

# SCHEDULE 1 - COMMUNITY PLAN

**SECTION 1 INTRODUCTION**

**1.1 Purpose of the Plan**

The purpose of the Kimmirut 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:

- To develop an orderly fashion creating a safe, healthy, functional, and attractive community that reflects community values and culture.
- To promote the Plan as a tool for making effective and consistent decisions regarding land use and development in the community.
- To ensure an adequate supply of land for all types of uses to support the growth and change of the community.
- To build upon community values of participation and unity to support community projects and local economic development.
- To protect the natural beauty of "Nuna", protect viewpoints to the water, and retain waterways and lakeshore areas for public uses and recreational 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 (Community Plan and Zoning Map) and Schedule 3 (General Land Use Map).

**SECTION 2 GENERAL POLICIES**

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

- All service connections to buildings shall be subject to the following development policies:
  - All service connections to buildings shall be easily accessed from the front yard on all lots and grouped together, where possible.
  - Access to new buildings will avoid, where possible, main entrances on the south-southeast side to reduce problems associated with snow drifting.
  - Buildings shall be sited to respect setbacks identified on the Zoning Chart.
  - Any building over 500 m<sup>2</sup> gross floor area shall consider potential wind impacts on surrounding development. A wind study may be required by the Development Officer.
  - Culverts are required and shall be installed at the access points to lots.
  - 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 be located in Utility Right-of-Way or Easements.
  - Road sidewalks may be obtained as required at the time of development or redevelopment of a site in situations where the road right of way is less than 15 metres wide.
  - Roadside 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.
  - The Hamlet will place snow in locations to minimize downwind snow drifting and where spring melt-off can be properly channeled to drainage ditches or watercourses.
  - The Hamlet will avoid placing snow within at least 30.5 metres (100 feet) of any watercourse.
  - No development is generally permitted within 30 metres from the normal high water mark of a waterbody or watercourse.
  - The Hamlet will protect any cemetery and sites of archaeological, ethnographic, paleontological or historical significance from disturbance. Any development or use near such sites shall follow the Nunavut Archaeological and Palaeontological Regulations, 2007 of the Nunavut Act, (Canada).
  - The Hamlet shall encourage development that minimizes emissions from fossil fuels, that are energy efficient and that consider alternative energy supply technology.
  - The Hamlet shall work with the Nunavut Planning Commission to ensure that the Kimmirut Community Plan and the future Baffin Regional Land Use Plan are compatible.

**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 key locations across the Hamlet offering good access for residents and visitors. The policies of Council are:

- The Commercial designation will be used for commercial uses such as hotels, restaurants, retail, personal and business services, and offices.
- Residential uses shall be permitted when located above a ground floor commercial use.
- Commercial facilities will be located along main roads, where possible, to provide safe and convenient access by residents.
- 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:

- The Open Space designation will be used primarily for parks, walking trails, traditional and recreational uses such as beach strolls, nature uses, boat storage, dog teams, community docks, temporary storage of bulk materials and equipment during sealift operations, and municipal infrastructure such as a water pump house. All uses are conditional and at the discretion of Council.
- A playground should be located within 300 metres walking distance from any residence in the community.
- Unless otherwise noted, all Commissioners' 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.
- 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.
- Open Space corridors will be protected for trail connectors and drainage channels.

**4.5 Industrial**

The Industrial designation is intended to reduce the negative effects and dangers associated with industrial uses such as noise, dust, odours, truck traffic and the storage of potentially hazardous substances by concentrating these uses on the periphery of the townsite. The policies of Council are:

- 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.
- Council will develop new industrial subdivisions near the current landfill site to minimize land use conflicts and to reserve land close to the townsite for residential and community uses. Council will work with local businesses and government operators to identify opportunities to relocate over time non-conforming industrial uses (e.g. garages, warehouses, power plants) to industrial areas.

**4.6 Transportation**

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

- Permitted uses in the Transportation designation includes all activities related to air traffic, and uses accessory to these activities such as related commercial activities and communications sites.
- All development within the 4km boundary of the airport, as shown on Schedule 3, shall comply with the Kimmirut Airport Zoning 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.
- All development within the Transportation Influence Zone of the communications facility is subject to the approval of NunavutCom.
- Council will discourage the use of travelled pathways that are not identified as public right-of-ways.

**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:

- The Hinterland designation generally permits traditional, tourism and passive recreational uses. Permitted uses also include dog teams, quarrying and infrastructure projects for local economic development.
- Council shall ensure that development does not negatively impact wildlife, wildlife habitat and harvesting and is consistent with the guiding principles of Inuit Qajaqsutajut (IQ).

**4.8 Waste Disposal**

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

- The Waste Disposal designation permits no development except those uses accessory to the operation or remediation of a waste disposal site.
- The Hamlet shall prohibit the development of residential uses and uses involving food storage or food preparation within the 500 metre setback from any existing or former waste disposal site, pursuant to the General Sanitation Regulations of the Public Health Act.
- 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 Regulations of the Public Health Act.
- The Hamlet will evaluate all possible options for an integrated waste management system, including:
  - the suitability of the existing landfill site for long-term use;
  - the use of an incinerator;
  - metal recovery projects; and
  - complementary strategies, such as source reduction, reuse, and recycling of waste materials.

**4.9 Granular Resources**

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

- The Granular Resources designation does not permit any development except those uses accessory to 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:

- The Municipal Reserve designation does not permit any development except temporary uses approved by Council.
- Municipal Reserve lands shall be redesignated by amendment to this Plan prior to being used for community expansion.
- A conceptual road network may be shown on some of the Municipal Reserve lands which considers connections with existing road network, future land uses, prevailing wind direction, solar orientation, drainage and topography. The concept may need to be changed according to community needs during the detailed subdivision design process.

## SECTION 3 COMMUNITY GROWTH AND PHASING POLICIES

At the time of preparation of this Plan, the population of Kimmirut was approximately 450 people. This Plan is based on a future population of 551 people by 2034. It is estimated that an additional 17 dwelling units will be required to meet the projected population growth, representing the need for approximately 3 hectares of land for residential development. In addition, an appropriate mix and range of industrial, commercial, and community uses has been proposed to meet long-term needs. The policies of Council are:

- Plan for a 2034 population of 551.
- Identify sufficient land on the Community Plan to meet the needs of the projected 2034 population.
- Review the Community Plan in 5 years, in 2019, to re-assess actual rates of growth and community needs.
- Council will generally phase new land development as follows:
  - 2014 - 2015:
    - Develop existing vacant lots within the Avena Subdivision (Phase 1 area).
    - Develop lots in the industrial subdivision near the power plant.
  - 2019 - 2020:
    - Develop Phase 2 area within the Avena Subdivision.
    - Develop lots in the industrial subdivision near the power plant.
  - 2024 - 2025:
    - Develop Phase 3 area within the Avena Subdivision.
- Council may change the phasing of development without amendment to the Plan.

## SECTION 4 LAND USE DESIGNATION

**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 livable neighbourhoods and to protect residential areas from incompatible development. The policies of Council are:

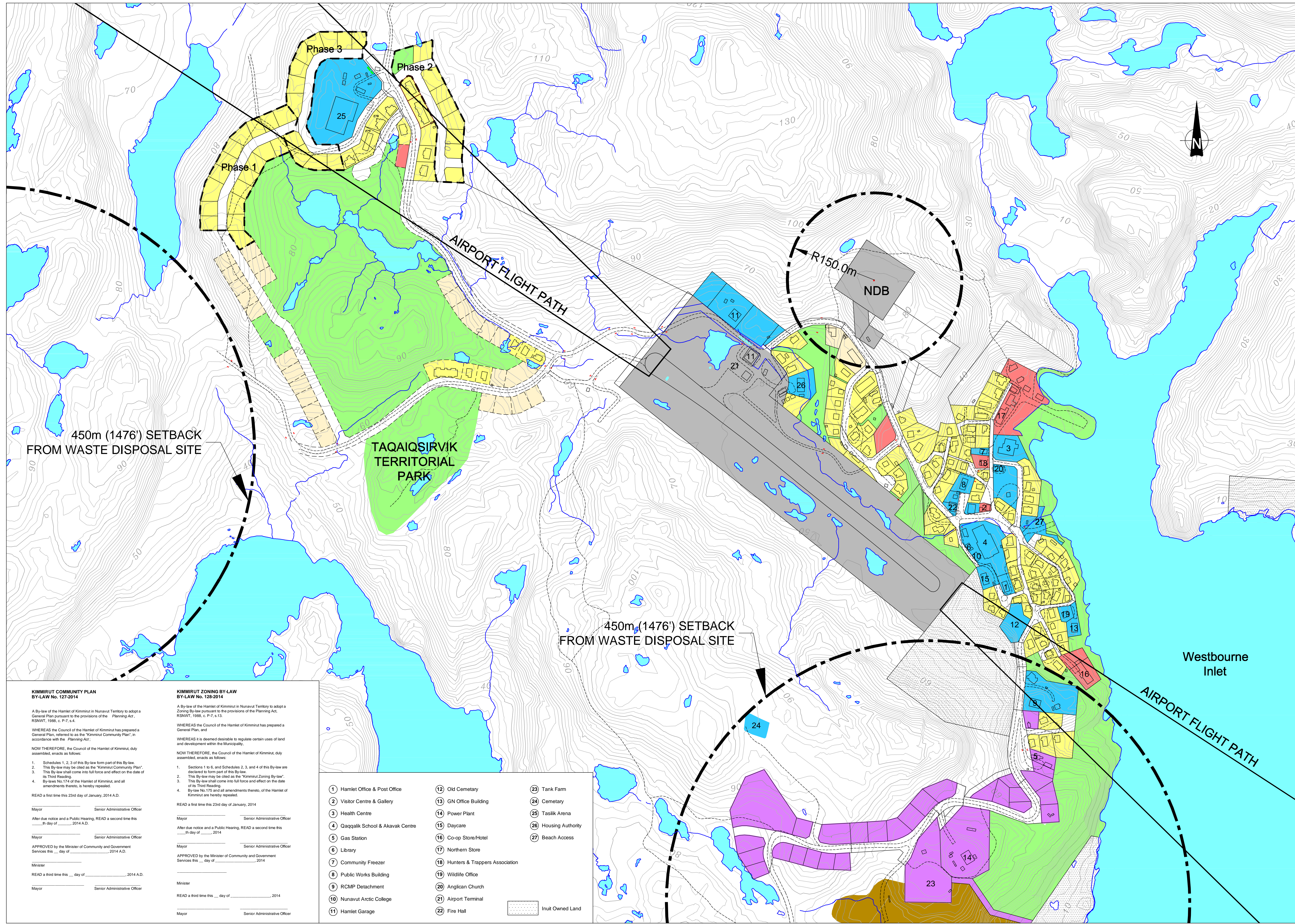
- The Residential designation will be used primarily for housing with all types of dwelling types permitted. Other related residential uses such as a group home, a home occupation, or bed and breakfast will also be permitted.
- Residential development will be phased so that a minimum of 4 vacant surveyed lots are available at any given time. Residential areas will be developed with an average residential density of 22 units per hectare and will include a mix of unit types including those for elders.

**4.2 Community Use**

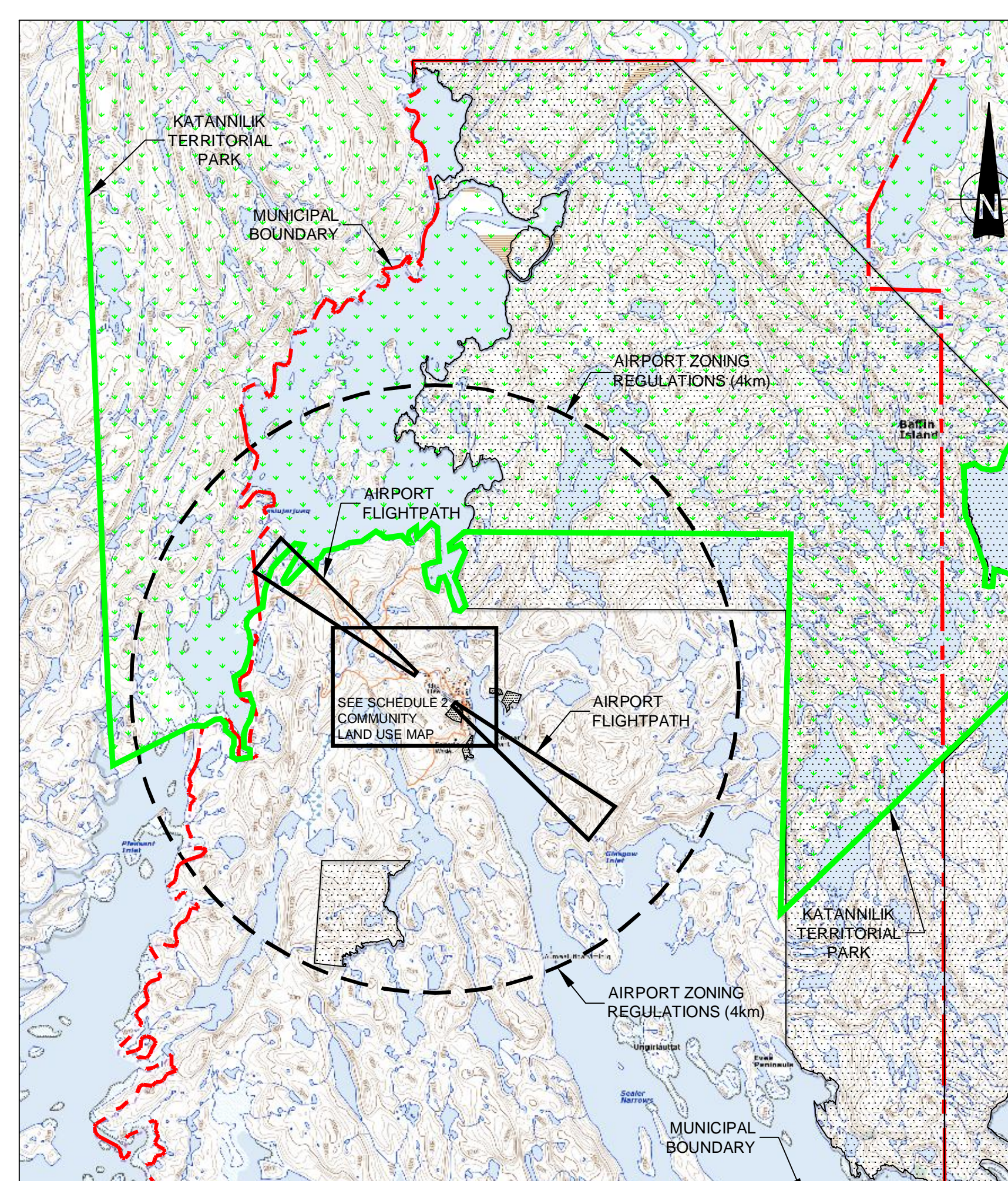
The Community Use designation is intended to maintain an adequate supply of land for community uses, preferably in significant and important locations so that residents may enjoy easy access to public facilities and services. The policies of Council are:

- The Community Use designation will be used primarily for public uses (e.g. social, cultural, religious, or educational) and government services.
- Community facilities will be centrally located to ensure safe and convenient access by residents.

# SCHEDULE 2 - COMMUNITY PLAN MAP



# SCHEDULE 3 - GENERAL LAND USE MAP



# SCHEDULE 4 - ZONE REGULATIONS

Zone	Permitted Uses	Conditional Uses	Zone Requirements
<b>Residential</b>	Dwelling, single-unit Dwelling, semi-detached or duplex Park or playground	Bed and breakfast Child studio Day care centre Dwelling, in-house Dwelling, multi-unit Dwelling, apartment Dwelling, mobile home Elderly facility Group home Home occupation Secondary suite	<ol style="list-style-type: none"> <li>Setbacks (minimum): Front = 8 metres Rear = 8 metres Rear, backing onto an OS Zone = 2.5 metres Side (Inlet) = 6 metres, or as required by the Fire Marshal Side (Inlet) = 6 metres, or as required by the Fire Marshal Building Height (maximum): 8.5 metres (28 feet)</li> <li>Despite the provisions of Section 6.3(a), for detached dwellings or detached dwellings located on separate adjacent lots, the side yard where units are attached may be reduced to zero.</li> <li>Parking or storage of a commercial vehicle having a gross vehicle weight of 4,500 kg or more such as construction equipment (including backhoes, backhoes, high hoists, and/or rollers) is not permitted.</li> <li>The following provisions will apply to Secondary Suites: (i) The suite forms part of a single unit or semi-detached dwelling. (ii) The suite is structurally attached to the principal dwelling. (iii) The suite does not exceed a floor area of 25% of the principal dwelling, or 40% of gross floor area, whichever is less.</li> </ol>
<b>Commercial</b>	Bank Broadcasting studio Commercial recreation Communications facility Convenience store Day care centre	Hotel Office Parking for passenger service Restaurant Retail store Service and repair shop Uses similar in character and purpose to those listed for this zone	<ol style="list-style-type: none"> <li>Setbacks (minimum): Front = 8 metres Rear = 8 metres Side (Inlet) = 6 metres Side (Inlet) = 6 metres, or as required by the Fire Marshal Building Height (maximum): 3 stories, not to exceed 13 metres (42.65 feet)</li> </ol>
<b>Community Use</b>	Breakfasting studio Community hall or centre Community hall or centre Day care centre Elderly facility Emergency and protective services	Places of worship Government office Group home Health care facility Park or playground Post office	<ol style="list-style-type: none"> <li>Setbacks (minimum): Front = 8 metres Rear = 8 metres Side (Inlet) = 6 metres Side (Inlet) = 6 metres, or as required by the Fire Marshal Building Height (maximum): 13 metres (42.65 feet)</li> </ol>
<b>Open Space</b>	Archaeological site Beach strolls Bus storage Cemetery Cultural, arts, or other Park or playground Public use Uses similar in character and purpose to those listed for this zone	Snow fences Sports field Wormhole facility Temporary outdoor storage of bulk equipment during sealift Docks Temporary tenting or camping Uses similar in character and purpose to those listed for this zone	<ol style="list-style-type: none"> <li>The following provisions apply to development in the Open Space Zone: (i) The minimum setback to the adjacent property line is 25 m. (ii) Building Height (maximum): 3.1 metres (10 feet)</li> <li>No building or structure shall be located closer than 15m to any site or near the site. (iii) Dog teams may not be located closer than 30.5 m to a water body.</li> </ol>
<b>Industrial</b>	Automotive gas bar Automotive repair, sales or body Building supply or construction shop Cannery Communications facility Heavy equipment and vehicle yard Outdoor storage Power generation facility Waste transfer station	Community hall Dwelling and landing site with associated equipment during sealift Fuel bunkering facility Home occupation Home occupation Home occupation Uses similar in character and purpose to those listed for this zone	<ol style="list-style-type: none"> <li>Setbacks (minimum): Front = 8 metres Rear = 8 metres Side (Inlet) = 6 metres Side (Inlet) = 6 metres, or as required by the Fire Marshal Building Height (maximum): 10.7 metres (35 feet)</li> <li>Only 1 container unit is permitted on a lot. (iii) Hazardous goods storage or tank farm uses shall not be permitted within 30.5 metres of any watercourse or water body. (iv) No commercial development involving food storage, handling or preparation shall be permitted within 450m of a waste handling facility.</li> </ol>
<b>Granular Resources</b>	Waste disposal site Waste treatment system (quarry, etc.)		<ol style="list-style-type: none"> <li>No residential development or commercial development involving food storage, handling or preparation shall be permitted within 450 metres of a waste disposal site.</li> </ol>
<b>Hinterland</b>	Archaeological site Dog kennel Temporary tenting or camping	Quarry Dwelling Cemetery Uses similar in character and purpose to those listed for this zone	<ol style="list-style-type: none"> <li>Any development within the Transportation Influence Zone as indicated on the Land Use Map shall be subject to the approval of NunavutCom.</li> <li>No development is permitted within 150 metres downstream of a watercourse unless the approval of Council.</li> <li>No development is permitted within 200 metres of a wind shelter.</li> <li>No development is permitted within 100 metres of an Archaeological or Palaeontological Site, unless approved by the Territorial Archaeologist or Director of Culture and Heritage.</li> <li>Cabin may not be located closer than 30.5m to a waterbody and/or road neither be surveyed or lot.</li> </ol>
<b>Transportation</b>	Airport and related uses Communications facility Cemetery Sea lift facility		<ol style="list-style-type: none"> <li>Any development within a 400 m radius of the airport reference point, as indicated on the Land Use Map, is subject to the Kimmirut Airport Zoning Regulations and shall be subject to the approval of Nunavut Airports.</li> <li>No development shall occur within 150 metres of the Non-Directional Beacon (NDB) Site.</li> <li>The Municipal Reserve Zone identifies lands that may be interesting for future development. No development is permitted in the MR Zone unless temporary nature, subject to Council approval.</li> </ol>
<b>Municipal Reserve</b>			<ol style="list-style-type: none"> <li>The Municipal Reserve Zone identifies lands that may be interesting for future development. No development is permitted in the MR Zone unless temporary nature, subject to Council approval.</li> </ol>

# KIMMIRUT COMMUNITY PLAN & ZONING BY-LAW

