

CORAL HARBOUR COMMUNITY PLAN

BY-LAW NO. 236

2012

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A By-law of the Hamlet of Coral Harbour 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 Coral Harbour has prepared a General Plan, referred to as the "Coral Harbour Community Plan", in accordance with the *Planning Act*:

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

1. Schedules 1, 2, and 3 form part of this By-law.
2. This By-law may be cited as the "Coral Harbour 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 18th day of January, 2012 A.D.

Mayor

Senior Administrative Officer

After due notice and a Public Hearing, READ a second time this 29 day of

March, 2012, A.D.

Mayor

Senior Administrative Officer

APPROVED by the Minister of Community and Government Services this 2 day of

November, 2012, A.D.

Minister

READ a third time this 22nd day of November, 2012 A.D.

Mayor

Senior Administrative Officer

SCHEDULE 3

1 INTRODUCTION

1.1 Purpose of the Plan

The purpose of the Coral Harbour Community Plan is to outline Council's policies for managing the physical development of the Hamlet for the next 20 years – to 2032. The Community Plan was created through a community consultation process and reflects the needs and desires of 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 safe, healthy, 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-law 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 and Policies).

2 COMMUNITY GROWTH AND PHASING POLICIES

At the time of preparation of this Plan, the population of Coral Harbour was approximately 893 people. This Plan is based on a future population of 1300 people by 2032. It is estimated that an additional 103 dwelling units will be required to meet the projected population growth and to resolve the current overcrowding situation. This calls for 5.2 new

units per year. Housing demand represents a need for approximately 3.3 net hectares of land for residential development. A further 0.5 hectares are required for commercial uses, 0.5 hectares for community uses, and 0.5 hectares for industrial uses.

The policies of Council are:

- a) Plan for a 2032 population of approximately 1300 people.
- b) Encourage and facilitate the consolidation, intensification and redevelopment of existing lots within the town site to conserve land supplies on the periphery of town.
- c) Where appropriate, Council will support infill in the form of attached residential units.
- d) While no amendment will be required to change the order of phasing, Council will phase new residential land development as follows:
 - i. Phase 1: Continue to develop and redevelop existing lots within the town site, including old radio station (1), which represents approximately a 0-5 year land supply.
 - ii. Phase 2: Add new residential subdivision north of town site (2) and develop the previous industrial subdivision to the north side of the town site into a residential subdivision (3).
 - iii. Phase 3: Develop new residential subdivisions (4, 5) to the west of the existing community.
- e) Council will phase new commercial and community use as follows:
 - i. Pursue land assembly within the community 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: When needed, develop new industrial lots north of the arena near the abandoned landfill;
 - ii. Phase B: Develop an industrial subdivision west of the community that connects to the airport road.

3 GENERAL POLICIES

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 with trucked services shall be easily accessed from the front yard or side yards 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 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 at the access points to lots.
 - vi. On any portion of a lot where fill is introduced, the lot shall be graded to ensure drainage is directed towards the public road. Where possible, drainage troughs shall not be located in utility rights-of-way or easements. Exceptions may be made by the Development Officer.
 - 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 15 metres wide.
- b) The Hamlet will consider adopting a Road Naming By-law.
 - c) Utilities shall be permitted in any land use designation.
 - d) The Hamlet will pile snow in locations to minimize downwind snow drifting and where spring melt run-off can be properly channelled to drainage ditches.
 - e) The Hamlet will avoid piling snow within 30.5 metres of any watercourse.
 - 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.
 - g) The Hamlet shall protect any cemeteries and sites of archaeological, ethnographical, palaeontological or historical significance from disturbance. Any development in or near such sites shall follow the *Nunavut Archaeological and Palaeontological Regulations, 2001* of the Nunavut Act (Canada).
 - h) The Hamlet shall encourage development that minimizes emissions from fossil fuels, that is energy efficient and that considers 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 Coral Harbour Community Plan and the Keewatin Regional Land Use Plan (KLURP) are compatible. Specifically, Appendix C of the KRLUP requires that the Commission review, for conformity with the KRLUP, proposals within a municipality that may have impacts outside the municipality.
 - k) To reduce the amount of fill and ground alterations, pile foundation should be considered as an alternative foundation type.

4 LAND USE DESIGNATION POLICIES

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 dwellings 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).
- d) The Hamlet will undertake a redevelopment plan for the community to identify land assembly opportunities and remedial surveys needed to create new development blocks.

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.
- b) Residential uses will be conditionally permitted by Council; only attached dwellings, multi-unit dwellings, or dwelling units located above the ground floor in non-residential buildings will be permitted.
- c) 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.
- d) 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.
- e) 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 Services designation will be used for public uses (e.g. 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:
 - 1. Building a Community Hall;
 - 2. Building a new High School;
 - 3. Relocating or building a new Youth Centre
 - 4. Building new playgrounds in the neighbourhood in the east of the community;
 - 5. Building a new Swimming Pool; and
 - 6. Building a new Elders Centre.

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 on the floor(s) above a commercial use at grade 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.
- d) 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.

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 uses and cultural events. The policies of Council are:

- a) The Open Space designation will be used primarily for parks, playgrounds, walking trails, traditional and recreational uses, such as beach shacks, harbour uses, boat storage, community docks and temporary storage of sealift materials and equipment during sealift operations. All uses are conditional and at the discretion of Council.
- b) Owners of development will be required to maintain the development and keep the surrounding area tidy.
- c) A playground should be located within 300 metres walking distance from any residence in the community.

- d) A new playground will be installed in the eastern side of Coral Harbour to progress toward the above standard.
- e) Unless otherwise noted, all Commissioner's Land forming part of the 100-foot strip (30.5 metres) along the seashore measured from the ordinary high water mark will be designated Open Space.
- f) No development is generally permitted within 30.5 metres from the normal high water mark of any river or major creek.
- g) 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, odours, truck travel and the storage of potentially hazardous substances. The policies of Council are:

- a) Permitted uses in the Industrial designation will include all forms of manufacturing, processing, and warehousing, garages, power generation plants, and fuel storage.
- b) The Hamlet and Council will seek opportunities and encourage the relocation of industrial uses, including the Hamlet garages and maintenance shops, to the industrial subdivision by considering land swaps and / or other incentives.

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 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 Coral Harbour Airport Zoning Regulations, as shown on Schedules 2 and 3, 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 the communications facility 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, as well as quarrying. 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.

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 are followed. The policies of Council are:

- a) The Waste Disposal designation permits no development except those uses accessory to the operation or remediation of a waste disposal site or sewage treatment system.
- b) 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.
- 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 the 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. All uses, including temporary uses, are conditional and at the discretion of 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 factors affecting development such as shallow waterbodies and poor drainage. All subject land shall be cleared of environmental impacts prior to the lands being re-designated for development.

- d) Residential development within the 450 m setback of the abandoned landfill site would require the approval of an exemption to the *General Sanitation Regulations* of the Public Health Act.
- e) A conceptual road network is shown on some of the Municipal Reserve lands which considers connections with the existing road network, future land uses, prevailing wind direction, solar orientation, drainage and topography. Road layouts may need to be changed according to community needs during the detailed subdivision design process.

4.11 Protective Development

The Protective Development designation is intended to protect the water supply, granular resources and any environmentally sensitive areas. The policies of Council are:

- a) The Protective Development designation does not permit any development except uses accessory to the supply of water such as a pipeline, pumping or monitoring station or road, or, the operation or remediation of a quarry or gravel pit.