any residence in the community.
- 3) Owners of development will be required to maintain the development and keep the surrounding area tidy.
- 4) 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.

4.4 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 concentrated on the periphery of the townsite. The policies of Council are:

- 1) Permitted uses in the Industrial designation will include all forms of manufacturing, processing, garages, warehousing and storage uses. Power generation plants and fuel storage will also be conditionally permitted.
- 2) A proposed industrial subdivision will be located to the east of the town site and will include the existing fuel tank farm.

4.5 TRANSPORTATION

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

- 1) Permitted uses in the Transportation designation include all activities related to air traffic and uses accessory to these activities, such as commercial activities and communications sites.
- 2) All development within the areas affected by the *Chesterfield Inlet Airport Zoning Regulations* 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.
- 3) All development within the 200 metre Influence Zone of the Non-Directional Beacon (NDB) is subject to the approval of NavCanada.

4.6 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:

- 1) 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.
- 2) 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.
- 3) 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.

4.7 WASTE DISPOSAL

The Waste Disposal designation is intended to identify existing or former waste disposal sites and ensure appropriate development setbacks. The policies of Council are:

- 1) The Waste Disposal designation applies to existing or former waste disposal sites, whether for solid or liquid waste, and uses that are accessory to the operation or remediation of waste disposal sites. All uses are conditional and at the discretion of Council.
- 2) 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, pursuant to the *General Sanitation Regulations* of the *Public Health Act*.
- 3) The Hamlet will maintain and consider expanding the sewage wetlands as required.

4.8 ARCHAEOLOGICAL RESERVE OVERLAY

The Archaeological Reserve designation protects from destruction sites that contain identified archaeological, paleontological, and cultural heritage significance. The policies of Council are:

- a) No development shall be permitted in the Archaeological Reserve overlay.