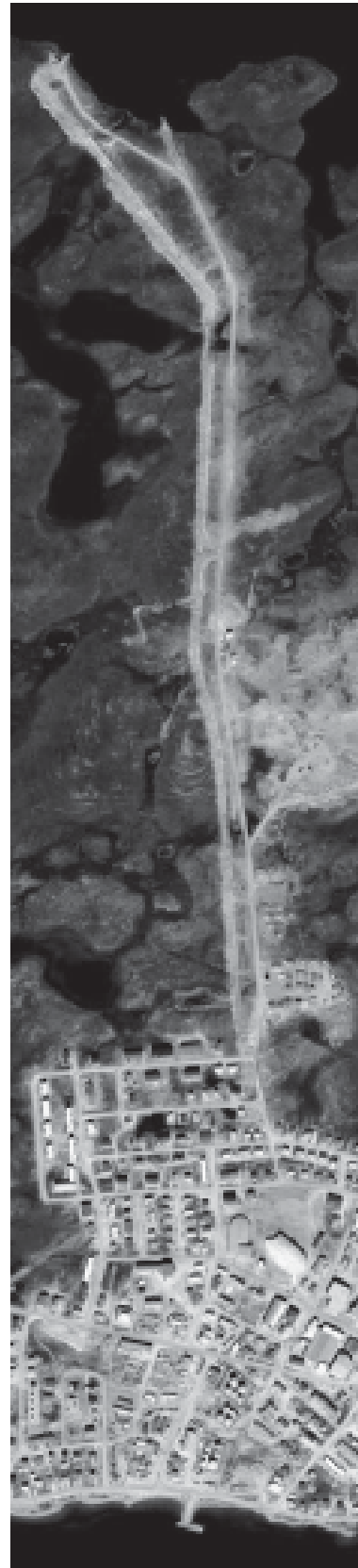


DRAFT

IKALUKTUTIAK
Cambridge Bay
Community Plan
2007-2027

November, 2007



Cambridge Bay Community Plan

ByLaw No. _____

A Bylaw of the Hamlet of Cambridge Bay in the Territory of Nunavut to adopt a General Plan pursuant to the provisions of the Planning Act, RSNWT, 1988, c. P-7, s-4.

WHEREAS 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 – Community Plan Text is appended to and forms part of this Bylaw.
2. Schedule 2 – Community Plan Maps and Drawings is appended to and forms part of this Bylaw.
3. This Bylaw will come into effect on the date of the 3rd and final reading of the Community Plan.
4. By-Law No. 96 is hereby repealed.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 _____, 200_.	
_____	_____
Mayor	Senior Administrative Officer
APPROVED by the Minister of Community and Government Services, this ____ day of _____, 200_.	

Minister	
Read a third and final time this _____ day of _____, 2007.	
_____	_____
Mayor	Senior Administrative Officer

Preface

What is an Official Community Plan?

To help guide the future development of municipalities in Nunavut, the Nunavut Government has authorized municipalities to adopt community plans under the Nunavut Planning Act.

A COMMUNITY PLAN is a general statement of the broad objectives and policies of the municipal government respecting the character of existing and proposed land use and servicing requirements in the area covered by the Plan.

Once adopted, a COMMUNITY PLAN serves as a foundation for all policies, regulations, and decisions pertaining to land use and development in the municipality.

The Nunavut Planning Act provides the authority and direction for the preparation of the Community Plan. The Plan provides guidance for economic, environmental, physical design and development, and social considerations. It promotes the quality of life, future growth, community development, economic, environmental and social well-being, provision of amenities and services, and transportation systems. The COMMUNITY PLAN provides Council with the wishes and aspirations of residents in Cambridge Bay.

Official Community Plan Amendments and Review

To ensure that an Official Community Plan continues to reflect community priorities, it may be modified in two ways. At the discretion of Hamlet Council, amendments to the plan are permitted. Extensive changes, on the other hand, normally occur during an Official Community Plan review. An Official Community Plan review typically examines every aspect of an Official Community Plan, and makes changes where necessary to maintain the community's overall vision. This review allows the Plan to be updated to suit changing values, economies, and technologies. As well, it provides the community with an opportunity to provide input to Hamlet Council and communicate the kind of future, residents of Cambridge Bay would like to see. A comprehensive Official Community Plan review should be conducted every five years in accordance with the Nunavut Planning Act.

PART 1

1.0 “THE PURPOSE”

The COMMUNITY PLAN is adopted by Council to guide land use and development decisions as well as provide detailed planning direction for everything from redeveloping areas such as the Core Area to providing design criteria for undeveloped lands for the next twenty years.

To adequately address future growth and development challenges and respond to the economic and social changes that have occurred in the Cambridge Bay over the past eleven years, this COMMUNITY PLAN replaces the 1996 COMMUNITY PLAN.

2.0 WHY CREATE A NEW OFFICIAL COMMUNITY PLAN?

Cambridge Bay’s Official Community Plan was created in 1996. Since that time, the Hamlet has experienced significant change. An increasing population, and increasing regional role has led to a rise in the number and variety of housing units required throughout the Hamlet. In response, new housing has been developed north of the built area of the community.

A growing population has led to an increase in the number, variety and type of commercial facilities required. There is interest in developing more commercial areas to service the community but no where to build. Industrial development, on the other hand, has been in the form of storage areas.

A community plan must continue to plan for the needs of these sectors. Along with physical change has come an evolution of community values. The livability of Cambridge Bay continues to be of prime importance to the community’s residents. The issues of community safety, sustainable development and the environment, urban design and character, land development and availability, are all high priorities on the community planning agenda.

Part II

2.0 “The Vision”

The desired Cambridge Bay is an attractive, safe, healthy, friendly, Arctic coastal community and is a vibrant Regional Centre for the Kitikmeot communities that includes government and commerce and is surrounded by the natural environment.

The study philosophy for the Cambridge Bay Community Plan can be stated as follows:

- Build a place for people first. A place that is walkable, safe and human-scale, loved by residents, attractive to business and appealing to visitors
- Develop a unique sense of place and healthy mix of uses, providing a diversity of housing choices connected to places to shop, work, play and relax.
- Define a bold vision for the Core Area that will shape growth over the long term and contribute to its context within the community and within the region.
- Enhance Cambridge Bay’s regional role and continue to develop as a destination for business and tourism.
- Create a diversity for business such as incubator malls, offices and professional services.
- Provide access, enjoy the beauty, and maximize public views to a precious waterfront.
- Achieve beauty in the built environment through good design, landscape architecture, streetscapes and public art.
- Build a community that can supply a diversity of housing types such as ownership and rental, apartments, row housing, family housing, Seniors housing, and continuum of care options, targeting both younger and older people.
- Identify a clear system of public streets and open spaces for people and vehicle to connect to the centre of the community.

- Design for access corridors that connect to the traditional environment.
- Structure the Core Area and define the form and quality of future developments in Cambridge Bay.

A variety of public consultation activities were completed between June 2007 and October 2007 which has included open houses, Planning and Lands Committee meetings, personal interviews and a call in radio show.

The Planning and Lands Committee acted in an advisory capacity. The Committee is composed of a cross section of community members and works on all aspects of the Community Plan and has met on several occasions.

This COMMUNITY PLAN represents the Hamlet Council's dedication and commitment to listening to the community and each other as well as the hopes and dreams of residents of Cambridge Bay.

Part III

3.0 “The Plan”

3.1 Introduction

The Vision of Cambridge Bay as presented in Part II of the Plan is further articulated in this Part for the purpose of guiding future development of the community. This section of the Plan deals with three general development strategies; Growth Management, Economic Development, and Social Development. A series of detailed development policies arranged in the following ten subject areas will form and shape the Plan:

1. Growth Management
2. Natural Environment
3. Land Uses
4. Parks, Recreation, Culture and Heritage
5. Transportation
6. Municipal Services
7. Aggregate
8. Airport
9. Hinterland
10. Public Input

These *development strategies* and *development policies* form the backbone of the Plan and are an integral part of its implementation process.

As a guide to future development, it is important that the Plan be flexible as the future cannot be predicted with certainty. This flexibility will allow incorporation of innovative ways to achieve the vision as opposed to following a set of precise regulations.

Although the Plan should be *flexible*, it should also be *direction oriented in terms of Hamlet Council*. This will provide the municipality with an appropriate course to pursue in the management of land use and development. These two elements, *flexibility* and *direction oriented*, are the cornerstones of growth management in the Plan.

3.2 General Development Strategies

Cambridge Bay as a Sustainable Community

Many of the elements identified in the community philosophy can be related to the concept of “sustainable development”, meaning development which does not sacrifice long term environmental quality for short-term benefits and preserves resources and the environment for future generations. Sustainable development involves a better integration of the environment and the economy on an ongoing basis. It does not imply total preservation or non-development, but requires that decisions made by the Cambridge Bay Council, industry, and individuals consider all biological, social and economic consequences.

This Plan embraces the principle of sustainable development and provides a Vision for Cambridge Bay’s future in which economic, environmental, and social objectives are integrated.

3.2.1. Growth Management

Population

Population and dwelling counts - Characteristics	Cambridge Bay - Hamlet (Census subdivision)	Kitikmeot (Census division)	Nunavut (Territory)
Population in 2006	1,477	5,361	
Population in 2001	1,309	4,816	26,745
2001 to 2006 population change (%)	12.8%	11.3%	10.2%

Fig. 1 Chart shows that there has been a 12.8% population increase over the last five years

Population Projections	Cambridge Bay - Hamlet (Census subdivision)			Kitikmeot (Census division)			Nunavut (Territory)		
	Total	% change from 2006	Population Increase	Total	% change from 2006	Population Increase	Total	% change from 2006	Population Increase
2006	1,477	N/A	N/A	5,361	N/A	N/A	29,474	N/A	N/A
2011	1,666	12.8%	189	5,967	11.3%	606	32,480	10.2%	3,006
2016	1,879	27.2%	213	6,641	23.9%	674	35,793	21.4%	3,313
2021	2,120	43.5%	241	7,391	37.9%	750	39,444	33.8%	3,651
2026	2,391	61.9%	271	8,227	53.5%	835	43,468	47.5%	4,023

Fig. 2 The community will increase by 61.9% over the next 20 years

Characteristics	Cambridge Bay			Nunavut		
	Total	Male	Female	Total	Male	Female
Total population	1480	750	725	29475	15105	14365
0 to 4 years	150	85	70	3425	1745	1685
5 to 9 years	145	70	70	3310	1685	1630
10 to 14 years	155	75	80	3260	1645	1615
15 to 19 years	140	75	65	3160	1650	1515
20 to 24 years	110	55	60	2460	1240	1215
25 to 29 years	110	50	60	2425	1195	1230
30 to 34 years	90	45	50	2165	1090	1075
35 to 39 years	120	55	65	2205	1140	1070
40 to 44 years	110	50	65	1860	955	900
45 to 49 years	105	60	50	1510	760	750
50 to 54 years	85	50	40	1245	665	580
55 to 59 years	60	35	25	1025	565	465
60 to 64 years	25	15	10	605	335	270
65 to 69 years	20	15	15	355	185	170
70 to 74 years	15	10	5	230	135	95
75 to 79 years	10	5	5	125	60	60
80 to 84 years	5	5	0	60	35	25
85 years and over	5	5	0	45	25	20
Median age of the population	26.3	26.3	26.2	23.1	23.3	23
% of the population aged 15 and over	69.3	69.3	69	66.1	66.4	65.7

Fig. 3 Age and sex of the population. The under 15 population is 31% of the population.

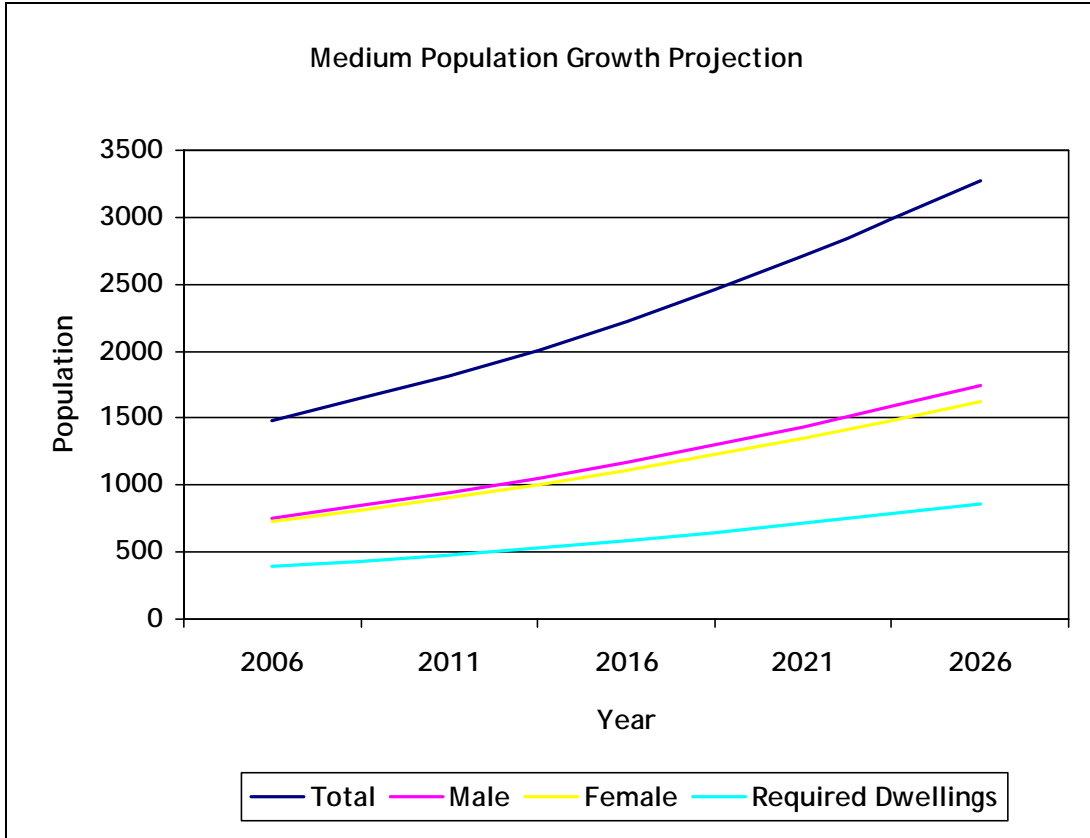


Fig. 4 Illustrates the medium growth of population for the community. A medium growth population projection sees the population increasing from 1,480 in 2006 to 1,810 in 2011, to 2,227 in 2016, to 2,713 in 2021, an increase to 3,278 by 2026. The number of required dwellings increase from 389 in 2006 to 476 in 2011, to 586 in 2016, to 714 in 2021, and to 863 by 2026.

The following elements are considered necessary for inclusion in the growth management strategy for Cambridge Bay:

- Identify areas considered suitable for development and redevelopment and assign land uses and densities to create a desired sustainable development pattern with the most efficient use of municipal infrastructure and community services;
- There are several constraints towards development that rest outside of the jurisdiction of the municipality. Focus on these areas is required to enable the community to grow in a sustainable and systematic fashion.
- Cambridge Bay needs to pursue the definition of the actual municipal boundary of the municipality to ascertain its jurisdiction. This is essential in having direct control over the development of the area of the overlapping boundary and federal lands.

3.2.2 Smart Growth Policies

The Council shall endorse and promote the following Smart Growth principles in new development and redevelopment of existing properties:

- a. Undertake development in a compact fashion;
- b. Support mixed use development;
- c. Promote alternative development standards;
- d. Protect sensitive environmental areas;
- e. Reduce (eliminating) detrimental economic, environmental, and social effects of development;
- f. Integrate open space into daily living;

In response to upcoming changes in the resources industry surrounding Cambridge Bay, new initiatives in business and tourism are seen to be emerging. Which, combined with the quest for a better quality of life in a healthy and clean environment, a low crime rate and the onset of mineral exploration could dramatically trigger the population and economic growth of Cambridge Bay.

3.2.3 Economic Development

The Cambridge Bay Community Economic Development Plan provides the framework for economic growth in the community. In the Action and Implementation section of the Plan, infrastructure requirements were identified. They have been included in the Community Plan as a basis for land requirements. They are as follows:

- Improvements to float base
- Hamlet Office building
- Community Hall expansion
- Men and Women's Shelter
- Youth elders facility
- Training Centre
- Arctic College
- Elders/Nursing Care Home
- Mall
- Recreation Facility
- Middle School
- Outdoor site for community events

The advent of mineral exploration in the area will require a new sector of employees with a different skill set. Exploration in the area will not have an impact of the physical development of the community for several years but it will need to be monitored and the Community Plan adjusted as required.

There is a need to explore economic development opportunities in value-added industries, historical adventure (potential association with the role of Cambridge

Bay and the Northwest Passage) and eco-tourism programs, mining and exploration and services and alternative energy resources. It is important that Cambridge Bay maintains a diversified economy. As well, there is an immediate need to create business and employment opportunities for local residents and youth.

3.2.4 Social Development

The most recent statistics indicate that more than half of Cambridge Bay's population is in the 1 to 29 year old age bracket. The intent of this plan is to guide growth for the next 20 years in the community. A growing Elders population will require more services and facilities as will the requirements for the large 20-50 year old group.

Arctic College is investigating the potential of enhancing their campus at Cambridge Bay and is seeking a site that can accommodate a campus.

The community residents have clearly indicated the need for improved recreational services and facilities for youth. The need for childcare and youth services can also be expected to grow along with the need to provide services and facilities for Elders.

The major elements for a social development strategy for Cambridge Bay could be considered:

1. Create and promote training and employment opportunities for the unemployed and youth;
2. Promote development of recreational and cultural activities for all age groups;
3. Ensure the provision of adequate services for childcare;
4. Encourage the development of a wide range of housing types, tenures and densities that satisfy the diverse needs of individuals and families of different economic and age levels.

3.3 Specific Development Policies

3.3.1 Growth Management

Boundary Extension

GOAL:

To acquire land surrounding the community in order to allow the community to expand in an organized manner and guide the development and use of land.

OBJECTIVES:

1. To protect the character and design of the community and to allow for more emphasis to be placed on the future development of the area.
3. To allow for timely reactions to land use issues and to ensure the municipality has jurisdictional control over issues that effect Cambridge Bay residents.
4. To protect the potable water supply for the community by protecting the water shed.
5. To evaluate each area setback imposed upon the community to make sure that it is current and still relevant.

3.3.2. The Natural Environment

GOAL:

To identify, protect and, where possible, enhance environmentally sensitive natural resources and natural ecosystems.

OBJECTIVES:

1. To protect and enhance natural land forms and ecosystems.
2. To ensure the health, safety and property value of residents and minimize the risk of damage to property and life resulting from altering natural drainage courses.
3. To harmonize existing development and the natural environment.

POLICIES:

1. Identify, protect and enhance environmentally sensitive areas (ESA). These include natural watercourses, and the marine coastline area.
2. Require developers to follow best development practices.
3. Identify natural watercourses and maintain them in a natural state, through designation as Environmentally Sensitive Areas (ESA).
4. Protect existing green space and open space by appropriate regulations and guidelines.
5. Encourage re-vegetation strategies in all new subdivisions and developments for dust control, erosion control and aesthetics.
6. Develop a “green design” philosophy for land and housing developments.
7. Develop a strategy for snow removal that will not adversely impact the environment or infrastructure during spring runoff.

3.3.3. Land Use

GOAL: To create sustainable development that is sensitive to the physical, cultural and economic values held by Cambridge Bay.

OBJECTIVES:

1. To create a community that gives its residents a sense of place while being physically active and healthy by incorporating green design into our lifestyles as well as our shelters and infrastructure.

POLICIES:

1. Continue developing green space as new areas are developed;
2. In all street designs, create a wider right of way to incorporate a safe area for pedestrians;
3. Establish a road hierarchy in the community for current and future land development and transportation routes;
4. Link parks and green-space corridors;
5. Designate and expand public access points along the waterfront;
6. Design subdivisions and redevelopment areas to reduce the costs of new development and infrastructure for the Municipality;
7. Promote the creation and maintenance of a community garden or greenhouse. Aspects like a community garden can also offer educational possibilities for the entire community and add an element of localization, for example, by providing fresh produce in addition to aesthetic benefits and physical activity;

3.3.4 Residential

GOAL: To provide a safe, stable and attractive environment in which people have the option to live in a variety of housing types and densities.

OBJECTIVES:

1. To ensure the provision of a range of housing types, tenures, and densities, which meet the diverse needs of individuals and families of varying income levels and age groups.
2. To blend housing type to encourage a vibrant mix of people forming neighborhoods.
3. To have sufficient land developed for new housing developments in the year prior to construction to meet ongoing public and private demand.
4. To accommodate home occupation activities within community neighborhoods that does not adversely impact the neighborhood with either noise, a significant increase in traffic or pollution.
5. Other uses that can be deemed to be residential in nature can also be located in residential land uses such as a Day Homes, Group Homes, Care facilities, etc.

POLICIES:

1. Infill lots and lots that are currently occupied by abandoned buildings within residential areas will be developed as first priority.
2. Design and accommodate the mix of single family residential and multi family residential units within the same block.
3. Encourage upper floor residential development above the first floor in the Core Area of the community.
4. Provide areas designed for neighborhood scale commercial facilities in residential neighbourhoods.
5. Provide areas for recreational facilities including pedestrian and bicycle trails in residential neighborhoods.
6. Permit secondary suites in single-family dwellings with sufficient off-street parking.

3.3.5 Core Area

GOAL: The Core Area will allow for the concentration of commercial and public community use facilities in the central portion of the community. Uses in this land use include retail, service, community service agencies, public buildings and public open space. Residential use will be allowed as a second floor development.

OBJECTIVES:

1. To centralize activities making it more accessible to the masses and improve the delivery of specialized municipal services.
2. To permit residential as a second floor use thus increasing the density of the Core and creating a vibrant and alive “heart” of Cambridge Bay.

POLICIES:

1. Develop the central portion of the community for small scale land intensive commercial and community use.
2. Phase out industrial lands and large scale land consumptive uses from the core area and direct these to specific locations in other designated areas.
3. Phase out low density residential from the Core Area to provide for new commercial and community use with permitted second floor residential.
4. Strengthen the Core Area by redeveloping vacant lots and buildings for uses compatible with the intent of the Core Area.
5. Undertake a Master Redevelopment Plan for the Core Area.
6. Design for major public open space to link important community buildings and provide spaces for community events and recreation.
7. Encourage coordinated redevelopment of the Community Core Area by creating a Communication Strategy that keeps all stakeholders up to date on the process and events.
8. Ensure that the development/redevelopment of the Community Core Area adheres to the following core concepts:
 - High quality architectural design reflecting the northern environment and context of Cambridge Bay;
 - Mixed pedestrian oriented commercial and residential land uses;
 - Maximum connectivity with the shoreline and the site currently used for the purposes of a Tank Farm.
 - Expansion of the Community Core Area will remain central to the growth of the community.
9. Encouraging and facilitating the redevelopment of the tank farm area properties fronting onto the water will allow:
 - the provision of public access to the waterfront;
 - high quality public area and architectural design reflecting a unique Cambridge Bay;
 - protection and enhancement of view corridors;
 - attractive landscaping and site development

- places for unique facilities for all Land Use categories (with the exception of Industrial) including Visitor Centres, Youth/Elder facilities, public buildings and spaces requiring a high profile.
- A strong and attractive focal point of the community
- Land Intensive use conducive to being on prime land with access to the waterfront.

3.3.6 Neighborhood Commercial Development

GOAL: The provision of a full range of commercial facilities and services for the convenience of residents and visitors and for the economic vitality of Cambridge Bay will be located throughout the community to serve a variety of commercial needs.

OBJECTIVES:

1. To provide the best variety of services and facilities for the enjoyment and use of residents and visitors.
2. To enhance the vitality of the community through the establishment of new businesses and the creation of employment.
3. To strengthen community integrity and provide convenient services within easy walking distance.
4. To promote pedestrian activity.

POLICIES:

1. Encourage the development of neighborhood commercial nodes where appropriate.
2. Ensure design compatibility with surrounding neighborhoods.
3. Establish Hours of Operation for neighborhood commercial activities to be compatible with patterns of living.

3.3.7 Industrial Development

GOAL: To enhance the economic viability of the community through the diversification of the local economy and the provision of employment opportunities.

OBJECTIVES:

1. To ensure a diversified local economic base.
2. To provide additional employment opportunities.
3. To reduce any conflicts with industrial and other land uses that may occur by the generation of noise, pollution, unpleasant odours, excess and heavy traffic and other negative impacts.
4. To relocate existing industrial development from the road to the Water Lake, from the area of the shoreline, including and surrounding the area of the tank farm.
5. To maximize available infrastructure and minimize detrimental effects of industrial development on the natural environment and surrounding areas.
6. Develop two categories for Industrial land uses; Static and Active.

Static Industrial categorizes industrial uses that have limited activity and do not generate noise, pollution, unpleasant odours, excess and heavy traffic and other negative impacts.

Active Industrial categorizes industrial uses that are active businesses and possibly generate noise, pollution, unpleasant odours, excess and heavy traffic and other negative impacts.

POLICIES:

1. To work with the Department of Transportation to develop an industrial area adjacent to the airport for industry that has an airside connection.
2. To actively lobby the Department of Health to reconsider the setback requirements to permit industrial land uses in the areas restricted by the setbacks of the solid waste site and sewage lagoon for Static Industrial purposes.
3. To re-evaluate the sealift operation at the shoreline in the heart of the community and begin discussions with the Department of Transportation and DND to request joint use of the docking facility south of the airport.
4. To commence discussions with the Department of Transportation and the private owner of the tanks on the relocation of the tank farm to an area that will permit growth of the tank farm and free up lands within the Core Area of the community. This relocation could potentially occur in the area of the tank farm on Airports Land, east of the airport where there are existing docking facilities.
5. Promote office and commercial uses in industrial areas which complement industrial redevelopment; except those that specifically cater to industrial clients.
6. Require a high quality of site design including visual buffers where the activity is unsightly.

3.3.8 Community Use

<p>GOAL: The provision of land for a wide range of institutional, recreational and public community use facilities and services to enhance the quality of life in Cambridge Bay residents.</p>
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OBJECTIVES:

1. To provide the highest quality of recreational, healthcare, childcare, education, and government services possible.
2. To focus and site non land intensive community use facilities in the Community Core Area.
3. To site land intensive building such as an arena or College Campus, in the area north and north west of the built area of the community.
3. Provide urban design and a Development Scheme for the area of the tank farm.
4. Community use such as a Seniors Complex in the area of the Anglican Church would be the best use for the land and keep the land within public use.
4. To provide a centrally located community centre, servicing a wide range of community needs.
5. To anchor and recognize the Tourism Visitor Centre and the Elders Centre as the eastern anchor of the community and commemorate the cultural history of the area through the recognition and documentation of all cultures and eras of the community.

POLICIES:

1. Encourage the consolidation of health and social related facilities in the area identified as the North Core.
2. Support upgrading and consolidating Arctic College Facilities into one area as illustrated on the Land Use Plan.
3. Encourage greater services for youth.
4. New public use buildings to be located in any of the Core areas making them easily accessible to all.
5. When designing for a new community complex (arena, curling, sports facility) construct it in the area designated on the road to the Water Lake.

3.3.9 Parks, Recreation and Heritage

GOAL: The provision of a diverse range of recreational and cultural opportunities for the enjoyment of residents and visitors.

OBJECTIVES:

1. To provide a comprehensive parks and recreation system emphasizing a green loop surrounding the community and having access to the waterfront.
2. Creating play areas within the green areas for skateboarding, biking, walking, running, skating, and other outdoor recreational activities such as basketball, softball, soccer, golf etc.
2. To provide an array of cultural services and facilities for the enhancement of community life.
3. To support development of active recreational and cultural activities.
4. To provide an opportunity for residents to enjoy learning about “Arctic” life through relevant activities focused on the outdoors and culture and work this through the desire to beautify the community.

POLICIES:

Parks & Open Space

1. Develop an open space network consisting of:
 - Neighbourhood parks;
 - Community park;
 - Linear Parks (with walkways and bikeways);
2. Connect the above elements with the Community Core Area and the waterfront to form an integrated open space system.
3. Establish and preserve a waterfront promenade beginning at the Visitor Centre and moving towards the Community’s west side.
4. Require a minimum 5% of usable area for parkland dedication in all new subdivisions that connect to adjacent parklands to ensure community corridors are created.
5. Promote civic art in the Community Core Area (murals, sculpture, facades on buildings such as the interpretation of the aurora borealis on the Health Centre).
6. Enhance the information about Cambridge Bay at the Visitor Centre and also increase the information about the Territorial Park at Ovoyuk at the Visitor Centre.
7. As the tank farm is phased out, designate a large public open space area for public events, and recreation within this area.

Heritage

1. Establish an inventory of archaeological and heritage sites within the municipal boundary.
2. Promote the preservation of identified archaeological and heritage sites in the community.

3.3.10 Transportation

GOAL: As the number of vehicles continues to grow in the community, the development of a safe and efficient transportation system for the movement of people and goods within the community is required.

OBJECTIVES:

1. To ensure a safe and efficient road for the overall integration of land uses in the community.
2. To develop a network of safe pedestrian routes into and throughout the community.
3. To ensure that roads are designed and aligned to reduce the amount of snow removal activity.
4. To design roads with proper drainage routes to eliminate the washout of roads.
5. To facilitate ease of movement for hunters going on the land.
6. To site buildings on lots such that the delivery of municipal services is efficient.

POLICIES:

1. Upgrade the existing roadways to meet a three level road system; main streets, collector roads and local roads.
2. Provide for rerouting traffic from the school area and the Core Area of the community by constructing a new road west of the community to the new developments areas north and west.
2. Maximize on-street parking through street improvements in any new Community Core Area design.
3. Secure on-site parking with all new proposed developments.
4. Develop a comprehensive network of pedestrian routes along existing and future roads.
5. Improve pedestrian connections between the Community Core Area, waterfront, and the residential areas of the community.
6. Discourage on-street parking around the perimeters of existing schools.
7. Design and preserve access corridors for hunter to access the land.

3.3.11 Municipal Services

GOAL: The efficient provision of infrastructure services to meet present and future needs.

OBJECTIVE:

1. To ensure that all development shall be designed and constructed to facilitate the delivery of services including water delivery, sewage collection, garbage collection, fire protection and snow removal.

POLICIES:

1. The existing sewage lagoon will be monitored.
2. The solid Waste disposal site will be monitored.
3. Re-evaluate the potential of a Core Area piped water servicing.
4. The water lake and its water shed will be protected.
5. Identify all drainage courses for integration into an overall drainage plan for the community and reduce the practice of filling these natural drainage systems where possible.
6. Waste recycling measures should be promoted to lengthen the use of the solid waste sites.
7. Encourage the provision of adequate fire protection services for both present and future development especially in the event of concentrated built form in the Core area that may house second floor residential.
8. Investigate relocating the truck fill station away from the centre of the community.
9. All municipal services should be located at the front of the building so as to permit safe and accessible access by municipal service vehicles.

3.3.12 Aggregate

GOAL: Granular material is essential to the future development and maintenance of the community for roads, building pads, concrete and other construction.

OBJECTIVE:

1. To have Council establish Quarry Administration Agreements and manage the quarry sites within the municipal boundary.

POLICIES:

1. Request the Government of Nunavut to undertake a Quarry Assessment on past and new sites and determine the future needs of the community.
Recommend restoration plans where applicable.
2. Develop a quarry management plan to ensure that sand and gravel pits are properly managed to minimize waste and negative visual impact and are associated with a quarry restoration plan.
3. Secure Quarry Administration and create an account solely for the restoration of out of use quarry areas.

3.3.13 Airport

GOAL: To maintain the safe and efficient operation of the airport.

Policies:

1. Restrict development in areas that may interfere with the safe and efficient function of the airport and it's facilities by means of building height, location or material composition, in accordance with the airport requirements and standards.
2. Research the potential of the relocation or phasing out of the tower from the western fringe of the built area of the community (Block 55).

3.3.14 Hinterland

GOAL: To control development of the lands surrounding the community within the Municipal Boundaries.

Policies:

1. To preserve lands surrounding the community for traditional activities.
2. Restrict development activities within 30 meters of drainage within the entire watershed.
3. Designate the cemetery site allowing for growth.
4. Identify aggregate sites on the map.
5. Identify solid waste, water, and sewage sites with adequate setbacks.

3.3.15 Public Input

Goal: To create opportunities for people to participate in the growth and the development of the community.

Objectives:

1. The Hamlet of Cambridge Bay recognizes and embraces the need for Public Input in determining the future of the community and implementing the Vision of the People.
2. Throughout any part of the Planning process or the plan implementation, the Municipality encourages and solicits the ideas and concerns of the public using different communication tools and methods.

Policies:

1. The Hamlet Council will post any requests for changes to the Plan in accordance with the Planning Act.
2. The Hamlet Council will notify the public at the time of plan reviews.
3. The Hamlet Council will continue to monitor the plan and seek direct input from stakeholders within the community should it be necessary.

Part IV

4.0 Implementation

4.1 Introduction

The simple act of stating community goals and objectives never assures their realization. Rather, it is necessary to utilize a variety of methods to confirm that aspirations of the community are consciously being worked towards. In order to fulfill the vision expressed in Part II of this plan, the policies contained in the previous section must be implemented. A program of implementation helps to facilitate the orderly development and control of land in the best interests of the community. The process of implementation includes many different elements, which reflect legislative authority, municipal procedures and council policies. The following is a brief summary of the key components in the Community Plan implementation program.

4.1.1 Administration

This Community Plan is Council's document used for guiding development. In accordance with the Nunavut Planning Act it is subject to a comprehensive review every five years. Should the community experience above normal activity it may be prudent that the Hamlet Council reviews the plan at that time.

The Zoning ByLaw is a document that implements the policies of this Community Plan to insure the intent of the Community Plan is carried out. The Zoning ByLaw holds the regulations for development.

Any amendments to the Community Plan can be made in accordance with the Nunavut Planning Act.

4.1.2 Implementation of the Plan

The COMMUNITY PLAN will be implemented by a Zoning ByLaw that will provide the detailed rules and regulations regarding how the land will be used.

The ZONING BYLAW will contain a DEVELOPMENT PERMIT APPLICATION, an application used by developers to convey their development to the Hamlet Council and seek permission.

To implement the short and long term vision of the Community Plan and enforce the regulations of the Zoning ByLaw, the Hamlet Council will appoint a Development Officer in accordance with the Planning Act. In accordance with Section 16(a) of the Planning Act, the Hamlet Council will:

- a) provide for the appointment of a development officer, who shall be an official of the municipality;
- (b) authorize the development officer to receive applications for development permits; and
- (c) require that where an application for a development permit is approved, an official of the municipality must post a notice of the approval conspicuously on the property for which the application has been approved.

4.1.3 Map Schedules

The following maps are included in the Plan to graphically depict the policies on future land use, the transportation network, and areas of Special Development criteria:

Schedule “2” Land Use Plan – Community Built Area
Schedule “3” Area within Municipal Boundary - Land Use Plan

4.1.4 Other plans and documents

Additional plans that will support the Community Plan at a later date may include:

- Community Core Redevelopment Master Plan
- Future Residential Subdivision Design
- Industrial Lands Subdivision Design
- Airport Groundside Commercial

The following are studies and policy documents required for further refinement of the Community Plan:

- Umingmak Street Traffic Study
- Tank Farm Relocation Feasibility Study
- Drainage Studies (in progress)
- Heritage Site Inventory

4.1.5 Special Development Area Guidelines (Development Schemes)

Guidelines which are focused toward development within specific areas of Cambridge Bay are designated in the Plan. Normal zoning regulations do not always provide reasonable flexibility or control over the positive innovative developments to be facilitated. Special development Areas (Development Schemes) are a method of providing greater flexibility and uniform enforcement of specific development guidelines. These guidelines reflect the policies of the Community Plan and assist Council and staff in evaluating development proposals within areas of special interest.

4.1.6 Other Municipal Bylaws

Several other bylaws influence the shape and development of Cambridge Bay and as well, the implementation of this plan. These bylaws will need to be identified, revised and rewritten to implement recommendations of this plan.

4.1.7 Fiscal Program

Implementation of many of the policies contained in the Community Plan depend on the expenditure of Government of Nunavut and Municipal funds. The Municipal Capital Works Program, in particular, must reflect the policies of the Community Plan with regard to the physical infrastructure.

4.1.8 Council Policies

Municipal Council may, by resolution, adopt policies in various subject areas affecting the implementation of the Plan.