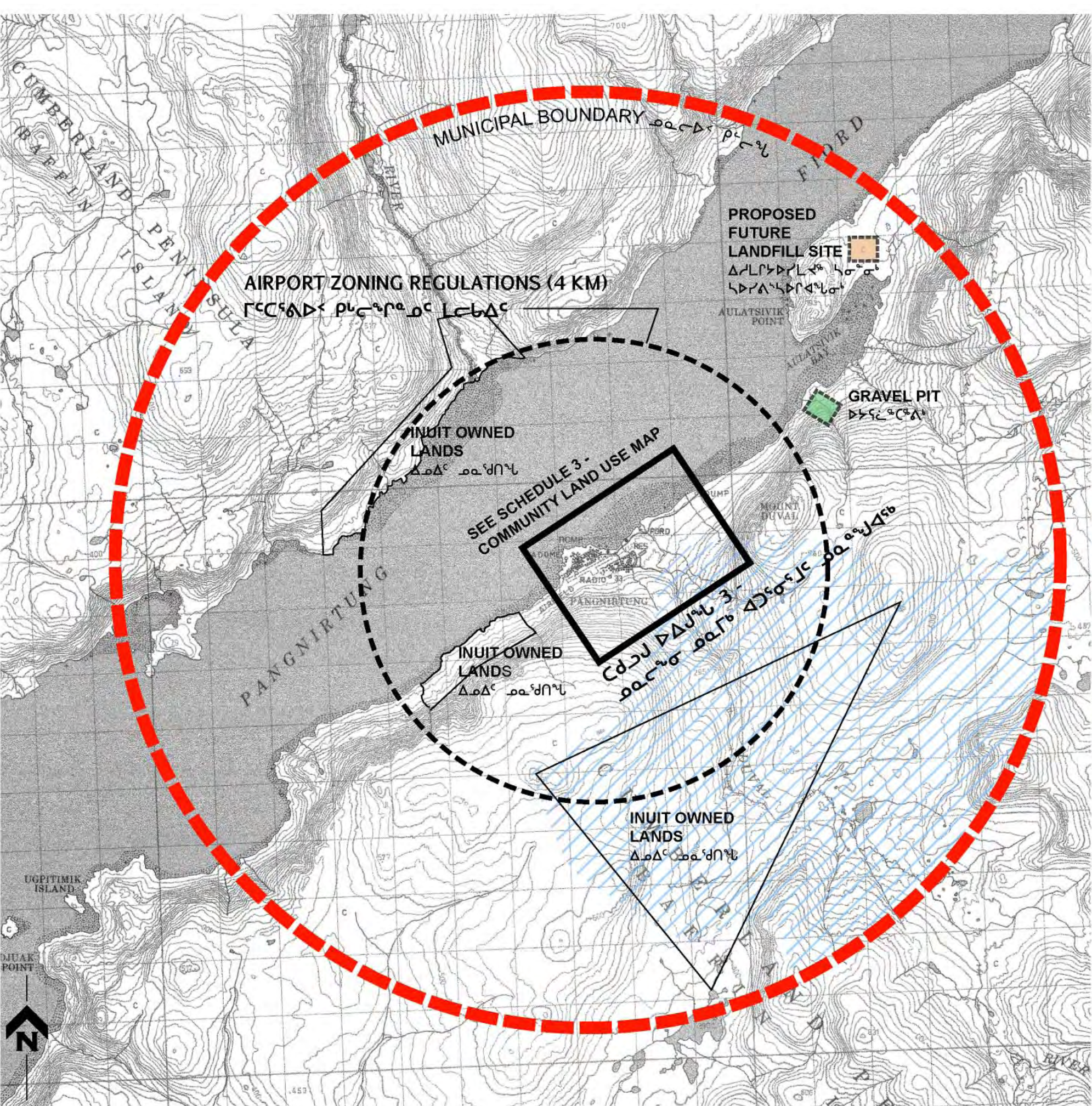


# PANGNIRTUNG COMMUNITY PLAN AND ZONING BY-LAW

## SCHEDULE 2 - GENERAL LAND USE



## SCHEDULE 1 - COMMUNITY PLAN

### 1. INTRODUCTION

**1.1 Purpose of the Plan**  
The purpose of the Pangnirtung Community Plan is to outline Council's policies for managing the physical development of the Municipality and to provide a framework for the development of the community.

**1.2 Goals of the Community Plan**  
The Community Plan provides a framework for the development of the community and its vision of how it would like to grow. The goals established for this Community Plan are:  
1. To create a safe, healthy, functional, and attractive community that reflects community values and culture.  
2. To promote the Plan as a tool for making effective and consistent decisions regarding land use and development in the community.  
3. To ensure an adequate supply of land for all types of uses to support the growth and change of the community.  
4. To support community projects and local economic development.

**1.3 Administration of the Plan**  
The Community Plan is created by By-Law. Changes to the Plan can be made by amending the By-Law in accordance with the Municipal Act. The Community Plan should be reviewed and updated every five years as required by the Municipal Act. All development must follow the terms of the Community Plan and Zoning By-Law. The Community Plan includes Schedule 1 (Plan Policy Text), Schedule 2 (General Land Use Map) and Schedule 3 (Community Land Use Map).

### 2. COMMUNITY GROWTH AND PHASING POLICIES

At the time of preparation of the Plan, the population of Pangnirtung was approximately 1,300 people. This Plan is based on a future population of 2,000 people by 2027. The Community Plan will provide a framework for the development of the community to meet the projected population growth, representing the need for approximately 10.5 hectares of land for residential development. A further 3 to 4 hectares are required for commercial and community uses. The policies of Council are:  
a) Plan for a 2027 population of 2,000 people.  
b) Council will encourage and facilitate the consolidation and redevelopment of existing lots with the townsite to conserve land supplies on the outskirts of town.  
c) Council will phase new land development as follows:  
i) Phase 1: Continue to develop the East Duval Subdivision for a mix of land uses, which represents a 7 to 9 year land supply (2007 to 2016).  
ii) Phase 2: Develop lands for future community expansion.  
iii) Phase 3: Develop lands for future community expansion.  
iv) Phase 4: Develop lands for future community expansion.  
d) Sewerage and stormwater management shall be provided for the community (Phase 2B) or  
e) Sewerage handling to be in place up the hill to the southwest of the townsite (Phase 2B) or  
f) Sewerage handling to be in place up the hill to the southwest of the townsite (Phase 2B) or  
g) Further opportunities for land use and development within the existing townsite.

### 3. GENERAL POLICIES

The following policies of Council apply to development in the Hamlet regardless of land use designation:  
a) The development of lots shall be subject to the following development policies:  
i) All service connections to buildings shall be easily accessed from the front yard on all lots.  
ii) Buildings shall be sited to respect setbacks identified in the Zoning Chart.  
iii) Any building over 5000m<sup>2</sup> in gross floor area shall consider potential wind impacts on surrounding development. A wind study may be required by the Development Officer.  
iv) Closures are required and shall be installed at the access points to lots.  
v) On any portion of a lot where the driveway shall be located, the driveway shall be constructed to be properly drained to drainage ditches.  
b) Road setbacks may be obtained as required at the time of development or redevelopment of a lot in situations where the road right of way is less than 15 metres wide.  
c) Consideration should be given to the development of a Drainage Plan for the entire community.  
d) Utilities shall be permitted in any land use designation.  
e) The Hamlet shall plan its locations to minimize downward snow drifting and where spring melt runoff can be properly channelled to drainage ditches.  
f) The Hamlet shall encourage development that minimizes emissions from fossil fuels, that is energy efficient and that consider alternative energy supply technology.  
g) The Hamlet shall consider strategies to adapt to the future impacts of climate change such as locating development away from low lying coastal areas and protecting existing areas against erosion.  
h) The Hamlet shall work with the National Planning Commission to ensure that the Pangnirtung Community Plan and the future South Baffin Regional Land Use Plan are compatible.  
i) The Hamlet shall adopt a Road Naming By-Law by the year 2010 to 2011.

### 4. LAND USE DESIGNATION POLICIES

**4.1 Residential**  
The Residential designation provides land for primarily residential uses, but also permits other small-scale conditional uses subject to the approval of Council. The policies of Council are intended to maintain an adequate supply of land for residential development and to protect residential areas from incompatible development. The policies of Council are:  
a) The Residential designation will be used primarily for housing with lot types of varying types permitted. Other related residential uses such as a group home, a home occupation, or bed and breakfast will also be permitted.  
b) Residential development will be phased so that a target minimum of 1 hectare of vacant surveyed land is available at any given time.  
c) Council will look for opportunities for residential redevelopment within the existing townsite. Council will work with NHC to identify where existing lots could be consolidated and redeveloped with attached housing units (see 5.1.1).  
d) Council will encourage the re-use or redevelopment of existing commercial sites within the existing townsite.

**4.2 Community Use**  
The Community Use designation is intended to maintain an adequate supply of land for community uses, to provide easy access to public facilities and services, and to reserve significant and important locations for community uses. The policies of Council are:  
a) The Community Use designation will be used primarily for public uses (i.e. social, cultural, religious, or educational) and government services.  
b) Community facilities shall be centrally located to ensure safe and convenient access by residents.  
c) Lands around the cemetery should be protected for the future expansion of the cemetery.  
d) Private land with the siting of the Arctic to allow the existing road opposite the Fisheries Store to be surveyed in return for the unused road allowance west of St. Luke's church.

**4.3 Commercial**  
The Commercial designation is intended to support local economic development by maintaining an adequate supply of land for commercial uses in a central location with good access from the community. The policies of Council are:  
a) The Commercial designation will be used primarily 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 to residents.  
d) Council will encourage the re-use or redevelopment of existing commercial sites within the existing townsite.

**4.4 Open Space**  
The Open Space designation is intended to protect shoreline environments, maintain access to the sea and to reserve open spaces within the built up area for recreational uses and cultural events. The policies of Council are:  
a) The Open Space designation will be used primarily for parks, walking trails, beach shacks, harbour uses, boat storage, dog runs and temporary storage of waste materials and equipment. All uses are conditional and at the discretion of Council.  
b) Owners of development will be required to maintain the development and keep the surrounding area tidy.  
c) A playground should be located within 300m walking distance from any residence in the community.  
d) Unless otherwise noted, all Commercial's load bearing part of the 100 floor area (100.0m<sup>2</sup>) above the sea level measured from the ordinary high water mark shall be designated Open Space.  
e) No development is permitted within 30 metres from the normal high water mark of the Duval River.

**4.5 Industrial**  
The Industrial designation is intended to reduce the negative effects associated with industrial uses such as noise, dust, odours and the storage of potentially hazardous substances by concentrating these uses on the periphery of the townsite. The policies of Council are:  
a) Permitted uses in the Industrial designation will include all forms of manufacturing, processing, warehousing and storage uses. Permitted uses will also include garages, power generation plants, and fuel storage.  
b) Council will develop a new industrial subdivision near the sewage treatment plant to minimize land use conflicts and to reserve land close to the townsite for residential and community uses. Council will work with local businesses and government organizations to identify opportunities to relocate non-conforming industrial uses (e.g. garages, warehouses) to the new industrial subdivision.

**4.6 Transportation**  
The Transportation designation is intended to protect and ensure the safe operation of airport and related activities such as the Inuit-owned communications site. Due to air capacity, safety and community issues, it is proposed that the existing airport be relocated to a site on a plateau of land south of the community. This project is subject to weather testing and funding. The relocation of the airport to outside the community would allow for longer term growth opportunities for the community without the need for smaller growth areas. 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 communications sites.  
b) If an airport is relocated out of the townsite, the Transportation lands should be redesignated to Residential, Commercial, Community Use and Open Space.  
c) All development within the 4km boundary of the airport, as shown on Schedule 2, shall comply with the Pangnirtung Airport Zoning Regulations.

**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. "Hinterland" refers to areas that are primarily recreational, recreational and tourism activities, as well as quarrying. The policies of Council are:  
a) The Hinterland designation generally permits traditional, tourism and recreational uses. Permitted uses also include dog teams, quarrying, and infrastructure projects for local economic development.  
b) Council shall ensure that development does not negatively impact wildlife, wildlife habitat and harvesting and is consistent with the guiding principles of the Inuit Qajaqs.  
c) The new landfill should be located outside the Airport Zoning Regulations boundary, as shown on Schedule 2, due to land use.

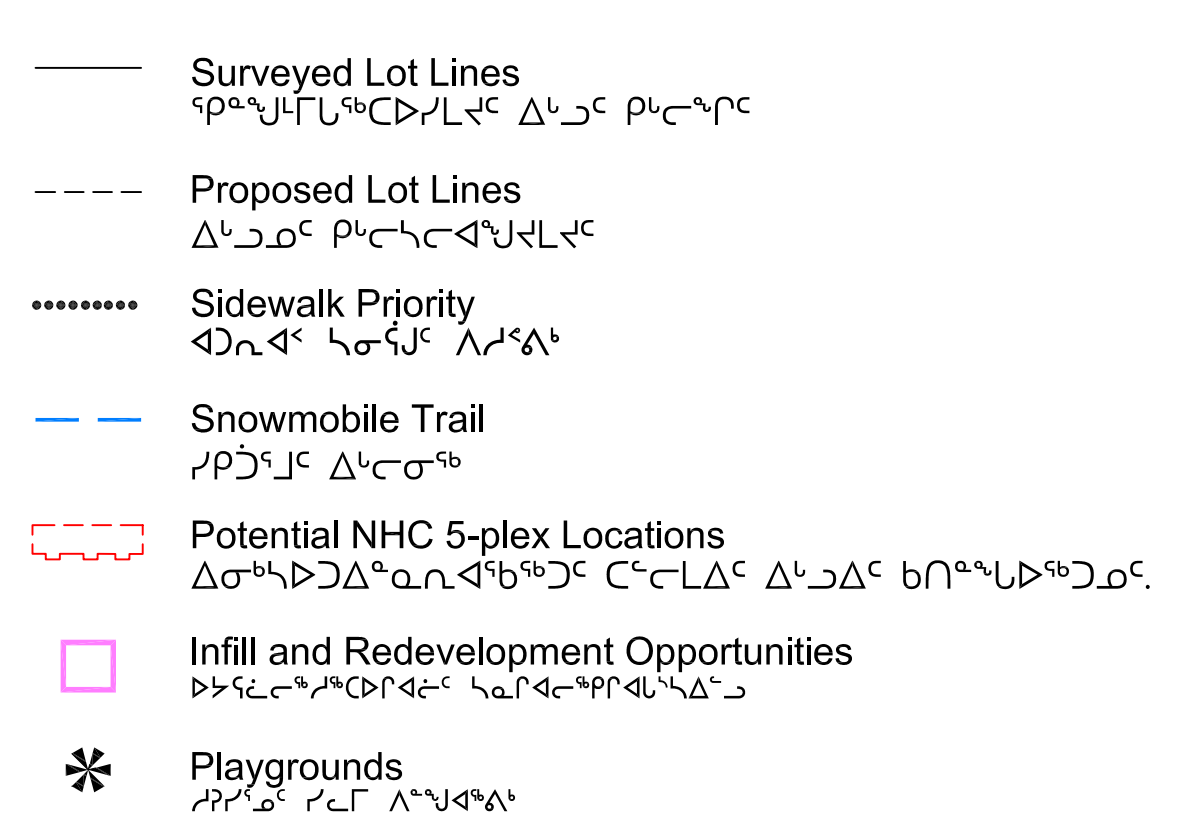
**4.8 Waste Disposal**  
The Waste Disposal designation is intended to identify existing or former waste disposal sites and ensure required development setbacks. The policies of Council are:  
a) The Waste Disposal designation permits no development except those uses accessory to the operation or remediation of a waste disposal site.  
b) The Hamlet shall prohibit the development of residential uses and uses involving food storage or food preparation within the 450 metre setback from any existing or former waste disposal site, pursuant to the General Sanitation Regulations of the Public Health Act.  
c) The new landfill should be located outside the Airport Zoning Regulations boundary, as shown on Schedule 2, due to land use.

**4.9 Protective Development**  
The Protective Development designation is intended to protect the water reservoir and granular resources. The policies of Council are:  
a) The Protective Development designation does not permit any development except uses accessory to the supply of water such as pipeline, pumping or monitoring station on road, or the operation or installation of a quarry or gravel pit.  
b) New water reservoirs shall be located outside the Airport Zoning Regulations boundary, as shown on Schedule 2, due to land use.  
c) New water reservoirs shall be located outside the Airport Zoning Regulations boundary, as shown on Schedule 2, due to land use.

**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 designated by amendment to this Plan prior to being used for community development.  
c) The Municipal Reserve lands identified as Phase 2A are located within the 450m setback of the sewage treatment plant and therefore shall be redesignated for community expansion until the appropriate approvals have been obtained.  
d) The Chief Medical Officer of Nunavut agrees that the 450m setback can be reduced:  
i) An exemption or amendment to the General Sanitation Regulations of the Public Health Act is obtained.  
ii) The Municipal Reserve lands identified as Phase 2B are located inside the Duval River watershed. These lands shall not be redesignated for community expansion until the water pipeline has been extended upstream from the development to prevent contamination of the Hamlet water supply.  
e) A conceptual road network is shown on Municipal Reserve lands and may need to be changed according to community needs during the established subdivision design process.

**4.11 Watershed Overlay**  
The Watershed Overlay identifies the watershed of the Hamlet's water supply and is intended to restrict the uses of the watershed to protect the Hamlet water supply. The policies of Council are:  
a) No development is permitted in the Watershed Overlay unless it can be demonstrated that the development will have no impact on the Hamlet water supply, or the water pipeline is extended so that the water intake is upstream from the proposed development.

## SCHEDULE 3 COMMUNITY LAND USE MAP



**PHASE 2A**  
RESERVE FOR FUTURE COMMUNITY DEVELOPMENT SUBJECT TO SETBACK FROM SEWAGE TREATMENT PLANT BEING REDUCED TO 150 m

**PHASE 1**  
EAST DUVAL RIVER SUBDIVISION 2007 - 2016

**PHASE 2B**  
RESERVE FOR FUTURE DEVELOPMENT SUBJECT TO ROAD CONSTRUCTION

**PHASE 2C**  
RESERVE FOR FUTURE DEVELOPMENT SUBJECT TO ROAD CONSTRUCTION

**PHASE 2D**  
RESERVE FOR FUTURE DEVELOPMENT SUBJECT TO ROAD CONSTRUCTION

**PHASE 2E**  
RESERVE FOR FUTURE DEVELOPMENT SUBJECT TO ROAD CONSTRUCTION

**PHASE 2F**  
RESERVE FOR FUTURE DEVELOPMENT SUBJECT TO ROAD CONSTRUCTION

**PHASE 2G**  
RESERVE FOR FUTURE DEVELOPMENT SUBJECT TO ROAD CONSTRUCTION

**PHASE 2H**  
RESERVE FOR FUTURE DEVELOPMENT SUBJECT TO ROAD CONSTRUCTION

**PHASE 2I**  
RESERVE FOR FUTURE DEVELOPMENT SUBJECT TO ROAD CONSTRUCTION

**PHASE 2J**  
RESERVE FOR FUTURE DEVELOPMENT SUBJECT TO ROAD CONSTRUCTION

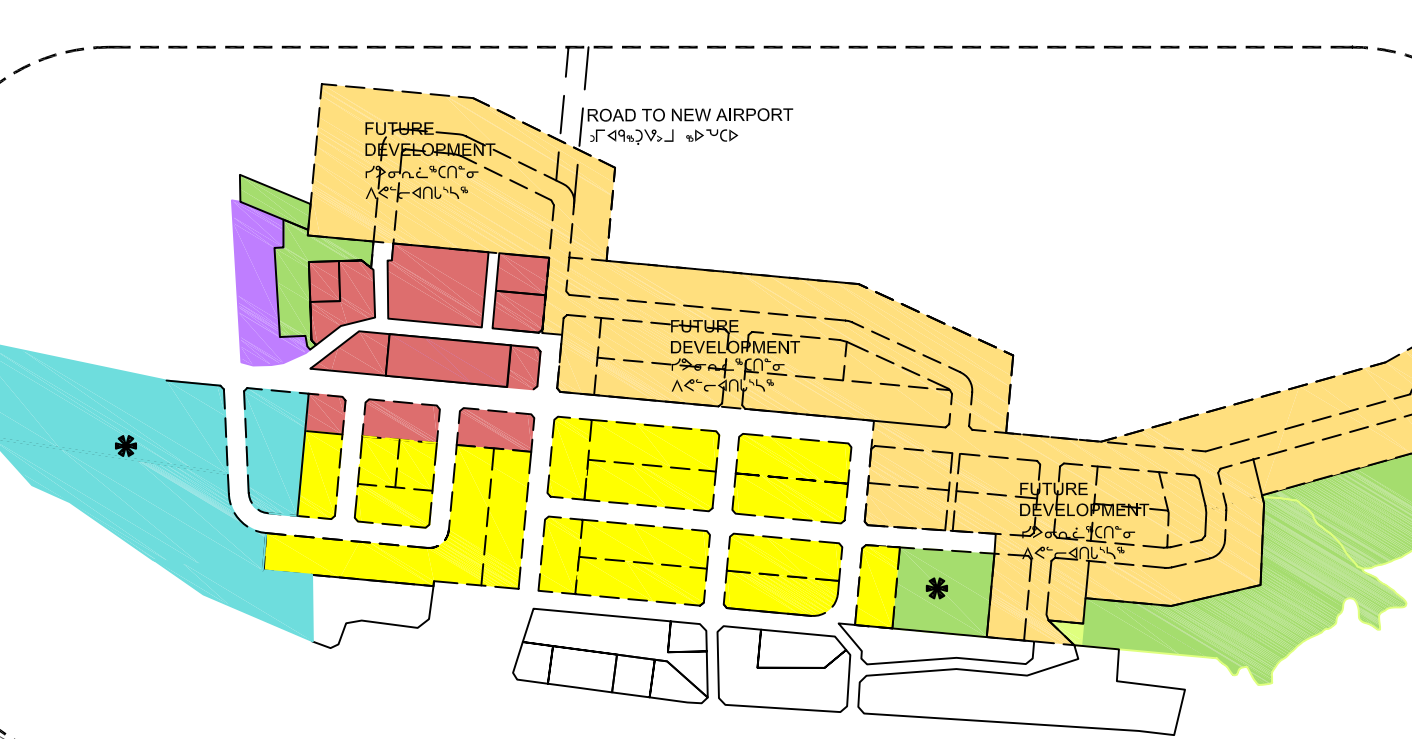
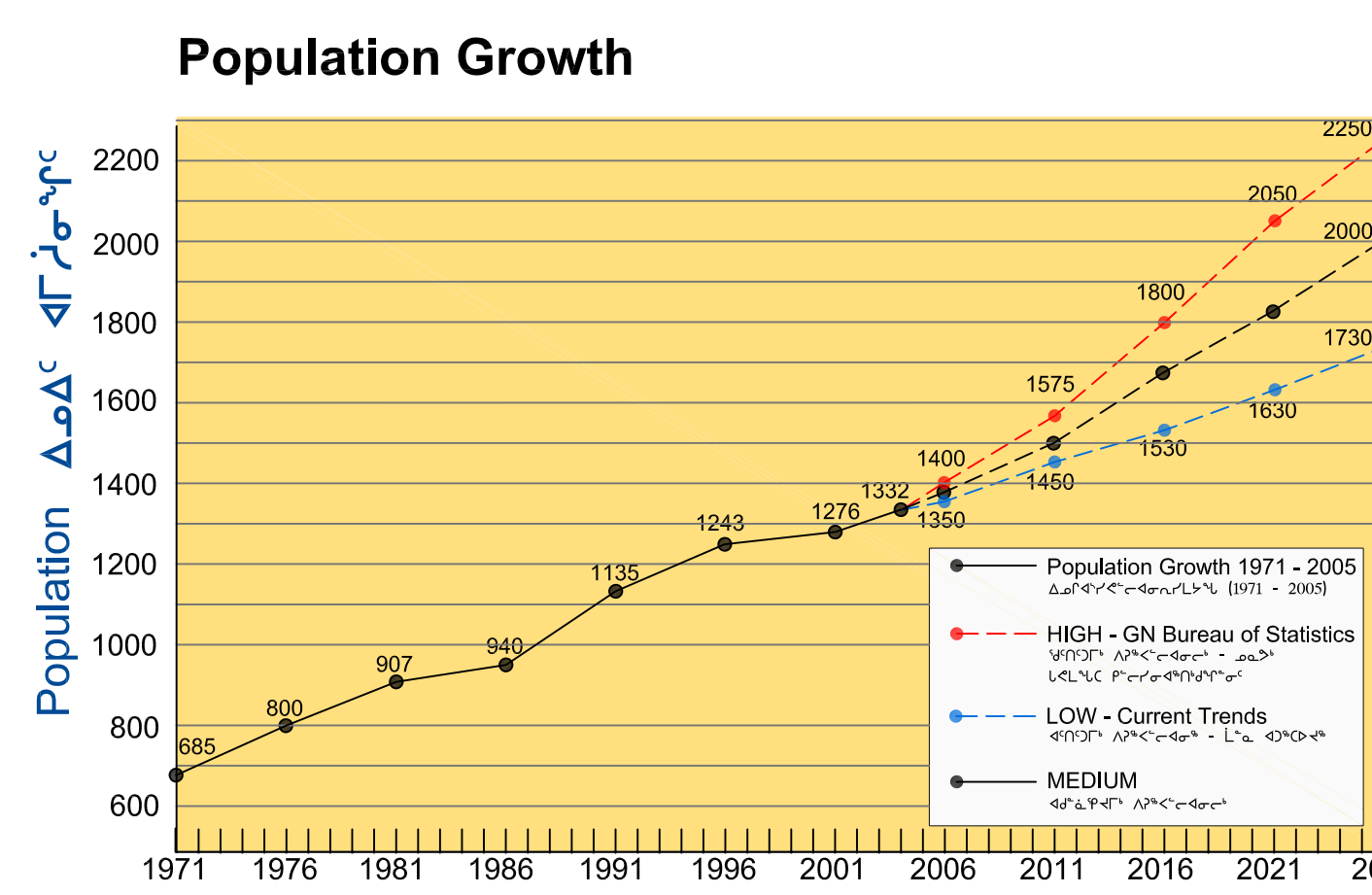
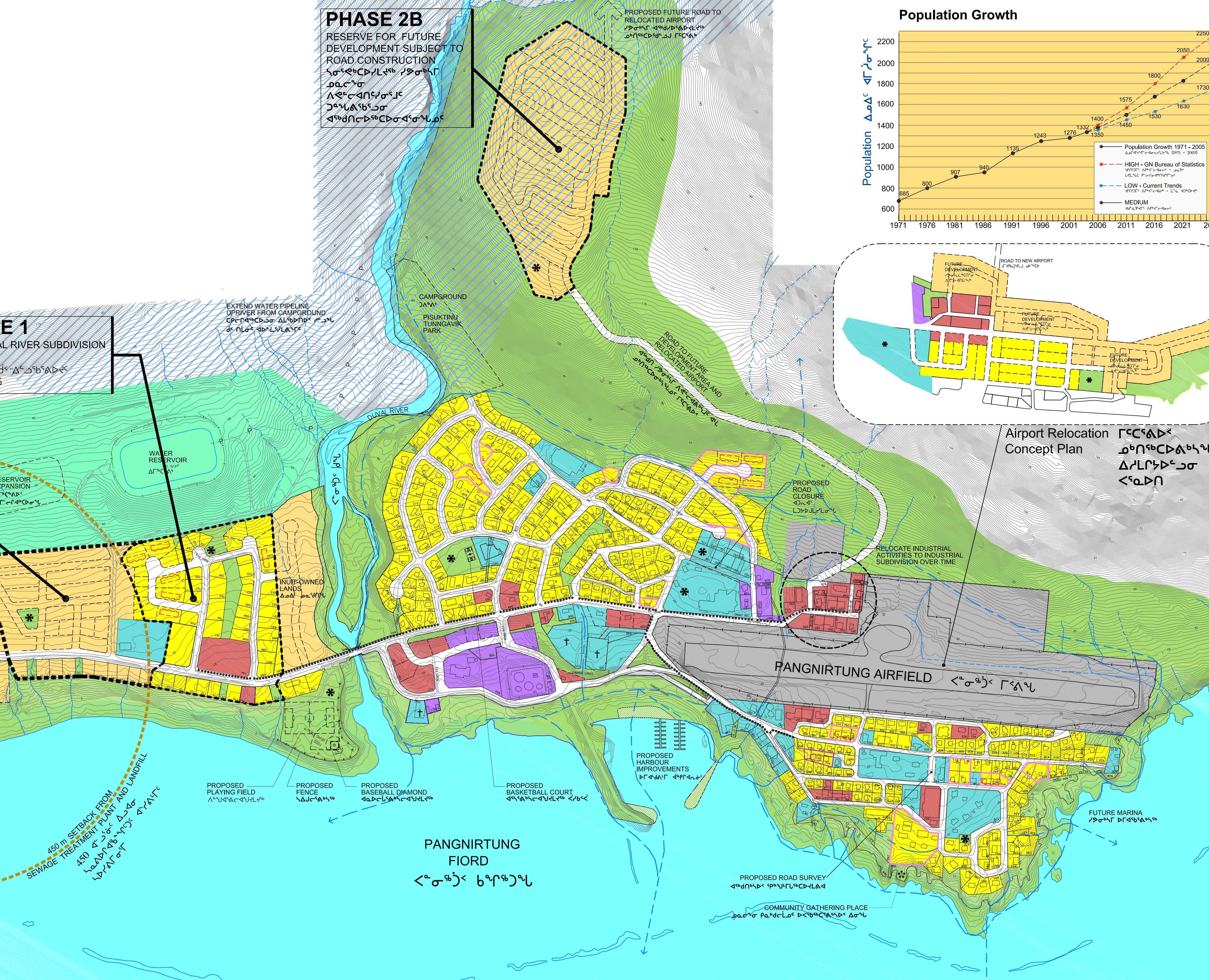
**PHASE 2K**  
RESERVE FOR FUTURE DEVELOPMENT SUBJECT TO ROAD CONSTRUCTION

**PHASE 2L**  
RESERVE FOR FUTURE DEVELOPMENT SUBJECT TO ROAD CONSTRUCTION

**PHASE 2M**  
RESERVE FOR FUTURE DEVELOPMENT SUBJECT TO ROAD CONSTRUCTION

**PHASE 2N**  
RESERVE FOR FUTURE DEVELOPMENT SUBJECT TO ROAD CONSTRUCTION

**PHASE 2O**  
RESERVE FOR FUTURE DEVELOPMENT SUBJECT TO ROAD CONSTRUCTION



## SCHEDULE 4 - ZONE REGULATIONS

Zone	Permitted Uses	Conditional Uses	Zone Requirements
<b>Residential</b>	Dwelling, single-unit Dwelling, semi-detached or duplex Dwelling, multi-unit Park or playground	Bed and breakfast Coff shops Day care centre Home occupation Dwelling, multi-unit Dwelling, mid-rise	<p>(a) <b>Setbacks (minimum)</b> Front = 3 metres Rear = 8 metres Side (Elevation) = 2.5 metres Side (Elevation) = 4 metres Side (Elevation) = 4 metres, or as required by the Fire Marshal Building Height (maximum) 12 metres (35 feet)</p> <p>(b) Despite the provision of Section 6.3(1), for semi-detached dwellings or multiple dwellings located on separate lots, the side and rear setbacks are attached may be reduced to zero.</p> <p>(c) Parking or storage of a commercial vehicle having a gross vehicle weight of 4,500 kg or construction equipment including bulldozers, backhoes, high lift, and other vehicles is not permitted.</p> <p>(d) 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 or located within the principal dwelling. iii) The suite does not exceed a floor area of 25% of the principal dwelling or other of gross floor area, whichever is less, and.</p>
<b>Commercial</b>	Automotive gas bar Bank Commercial recreation Convenience store Coff shops Day care centre	Hotel Office Parking lot Personal services Restaurant Retail store Service shop	<p>(a) <b>Setbacks (minimum)</b> Front = 8 metres Rear = 8 metres Side (Elevation) = 4 metres Side (Elevation) = 4 metres, or as required by the Fire Marshal Building Height (maximum) 10.7 metres (35 feet)</p> <p>(b) A covered or screened area for garbage and trade waste is required.</p>
<b>Community Use</b>	Church Communications facility Community hall or centre Educational facility Elders facility Fire hall	Government office Group home Health care facility Parking lot Police station Post office	<p>(a) <b>Setbacks (minimum)</b> Front = 8 metres Rear = 8 metres Side (Elevation) = 4 metres Side (Elevation) = 4 metres, or as required by the Fire Marshal Building Height (maximum) 10.7 metres (35 feet)</p> <p>(b) A covered or screened area for garbage and trade waste is required.</p>
<b>Open Space</b>	Archaeological site Beach shacks Boat storage Dock Dog team Monument, cairn, or station Park or playground Shed to store equipment for traditional, cultural, and recreational activities close to the zone	Snow fence Sports field Temporary outdoor storage of waste Workroom facility	<p>(a) <b>Setbacks (minimum)</b> Front = 3 metres Rear = 3 metres Side (Elevation) = 3 metres Side (Elevation) = 3 metres, or as required by the Fire Marshal Building Height (maximum) 3.1 metres (10 feet)</p> <p>(b) No building or structure shall be located closer than 10m to any side or rear lot line.</p>
<b>Industrial</b>	Automotive repair, sales or facility Building supply or contractors shop Construction equipment storage Retail store Warehouse Communications facility	Barge staging and landing site with associated warehousing Cannery Power plant Tank farm	<p>(a) <b>Setbacks (minimum)</b> Front = 8 metres Rear = 8 metres Side (Elevation) = 4 metres Side (Elevation) = 4 metres, or as required by the Fire Marshal Building Height (maximum) 10.7 metres (35 feet)</p> <p>(b) Only 1 creosote unit is permitted on a lot. (c) Hazardous goods storage or tank farm uses shall not be permitted within 30.5 metres of any waterbody.</p>
<b>Protective Development</b>		Quarry Water reservoir	<p>(a) A development setback from a water reservoir may be imposed by Council in cases where berms are used to retain water.</p>
<b>Waste Disposal</b>		Water disposal site Sewage treatment plant	<p>(a) No residential or commercial development involving food storage, handling or preparation shall take place within 450 metres of a waste disposal site.</p>
<b>Hinterland</b>	Archaeological site Dog team Temporary tenting or camping	Beach shack Cemetery Communications facility Permanent tenting and fishing cabins or camps Resource exploration and development Snow fence Tandem facilities Wind turbine	<p>(a) Any development within the Transportation Influence Zone as indicated on the Land Use Map shall be subject to the approval of NWC Canada.</p> <p>(b) No development is permitted within 100 metres of all archaeological sites, unless approved by the Chief Archaeologist or Director of Culture and Heritage from the Department of Culture, Language, Elders and Youth.</p> <p>(c) No development is permitted within 200 metres of a wind turbine.</p> <p>(d) No development is permitted within 100 metres of a wind turbine, unless approved by the Chief Archaeologist or Director of Culture and Heritage from the Department of Culture, Language, Elders and Youth.</p>
<b>Transportation</b>	Airport and related uses Communications facility		<p>(a) Any development within the Transportation Influence Zone as indicated on the Land Use Map shall be subject to the approval of NWC Canada.</p> <p>(b) The Municipal Reserve Zone identifies lands that may be interesting for future development. No development is permitted in the MR Zone.</p>
<b>Municipal Reserve</b>			<p>(a) Land use within the Watershed Overlay shall not be developed unless approved by the controlling Zoning By-Law.</p> <p>(b) No development is permitted where the development will have no impact on the Hamlet water supply, or the water pipeline is extended so that the water intake is upstream from the proposed development.</p>
<b>Watershed Overlay</b>			<p>(a) Land use within the Watershed Overlay shall not be developed unless approved by the controlling Zoning By-Law.</p> <p>(b) No development is permitted where the development will have no impact on the Hamlet water supply, or the water pipeline is extended so that the water intake is upstream from the proposed development.</p>

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

A By-Law of the Hamlet of Pangnirtung in Nunavut Territory to adopt a General Plan pursuant to the provisions of the Planning Act, R.S.N.W.T. 1986, c.P.1, s.4.

WHEREAS the Council of the Hamlet of Pangnirtung has prepared a General Plan, referred to as the "Pangnirtung Community Plan";

AND WHEREAS the Council of the Hamlet of Pangnirtung, duly assembled, enacts as follows:

1. Schedules 1, 2 and 3 of this By-Law form part of this By-Law.

2. This By-Law may be cited as the "Pangnirtung Zoning By-Law".

3. This By-Law shall come into full force and effect on the date of its Third Reading.

4. By-Law No.41 of the Hamlet of Pangnirtung is hereby repealed.

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

Mayor: \_\_\_\_\_ Senior Administrative Officer: \_\_\_\_\_

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

Mayor: \_\_\_\_\_ Senior Administrative Officer: \_\_\_\_\_

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

Minister: \_\_\_\_\_

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

Mayor: \_\_\_\_\_ Senior Administrative Officer: \_\_\_\_\_

### PANGNIRTUNG ZONING BY-LAW No. \_\_\_\_\_

A By-Law of the Hamlet of Pangnirtung in Nunavut Territory to adopt a Zoning By-Law pursuant to the provisions of the Planning Act, R.S.N.W.T. 1986, c.P.1, s.3.

WHEREAS the Council of the Hamlet of Pangnirtung has prepared a General Plan, and

AND WHEREAS the Council of the Hamlet of Pangnirtung, duly assembled, enacts as follows:

1. Schedules 2, 3 and 4 of this By-Law are declared to form part of this By-Law.

2. This By-Law may be cited as the "Pangnirtung Zoning By-Law".

3. This By-Law shall come into full force and effect on the date of its Third Reading.

4. By-Law No.41 of the Hamlet of Pangnirtung is hereby repealed.

READ a first time this \_\_\_ day of \_\_\_\_\_, 2007

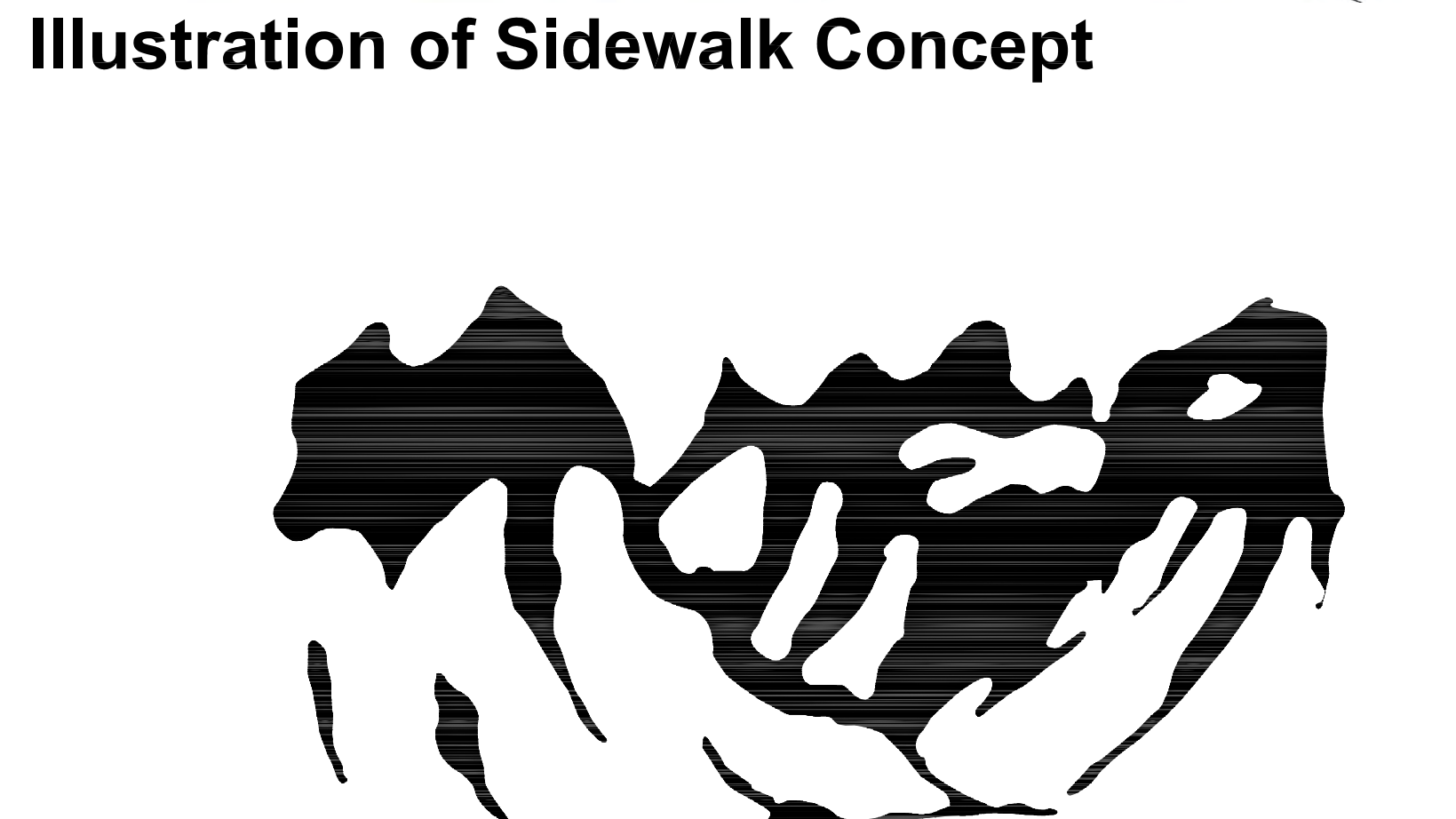
Mayor: \_\_\_\_\_ Senior Administrative Officer: \_\_\_\_\_

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

Mayor: \_\_\_\_\_ Senior Administrative Officer: \_\_\_\_\_



Illustration of Sidewalk Concept



Prepared by