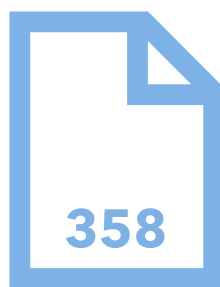
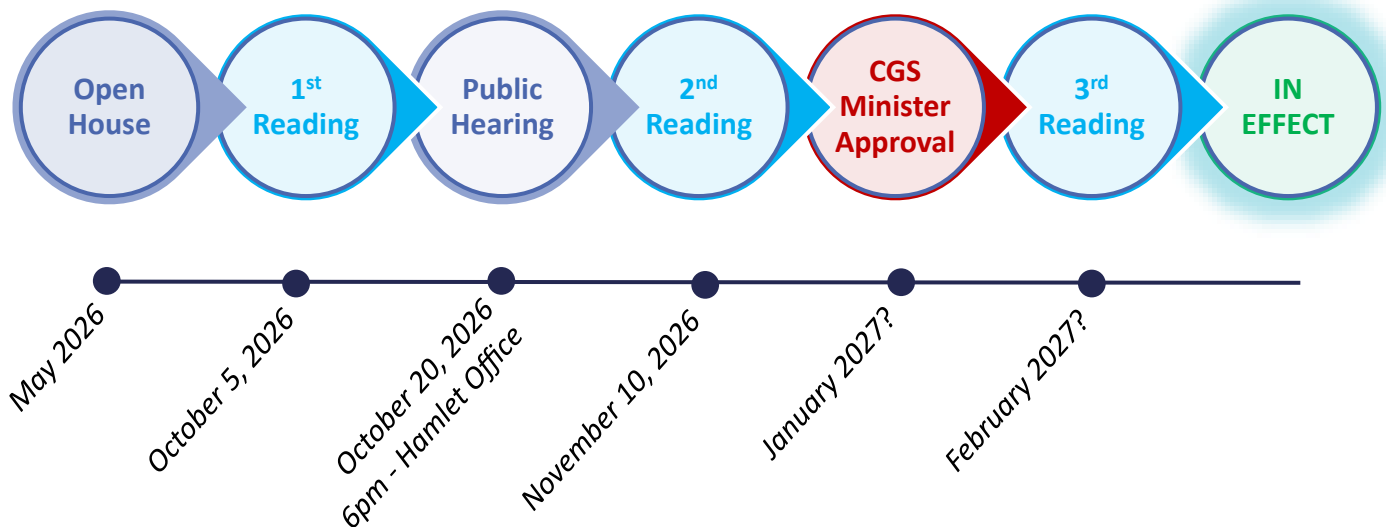


NEW Community Plan 358 & Zoning By-law 359

2026 to 2046

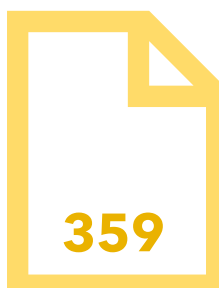


Planning Process



COMMUNITY PLAN

Guides how Arviat will grow and develop over the next 20 years (2046), including future land use, neighborhoods, infrastructure and community priorities.



ZONING BY-LAW

Establishes detailed regulations and requirements for the use of land and all development in Arviat.

KEY CHANGES - Community Plan

Plan for a **population of 5,500** by 2046
Identify land for **820 new homes** by 2046

7 Priority Action Areas *(Section 2.5)*

1. Inuit Nunangat University

- Parcel creation
- Design supporting uses
- Trail connections

2. Housing

- Good design
- Size and density appropriate for firefighting

3. Climate adaptation

- Drainage improvements
- Assessing land stability in new areas
- Snow fence feasibility
- Monitor changes to permafrost

4. Parks & trails

- Park upgrades
- Walking infrastructure improvements

5. Transportation infrastructure

- Fuel pipeline crossings into new neighbourhoods
- Kivalliq road project
- Sealift and wharf improvement projects
- Airport infrastructure and service improvements

6. New quarry

- New quarry site
- New quarry road

7. Community infrastructure

- Relocation of metal waste site
- Waste management
- Kivalliq Hydro-Fibre Link project
- Renewable energy

Updated Development Phasing *(Section 3.2)*

- **Phase 1** – new subdivision at 9th Street and 9th Avenue
- **Phase 2** – extension of 6th Avenue to 14th Street
- **Phase 3** – new subdivision along new road between Hamlet office and 9th Street
- **Phase 4+** – subdivisions on east side of new fuel pipeline

Simplified Land Use Designations *(Sections 4-6)*

- **Community** (residential, commercial, institutional, open space)
- **Industry & Infrastructure** (industrial, transportation, waste disposal)
- **Municipal Reserve** (watershed protection, quarry sites, cultural areas)

KEY CHANGES - Zoning By-law

Updated and More Definitions *(Section 2)*

More types of development where NO Development Permit required *(Section 4.7)*

- Accessory buildings (sheds/shacks) smaller than 10 m² (100 sq.ft)
- Cabins & beach shacks
- Replacement of water & sewage tanks

More time before a Development Permit expires *(Section 4.21)*

- 1 year to start development
- 3 years to complete development

Clarity when a Development Permit can be revoked *(Section 4.22)*

- Issued based on incorrect information provided by the applicant
- Violation of the conditions of approval
- Construction not in compliance with the approved plans
- Permit was issued in error

Accessory Buildings (sheds, garages, sea cans, etc.) *(Sections 6.1 – 6.7)*

- Residential Zone – increased to maximum of 55m² (~ 600 sq.ft.) or 6% of lot area, whichever is greater
- Commercial/Institutional Zone – increased to maximum 10% of lot area.

Drainage development standards *(Sections 6.8 – 6.9)*

- Minimum 500 mm culverts for driveways (unless exception granted)
- No ponding water on a lot permitted – must direct water to a drainage ditch

Parking, Access & Loading *(Sections 6.12 – 6.17)*

- Parking requirement for restaurants
- Parking requirement for educational facility and daycares (1 per 3 staff)

Trucked Servicing *(Sections 6.25 – 6.26)*

- Front or side servicing connections (unless exception granted)
- Dedicated trucked service access drive

Multi-plex Developments where some units are above the ground floor *(Section 7.6)*

- Enclosed storage for each unit – minimum 2 m² (21 sq.ft.) per unit
- Stairs to 2nd floor can only be shared by 2 units
- 2nd floor windows must be accessible to Hamlet firefighting equipment