



# Hamlet of Cambridge Bay By-Laws

<b>By-Law Name:</b>	Cambridge Bay Community Plan
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<b>By-Law Number:</b>	96
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## Description

A by-law of the Hamlet of Cambridge Bay in the Northwest Territories to adopt a General Plan, pursuant to the provisions of the Planning Act, R.S.N.W.T., (1988), c. P-7, s. 4.

## By-Law

AS the Council of the Hamlet of Cambridge Bay has prepared a general plan referred to as the *Cambridge Bay Community Plan* in accordance with the Planning Act.

Now therefore, the Council of the Hamlet of Cambridge Bay, duly assembled, enacts as follows:

1. Schedule 1, entitled *Cambridge Bay Community Plan Policies* and Schedule 2, entitled *Cambridge Bay Land Use Map*, are declared to form part of this By-Law.
2. The general plan of the Hamlet of Cambridge Bay, known as the *Cambridge Bay Community Plan*, and attached as Schedule 1 and Schedule 2 of this by-law, is hereby adopted.
3. This By-Law shall come into effect on the date of its third reading.
4. By-Law # 30, By-Law # 60, By-Law # 84 and By-Law # 90, the current Community Plan and amendments of the Hamlet of Cambridge Bay, are hereby repealed.



## **PRIMARY PURPOSE OF THE COMMUNITY PLAN**

Community Plan policies will be used by the Council to make land use decisions.

All developers, public and private, will have their proposed developments conform to the policies of the Community Plan and regulations of the Zoning By-Law.

It will be easier to substantiate the need for funding projects which have been identified in the Community Plan.

The Zoning By-Law is the primary tool by which Community Plan policies may be implemented and enforced.

## **CAMBRIDGE BAY COMMUNITY PLAN POLICIES' -SCHEDULE 1-**

### **1.0 GENERAL**

**GOAL** The Goal of the Plan is to accommodate growth and development in the Cambridge Bay in a controlled and logical manner over the next twenty years, reflecting the needs and desires of the community. This will be achieved by rational land use and development in the community.

### **POLICIES**

- 1.1 Council will make land use decisions based on the Community Plan policies and Zoning By-Law regulations
- 1.2 Council will ensure land is put in its' highest and best use by giving priority to existing lots and areas in town before developing new lots.
- 1.3 Council will develop guidelines for the construction, use and locating of the accessory building such as sheds, garages and warehouses.
- 1.4 Council will identify sufficient land, for each category of the use to meet anticipated twenty year requirements.
- 1.5 Council will strive to maintain a three year supply of the vacant lost for the residential, commercial, community uses and industrial uses.

- 1.6 Council will discourage housing developers which is outside development subdivisions or outside of the built-up areas in town.
- 1.7 Council will hold title to the tracts of land, some within the existing built up areas and other lands within areas identified for future development. Most of these lands will be identified as open space. These lands may later be rezoned, developed or leased to raise revenue.
- 1.8 Signs will be bilingual with each language having equal prominence and the first language being Innuinaktut.
- 1.9 Council will assume the responsibilities of administering Municipal Lands as they are transferred to the municipality in accordance with Article 14 of the Nunavut Lands Claims Agreement Act.
- 1.10 Council will establish a quarry management and development program. This may include identifying the locations, quantities and quality of quarry materials, specifying the order in which quarries will be developed and establishing quarry feed, permits and processed to be followed by quarry permit holders.
- 1.11 Council will establish a Planning Advisory Board who will make recommendations to Council concerning community planning matters.
- 1.12 The Hamlet shall develop a Building Standards By-Law, as provided for by Section 15 of the Planning Act, R.S.N.W.T.(1988), to ensure buildings do not detract from the appearance of character of existing or proposed development in the surrounding area.
- 1.13 The Hamlet shall develop a Property Standards By-Law under the authority of the NWT Environmental Protection Act, which will allow the Hamlet to regulate the maintenance of the building yards.
- 1.14 Council will provide space for the tot lots at a minimum density of 1 tot lot per 50 residential units.

## **2.0 CORE AREA**

**GOAL** The Core Area of the community centralizes activities such as retail, service type businesses, community service agencies and public buildings The purpose of a Core Area is to enhance the concept of a community identity and to minimize travel distances for residents.

## **POLICIES**

- 2.1 Council will control development in the Core Area by requiring all development applications within the Core Area to be reviewed by Council.
- 2.2 Council will encourage a concentration of Commercial and Community Use activities within the Core Area to enhance community identity and minimize the average travel distances for users.
- 2.3 Council will encourage maximum density in Core Areas subject to minimum fire separation distances and height restrictions.
- 2.4 Council will require businesses and institutions to provide sufficient parking facilities for staff and client use.
  - a. Maintain parking areas which are free of snow and well drained.
  - b. Parking areas may be shared between two or more organizations (i.e. the church use of parking space is limited outside normal business hours)

### **3.0 RESIDENTIAL**

**GOAL** The intent of residential areas is to provide a safe and attractive environment for people to live. Any uses that conflict with residential activities must be located outside of this land use.

## **POLICIES**

- 3.1 Council will encourage a mixture of owner occupied and rental housing.
- 3.2 Council will negotiate with the Ministry of Transport to release L.T.O. 2008, Block 22, lots 1-6 and Block 3, lots 3 & 4, 6 & 7 inclusive for development of infill housing.
- 3.3 Council will encourage home owners, businesses and corporations to incorporate ample warm and cold storage space into the design of residential units in lieu of constructing separate garages and sheds.
- 3.4 Council will develop guidelines for home based businesses sited in residential areas.
- 3.5 Council will provide various widths of residential lots to meet lot width needs of larger size homes and those which include garages.

#### **4.0 COMMUNITY USE**

**GOAL** Community Use lands are primarily for siting public facilities that are used as intensively by youth and elders as they are by the main population. As such they must be centrally located to Commercial and Residential use lands.

#### **POLICIES**

- 4.1 Council will encourage Community Uses generating high pedestrian and vehicular volumes to locate on Community Use lands over uses generating less traffic.
- 4.2 Council will identify and set aside Community Use lands for;
  - a. Future recreational facilities
  - b. Other outdoor activities such as for Hamlet Day activities.
- 4.3 Sea list lands used for storing materials unloaded from barges or used to store materials and containers to be leased onto barges cannot be put to other uses which may interfere with this activity.
- 4.4 Council will recommend to the Department of Education, Culture and Employment that the boundaries of the baseball field in the school yard be identified to ensure the land if not used for siting buildings or other infrastructures.

#### **5.0 COMMERCIAL**

**GOAL** A concentrated commercial centre will be developed to allow for easy access by community residents in consideration of the climatic conditions of the community, smaller, neighbourhood commercial nodes will be encouraged to provide services for area residents. A requirement for the commercial land has been identified, which combines the features of easy customer access and the use of yard space for storage of goods and materials used in the day to day operation of the business.

#### **POLICIES**

- 5.1 A “Commercial One” zone is established in the Zoning By-Law to meet demand for the type of commercial land use identified in the first and second goals.
- 5.2 Develop a redevelopment plan for the core area commercial lands and ensure limited, commercial core lands are put to the most appropriate use.

- 5.3 Council will locate commercial development along Mitik Street between Ugyuk Road and Tatkik Road until the lands identified for the future Commercial use are developed.
- 5.4 Site neighbourhood commercial outside of the core area to provide for local commercial needs. This provides easy access by neighbourhood residents.
- 5.5 Continue to zone land surrounding the power plant of Commercial and Community Use and uses, This will allow buildings to act as noise buffers by distancing the power plant from residential buildings.
- 5.6 Ensure lease holders or persons surrendering lots conform to environmental protection regulations in their handling of contaminants and that the land is returned to its original clean state.
- 5.7 A “Commercial Two” zone is established in the Zoning By-Law to meet demand for the type of commercial land use identified in the goals.
- 5.8 The owner or manager of a business may use a portion of the building space as a residence. This will allow the owner to ensure a comfortable level of security for the businesses’ assets and to ensure maximum efficiency in the operation of the business.

## **6.0 INDUSTRIAL**

**GOAL** In order to prevent land use conflicts and for the safety and aesthetics of the residents, new heavy industrial uses will be located at the periphery of the developed part of the community.

### **POLICIES**

- 6.1 Heavy industrial uses will be located along the east side of the Upper Air Station road as indicated.
- 6.2 Ensure industrial lots of various sizes are available.
- 6.3 Ensure lease holders or persons surrendering lots conform to environmental protection regulations in their handling of contaminants and that the land is returned to its original clean state.

## **7.0 INDUSTRIAL**

**GOALS** As the community develops it is important to maintain areas of open space to meet community needs for active and passive recreation, to protect natural features and to provide for the seasonal camping activities for the community residents within close proximity to the community.

**POLICIES**

- 7.1 Sheds and tent frames in open space areas must be easily movable and be removed at the request of the Council. They are not to be used for habitation.
- 7.2 Preserve the waterfront area for public use and enjoyment by;
  - a. Encouraging users to keep sites free of carcasses and litter and to discard or remove old equipment.
- 7.3 Develop outdoor recreational opportunities such as walkways, bike ways and/or play fields.
- 7.4 Identify and reserve open space areas for the use of seasonal camping areas.
- 7.5 Identify and reserve open space corridors to allow all terrain vehicles and komatiks to access in-town properties.
- 7.6 To avoid damage to boats and snow removal equipment boats are to be stored in the following locations during the winter months. About 25m from shore, north of where Okalik Street meets Natick Street and west of where Avingak Street meets Natick Street.

**8.0 HINTERLAND**

**GOALS** The Hinterland area includes all lands that are outside the built up area of the community and are within the Municipal Boundary. Activities which are generally found in this area include water supply lakes and their water shed areas, solid waster sites, granular sources, scientific and communication sites and research stations. The sensitivity of these areas and their importance to the residents requires that all uses and development must be strictly controlled.



## **POLICIES**

- 8.1 Preserve hinterland areas for general use and enjoyment.
  - a. For construction and use of cabins.
  - b. For hunting outside the 8km. radius of town.
  - c. For tourist attractions and camps.
  - d. For uses of similar nature which do not adversely affect the area's natural state.
- 8.2 Develop guidelines for construction of permanent buildings (such as cabins and sheds) and agency uses of these lands (such as wind generators, research facilities, communications towers, gravel pits and float plane bases) which are permitted within hinterland areas.
- 8.3 Access government funding for cleaning, and maintaining in a clean condition, all Hinterland areas.
- 8.4 Requiring that users remove all camping garbage and leave sites in a clean condition.
- 8.5 Continue waste pick up service at recognized camping areas as at the gravel pit and at Greiner Lake.
- 8.6 Council will monitor, review and improve on methods used in the collection and dumping of municipal wastes in order to improve the overall quality of life and health for residents. Develop guidelines for dumping practices at the municipal solid waste dump site including:
  - a. Dumping of chemical and petroleum products.
  - b. Timing the burning of garbage to minimize occurrences of smoke from the dump blowing towards the built up area.
  - c. Establishing the process and time line involved in reclaiming the dump site to make the long term goal of residential development within 450m of the present dump a possibility.
- 8.7 The Council will negotiate with the appropriate government agencies to have the D.N.D. reserve (L.T.O. 1006) reduced in size to ensure sufficient land is available for the future expansion of the community.
- 8.8 The Council will negotiate with Transport Canada or other appropriate government agencies for the release of L.T.O. 389, Lot 3, on which the receiver antennas are located to allow for development of residential lost near the shoreline.

## **9.0 ROADS AND DRAINAGE**

**GOALS** The Hamlet Council is aware of the need to provide passageways for the vehicles in a safe and efficient manner. There is a need for the road system to meet future needs and to resolve current problems. It is necessary to minimize the pedestrian/vehicle conflict by providing a safe routing for all.

**POLICIES**

- 9.1 The Hamlet will monitor and maintain road signs, lighting and drainage.
- 9.2 Co-coordinating the installation of street lighting and traffic control signs with road construction and upgrading projects.
- 9.3 Continue a dust control program to improve the general quality of life.
- 9.4 The Hamlet will work towards having existing roads, deemed essential for safe and efficient traffic flow legally surveyed. Also, legally surveyed road right's of-way where no actual road exists should be resurveyed into lots where appropriate.

**10.0 AIRPORT**

**GOALS** The airport is a vital link to the rest of the country. The safe and efficient operation of the airport requires special controls in the vicinity of the airport and telecommunication systems.

**POLICIES**

- 10.1 Council will adhere to all regulations put in place by the Department of Transportation and the Ministry of transportation to ensure safe and efficient operation of airport services.
- 10.2 Council will review applications for conducting aircraft operations (such as the use of helicopters to pick up loads), outside the defined airport boundaries, on a one-by-one basis.
- 10.3 Have the Department of Transportation review any developments within the airport.

**11.0 DOCKS**

**GOALS** The Hamlet Council will promote the development of docks for public use. This includes docking facilities for barges, ships and for local use.

**POLICIES**

11.1 Identify land for use as a marshalling area for goods arriving by barge.

**12.0 SNOW MANAGEMENT**

**GOALS** It is the Council’s aim that snow management practices be implemented to minimize costs and maintain maximum access to all municipal lands during and after snowstorms. That is, minimize the time frame, after snow storms, during which emergency and service vehicles cannot access properties.

**POLICIES**

- 12.1 Designated lands in and around the Hamlet will be identified for snow piling.
  - a. Small in-town lots will be used for snow piling on a short term basis, the snow to be removed after all roads are opened.
  - b. Larger lots will be used for seasonal snow storage. This may include areas along the shoreline to minimize the need for trucking snow.
- 12.2 Develop snow berm and snow fence programs in conjunction with new land development areas to reduce in town snow drifting and reduce long term costs.
- 12.3 Reserve land for snow fences as part of subdivision development sites.
- 12.4 Priority is given for preventing snow accumulation over methods for removing accumulated snow.

**13.0 HERITAGE**

**GOALS** A number of sites of historic, archaeological and/or of cultural significance are found within the Hamlet Boundary. Their sensitivity to development and their importance to the community demand that they are protected from development.

**POLICIES**

- 13.1 Identify, preserve, maintain and protect natural and man-made features having natural or historical significance, such as:
- a. The Stone Church and shipwreck site.
  - b. Mt. Pelly
  - c. Traditional burial grounds and cemeteries.
  - d. Archaeological Sites.