

SCHEDULE 1 - COMMUNITY PLAN

SECTION 1. INTRODUCTION

1.1 Purpose of the Plan
The purpose of the Pond 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 interests 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 promote in an orderly fashion creating 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 Nunavut, protect viewpoints to the water, and retain waterfront and lakefront 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-laws 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 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. COMMUNITY GROWTH AND PHASING POLICIES

At the time of preparation of this Plan, the population of Pond Inlet was approximately 1,666 people. This Plan is based on a future population of 2,708 people by 2034. It is estimated that an additional 363 dwelling units will be required to meet the projected population growth, representing the need for approximately 14 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 2,708.
- 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 - 2019
 - Build on existing vacant lots within the built-up area.
 - Develop Phase 1 subdivision.
 - 2019 - 2024
 - Develop lots in the industrial subdivision near the power plant.
 - Develop Phase 2 subdivision.
 - Develop lots in the industrial subdivision and along road leading to landfill.
 - 2024 - 2034
 - Develop Phase 3 areas.
- Council may change the phasing of development without amendment to this Plan.

SECTION 3. GENERAL POLICIES

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

- The development of lots 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 m² in 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 not be located in Utility Rights-of-Way or Easements.
 - Road widening may be required as required at the time of development or redevelopment of a lot in situations where the road right of way is less than 15 metres wide.
 - 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 along 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 Joint Use Agreement.
 - The Hamlet will pile snow in locations to minimize downward snow drifting and where spring melt run-off be properly channeled to drainage ditches or watercourses.
 - The Hamlet will avoid piling 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 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).
 - 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 Pond Inlet Community Plan and the future Bathin Regional Land Use Plan are compatible.

SECTION 4. LAND USE DESIGNATION

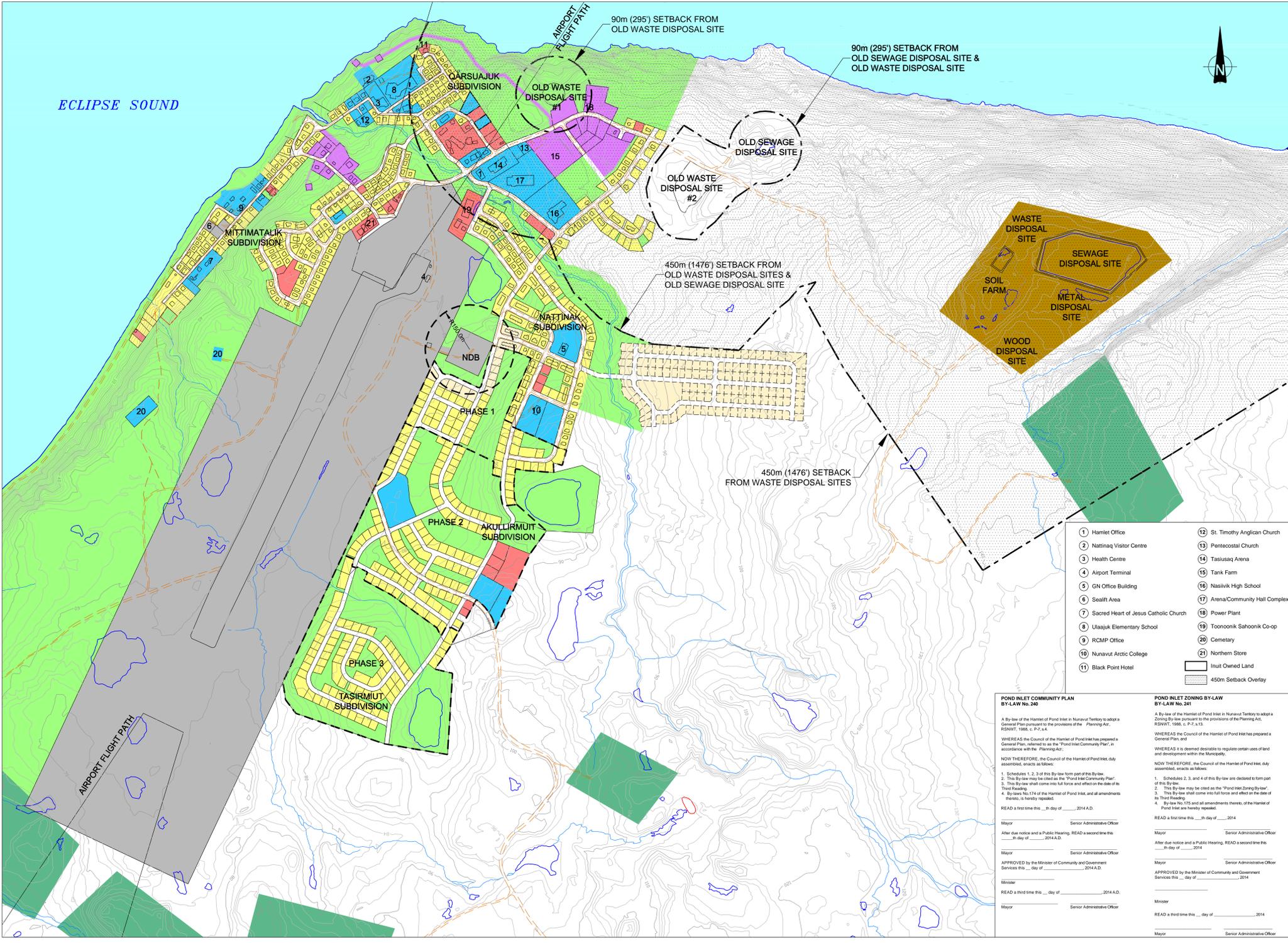
4.1 Residential
The Residential designation provides land for primarily residential uses, but also permits other small-scale conditional uses subject to the approval of Council. The policies of Council are:
a) The Residential designation will be used primarily for housing with all types of dwelling types permitted. Other related residential uses such as a group home, a home occupation, or bed and breakfast will also be permitted.
b) Residential development will be phased so that a target minimum of 2.5 hectares of vacant surveyed land is 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:
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.

4.3 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:
a) The Commercial designation will be used for commercial uses such as hotels, restaurants, retail, personal and business services, and offices.
b) Residential uses shall be permitted when located above a ground floor commercial use.
c) Commercial facilities will be located along main roads, where possible, to provide safe and convenient access by residents.
d) Council will encourage the reuse or redevelopment of existing commercial sites with the existing footprint.
4.4 Open Space
The Open Space designation is intended to protect shoreline environments, maintain access to the sea and to reserve open spaces within the built-up area for recreational uses and cultural events. The policies of Council are:
a) The Open Space designation will be used primarily for parks, walking trails, traditional and recreational uses such as beach shacks, harbour uses, boat storage, dog leashes, community docks, temporary storage of sealant materials and equipment during sealant operations, and municipal infrastructure such as a water pump house. All uses are conditional and at the discretion of Council.
b) A playground should be located within 300 metre walking distance from any residence in the community.
c) Unless otherwise noted, all Commission's Land Forming part of the 100-foot strip (30.5 m) along the seashore measured from the ordinary high water mark will be designated Open Space.
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.
e) Open Space corridors will be protected for trail connections 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:
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 near the current landfill site to minimize land use conflicts and to reserve land closer to the townsite for residential and community uses. Council will work with 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:
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 4km boundary of the airport, as shown on Schedule 3, shall comply with the Pond Inlet 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.
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.

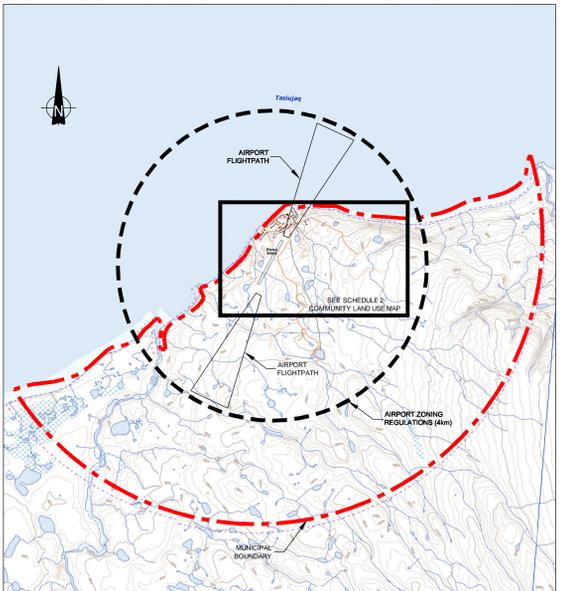
4.7 Hinterland
The Hinterland designation applies to all unsurveyed land within the Municipal Boundary not designated by another land use and is intended to protect the natural beauty and cultural resources of the land - Nunavut - while providing access for traditional, recreational and tourism activities, as well as quarrying. The policies of Council are:
a) The Hinterland designation generally permits traditional, tourism and passive recreational uses. Permitted uses also include dog leashes, 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 Qaujisajjuaqangit (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 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*.
c) The Hamlet shall prohibit the development of any public road allowance or cemetery within a 90 metre setback from a waste disposal site, pursuant to the *General Sanitation Regulations of the Public Health Act*.
d) The Hamlet will evaluate all possible options for an integrated waste management system, including:
i. the suitability of the existing landfill site for long-term use.
ii. the use of an incinerator.
iii. metal recovery projects and
iv. complementary strategies, such as source reduction, reuse, and recycling of waste materials.
e) The Hamlet supports a reduced setback of 30 metres from former waste disposal sites. Development of residential uses and uses involving food storage or food preparation within the 450 metre setback from these former waste disposal sites will require approval from the Nunavut Health Department.

4.9 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.
4.10 Municipal Reserve
The Municipal Reserve designation is intended to reserve land for the future growth of the community. The policies of Council are:
a) The Municipal Reserve designation does not permit any development except temporary uses approved by Council.
b) Municipal Reserve lands shall be redesignated by amendment to this Plan prior to being used for community expansion.
c) A conceptual road network may be shown on some of the Municipal Reserve lands which considers connectors with existing road network, future land use, 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.

SCHEDULE 2 - COMMUNITY PLAN MAP



SCHEDULE 3 - GENERAL LAND USE MAP



SCHEDULE 4 - ZONE REGULATIONS

Zone	Permitted Uses	Conditional Uses	Zone Requirements
Residential	Dwelling, single-unit Dwelling, semi-detached or duplex Park or playground	Bed and breakfast Café, studio Day care centre Dwelling, multi-unit Elder's facility Group home Home occupation Secondary suite Rooftop terrace	(a) Setbacks (minimum) Front = 6 metres Rear = 6 metres Rear, backing onto an OS Zone = 2.5 metres Side (interior) = 6 metres, or as required by the Fire Marshal Building Height (maximum) 8.5 metres (28 feet) (b) Despite the provisions of Section 4.1(1), semi-detached dwellings or rowhouse dwellings located on separate adjacent lots, the side yard where units are attached may be reduced to zero.
Commercial	Bank Broadcasting studio Commercial recreation Communications facility Café, studio Day care centre Dry cleaning service	Hotel Office Parking lot Personal service Restaurant Retail store Service and repair shop	(a) Setbacks (minimum) Front = 6 metres Rear = 6 metres Side (interior) = 4 metres, or as required by the Fire Marshal Building Height (maximum) 13 metres (42 feet 6 inches) (b) Only 1 caravaler unit is permitted on a lot.
Community Use	Broadcasting studio Community facility Community hall or centre Day care centre Elder's facility Employment and productive services Place of worship	Community office Health care facility Library Parking lot Place of worship	(a) Setbacks (minimum) Front = 6 metres Rear = 6 metres Side (interior) = 6 metres, or as required by the Fire Marshal Building Height (maximum) 13 metres (42 feet 6 inches) (b) No development is permitted within 100 metres of an Archaeological or Palaeontological Resource within the Hamlet boundary. (c) No development is permitted within 30 metres of any cemetery within the Hamlet boundary. (d) No development is permitted within 30 metres of any cemetery within the Hamlet boundary.
Open Space	Archaeological site Beach shacks Boat storage Docks Monument, cairn, or statue Park or playground Shed to store equipment for traditional, cultural, and recreational activities taking place in the Zone.	Snow fence Beverly field Wastewater facility	(a) The following provisions apply to all development in the Open Space Zone: 1. Any development shall be subject to the approval of NAV Canada. 2. No development is permitted within 100 metres of a water body. 3. No development is permitted within 30 metres of any cemetery within the Hamlet boundary. (b) No building or structure shall be located closer than 15m to any side or rear lot line. (c) Dog leashes may be located closer than 30.5 m to a water body.
Industrial	Automotive gas bar Automotive repair, sales, or rental shop Building supply or contractors shop Communications facility Community hall or centre Outdoor storage Retail shop Wastewater facility	Community hall or centre Community office Elder's facility Employment and productive services Place of worship	(a) Setbacks (minimum) Front = 6 metres Rear = 6 metres Side (interior) = 6 metres, or as required by the Fire Marshal Building Height (maximum) 10.7 metres (35 feet) (b) No development is permitted within 100 metres of an Archaeological or Palaeontological Resource within the Hamlet boundary. (c) No development is permitted within 30 metres of any cemetery within the Hamlet boundary.
Granular Resources	Aggregate extraction	Aggregate extraction	(a) No residential development or commercial development involving food storage, handling or preparation is permitted within 450m of a waste handling facility.
Waste Disposal	Waste disposal site Wastewater treatment system (sewage, etc.)	Waste disposal site Wastewater treatment system (sewage, etc.)	(a) No residential development or commercial development involving food storage, handling or preparation is permitted within 450m of a waste handling facility.
Hinterland	Archaeological site Dog leashes Temporary tenting or camping	Beach shacks Cairn Docks Monument, cairn, or statue Park or playground Shed to store equipment for traditional, cultural, and recreational activities taking place in the Zone	(a) Any development within the Transportation Influence Zone as indicated on the Land Use Map shall be subject to the approval of NAV Canada. (b) No development is permitted within 100 metres of a water body without the approval of Council. (c) No development is permitted within 100 metres of an Archaeological or Palaeontological Resource within the Hamlet boundary. (d) No development is permitted within 30 metres of any cemetery within the Hamlet boundary. (e) No development is permitted within 30 metres of any cemetery within the Hamlet boundary.
Transportation	Airport and related uses Service shop Sea lift facility	Airport and related uses Service shop Sea lift facility	(a) Any development within a 4.000 m radius of the airport reference point, as indicated on the Land Use Map, and Nunavut Airport, shall be subject to the approval of NAV Canada. (b) No development is permitted within 150 metres of the Non-Obstructed Obstacle (NDO) Site. (c) The Municipal Reserve Zone identifies lands that may be interesting for future development. No development is permitted in the MR Zone unless of temporary nature, subject to Council approval.
Municipal Reserve			

POND INLET COMMUNITY PLAN & ZONING BY-LAW

