

**PANGNIRTUNG COMMUNITY PLAN**  
**BY-LAW No. \_\_\_\_**

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

NOW THEREFORE, the Council of the Hamlet of Pangnirtung, 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 "Pangnirtung Community Plan".
3. This By-law shall come into full force and effect on the date of its Third Reading.
4. By-laws No.40 of the Hamlet of Pangnirtung is hereby repealed.

READ a first time this \_\_ day of \_\_\_\_\_, 2007 A.D.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Senior Administrative Officer

After due notice and a Public Hearing, READ a second time this \_\_ day of \_\_\_\_\_, 2007 A.D.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Senior Administrative Officer

APPROVED by the Minister of Community and Government Services this \_\_ day of \_\_\_\_\_, 2007 A.D.

\_\_\_\_\_  
Minister

READ a third time this \_\_ day of \_\_\_\_\_, 2007 A.D.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Senior Administrative Officer



## **1. INTRODUCTION**

### ***1.1 Purpose of the Plan***

The purpose of the Pangnirtung Community Plan is to outline Council's policies for managing the physical development of the Hamlet for the next 20 years – to 2027. 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 create a safe, healthy, functional, and attractive community that reflects community values and culture.
2. To promote the Plan as a tool for making effective and consistent decisions regarding land use and development in the community.
3. To ensure an adequate supply of land for all types of uses to support the growth and change of the community.
4. To build upon community values of participation and unity to support community projects and local economic 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-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 (Plan Policy Text), Schedule 2 (General Land Use Map) and Schedule 3 (Community Land Use Map).

## **2. COMMUNITY GROWTH AND PHASING POLICIES**

At the time of preparation of this Plan, the population of Pangnirtung was approximately 1,350 people. This Plan is based on a future population of 2,000 people by 2027. It is estimated that an additional 206 dwelling units will be required to meet the projected population growth, representing the need for approximately 10.5 hectares of land for residential development. A further 3 to 4 hectares are required for commercial and community uses. The policies of Council are:

- a) Plan for a 2027 population of 2,000 people.

- b) Council will encourage and facilitate the consolidation and redevelopment of existing lots with the townsite to conserve land supplies on the periphery of town.
- c) Council will phase new land development as follows:
  - i.) Phase 1: Continue to develop the East Duval Subdivision for a mix of land uses, which represents a 7 to 9 year land supply (2007 to 2014/2016).
  - ii.) Phase 2 (If airport relocates) – Redesignate these lands for future community expansion.
  - iii.) Phase 2 (If airport does not relocate) – Explore the following options for community expansion:
    - Seek reduction or exemption to 450m setback from sewage treatment plant; or
    - Seek GN funding to build a road up the hill to the southeast of the community to the plateau; or
    - If the airport relocation appears that it will happen within 10 years after the completion of Phase 1, seek further opportunities for infill and redevelopment within the existing townsite.

### **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 yard on all lots.
  - ii.) Buildings shall be sited to respect setbacks identified in the Zoning Chart.
  - iii.) Any building over 500m<sup>2</sup> in gross floor area shall consider potential wind impacts on surrounding development. A wind study may be required by the Development Officer.
  - iv.) Culverts are required and shall be installed at the access points to lots.
  - v.) 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.
  - vi.) 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) Consideration should be given to the development of a Drainage Plan for the entire community and the adoption of a snow piling by-law.
- c) Utilities or communications facilities 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 channeled to drainage ditches or waterbodies.

- e) The Hamlet shall protect any cemeteries and sites of archaeological, ethnographical or historical significance from disturbance.

#### **4. LAND USE DESIGNATION POLICIES**

##### ***4.1 Residential***

The Residential designation provides land for primarily residential uses, but 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 protect residential areas from incompatible development. The policies of Council are:

- a) The Residential designation will be used primarily for housing with all types of dwelling types permitted. Other related residential uses such as a group home, a home occupation, or bed and breakfast will also be permitted.
- b) Residential development will be phased so that a target minimum of 1 hectare of vacant surveyed land is available at any given time.
- c) Council will look for opportunities for residential redevelopment within the existing townsite. Council will work with NHC to identify where existing lots could be consolidated and redeveloped with attached housing forms (eg. 5-plexes).

##### ***4.2 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 used primarily for public uses (i.e. social, cultural, religious, or educational) and government services.
- b) Community facilities will be centrally located to ensure safe and convenient access by residents.
- c) Lands around the cemetery should be protected for the future expansion of the cemetery.
- d) Pursue a land swap with the Bishop of the Arctic to allow the existing road opposite the Northern Store to be surveyed in return for the unused road allowance west of St. Luke's church.

##### ***4.3 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 with 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.
- c) Commercial facilities will be located along main roads, where possible, to provide safe and convenient access by residents.
- d) Council will encourage the re-use or redevelopment of existing commercial sites within the existing townsite.

#### **4.4 *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, walking trails, beach shacks, harbour uses, boat storage, dog teams and temporary storage of sealift materials and equipment. 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 300m walking distance from any residence in the community.
- d) 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.
- e) No development is permitted within 30 metres from the normal high water mark of the Duval River.

#### **4.5 *Industrial***

The Industrial designation is intended to reduce the negative effects associated with industrial uses such as noise, dust, odours and the storage of potentially hazardous substances by concentrating these uses on the periphery of the townsite. 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 develop a new industrial subdivision near the sewage treatment plant to minimize land use conflicts and to reserve land closer to the townsite for residential and community uses. Council will work with local businesses and government operations to identify opportunities to relocate non-conforming industrial uses (eg. garages, warehouses) to the new industrial subdivision.

#### **4.6 *Transportation***

The Transportation designation is intended to protect and ensure the safe operation of airport and related activities such as the Nav Canada communications site. Due to air

capacity, safety and community issues, it is proposed that the existing airport be relocated to a site on a plateau of land south of the community. This project is subject to weather testing and funding. The relocation of the airport to outside the community would allow for longer term growth opportunities for the community without the need for satellite growth areas. The policies of Council are:

- a) Permitted uses in the Transportation designation includes all activities related to air traffic and uses accessory to these activities such as communications sites.
- b) If the airport is relocated out of the townsite, the Transportation lands should be redesignated to Residential, Commercial, Community Use and Open Space.

#### **4.7 *Hinterland***

The Hinterland 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 Hinterland designation generally permits traditional, tourism and recreational uses. Permitted uses also include dog teams, quarrying, and infrastructure projects for local economic development. All uses are conditional and must be approved by the Hamlet and the Commissioner.

#### **4.8 *Waste Disposal***

The Waste Disposal designation is intended to identify existing or former waste disposal sites and ensure required development setbacks. 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.
- 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

#### **4.9 *Protective Development***

The Protective Development designation is intended to protect the water supply, water reservoir, 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.

#### **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) Municipal Reserve lands have been identified northeast of the East Duval Subdivision. These lands are located within the 450m setback of the sewage treatment plant and therefore shall not be redesignated for community expansion until the appropriate approvals have been obtained:
  - (i) The Chief Medical Officer of Nunavut agrees that the 450m setback can be reduced;
  - (ii) An exemption or amendment to the *General Sanitation Regulations* of the Public Health Act is obtained.
- d) A conceptual road network is shown on Municipal Reserve lands and may need to be changed according to community needs during the detailed subdivision design process.