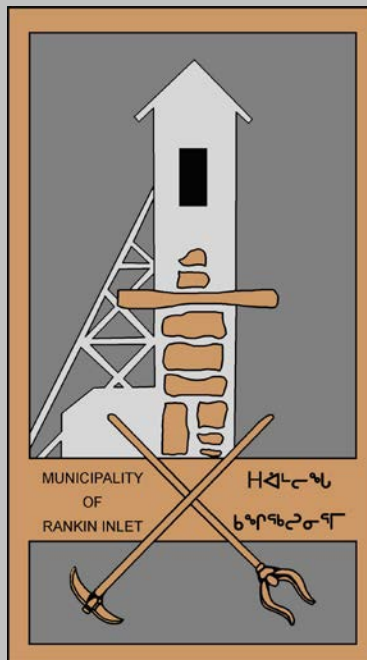


# RANKIN INLET COMMUNITY PLAN

BY-LAW NO. 265



July 2014



# RANKIN INLET COMMUNITY PLAN

## BY-LAW NO. 265

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

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

1. Schedules 1, 2, 3 and 4 of this By-law form part of this By-law.
2. This By-law may be cited as the "Rankin Inlet Community Plan".
3. This By-law shall come into full force and effect on the date of its Third Reading.
4. By-law No. 230 of the Hamlet of Rankin Inlet is hereby repealed.

READ a first time this 25<sup>th</sup> day of November, 2013, A.D.

\_\_\_\_\_  
Mayor

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

After due notice and a Public Hearing, READ a second time this 24<sup>th</sup> day of ~~February~~ <sup>10</sup> ~~February~~ <sup>march</sup>, 2014, A.D.

\_\_\_\_\_  
Mayor

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

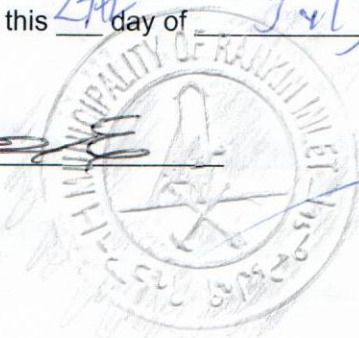
APPROVED by the Minister of Community and Government Services this 11 day of ~~JUNE~~, 2014, A.D.

\_\_\_\_\_  
Minister

READ a third time this 25<sup>th</sup> day of ~~July~~ <sup>July</sup>, 2014 A.D.

\_\_\_\_\_  
Mayor

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





## **SCHEDULE 1**

### **1 INTRODUCTION**

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

The purpose of the Rankin Inlet Community Plan is to outline Council's policies for managing the physical development of the Hamlet for the next 20 years – to 2034. The Community Plan was created through a community consultation process and reflects the needs and desires of the Community. 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 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.
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-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 Rankin Inlet was approximately 2,577 people. This Plan is based on a future population of 4,000 people by 2034, however this number may increase or decrease based on the influence of various growth

factors. These factors include economic development activity in the region, the natural rate of population growth and in-migration from other communities, among others. It is estimated that an additional 537 dwelling units will be required to meet the projected population growth, representing the need for approximately 22 hectares of land for residential development. A further 2-4 hectares are required for commercial uses, 1-2 hectares for community uses, and 3-4 hectares for industrial uses. The policies of Council are:

- a) Plan for a 2034 population of approximately 4,000 people.
- b) Identify sufficient land on the Community Plan to meet the needs of the projected 2034 population.
- c) Review the Community Plan in 5 years, in 2018, to re-assess actual rates of growth and community needs.
- d) Council will generally phase new community land development as follows:
  - i. Infill and redevelopment on vacant or underused lots within the built-up area of the Hamlet
  - ii. Western extension of Area 6 on the former Transport Canada property (Phase 1)
  - iii. North-eastern extension of Area 6 on municipal lands (Phase 2)
  - iv. North-eastern extension of Area 6 on Inuit-Owned Lands in partnership with the Kivalliq Inuit Association (Phase 3)
  - v. North-western extension of Area 6 along the road to the new dump site (Phase 4).
- e) Council will generally phase new industrial land development as follows:
  - i. Along the road leading to the existing dump site (Industrial Phase 1)
  - ii. On the plateau overlooking the Itivia subdivision and the barge landing site (Industrial Phase 2)
  - iii. On new industrial lands created with the future port south of Itiva subdivision.
- f) Council may change the phasing of development without amendment to this Plan.

### **3 GENERAL POLICIES**

The following policies of Council apply to all development in the Hamlet:

- 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 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 m<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.
  - v. Culverts are required and shall be installed at the 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.
- b) Utilities or communication 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 Corporation's Joint Use Agreement.
- c) 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 or watrebodies.
- d) The Hamlet shall avoid piling snow within at least 30.5 metres (100 feet) of any watercourse.
- e) 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).
- f) The Hamlet shall encourage development that minimizes emissions from fossil fuels, that are energy efficient and that consider alternative energy supply technology.
- g) The Hamlet shall work with the Nunavut Planning Commission to ensure that the Rankin Inlet Community Plan and the future Kivalliq Regional Land Use Plan are compatible.
- h) The Hamlet will seek opportunities to improve connectivity of walkways and other transportation corridors, where possible, to maximize safety and efficiency for users.

## **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, to build safe and liveable neighbourhoods, 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 dwellings permitted. Other related residential uses such as a group home, a home occupation, or a bed and breakfast will be conditionally permitted.
- b) Residential development will be phased so that a target minimum of 3.5 hectares of vacant surveyed land is available at any given time.
- c) All future residential development areas shall be serviced with utilidor.

- d) Where infill or redevelopment occurs in an established residential neighbourhood, the new development shall be connected to utilidor if the services are available in the road right-of-way.

#### **4.2 Community Core**

The Community Core designation defines the Core Area of the community which provides a focal point for community amenities, cultural activities and tourism. Given the important role the Community Core plays in defining community and cultural identity, specific policies are adopted for this area. Policies are aimed at maintaining the community uses along with a mix of retail, office, and service commercial uses, tourism-related uses and limited types of residential uses. The policies for the Community Core also seek to improve the character of development, increase pedestrian safety and beautify the streetscape. The policies of Council are:

- a) The Community Core designation will permit all uses permitted in the Community Use designation, as well as commercial office, personal service and retail uses, and tourism or visitor-related uses. Residential uses will be conditionally permitted by Council and only multi-unit dwellings or dwelling units in non-residential buildings above the ground floor will be permitted.
- b) Council may adopt a Core Area Beautification Plan which provides more details on the character of development in the Community Core and provides an action and phasing plan for improvements such as walkways, street lighting, paving, road widenings, signage, public art, as outlined in the Plan.
- 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) Front yard parking will not be permitted for any new development over 500 m<sup>2</sup> GFA in the Community Core. Parking will be provided at the side or rear of the building. Parking spaces that require vehicles to back-out onto the municipal road will also not be permitted.
- e) Give priority for the development of a defined walkway as shown on the Community Land Use Map. Monetary contributions for the construction of the walkway may be requested as a condition of development approval.
- f) Inuksuk Park will be the focus for cultural and recreational activities and events.

#### **4.3 Community Use**

The Community Use designation is intended to maintain an adequate supply of land for community uses, preferably in significant and important locations so that residents may enjoy easy access to public facilities and services. 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.



#### **4.4 Commercial**

The Commercial designation is intended to support local economic development by maintaining an adequate supply of land for commercial uses in key locations across the Hamlet offering good access for residents and visitors. 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 will 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.

#### **4.5 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, walking trails, dog teams and other forms of passive recreation.
- b) A playground should be located within 300 metres walking distance from any residence in the community.
- c) 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.
- 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.

#### **4.6 Waterfront Recreational**

The Waterfront Recreational designation is intended to protect Nuvuk Point for uses associated with traditional marine activities. The area has historically been the access to Hudson Bay and a summer camping area. The policies of Council are:

- a) The Waterfront Recreational designation will be used primarily for beach shacks, boat storage and land-based recreational activities.
- b) Owners/lessees of development within this designation will be required to maintain the development in good repair and keep the surrounding area tidy.

#### **4.7 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 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 as well as uses associated with marine transportation. Permitted uses will also include garages, power generation plants, and fuel storage.
- b) Council will develop new industrial subdivisions at the south end of the town site to minimize land use conflicts and to reserve land closer to the town site for residential and community uses.
- c) Council will work with local businesses and government operations to identify opportunities to relocate non-conforming industrial uses (e.g. garages within the Core Area, warehouses, etc.) to the new industrial subdivision.
- d) Council will explore the opportunity for a public/private partnership with mining interests to improve and/or expand the existing barge landing site at the south end of town including a new port.

#### **4.8 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:

- a) Permitted uses in the Transportation designation include all activities related to air traffic and uses accessory to these activities such as related commercial activities and communications sites.
- b) All development within the areas affected by the Rankin Inlet Airport Zoning Regulations, as shown on Schedule 4, 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.
- d) Council will discourage the use of travelled pathways that are not identified as public right of ways.

#### **4.9 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, 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 Qaujimajatuqangit (IQ).

#### **4.10 Waste Disposal**

The Waste Disposal designation is intended to identify existing or former waste disposal sites and ensure required 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.
- 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 (Nunavut).
- c) The Hamlet shall prohibit the development of any public road allowance or cemetery within a 90 metre setback from a waste disposal ground, pursuant to the *General Sanitation Regulation* of the *Public Health Act*.

#### **4.11 Granular Resources**

The Granular Resources designation is intended to protect aggregate deposits for future extraction. The policies of Council are:

- a) The Granular Resources designation does not permit any development except uses accessory to the operation or remediation of a quarry or gravel pit.

#### **4.12 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 approved by Council.
- b) Municipal Reserve lands shall be redesignated by amendment to this Plan prior to being used for community expansion.
- c) A conceptual road network may be 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.

#### **4.13 Restricted Development**

The Restricted Development designation is intended to identify lands where the presence of environmental contamination is either suspected or confirmed. The Restricted Development designation is also intended to reserve lands for the remediation of contaminated soils. The policies of Council are:

- a) The Restricted Development designation permits no development except conditional uses accessory to the operation of a land farm for the remediation of contaminated soils.
- b) Despite policy 4.13 a) above, a playing field may be permitted on the site of the former tailings pond, subject to approval by the Department of Health and Social Services.

#### **4.14 Watershed Overlay**

The Watershed Overlay identifies the watershed of the Hamlet water source (Lake Nipissar) and is intended to restrict the uses of the underlying designation to protect the Hamlet water source. The policies of Council are:

- a) No development is permitted in the Watershed Overlay unless it can be demonstrated that the development will have no impact on the Hamlet water source.
- b) Despite policy 4.14 a) above, uses accessory to the supply of water such as a pipeline, a pumping or monitoring station or road are permitted.