SANIKILUAQ

ちっとしる^{Sb} COMMUNITY PLAN

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BY-LAW NO. 83 Lこしつ POでくつっし **83**

SANIKILUAQ ちのPっつらら COMMUNITY PLAN BY-LAW No.83 シュム・ベームCDイレーシレー

BY-LAW NO. 83 Lこして らしてくしゃし 83

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

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READ a first time this 4 day of November, 2011

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After due notice and a Public Hearing, >\%\neg \J\np\d^\\ \d^\L\nu \D_o \L^\c \b\n\nC&\sigma\neg \neg \c.,
READ a second time this 26 day of Mouch, 2013
Mayor LΔ5 Senior Administrative Officer Δ°
APPROVED by the Minister of Community and Government Services this // day of day of the continuous
READ a third time this day of <u> </u>
Mayor LΔ5 Senior Administrative Officer

1 INTRODUCTION

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This document consists of the Community Plan for the Hamlet of Sanikiluaq and may be referred to as the "Community Plan." It has been prepared and enacted in accordance with the *Planning Act* of Nunavut.

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The Community Plan is structured to comprise a broad range of policies that affect the use and development of land in the Hamlet of Sanikiluaq. It is important to consult both the policy text and the map schedule to fully understand the impact on the Community Plan on any specific property or any general area of the Hamlet.

1.1 Influence on the Community Plan

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The policies of the Community Plan are intended to reflect the changes that are fundamental to the Hamlet of Sanikiluaq's future. The Hamlet's traditional land use policies and development pattern, population profile, municipal responsibilities, and Council's decisions-making autonomy are changing and are expected to evolve. Some of the key factors that are affecting change and will continue to influence the Hamlet's policy formulation and direction for the future are recognized by this Plan and are briefly outlined as follows:

- 1. The development of the Hamlet's core area where vacant land is scarce requires careful consideration by the approval authority as to the appropriateness of the scale and type of development.
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- 3. Environmental conservation and protection of land, water and air is an important issue directly linked to and a function of growth within the Hamlet. The Hamlet must ensure sound environmental planning practices are implemented in the approval of development and redevelopment proposals.

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1.2 Purpose of the Plan

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The purpose of the Sanikiluaq Community Plan is to establish a comprehensive policy framework that will guide the Hamlet's future decisions regarding the maintenance, development and re-development of its land use system; the conservation and use of its natural resources, and the direction and potential for the Hamlet's short-term growth and long term changes. In other words, it will outline Council's policies for managing the physical development of the Hamlet through an efficient and coherent strategy over the next 20 years (till 2029). Flexibility is a crucial ingredient in addressing changing planning needs. The intent of the Community Plan is to guide the orderly development given anticipated periods of limited and negative growth. The Community Plan was created through a community consultation process and reflects the needs and desires of the Community that would like to ensure that the Hamlet functions as a safe, convenient, efficient and healthy environment. The Zoning By-law serves to implement the Community Plan and regulate the development in the Hamlet.

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In order to provide the Hamlet of Sanikiluaq with an efficient and coherent strategy by which to guide the Hamlet's development over the next twenty years, the Community Plan aims to:

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- 1. Promote and protect the long term community interest and rights of all members. $\Lambda \cap \mathbb{C} \cap \mathbb{C}$
- 2. Develop and maintain high quality standards for development, open space, community facilities and infrastructure.

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- 5. Provide a basis for directing more efficient and equitable utilization of the Hamlet's financial resources.
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1.3 Goals of the Community Plan

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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:

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- 3. To promote the Plan as a tool for making effective and consistent decisions regarding land use and development in the community.

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4. To ensure an adequate supply of land for all types of uses to support the growth and change of the community.

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- 6. To protect the natural environment and respond to potential environmental changes. This goal will be implemented through an increased awareness of the impacts development has upon the environment through a standardized environmental evaluation process while establishing and maintaining important natural characteristics within the Hamlet.

7. To minimize development servicing infrastructure costs while ensuring the appropriate provision of municipal infrastructure.

8. To establish expansion areas that can be economically and efficiently developed on a phased basis to meet the community's future needs.

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9. To encourage and assist non-conforming land uses to relocate to more appropriate areas. Further, where viable, encourage land exchanges as a creative way to ensure zoning consistency.

10. To improve the Hamlet's physical character through continued implementation of beautification programs that encourage rehabilitating of existing buildings, vacant sites and amenity areas.

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11. To require that all new developments be constructed to a standard consistent with the National Building Code and that also allows flexibility in building design to encourage innovative construction techniques wherever possible.

12. To preserve important cultural and historical elements of the community.

1.4 Administration of the Plan

- 3. All proposed amendments to the Plan shall be processed in accordance with the Planning Act and the public shall be given an opportunity to express their views before the proposed amendment is given final consideration by Council.

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- Schedule 1 (Plan Policy Text)
- Schedule 2 (General Land Use Map)
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 2Γ (ΔΔΔ∿\LΔΚ% ΔαΓ% ΦϽ°σΦς Δα%\JΔ%L)
- Schedule 3 (Community Plan Map)
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2 **COMMUNITY GROWTH AND PHASING POLICIES**

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At the time of preparation of this Plan, the population of Sanikiluaq was approximately 744 people (2006 Population Census). This Plan is based on a future population of 1098 people by 2029, 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 280 dwelling units will be required to meet the projected population growth, representing the need for approximately 26 hectares of land for residential development. A further 6 hectares are required for commercial uses, 8 hectares for community uses, and 8 hectares for industrial uses. The policies of Council

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- a) Plan for a 2029 population of approximately 1098 people.
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- b) Identify sufficient land on the Community Plan to meet the needs of the projected 2029 population.
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- c) Review the Community Plan in 5 years (i.e. 2014), to re-assess actual rates of growth and community needs.
- n) 5 bbb560cor Dacob 5 9 aDPN 9 C 1 C 1 C 1 DD 1 D $4\%PP4^{c}$) 99^{c} 99^{c} 199^{c} 199^{c} 19
- d) Council will generally phase new community land development as follows:
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 - i. Infill and redevelopment on vacant or underused lots within the built-up area of the Hamlet: $\mathsf{P^{c}} \mathsf{A} \mathsf{A^{c}} \mathsf{L} \mathsf{a^{L}} \mathsf{a} \mathsf{A^{c}} \mathsf{b^{c}} \mathsf{A^{c}} \mathsf{a$
 - $\Delta P = \Delta P$ PLCD41;
 - ii. Development should proceed east of the built-up area of the Hamlet
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iii. Avoid any form of development within the watershed surrounding Sanikiluaq Lake so as to maintain its quality as it's the community source of water.

- e) Council may change the phasing of development without amendment to this Plan.
- r) $b \cap L^{2} \subset A^{2} \cap A^{2}$

3 GENERAL POLICIES

The following policies of Council apply to all development in the Hamlet: Ldd bnlpc Lclpnc donbc lpc Adobt Adobt Lclpc blc blc bdl.

- a) The development of lots shall be subject to the following lot development policies:
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 - ii. Where properties are not fronting a roadway they shall have clear access to and from a main roadway.

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 - vi. Culverts are required and shall be installed at the access points to lots.

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- viii. 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 18 metres wide.

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- ix. Development should be set back by at least 30.5 metres from any watercourse.
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- Any proposed change in land use designation shall be compatible with the surrounding land use designation and the land policy intentions of this Community Plan
- c) Any land use change shall be implemented in such a manner as to minimize any adverse impacts on abutting properties and the natural environment.
- n) $^{\circ}$ $^{\circ}$
- d) Utilities shall be permitted in any land use designation.
- Ρ) Δος Ιος Δελης Ις σο (10) Αρίσ Ισηνίδος.
- e) To ensure that any proposed land uses are ultimately functional in the long term and will properly meet the needs of the people they are intended to service, the Hamlet council and staff shall be satisfied before any approvals are granted that land use proposed is of a suitable scale, massing, and density and is located, designed, sited and serviced in a manner which is suitable to the particular operation or use which is proposed and intended.
- Γ) ΦΌΠΠΦΦΊ Α΄ ΕΠΟΙΔΘΑΛΟ ΚΑΔΟΡΎΙΑ΄ ΑΘΑΟ ΦΟΝΟΡΦΉΡΑΟ
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- f) 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. The Hamlet will avoid piling snow within 30.5 metres of any watercourse.
- Γ) \dot{b} LCP4% \dot{b} NCA \dot{b} νCA \dot{a} 0% \dot{a} 0 \dot{a} 0 \dot{a} 0 \dot{a} 0 \dot{a} 0 \dot{a} 1 \dot{a} 1% \dot{a} 1 \dot{a} 1 \dot{a} 2% \dot{a} 2% \dot{a} 2% \dot{a} 30.5 \dot{b} 0 \dot{a} 1 \dot{a} 30.5 \dot{b} 1 \dot{a} 2% \dot{a} 30.5 \dot{b} 30.5 \dot{a} 30.
- g) The Hamlet shall protect any cemeteries and sites of archaeological, ethnicographical, 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).
- σ) \dot{C}^{α} \dot{b} LCD4% \dot{D}^{α} JL $^{\alpha}$ σ \dot{C}^{α} D^{α} σ D^{α}

- h) The Hamlet shall encourage a coordinated approach towards economic and social development with a strong emphasis on energy efficiency. The Hamlet should consider adopting alternative energy supply technology in-order to fulfil the environmental goals of the community.
- $^{\circ}$ ጎ) \dot{C}° \dot{G}° \dot{G}°
- i) The public shall have opportunities for input into all land development plans.
- c) $\Delta \Delta C^{(c)} \wedge J^{\alpha} \Delta C^{\beta} C^{$
- j) The Hamlet shall work with Nunavut Planning Commission to ensure that the Sanikiluaq Community Plan and the South Baffin Regional Land Use Plan are compatible.
- k) The Community Plan recognizes the principle of separation of land uses as an effective way to promote the compatibility and limit adverse impacts. The application of this principle will seek to mitigate measures that will lessen adverse impacts on adjacent properties such as the provision of buffers, landscaping, site design, building arrangements on a site and building design to enhance the compatibility of uses and structures.

4 LAND USE DESIGNATION POLICIES

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4.1 Residential

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The Residential designation provides land for primarily residential uses, but also permits other small-scale conditional uses subject to the approval of Council. The conditional uses should conform to the goals, objectives and policies established herein and abide by the provisions outlined in the Sanikiluaq Zoning By-law.

<u>Objectives</u> ϽἰϚͼϧͺΔ^c

- Ensure that there is sufficient serviced and un-serviced residential land to meet immediate and long-term needs.
- Existing vacant residential lots are developed or re-developed before any new serviced areas are developed.
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- New housing is designed and constructed to a reasonable standard.
- Promote a sense of community by encouraging a mixture of ownership patterns in a sustainable format.
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- Ensure that the National Building Code is applied to all new residential construction and proposed building alterations while encouraging high quality and innovative designs, where possible.
- 4) C^2 Δ^2 Δ^2
- Whenever a residential subdivision is developed, ensure that the residential areas
 that are economically and aesthetically pleasing, appropriately equipped with local
 amenities such as parks, churches, and/or daycares while adhering to the safety
 and recreational requirements of residents.
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The policies of Council are: bnl>c Loupncare Ladys:

- 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) Protect residential areas from incompatible development.
- c) Residential development will be phased so that a target minimum of 5 hectares of vacant surveyed land (approximately 53 lots) is available at any given time.
- d) Multiple dwelling housing that makes efficient use of land and existing infrastructure will be encouraged.
- e) Allow opportunities for home occupations in residential area that will not adversely impact adjacent properties.
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4.2 Commercial

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The Commercial designation defines uses such as retail stores, offices, entertainment establishments, restaurants and hotels. The development of a centralized commercial core will continue to be the Community Plan's primary focus. However, commercial facilities will also be located along the major roads of the Hamlet with the flexibility of allowing residential uses. Such conditional use of commercial facilities as residential establishments can only be allowed provided they conform to the goals, objectives and policies established herein. The adaptability of buildings will allow for future commercial uses in response to changing market conditions. The role of home based business in the Hamlet's economy is another factor that influences the demand for commercial land. Reducing the number of vacant buildings and lots within the core area of the Hamlet would add to the character of the Hamlet. Developing public amenities including landscaping, street lighting and public seating would also contribute to the character of the Hamlet.

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<u>Objectives</u> Ͻἰς·ͽϧΔ^c

• Reinforce the growth of the centralized commercial core to achieve a higher intensity land use.

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- Improve existing parking facilities throughout the established and expanded commercial core.
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- Reduce the number of vacant lots and buildings in the community.
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- Maintain adequate land in convenient locations for commercial facilities so as to meet the needs of the population.
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- Ensuring that any new and/or current development contributes to the scenic character of the community
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- Commercial use developers are able to find land to suit their needs.
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- Encourage non-commercial land uses to relocate to other more appropriately designated areas.
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The policies of Council are: bnl>c Lcl>nc \cdot \cdot

- a) Designate commercial zones for commercial uses (e.g. hotels, restaurants, retail, personal and business services, and offices).
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- b) Endeavour to centrally locate commercial facilities so as to ensure safe and convenient access by residents.
- c) To support the development of buildings that can be adapted to different uses in response to market demand
- d) Permit residential uses when located above a ground floor commercial use so as to help pay the costs involved with establishing and maintain small businesses.
- e) Council will encourage the re-use or redevelopment of existing Commercial sites.
- Γ) $b \Pi L^{2} \Gamma b H^{1} \Lambda J \Pi^{1} \Gamma b L^{2} \Gamma^{2} \Gamma$
- f) Council shall seek opportunities and encourage the relocation of industrial uses outside the Commercial designation over time by considering land swaps and/or other incentives.
- g) Front yard parking will not be permitted for any new development over 500 m² gross floor area in the Commercial designation. 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.
- $\sigma) \text{ if } b \wedge \Delta c \wedge \Delta$
- h) Council will encourage public consultation prior to the alteration or demolition of important community landmarks.
- 7) $b \cap L \stackrel{\cdot}{\vdash} c$ $b \cap C \cap A^b \cap$
- i) Ensure appropriate parking standards are considered for all new developments.
- j) Encourage all commercial development to provide parking areas which are adequately lit and surfaced.
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4.3 Institutional

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The purpose of this land use as designated on the Community Plan is to provide for a variety of institutional uses such as educational facilities, health centre and churches, which provide essential public services. The Hamlet should endeavour to centralize institutional facilities in the central core in order to allow residents without motorized transportation easier access to these services. Other non-institutional uses which may be acceptable in the area include recreational facilities, parks and public office facilities provided they conform to the goals, objectives and policies established herein.

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<u>Objectives</u>

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- Encourage new public institutions to locate adjacent to the commercial core.
- Foster the expansion and continual upgrading of existing facilities.
- Adequate land is maintained for institutional facilities in convenient locations to meet the needs of the population
- Institutional facilities contribute to the Hamlet's vision of an attractive small arctic Hamlet through building design.
- $\Delta P4_{\rho}Cb\psi_{\rho}$ $\nabla P_{\rho}=AV_{\rho}$ $\nabla P4_{\rho}AV_{\rho}$ ∇
- Significant historical institutions are protected as important community landmarks.
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The policies of Council are: δΩLΑ΄ LαυρΩς ΔΔα΄ Σ΄:

- a) The Institutional will be used for public uses (e.g. social, cultural, religious, or educational) and government services.
- Δ) $\dot{C}^{b}d\Delta$ $\Delta b \dot{C}^{b}\dot{C}^{c}$ $\dot{C}^{b}C$ $\Delta b \dot{C}^{b}C$ $\Delta b \dot{C}^{c}$ $\Delta b \dot{C}^{c}$ $\Delta b \dot{C}^{c}$ $\Delta b \dot{C}^{c}$ $\Delta c \dot{C}^{b}C$ $\Delta b \dot{C}^{c}$ $\Delta c \dot{C}^{b}C$ $\Delta c \dot{C}^{b}C$
- b) The Hamlet shall periodically review opportunities for collaboration with the schools and the GN regarding institutional facilities to meet community needs.

- Λ) ' \dot{b} LCP \dot{c}^{h} $\Delta \dot{c}^{e}$ σ \C(\dot{b}) ' \dot{b} P\\C(\dot{b}) Δ C\C(\dot{b}) Δ CP \dot{b} (Δ CP \dot{b} (Δ CP \dot{b}) Δ CP \dot{b} (Δ CP \dot{b}) Δ CP \dot{b} (Δ CP \dot{b} (Δ CP \dot{b}) Δ CP \dot{b} (Δ CP \dot{b} (Δ CP \dot{b}) Δ CP \dot{b} (Δ CP \dot{b} (
- c) The development of any new facilities by any level of government and/or private citizens shall wherever possible, consider integration and joint use with existing Institutional uses.
- d) Council will encourage the re-use or redevelopment of existing Institutional sites
- P) $b \cap L^{2} \subset \Delta^{b} \subset D^{c} \cap C^{c} \cap C^{c}$
- e) Council shall request that all major public facilities to be constructed by others be designed so as to be capable of phased expansion and multi-purpose use, and to be compatible with surrounding areas.
- f) Council will encourage public consultation prior to the alteration or demolition of important Institutional community landmarks.
- g) Front yard parking will be permitted for any new development over 500 m² gross floor area in the Institutional designation however vehicles will not be permitted to back-out onto the municipal road. Parking will be provided at the side or rear of the building.
- σ) $dP = 2 \Pi P + d^{2} P$

4.4 Open Space

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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, cemeteries and cultural events. The purpose of this designation is to provide for active and passive recreational opportunities within the Hamlet in conjunction with those available in other zones. Accessory and conditional uses are allowed provided they conform to the goals, objectives and policies established herein.

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Objectives

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- All residents as well as visitors should have access to recreation and open space, especially along the ocean banks.
- $\Delta \triangle \subset \dot{L}^{C}$ $\triangle \triangle \cup \dot{L}^{C}$ $\triangle \cup \dot{L}^{C}$
- Enhance the recreational facilities in order to offer a broader spectrum of activities in all seasons including water related recreation, seasonal activities, cultural events, and the quiet enjoyment of nature.
- «٩٠٠- (٩٠٠-

- a) Provide a greater range of programs and facilities to meet the needs of the population.
- b) 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.
- Λ) CL°a ውath $\mathrm{d}^{L}\mathrm{d}^{\mathrm{th}}$ C $\mathrm{d}^{\mathrm{th}}\mathrm{d}^{\mathrm{th}}$ Ldoth $\mathrm{d}^{\mathrm{th}}\mathrm{d}^{\mathrm{th}$

- c) New Parks will only be established where there is a demonstrated need for the type or location, or when they are required as part of a new residential neighbourhood development.
- d) Encourage the development of outlook platforms, seating areas and other structures along the riverbank at suitable sites for pursuit of passive recreational activities such as picnicking, sitting, viewing and walking.
- P) $\Delta \sigma^{\phi} \gamma' d \beta^{c} = \Omega^{c} \left(d^{\phi} \dot{a} + b \dot{a} + a \dot{b}, \Delta^{c} \gamma' d^{\phi} \dot{a}^{c} \right) \alpha^{c} (d^{\phi} \dot{a} + b \dot{a} + a \dot{b}^{c}) + \alpha^{\phi} \gamma' d^{\phi} \gamma' b^{\phi} \dot{a}^{c} \right)$ $\Delta^{c} \gamma' d^{\phi} \dot{b}^{\phi} \dot{$
- e) Developers will be required to maintain the development and keep the surrounding area tidy.
- f) Continue to upgrade and maintain existing facilities.
- T) פאלפיף שב אַשּׁפּראַיּפירני פּרינף בינריטנ עספּעטר אריי
- g) A playground should be located within 300 metres walking distance from any residence in the community.
- h) 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.
- γ) Φραις οι συντικός του συντι
- i) No development is permitted within 30.5 metres from the normal high water mark of any river or major creek.
- ב) שה ייליאר איריביי דילחשיטריי 30.5 לכ" שה ארי איריביי דילחשיטריי 30.5 לכ" ארי אר איריביי דילאר איריביי לייאר איריביי ליישרי ארי ארי ארי ארידער אידער ארידער ארידער ארידער ארידער ארידער אידער ארידער אידער ארידער אידער אידער ארידער ארידער אידער אידער
- j) Where appropriate, develop existing and future buffer areas into passive public parks.
- ት) $C\Delta L\Delta J^{\epsilon} a <^{\varsigma}$, $\Delta \sigma^{\epsilon_0} r' J \sigma \sigma^{\varsigma} C \alpha^{\varsigma} J \sigma^{\epsilon_0} r' P \sigma^{\varsigma} \Lambda D \sigma^{\varsigma} a J a \Delta^{\epsilon_0} d C^{\varsigma} \Lambda^{\epsilon_0} \Delta D \sigma^{\epsilon_0} L D \sigma^{\epsilon_0} r' D \sigma^{\epsilon_0} h D \sigma^{\epsilon_0} r'$

4.5 Industrial

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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. Industrial areas must be separated from other uses to meet Public Health or other regulatory requirements.

<u>Objectives</u> Οἰς^ςνςΔ^c

- Encourage physical separation between industrial uses and the residential core.
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- Maintain an adequate supply of industrial lots suited to different types of industrial uses in appropriate locations.
- $bL^{\alpha}a \rightarrow \Gamma^{c}$ $a^{L}Jab \cap L \wedge d^{c} \rightarrow \Gamma^{c}$ $\Lambda^{c}D^{c}A \wedge d^{L}D^{c}A \wedge d^{L}$
- Plan for the eventual closure or relocation of industrial uses.
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- Storage of dangerous goods and hazardous materials must comply with all applicable legislation and the process undertaken in an environmentally safe and sound manner.
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- Undertake an environmental study as part of the development approval process
 where an industrial use is deemed to be a high risk for potential contamination.
 This study should determine the potential for future contamination and any
 containments plans for spills, as well any other information required by the
 Development Officer.

The policies of Council are: δΩLΑ΄ L – L > Ω C ~ Δ L Δ΄ > C:

- a) Require that all sites and buildings which store dangerous products and hazardous materials comply with necessary Federal and Territorial legislation.

- b) Permitted uses in the Industrial designation will include all forms of manufacturing, processing, and warehousing.
- c) Conditionally permitted uses will also include outdoor storage, garages, power generation plants, and fuel storage facilities.
- d) Council will work with local businesses and government operations to identify opportunities to relocate non-conforming industrial uses in the town site (e.g. garages, warehouses) to the Industrial designation.
- e) Discourage developments which may generate noxious effects by virtue of such things as unsightly storage, noise, dust, smoke or odor, or handling or storage of hazardous.
- f) Require site restoration upon vacating any site to an environmentally sound state. This requirement may include an environmental inspection and certificate at the lessee's/owner's expense. In order to ensure implementation of this policy, council may request this be registered as a caveat at Land Titles.
- Γ) ἀιριαίδος ο΄ σαρτω ἡρις ρεωτικό ας ηνι τις τιαρικος Δεπουτικός Ακηνι Αιστικός Ας ηνι τις τος Ας ηνι τος Ας

4.6 Granular Resources

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The Granular Resources designation is intended to protect aggregate deposits for future extraction

Objectives

 $\mathsf{D\dot{\mathsf{L}}\mathsf{G}^\mathsf{Gb}\mathsf{L}\Delta^\mathsf{C}}$

- To identify sites that will provide granular materials for use in developing lots/land for development
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The policies of Council are: LddJ>c bnL+c Lcl>nc~rc:

- a) The Granular Resources designation does not permit any development except uses accessory to the operation or remediation of a quarry or gravel pit.
- b) Ensure that granular resources sites are maintained and restored in a environmental and sustainable manner

4.7 Waste Disposal

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The Waste Disposal designation is intended to identify existing or former waste disposal sites and ensure required development setbacks are followed. Accessory use within the 450m setback is restricted to Industrial uses only. These uses are meant to include the day to day human activities associated with the business(es) being carried on, but does **not** include caretaker's, or any other residences and in no instance shall it include food, food products, equipment, materials or any other goods used in the preparation, storage or service of food intended for human consumption, or any part of a drinking water distribution system including the storage (garaging) of water delivery trucks. L^{c} J $d\sigma^{c}$ Δ^{c} $L^- J d \Delta D + A \sigma^L \Gamma^{(6)} d^L J L C \Gamma d^{(6)} J G \Delta G^- C L A D \Gamma^{(6)} D^{(5)} D^{(6)} G$ $\mathsf{D}^\mathsf{h}\mathsf{L}'\mathsf{C}^\mathsf{h}\mathsf{C}^\mathsf{h}\mathsf{C}^\mathsf{h}\mathsf{C}^\mathsf{h}$ $\mathsf{A}\mathsf{C}^\mathsf{h}\mathsf{C}^\mathsf{$ Δ ራb>< ኦ' ኃር \dot{L} ና Δ ውኔውና ለσላ°σbየልኦበ' Δ የ' Δ የር ላላኦ' ነበና, የረላσ Δ ራቦኑኦ የጋ% $\Delta\Gamma^{\flat}$ CP-" $\Delta\Gamma^{\flat}$ $\Delta\Gamma^{\bullet}$ $\Delta\Gamma^{\flat}$ $\Delta\Gamma^{\flat}$ $\Delta\Gamma^{\flat}$ $\Delta\Gamma^{\flat}$ $\Delta\Gamma^{\flat}$ $\Delta\Gamma^{\flat}$ $\Delta\Gamma^{\flat}$

With permission of the Department of Health and Social Services, the 450 meter setback from Waste Disposal Sites may sometimes be reduced on a case-by-case basis. Accordingly, the setback for the Old Dump Setback was reduced in 2010 from 450 meters to 200 meters, as shown on Schedule 3.

The policies of Council are: bnlpc Laly Laly Carron La

- 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.
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- 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).

4.8 Nuna

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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. Conditional uses allowed must conform to the goals, objectives and policies established herein.

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<u>Objectives</u>

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- Promote the protection of Nuna as an amenity for the community
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- To integrate Nuna with other open space and parks in the community.
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- Designate special areas and restrict incompatible development from these areas.
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- Restrict any development which may adversely affect Sanikiluaq Lake, the community's water source.
- PA_{b} C_{c} Δ_{b} A_{c} Δ_{b} A_{c} A_{c} A

The policies of Council are:

PULYC TC PUCALA JACA

- 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.
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- b) Council shall ensure that development does not negatively impact wildlife, wildlife habitat and harvesting and is consistent with the guiding principles of Inuit Qaujimajatugangit.

4.9 Environmental Reserve

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The Environmental Reserve designation is intended for areas where there might be evidence of unstable ground therefore unsuitable for development. This area contributes to the community's open space and generally functions as Nuna.

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Objectives

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- To minimize the danger to people and property by avoiding any forms of development.
- To integrate environmental reserve with Open Space and Nuna areas of the community.

The policies of Council are:

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- No structure, temporary or otherwise, involving human habitation or occupancy; recreational facilities such as walking paths shall be permitted within the "Environmental Reserve"
- b) No activity of any kind will be allowed in this area

Strategies or Guidelines

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- Protect vulnerable areas from any form of development or usage
- PULLIC HIGODA LAGO $\Delta \sigma D + \Delta C$ $\Delta \sigma G + \Delta C$ $\Delta \sigma G + \Delta C$ ΔG ΔC ΔG ΔC Δ

- Understand long term changes to the ground-surface arising from climate change.

4.10 Transportation

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Objectives

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- To protect the operation of the airport.
- To have a system of roads and sidewalks to support various forms of transportation in the community.

- a) Permitted uses in the Transportation designation include airport and related activities such as commercial activities and communications sites.
- b) All development within the areas affected by the Sanikiluaq Airport Zoning Regulations, shall comply with Transport Canada 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) No development shall occur in the flight path or near the airport that will jeopardize the safety or restrict the current operation and status of the airport

due to physical obstructions, smoke, dust, electronic interference, or by causing the gathering of birds.

- d) All development within the Transportation Influence Zone of the communications facility is subject to the approval of NavCanada.
- P) $\Delta \sigma^{\phi} / \sigma^{\phi} / c^{c} = \Delta^{\phi} \Gamma^{\phi} C^{c} + C^{c} + C^{c} = \Delta^{\phi} \Gamma^{\phi} C^{c} + C^{$
- e) It is the sole responsibility of leaseholders and/or property owners to construct and maintain access between their building service points and the traveled portion of the street right-of-way.
- f) Appropriate signs, road markings and barricades will be provided on roads.

4.11 Municipal Reserve

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<u>Objectives</u> ϽἰϚ·ϧϧΔ^c

- To identify lands suitable for future development
- $\Delta \subset C^{\prime} \supset C^{\prime}$
- To allow for the interim use of undeveloped lands and natural resources so as not to jeopardize future development potential.
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The policies of Council are: δημές μουρης Διαςύρς:

- a) Except as otherwise provided in the Community Plan, all remaining lands identified as Municipal Reserve shall remain in their natural state
- b) The Municipal Reserve designation does not permit any development except temporary uses approved by Council.
- Λ) \dot{b} Lc \dot{b} C \dot{a} C \dot{b} C

- c) Municipal Reserve lands shall be redesignated by amendment to this Plan prior to being used for community expansion.
- d) A conceptual road network is shown on some of the Municipal Reserve lands which consider 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.
- P) Δ/Lλγργα Δ%θηςνας σέςηςρς Δενηθ σος βΕςνις ανθηργας, σαίθηληνηθ Δ/Lλγραης ραμγργηνησης σεςλείνος ανθηργας, γραίσης σας συνεργηνησης, σαλρε υξεσγες κυρόσης, θιγραίσης σες συνεργηνησης σες βαλενις συνεργηνησης σες βυλενγης συνεργηνησης σες ρυνθικής σες σας ρυνθικής σες σας ρυνθικής σες σας ρυνθικής σες σας συνεργηνησης σες σας συνεργηνησης σες συνεργηνησης
- e) In accordance with the Public Health Act and Regulations no residential expansion shall be permitted within the 450 metre mandatory buffers around the sanitary landfill and garbage dumps.

4.12 Watershed Overlay

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The Watershed Overlay identifies the watershed of the Hamlet water source and is intended to restrict the uses of the underlying designation to protect the Hamlet water source.

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The policies of Council are: δΩLΑ˙΄ L – U ΣΩ Ω Δ Δ Δ ˙ Ͻ Σ΄:

- 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
- $\Delta) \ \Delta\sigma^{\text{fb}} + 4^{\text{fb}} + 4^{\text{fb}} + 4^{\text{fb}} + 2^{\text{fb}} + 2^{\text{fb}}$
- b) Despite policy 4.12 a) above, uses accessory to the supply of water such as a pipeline, a pumping or monitoring station or road are permitted.
- Λ) CΔĹ[®] Þ[®] Þ[®] LL^ΔΔ[®] Κ^C LCLÞ ΚΓ 4.12 Δ) [©] Θ^C Θ΄ ΔϽΡCÞJ[®] ΔΠCÞ[®] ΔΛΡΠ^C ΔΓ[©] Cσ^L Jα[©] LC κ^C κ^C σ[©] ΘΕΡΛ Δ[©] Δ[©] ΔΘΕΡΛ Δ[©] ΔΙ[©] ΔΡΔΠ[©] Δ[©] Δ[©] Δ[©] ΔΘΕΡΛ Δ[©] ΔΡΔΠ Δ[©] ΔΘΕΡΛ Δ[©] ΔΘΕΡΛ Δ[©] ΔΘΕΡΛ Δ[©] ΔΘΕΡΛ Δ[©] ΔΘΕΡΛ Δ[©] ΔΡΔΡ Δ[©] ΔΘΕΡΛ Δ[©] ΔΘΕΡΛ

5 IMPLEMENTATION

This section sets out procedures for implementing the Community Plan, so that future development proceeds in an orderly manner and is integrated with social, economic or other community plans or detailed development plans.

The policies contained in the Community Plan need to be read and applied in conjunction with the land use designations found on the Schedule of the Community Plan

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\text{Color of Community Plan in the C

The policies, location of roads and boundaries between land uses, shown on the Community Plan are intended to provide general policy direction only. Any type of adjustments must be made in accordance with the Community Plan so as to maintain its general intent and must be approved by resolution of Council.

Implementation may also be facilitated through an ongoing planning program consisting of such components as special studies and master plans, guideline documents, policy studies, and the systemic procedural framework for the review and assessment of Development Applications.

Implementation may be further supported through consultation and coordination with other public agencies and government bodies, participation in senior government programs, participation in an ongoing process of public consultation, and a coordinating approach to the planning and public works program.

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It is the intent of the Hamlet of Sanikiluaq to implement the policies of the Community Plan in a consistent, fair and equitable manner on the basis of the above implementation tools and facilitate mechanisms in accordance with the policies of this section.

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5.1 Hamlet Lands Committee

In order to allow the Hamlet to facilitate, support and manage the implementation of the Community Plan, an appropriate committee structure will be established and mandated to perform specific land use planning responsibilities. The general duties and responsibilities of the Hamlet's Lands Committee are contained in this section.

The Lands Committee is a standing committee appointed by Council. It consists of at least one member of Hamlet Council (who is the chair) and appointed members of the general public. The committee is given a broad mandated to recommend changes to the land use planning policy and regulations. Within this mandate, the Committee must maintain confidence in the integrity of the planning process, protect public interest on behalf of Council, better define roles and relationships between stakeholders in the planning process, focus more closely on protecting municipal buildings and infrastructure, the natural environment and making the planning process more timely and efficient. The Committee must also deal with matters that impact land use decisions within the Hamlet. ᠴᡆᡄᡳᠣ᠘ᡃ᠙᠐᠒ᢣᢗ ᠪ᠒᠘ᢣᢗᠨᢣᠵᢌ᠙᠃ᠨ᠙ᡏᢗᠵ᠘ᠺᡪ᠘ᡁ᠙᠙᠐᠘ᠮᡒᡠ. ᠙᠐᠘ᢣ᠙᠙᠘᠘ \wedge $\mathcal{O}^{\mathcal{H}}$ $\mathcal{O}^{\mathcal{H}}$ $\mathcal{O}^{\mathcal{H}}$ $\mathcal{O}^{\mathcal{H}}$ $\mathcal{O}^{\mathcal{H}}$ $\mathcal{O}^{\mathcal{H}}$ $\mathcal{O}^{\mathcal{H}}$ $\mathcal{O}^{\mathcal{H}}$ $<^{\circ}$ a Δ JN $^{\circ}$ C' LCL Δ J $\dot{\sigma}$ C' C'C C NCPNDH, bNL \dot{r} C $<^{\circ}$ a Δ cPC NcPhDHC $\Delta \Delta \Delta^{\text{thr}} = 1 \text{ Partial for the properties of the properti$ ۵ مه ۱۲ مهر کار کودے ۱۳ مولی کیدے کی م کے کہ قیل قیم کی کو بات کی کی کے کہ کو بات کی کی کہ دیا ت JPĊZCDYL₹&% ĠL∠D₹F.

While it is the Committee that advises Council on planning matters, it is the Community Plan and Zoning By-law that provides the Committee with the authority to plan and set out procedural requirements to ensure equity and due process in planning decisions. In addition, the Committee must articulate municipal directions to provide a context for municipal planning decisions. It is recommended that the Committee's role should also be formalized to provide advice and recommendations to Council with respect to special planning projects that require operating or capital funds to advance these projects and/or programs.

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The role of the Committee also has other important functions, such as providing information, undertaking research, advising the Hamlet, reviewing and approving

municipal planning documents, and reviewing development applications which have been forwarded to the Committee by the Development Officer.

The Development Officer is a key resource person to the Committee and Council. This individual's role is to make recommendations to Committee and Council regarding development proposals and special issues/inquiries that are brought forward by local residents, public agencies, boards and special interest groups. These planning and development related matters are both formal and informal in nature. $\Delta\sigma^{\text{th}}/\text{C}^{\text{c}} - \text{dd} - \text{ch}^{\text{th}} \quad \text{dh} \wedge \text{$

In essence, the Development Officer performs multiple functions to ensure that development within the Hamlet is consistent with goals of the Community Plan. These functions include current and long term planning, the review of site and development plans, and providing technical support to the Committee and Council. These are circumstances that require the use of advisory agencies, consultants, special training and certification to strengthen and assist the role of planning and development of the Hamlet. The Committee should be aware of expert advice and make the appropriate recommendations to Council for training and special courses when deemed appropriate. λ^{\prime} λ^{\prime $<^{\circ}$ a Δ aD7 I° , I° 6 I° 6 I° 6 I° 6 I° 7 I° 8 I° 8 I° 8 I° 9 $I^{$ Λ C'66NJC' LCCCNC) σ 6 Λ 2' $\dot{\sigma}$ 6 σ 6 DL2%C° σ 6 Λ LJ 6NL2LL Λ 6 σ 6. $C\Gamma_{P}441$ $C\Gamma_{P}4$ $\Gamma_{P}4$ $\Gamma_{P}4$ ᡝᡳ᠙ᠮᠬᡲ᠊ᠴ᠋᠙ᡩᠺᠫᡩ᠋᠘ᠳᡏᠳᢐ᠘ᢣ᠙᠒ᢗᢣᡧ᠂ᢞᢐ᠘ᠳᡅ᠒ᢆ᠘᠂ᡀ᠘᠘᠘ᠳᢠ᠘ᢞᡩᠸ᠘ᠳᡥ᠒ᠾ $^{6}LC^{-1}$. ^{6}dd $^{6}D^{-1}$ ^{6}D $\Delta \subset \mathsf{S}^{\mathsf{G}} \wedge \mathsf{S}^{\mathsf{G}$

5.3 Zoning By-law בפער עברי באריכ ברושרי

5.4 Legal Non-Conforming Uses LcU∩J∿∿Γ⊃Δ^c ⊲Ͻ^cσ⊳≺Δ^c

Any land use which was lawfully in existence on the day of passing of the Zoning By-law may continue to exist and shall be considered as a legal non-conforming use provided that it continues to be used for its original purpose.

It is the general policy of the Hamlet to encourage long term use of land to be in conformity with the policies of the Community Plan and the uses permitted in the Zoning By-law. Ultimately, the Hamlet should encourage sites containing non-conforming uses to be converted to uses in conformity with the Community Plan and the Zoning By-law. $\Delta_{-}\Delta^{+}+\cup_{-}\Delta^{$

Where a non-conforming use is clearly incompatible with or a hazard to adjacent uses, is associated with some form of damage in the surrounding area, or otherwise interferes with the implementation of the Community Plan, the Hamlet may acquire the property to terminate the use or may exchange land to provide for the relocation of the use to a more appropriate area.

It is important to note that in certain circumstances, it may be desirable to permit the extension or enlargement of a legal non-conforming use. Applications to allow the extension or enlargement of a legal non-conforming use shall be considered through the Development Application process detailed in the Zoning By-law.

The Hamlet shall continue to use the Development Application process as a means of maintaining effective control over the development of vacant land and redevelopment of built-up land. It will be used to supplement the requirements of the Zoning By-law and other by-laws which may apply to development and re-development.

It is the goal of the Hamlet of Sanikiluaq through the Development Application process to: ጋናኒቦኑፆጵሉ ነይር እና አልተመፈተር ልፊጭን አር አራየአር እና አልተመፈተር እና

- a. Encourage development and redevelopment which contributes to a safe, functional and visually attractive environment.
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- b. Relate favourably to the character and scaling of abutting uses.
- c. Minimize impacts on abutting uses.
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- d. Conform to sound land use planning principles and building construction technologies.
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The requirements for a Development Permit and the conditions of permit shall be detailed in the Zoning By-law.

5.6 Land Inventory

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Considering land as a commodity asset, an inventory shall be maintained by the Hamlet Administration in particular the Planning & Lands Administrator. This inventory shall identify legal descriptions, zoning designations, site area, ownership and any other important attributes that may affect the Community Plan. The inventory should be updated annually and coordinated with information from the Tax Assessment Roll and Land Digital Database.

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5.7 Climate Change Adaptation Plan

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The Climate Change Adaptation Plan will provide an opportunity to integrate traditional community knowledge and scientific research on climate change impacts so as to improve community planning and adaptation capacity. The vision, goals and objectives of the Adaptation Plan will be developed and incorporated into the Community Plan while in consistent with its objectives.

5.8 Municipal Services

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Land development will be integrated with capital and maintenance planning for municipal services and utilities. The Hamlet will encourage the development of lands by ensuring that developed lots are available. All expenditures for developing land, building roads and/or otherwise provide growth and development shall be incurred by the Hamlet through the Land Development Reserve.

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5.9 Capital Planning

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The Hamlet shall prepare and maintain a five-year capital & operations and maintenance program for the purposes of planning and securing development that will further the goals of the Community Plan.

All expenditures for building and upgrading facilities shall be identified in the GN five year Capital Plan.

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5.10 Public Involvement

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Public participation is a key component of Community Planning. Community members who are affected by the Community Plan, Zoning By-law or development permits issued under the Zoning by-law shall be consulted to obtain their views, opinions and concerns.

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In recognition of the limited capacity of the Hamlet and the increasing number of issues involving consultation every effort should be made to improve information dissemination and provide opportunities for feedback that are appropriate for the community and publicly available.

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5.11 Monitoring and Review

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Hamlet Council shall continually monitor the plan to ensure it is effective in guiding the orderly and economical development of the Hamlet.

The Hamlet administration shall prepare an annual report for Council on planning and development matters in the context of the Community Plan to provide information about: \$\frac{1}{2} \rightarrow \frac{1}{2} \rightarrow \

- Changes in population and economic characteristics
- The rate of housing starts and completions
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- Lot leases
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- Inventory of lands available for all uses
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- Availability of infill and re-development opportunities
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- Plan and zoning amendments completed or considered
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- Any other planning and development matters considered relevant.