

TOWN OF INUVIK

Draft Community Plan

September, 2023



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Definitions

Aerodrome	means a place where aircraft operate, typically with fewer facilities than an airport. Within this Plan, Aerodrome refers to the Shell Lake Aerodrome.
Area Structure Plan (ASP)	means a planning document that provides additional detail to the development of specific areas.
Cultural and Traditional Practices	Means activities relating use of land in a manner similar to ancestral practices including but not limited to hunting, trapping, and ceremonies.
Community Planning and Development Act (Act)	means the territorial act that outlines the processes for community planning and development and for the subdivision of land.
FireSmart	Means the practices and principles established by FireSmart Canada to increase resilience to wildfire.
Nuisance Impacts	Means negative impacts to adjacent and nearby landowners resulting from the use of a land. May include noise, smells, fumes, traffic, etc.
Recreational Cottage	Means residential properties located away from the developed Town Core. Typically, these properties are not lived in year-round.
Town Core	Means the area within the Town of Inuvik boundary that is serviced through the piped utilidor system, and the majority of people live. Excludes Shell Lake, the Airport, and areas identified as Hinterland.

1.0

Introduction

1.1

Purpose of the Plan

This document is the Community Plan (Plan) for the Town of Inuvik (Town). The purpose of this document is to serve as a long-range planning document to guide development in the Town over the next 20 years.

This Plan has been developed with input from residents and stakeholders, municipal staff, the Gwich'in and Inuvialuit Nations, as well as public interest groups. This Plan has been prepared and approved in accordance with the *Cities, Towns and Villages Act* S.N.W.T (2003), c22 as amended, and the *Community Planning and Development Act*, S.N.W.T (2011), c22 as amended.

The Plan is intended to be a 'living document' and may be updated from time to time in accordance with Section 7.5 - Monitoring and Reviews. The Plan does not set priorities for Council and should be monitored and reviewed on a regular basis so that it continues to reflect the needs of the Town.

1.2 Vision

The Town of Inuvik is an active and welcoming community. We are an inclusive community that respects the Gwich'in and Inuvialuit culture, language, and traditions. We promote healthy families and a safe community. The Town is walkable and accessible and provides opportunities for recreation and dedicated green space that can be utilized year-round. We seek opportunities to foster social integrity, economic development, and environmental sustainability. We serve to balance the needs of residents while providing opportunities for tourism and economic growth.

1.3 Goals and Strategic Objectives

The goals of this Plan include:

- Provide specific objectives and policies that will guide future development while considering overall Town growth and the effect development has on existing municipal services;
- Establish the type and location of future community growth including re-development within Inuvik;
- Establish land use objectives and strategies that will guide Council on decisions with respect to land use development, by describing locations for development and redevelopment to meet future needs;
- Identify available land for various of land uses to meet demand and allow for economic development and growth;
- Provides opportunities for various modes of transportation within Inuvik;
- Protect cultural and environmentally sensitive lands;
- Promote compact development that allows the Town to provide municipal services efficiently; and,
- Provide community facilities appropriate for people of all ages and income levels and located throughout the Town to encourage active living and community spirit.

The overall objectives of the Plan, based on community input, are to:

1. Provide specific objectives and policies that will guide future development taking growth and the effect on existing municipal services into account;
2. Establish the type, location and rate of future community growth including re-development within Inuvik; and,
3. Establish land use objectives and strategies that will guide Council on decisions with respect to land use development, by describing locations for development and redevelopment to meet future needs.

1.4 Authority & Regulatory Framework

This document is the Town of Inuvik Community Plan. It has been prepared in accordance with the Community Planning and Development Act, S.N.W.T. (2011) c22 as amended (the Act). This Community Plan replaces the previous Community Plan (Bylaw 2582/P+D/15).

1.5 Plan Format

The Community Plan consists of various parts, being:

- The Community Plan itself, which lays out the goals, objectives and policies referred to in **Section 1.3**. This section should be read in conjunction with the Land Use Concept Maps.
- Schedule A - Provides a series of Land Use Concept Maps that divide the community into areas that are suitable for different types of development. The Land Use Concept Maps should be read in conjunction with the goals, objectives, and policies of the plan.
- Schedule B - Includes the Background Report which lays out the research, statistics and land analysis that helped inform the Community Plan.
- Schedule C - Includes the What We Heard Report which summarizes the engagement activities and feedback used to inform the Plan.

1.6 Plan Interpretation

The Plan is intended to be read in its entirety. Reading only specific sections or policies in isolation may not reflect the general intent of the document. Compliance with policies in this Plan shall be interpreted and applied as follows:

- 'Shall' means mandatory compliance.
- 'Should' means compliance in principle but is subject to the discretion of the Approving Authority where compliance is impractical or undesirable because of valid planning principles or circumstances unique to a specific application.
- 'May' means discretionary compliance or a choice in applying policy.

1.7 Adoption and Amendments

A bylaw to adopt a community plan must receive first and second reading before Council may submit the plan to the Minister of Municipal and Community Affairs for approval. A Community Plan has no effect unless it is approved by the Minister and adopted by Town Council by bylaw.

This Plan is intended to be flexible and accommodate a variety of development activities that will support changes in the local economy and population over the next 20 years. Larger amendments to the Plan, including changes to the vision, goals, objectives, land use designations or maps may require approval from the Minister. Minor changes such as grammatical and changes can be made by Town administration but should be shared with the Minister for information.

The Plan should be monitored and reviewed on a regular basis so that it continues to reflect the needs of the Community. Guidance for how the Plan will be monitored and reviewed is discussed in Section 7.5, Monitoring and Reviews.

1.8 Plan Circulation

Once adopted, the Community Plan should be circulated to make community members and relevant stakeholders are aware so that their decisions can be coordinated with the goals and objectives of this Plan. To best implement the Plan, it is important that the primary developers and Government of the Northwest Territories (GNWT) departments that administer land and support community development are aware of it. This includes but is not limited to:

- Aurora College;
- Environment Canada;
- Gwich'in Land and Water Board;
- Gwich'in Investment Corporation;
- Inuvialuit Development Corporation;
- GNWT Department of Municipal and Community Affairs;
- GNWT Department of Education, Culture and Employment;
- GNWT Department of Infrastructure;
- NWT Housing Corporation;
- NWT Power Corporation; and,
- Mike Zubko Airport.

1.9 Community Involvement

Public participation is an important part of community planning. Throughout the process of developing the Community Plan, community members and political leaders were engaged to obtain their views, opinions, and concerns. Effort should be made to continue to provide public information about development activity as well as provide opportunities for feedback.

More information on the engagement conducted to support the development of this Plan and a summary of feedback received are described in Schedule B - Background Report.

2.0 Town Context






following sections provide a brief overview of the Town identity that influences the objectives and policies of this plan. Schedule B - Background report provides detailed information on community features and elements that influence the planning of the Town.

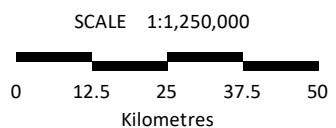
The Town of Inuvik is located on the East Channel of the scenic Mackenzie Delta in the Beaufort Delta region of the Northwest Territories. It is the gateway to the Beaufort Delta, with the Arctic Ocean to the north and the Richardson Mountains to the west. It is the largest Canadian community north of the Arctic Circle with a population of approximately 3,000 residents. The Town lies within both the Gwich'in and Inuvialuit Settlement Regions, which both have settled land claim agreements.

Inuvik was originally developed with a reasonably compact downtown business core. The residential areas radiate outward from the central core area towards a perimeter collector road. A considerable amount of undeveloped land remains between the current margins of developed residential districts and the perimeter collector road.

Please see the following page for the Community Context Map.



-  Municipal Boundary
-  Highway
-  Winter Road
-  Territorial Boundary
-  Settlement Lands



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MAP DRAWING INFORMATION:
DATA PROVIDED BY GNWT, TOWN OF INUVIK,
DILLON CONSULTING LTD.
MAP CREATED BY: LK
MAP CHECKED BY: CRS / ABW
MAP PROJECTION: NAD 1983 Northwest Territories Lambert

2.1 Community Identity

2.1.1 History

Inuvik is the Northwest Territories' first planned community. The Town of Inuvik was established in 1953 as a replacement administrative center for the hamlet of Aklavik, west of the Mackenzie Delta, which was limited due to flooding and no room for expansion. Originally, the community was designated as "East Three" because it was the third site that government surveyors looked at. The site for the Town was selected for its large flat terrain with room for expansion, access to a navigable waterway, tree cover and gravel supply. New Aklavik, was renamed to Inuvik in 1958, meaning "place of man" or "place of people." Inuvik achieved village status in 1967 and became incorporated in 1979.

2.1.2 Population

The population has remained steady between 3000 and 3500 people from 2013 - 2022. Since 2012, Inuvik has seen a small but steady decline in population. The NWT Bureau of Statistics projects future population declines for Inuvik, following trends within the Beaufort Delta Region.

2.1.3 Housing

Inuvik has 1,165 households, with an average of 2.5 persons per household. Homeownership has remained relatively stable since 2010, yet lower than the territorial rate of home ownership. The percentage of households in core need has increased from 11% in 2000 to 19.4% in 2019.

2.1.4 Economy

The Town of Inuvik was on the brink of significant economic development from oil and gas resources in the Beaufort Sea, however, these prospects failed to materialize. The Town's economic challenges include extremely high utility and heating prices, rising unemployment rate, decreasing population, and a shrinking business sector. Many of the downtown business owners have moved away from Town and the buildings sit empty. The Territory has also been stagnating as market demand for exports has decreased.

With the completion of the Dempster Highway, Inuvik is well situated for tourists traveling to the Arctic Ocean. Inuvik is able to offer fishing hunting, camping and other recreational opportunities for locals and visitors. Inuvik can grow its service industry to better capture the needs of visitors to the community.

Inuvik is also home to the Aurora Campus, which includes a post-secondary facility and the Western Arctic Research Centre which facilitates a variety of northern arctic studies and research. These facilities bring in a steady population of scientists and academics visiting the region to conduct research.

2.1.5 Transportation

The Dempster Highway links Inuvik to the Yukon highway system. The Inuvik-Tuktoyaktuk Highway opened in November 2017 and connects the Town to the Arctic Ocean. Within the town, most roads are paved, but there are limited sidewalks and trails.

The Ministry of Transportation of the Government of the Northwest Territories operates Inuvik's Mike Zubko Airport (YEV) located 14km outside of the Town Centre but within the municipal boundary. The Shell Lake Water Aerodrome (TC LID: CEE3) is located on Shell Lake and is used by float planes and is operational during the summer months.

The Mackenzie River has been an important transportation route to and from Inuvik since its inception and continues to be in use today. Goods are transported by barge along the river, with staging areas in the Town of Inuvik.

2.1.6 Utilities

Most properties within Inuvik receive municipal utilities through elevated utilidors. Both water and sewer are provided to residences and businesses through the utilidor network. Service connections exit each building above the ground and connect to the utilidors. The utilidors are located in a designated right of way that is also used for the power lines. The utilidors create some unique considerations to development; new road crossings must also bridge the utilidors, and most properties in Town do not have rear yard access, as the space is needed for the utilidor.

The utilidor system does not extend outside of the Town Core. Properties outside of the Town Core rely on trucked services.

3.0

General Objectives and Policies

This section outlines objectives and policies that shall apply to all land uses and development within the Town of Inuvik.

3.1

Transportation

The purpose of this section is to establish policies for a transportation system within the community, which are safe, efficient, and appropriate for motorized/electric vehicles, bicycles, and walking.

Inuvik has a well-established vehicular road network and benefits from connection to the territorial highway system. While there are some sidewalks and informal trails throughout town, it is important that objectives and policies address movement through the community and identify strategies for improving access. The community is also reliant on the Mackenzie River as an important transportation route with multiple private and public access points including a Village-managed boat launch.

Objectives	Policies
1. Maintain safe and efficient vehicular traffic flow throughout Town	a. Municipal roads will be designed and maintained in a manner that is consistent with best practices, to the satisfaction of the Town.
2. Provide vehicle access from roads for all developed land.	a. All developed lots shall have physical and legal access to a road, which may include a culvert, if required by the Town.
3. Improve Active & Alternative transportation within Inuvik	<p>b. Sidewalks, crosswalks, and other pedestrian improvements shall be considered as part of any new road construction, repair and/or improvements.</p> <p>c. Safe bicycle and pedestrian travels shall be considered as part of any new road construction, repair and/or improvements.</p> <p>d. Council shall assess the demand for a community bus system or other public transportation options.</p>
4. Develop walking paths and formal trail connections throughout Town.	<p>a. Formal trails and connections shall be considered as part of any new land development including subdivisions.</p> <p>b. Formal trails and connections may be considered as part of municipal improvements.</p>

Objectives	Policies
5. Allow access to Shell Lake, Dolomite Lake, McKenzie River, and other waterways.	<ul style="list-style-type: none"> a. Where possible public access will be provided to shorelines within Town. b. Where possible Municipal boat launch facilities shall be provided and maintained within Town.
6. Maintain vehicle access within Town.	<ul style="list-style-type: none"> a. Roads shall be maintained and regularly inspected.
7. Maintain Marine Bypass Road.	<ul style="list-style-type: none"> b. Council shall encourage dust suppression and paving the Marine Bypass Road

3.2

Utilities and Servicing

The purpose of this section is to establish policies for the development and use of municipal utilities for lands within the Town. The policies here serve to support and maintain the current utilidor system as well as establish alternative servicing options for properties outside of the utilidor system. Expansions to municipal utilities may be required as the Town develops, and utility expansions should be executed in accordance with the policies of this section.

Objectives	Policies
1. Provide a high standard of municipal water and wastewater services to all developed lands.	<ul style="list-style-type: none"> a. All developed lots shall have water and wastewater services subject to municipal standards. b. Council may consider an Off-site Levy Bylaw to fund municipal infrastructure. c. Council may require a servicing study to identify the capacity of the utilidor system, mapping of key infrastructure, and identify a timeline for infrastructure replacement.
2. Provide safe access to connect equipment to the utilidor and utilidor access to buildings.	<ul style="list-style-type: none"> a. All developed lots shall be designed for the efficient and safe delivery of water and wastewater services. b. The utilidor system shall be maintained and regularly inspected. c. The Town may execute enforcement for private property owners who encroach into the utilidor right of way. d. The Town shall maintain access to and vegetation growth within the utilidor lines.

Objectives	Policies
3. Require lots with access to the utilidor system to connect to municipal services.	<ul style="list-style-type: none"> a. All developed lots in Town eligible for utilidor servicing shall be serviced by the utilidor for water and wastewater. b. Council may permit trucked water and wastewater services for those lands outside the utilidor system including properties at Shell Lake. c. Recreational Cottage developments shall not be serviced by the Town.
4. Limit new development away from built areas.	<ul style="list-style-type: none"> a. No new subdivisions shall be approved unless connected to municipal utilidor services. b. Council shall discourage new subdivisions for commercial and industrial uses in locations that are not adjacent to existing municipal services, or part of an approved Area Development Plan unless alternative adequate servicing can be accommodated.

3.3 Environmental Considerations

The natural environment surrounding Inuvik is experiencing rapid change. Changing climate conditions will significantly impact the community, resulting in warmer temperatures, greater precipitation, and more freeze/thaw cycles.

The increase in freeze/thaw cycles will result in greater ground movement, leading to a need for more frequent maintenance of infrastructure such as roads and pipes. As well, a warming climate may result in drier conditions and more risk of forest fires. Later freeze-ups and earlier spring thawing will also result in shortened ice road seasons, and unpredictability of wildlife movements. The changes are impacting Town infrastructure. It is important that new development occurs with awareness of the changing climate and be adapted to these conditions.

Objectives	Policies
1. Sites are assessed for suitability prior to development approval.	<ul style="list-style-type: none"> a. Locations for new development shall be assessed for site conditions including ground movement. b. Site specific studies and reports, including geotechnical investigations may be required prior to issuing a decision on a development.
2. Follow best practices for developing land on permafrost and climate change adaptation measures.	<ul style="list-style-type: none"> a. New development shall follow the most current version of the National Building Code (NBC), National Energy Code for Buildings (NECB), best practices identified by the Government of the Northwest Territories and supporting agencies, and the Northern Infrastructure Standardization Initiative.

Objectives	Policies
3. Promote sustainable building practices.	<ul style="list-style-type: none"> a. Development should follow sustainable building practices and technologies such as Firesmart. b. The Town should undertake a Hazard Identification Risk Assessment, develop new plans, update this Community Plan & Policies. c. Council may consider the development of incentive programs to support environmentally conscious construction materials and practices.
4. Encourage local food production.	<ul style="list-style-type: none"> a. Where appropriate, food production practices shall be allowed within the Town (including agriculture, greenhouses, and traditional practices such as harvesting and hunting).
5. Protect the waterbodies within the Town from development impacts.	<ul style="list-style-type: none"> a. No permanent development shall be considered within the high-water mark, or setback noted in Schedule A below of the Mackenzie River (East Channel), Three Mile Lake or Hidden Lake unless authorized by Council. b. Setbacks protecting bodies of water from the impacts of development shall be established in the Town's Zoning Bylaw.
6. Maintain natural vegetation and site conditions.	<ul style="list-style-type: none"> a. Development on sites greater than 2 hectares shall include areas of natural landscaping including drainage paths, trails, and other open spaces.
7. Proper storage of hazardous materials.	<ul style="list-style-type: none"> a. Fuels and other hazardous materials shall be appropriately setback from property lines in accordance with the Zoning Bylaw and stored according to Territorial regulations.

4.0

Land Use Designations

The Land Use Concept Maps found in Schedule A of this Plan outline the locations of each land use designation. These maps should be read together with the text of the Plan. Each land use zone described here includes an overview statement, objectives and policies respecting the use and management of the lands that fall under that particular zone.

For the purpose of this Community Plan, the following land use zones are hereby established:

	Land Use Designations
R	Residential
C	Commercial
DT	Downtown
CU	Community Use
ID	Industrial
RO	Recreation and Open Space
ESA	Environmentally Sensitive Areas
A	Airport
SA	Special Areas
H	Hinterland
FGA	Future Growth Areas

Where uncertainty arises as to the precise location of the boundary of any land use, the following rules shall apply:

1. Where land use boundaries appear to follow lot lines shown on a plan of subdivision, such lot lines shall be deemed to be the boundary.
2. Where land use boundaries appear to follow roads, such boundaries shall be deemed to follow the centerline of the road allowance.
3. Where land use boundaries appear to follow the shoreline of water bodies, such boundaries shall be deemed to follow the shoreline.

4.1

Residential

The residential areas identified on the Land Use Maps on Schedule A include where both existing and future residential uses shall be directed. A mix of housing types should be available to provide a variety of housing options. Non-residential uses may be appropriate within residential areas where the use supports the neighbourhood including:

- Parks and areas for recreation;
- Home occupations;
- Convenience stores; and,
- Other similar uses.

Objectives	Policies
1. Provide enough land to meet demand for residential development over the next 10 years.	<ul style="list-style-type: none"> a. The Town shall maintain an inventory of land identifying where dwelling units can be built. b. Where possible, the Town will partner with external groups to expand available residential land and homes.
2. Promote a livable community through a variety of housing types.	<ul style="list-style-type: none"> a. Council shall encourage a mix of housing types. b. Residential subdivisions should include parcels of various sizes to support the development of various housing types. c. The Town shall explore opportunities to improve housing availability including housing for students and seniors.
3. Increase park spaces and maintain existing parks.	<ul style="list-style-type: none"> a. New residential areas shall be planned to include parks, trails, open spaces and/or other public spaces.
4. Promote accessibility and aging in place.	<ul style="list-style-type: none"> a. The Town may explore opportunities to improve public infrastructure to support accessibility (such as ramps sidewalks) b. New multi-dwelling residential development should incorporate accessibility and aging in place considerations in their design.
5. Allow for non-residential uses in residential neighborhoods.	<ul style="list-style-type: none"> a. Commercial businesses that are compatible with a residential neighborhood shall be supported in accordance with the policies of the Zoning Bylaw. Such compatible uses may include home occupations and mixed-use buildings.
6. Limit development in proximity to nuisance facilities.	<ul style="list-style-type: none"> a. No developments used for human habitation will be allowed within 450 metres of a solid waste disposal facility or sewage lagoon. b. New residential development shall not be permitted in Industrial areas.

Objectives	Policies
7. New development does not exceed the utility capacity of the Town.	<ol style="list-style-type: none"> a. Redevelopment and densification through residential infill shall be supported, subject to servicing capacity. b. Residential properties located on Shell Lake shall rely on trucked-in services until such a time that the Town explores expanding their municipal services.

4.2 Commercial

Commercial land uses include areas intended for businesses that provide services to the general public. Commercial lands are anticipated to have increased levels of traffic and noise than residential zones. Inuvik benefits from a variety of commercial uses that are primarily located in the Town and provide a variety of lot sizes to appeal to different businesses. Lands adjacent or near to the Dempster Highway are well situated for types of commercial uses that service visitors and heavy equipment.

This section includes policies for general commercial consideration as well as policies specific to highway commercial areas.

4.2.1 General Commercial Objectives and Policies

This section describes policies that apply to all commercial zones within the Town of Inuvik.

Objectives	Policies
1. Improve accessibility to commercial areas for residents.	<ol style="list-style-type: none"> a. Walking infrastructure linking residential to commercial zones and between different commercial zones should be improved. b. The Town may require, as a condition of approval, that new commercial developments include the requirement to improve pedestrian access to and from residential areas.
2. Encourage a greater diversity of commercial uses.	<ol style="list-style-type: none"> a. The Town will support a variety of commercial uses in the community by providing a flexible permitting process. b. New commercial subdivisions should provide a variety of lot sizes to support businesses of various sizes and intensity. c. Commercial uses that require more parking space or direct highway access will be encouraged to locate near to the Dempster Highway.
3. Allow for multi-purpose buildings within the Town.	<ol style="list-style-type: none"> a. The Town will develop flexible zoning regulations that support the development of multi-unit and/or mixed-use buildings.

4.2.2 Highway Commercial Objectives and Policies

The policies in this section are specific to commercial areas adjacent to the Dempster Highway and describe specific considerations for development in these areas. Highway Commercial uses are highly visible and should maintain a high standard of appearance and accessibility. This district will service uses that benefit from easy access to major roadways and provide services to the travelling public.

Objectives	Policies
1. Develop highway commercial services adjacent to the Dempster Highway.	a. The Town will work with development stakeholders to develop a plan for highway commercial development adjacent to the Dempster Highway.
2. Require safe access to commercial developments from Dempster Highway.	a. All commercial developments involving a new access directly from Highway 3 shall not be approved by the Town without an approved highway access permit issued by the Government of the Northwest Territories Department of Infrastructure.
3. Consider nuisance impacts of commercial developments.	a. The Town will review applications for new commercial development for impacts to neighboring properties and may require mitigation to reduce any potential impacts.
4. Maintain a high standard of appearance.	a. Outdoor storage associated with development adjacent to the Dempster Highway shall be appropriately screened.

4.3 Downtown

Downtown is a special mixed-use district that allows for a variety of commercial and residential uses. The extent of the Downtown zone is illustrated in Schedule A. The uses in the Downtown zone should service the needs of the general public and may include businesses such as restaurants, retail, and professional services.

The Downtown zone is also appropriate for residential uses when provided in mixed-use buildings on the second storey, live-work units, or multi-unit structures. Existing single-use parcels in the Downtown including detached dwellings may be permitted to remain until such a time as they are redeveloped.

Objectives	Policies
1. Encourage mixed-use buildings in the Downtown.	<p>a. Residential uses in mixed use buildings shall be located above commercial uses.</p> <p>b. Access to residential uses should be provided from Main Street.</p>

Objectives	Policies
2. Maintain a pedestrian-oriented Downtown.	<ul style="list-style-type: none"> a. The Town will maintain sidewalks and pedestrian access in the Downtown. b. The Town will explore opportunities to incentivize landowners to upgrade public-facing property, to improve the public realm in the Downtown. c. Access to off-street parking should be oriented away from Main Street, where possible.
3. Discourage single detached dwellings Downtown.	<ul style="list-style-type: none"> a. Existing single-detached dwellings may continue to exist until such a time as they are redeveloped, at which point they should transition to higher intensity commercial or mixed-use development.
4. Maintain a high standard of appearance.	<ul style="list-style-type: none"> a. Outdoor storage within the Downtown Zone shall be discouraged unless appropriately screened.

4.4

Industrial

The Industrial land use designation is intended to capture land uses which involve primary or secondary manufacturing and processing. Uses in these areas may create nuisance impacts such as noise, smell, fumes, traffic, safety, or other significant nuisance impacts. Lands dedicated to industrial use may require larger parcel sizes and should be setback from residential uses through buffers, or a transition of uses. Residential units are not appropriate for industrial areas.

Objectives	Policies
1. Maintain an inventory of lands where industrial activities may expand to or occur.	<ul style="list-style-type: none"> a. The Town will preserve industrial designated lands for industrial uses.
2. Have industrial development occur in an orderly manner.	<ul style="list-style-type: none"> a. Existing industrial activities currently located within non-industrial areas will be encouraged to relocate to industrial areas. b. Incompatible uses located in industrial areas will be encouraged to relocate.
3. Ensure a sufficient supply of industrial land is available.	<ul style="list-style-type: none"> a. Existing industrial lots will be developed before new lots are made available for development at the discretion of Council.
4. Support the development of renewable energy projects.	<ul style="list-style-type: none"> a. The Town should develop a community energy policy that considers integration of renewable energy. b. The Town will identify areas that are suitable for renewable energy projects. c. The Town may consider proposals for renewable energy projects where the goals of this Plan and Town policies are met.

Objectives	Policies
5. Reduce nuisance impacts of existing industrial activity on the community.	a. Development in industrial areas shall be buffered with vegetation or natural landscaping along road frontages and along lot lines abutting land uses which are not industrial in nature. Where possible, these buffers should preserve existing vegetation.
6. Improve safety and vehicle accessibility of industrial land uses.	<p>a. All lot layouts shall consider the location of the industrial development, accessory structures, parking, service vehicle access, emergency vehicle access and appropriate lot line setbacks while having regard for FireSmart planning.</p> <p>b. Approval of industrial developments shall consider proximity to fuel storage tanks on adjacent or nearby properties.</p>

4.4.1

Science and Technology

The Town of Inuvik is well situated geographically for antenna facilities. These facilities can support a variety of initiatives including scientific research, environmental monitoring, navigation, weather tracking, and surveillance. These facilities are generally located away from the Town, but within the Town's boundaries. While the Town does not have jurisdiction over Government operated facilities including the Inuvik Satellite Station Facility, its presence and potential for development and growth does have implications for the Town.

Objectives	Policies
1. Support the safe and continued operation of antenna facilities.	a. The Town will protect antenna facilities from development that includes structures and uses that may interfere with the operation of these facilities through the policies established in the Zoning Bylaw.
2. Follow Government policies and regulation that apply to antenna facilities.	a. The Town shall follow the requirements of development within and adjacent to these facilities as required by the Department of National Defense.
3. Work with landowners for mutual partnerships and transparent use of land.	a. The Town will maintain communication with the Inuvik Satellite Station Facility to allow for education and recreation opportunities, where appropriate.

Objectives	Policies
4. Allow for compatible non-scientific uses where appropriate.	<ul style="list-style-type: none"> a. The Town may support uses within these lands that do not hinder the primary scientific research use intent of the zone. b. Non-industrial uses may be supported in this zone in accordance with the policies established in the Zoning Bylaw.

4.5 Parks and Recreation

The Town recognizes the value that natural open spaces and areas of recreation have for the community. Within the town, there are a series of neighbourhood parks and playgrounds that are actively utilized by families and children of all ages. Inuvik has easy access to lakes and rivers and parks and there are many informal trails in and around the Town that are used for hiking, snowmobiling, and other recreational activities.

Objectives	Policies
1. Preserve existing green spaces.	<ul style="list-style-type: none"> a. All existing trails, parks, and playgrounds shall be maintained. b. Areas of new development shall provide community parks and open space at the time of subdivision as determined by Council.
2. Provide adequate recreation space throughout the Town.	<ul style="list-style-type: none"> a. The Town will explore new recreation opportunities including multi-season facilities, snowboard park, and golf course expansion. b. The Town will consider the suitability and development of a ski park.
3. Provide multi-use trails in proximity to the Town.	<ul style="list-style-type: none"> a. The Town will seek opportunities to develop recreational trails in undeveloped areas with consideration of year-round use for multiple activities. e.g., cross country ski trails in the winter, and cycling trails in the summer. b. Existing trails and snowmobile routes used to access the land will be protected from development.
4. Provide natural landscape buffers between residential areas and other uses.	<ul style="list-style-type: none"> a. Natural buffers will be retained between residential developments and commercial and industrial land uses.
5. Coordinate with the Government of the Northwest Territories on development of Territorial Parks.	<ul style="list-style-type: none"> a. The Town will work with the Government of the Northwest Territories on any proposed developments at Jak Territorial Park, and any such developments shall incorporate public feedback.

4.6

Environmentally Sensitive Areas

Environmentally Sensitive Areas are lands that are sensitive lands not suitable for development and intended to remain undisturbed. Environmentally Sensitive Areas are areas intended for the protection and preservation of the natural landscape. They include borders of waterbodies, areas sensitive to erosion, and other lands requiring protection. New permanent structures should be discouraged in these areas; however, these lands may still be used for other lower risk activities such as non-accessory parking for motor vehicles or recreational vehicles, trails, recreational activities, boat launches, parks, and erection of temporary structures. Cultural and traditional activities will continue to be carried out on these lands. Access to the waterfront and the waterbodies within the Town boundary is important, so the bank of major waterbodies are classified as Environmentally Sensitive Areas.

Objectives	Policies
1. Protect environmentally sensitive areas	<ul style="list-style-type: none"> a. No new permanent development shall be permitted in environmentally sensitive areas. b. No new permanent or temporary roads will be permitted in environmentally sensitive areas. c. Removing or cutting vegetation within ESAs will be restricted unless required as part of FireSmart activities.
2. Allow for land use activities that do not negatively impact Environmentally Sensitive Areas.	<ul style="list-style-type: none"> a. The Town may allow low-impact development in ESAs such as parks, trails, or small structures for recreational or educational purposes. b. The Town shall oversee development in ESAs in accordance with the policies in the Zoning Bylaw.
3. Reduce environmental risks such as flooding and erosion on buildings in flood prone and erosion prone areas.	<ul style="list-style-type: none"> a. The Town will continually monitor areas at risk of flooding and erosion. b. The Town will provide information to the community about flood risks and erosion risks.
4. Ensure access to the shoreline for all.	<ul style="list-style-type: none"> a. Any new residential developments and major developments on existing lots shall be set back from the ordinary high-water mark by at least 30.0 metres.
5. Prevent development in proximity to Shell Lake.	<ul style="list-style-type: none"> a. New permanent residential, commercial, and industrial development adjacent to Shell Lake shall require a 30.0-meter buffer between structures and the top of bank.

Objectives	Policies
6. To monitor threats to Environmentally Sensitive Areas.	<ul style="list-style-type: none"> a. The Town will continually monitor areas at risk of erosion. b. The Town will continually monitor areas of sedge wetlands and peatlands, low-lying with fine-grained soils and those with a patterned ground, such as hummocky or polygonal terrain that is underlain by permafrost to measure degradation.

4.7

Community Use

The Community Use zone includes areas used for facilities for the enjoyment or benefit of community members. This includes municipal facilities, educational facilities, and recreational facilities. These uses typically require larger areas of land and may include fields, open spaces, and spaces for outdoor recreation. Facilities in the Community Use area should be centralized and easily accessible to all residents.

Policies associated with specific community services are further discussed in Section 5.0.

Objectives	Policies
1. Improve accessibility to Community Use areas.	a. Walking infrastructure linking institutional lands to other areas of Town will be improved by the Town or developers identified at development permit or subdivision.
2. Consider the development of new or expanded community amenities.	a. Council and administration will support the development of community food programs including gardens, and greenhouses.
3. Develop a new cemetery.	a. Town will identify a site for development of a new cemetery.
4. Manage the orderly development of new community uses.	a. Community uses that cannot be accommodated within the existing built area will be located within the Future Growth Area.
5. Consult the community on locations of new Community Use facilities.	a. Council and administration will consult with residents on the preferred location for new Community Use facilities.

4.8 Airport and Aerodrome

Inuvik is home to the Mike Zubko Airport which is classified as an airport of entry by NAV Canada and is staffed by the Canada Border Services Agency. The Airport land use area provides objectives and policies for the protection and safe operation of the airport, and aviation-related activities. Within the Town boundary, there is also the Shell Lake Water Aerodrome which is primarily used in the summer months when there is no ice on the lake. The policies below serve to protect the use and function of the airport and aerodrome from potentially dangerous or obtrusive land uses and structures.

Objectives	Policies
1. Maintain existing airport functionality.	a. New development within and adjacent to the airport and aerodrome shall be subject to the most current Transport Canada regulations for the operation of an airport and aerodrome.
2. Prohibit land uses that interfere with the safe operation of the airport.	<p>b. The Town shall review applications for development adjacent to and near the airport and aerodrome to prevent undue impact on their operations.</p> <p>c. Uses in the locations surrounding the airport and aerodrome shall not be permitted if they impede the safe operation of the airport in any way. Such uses may include but are not limited to the creation of steam or smoke, uses which attract wildlife or birds, or create electronic interference.</p> <p>d. Buildings and structures surrounding the airport may be limited in height.</p>

4.9 Special Development Areas

Special Areas identify those lands that require distinct regulations and policies due to unique constraints or uses located within them and cannot be encompassed within any other land designations. This may include areas within the municipal boundary of Inuvik that hold significant historical and cultural importance. The allocation of land for Special Areas should be reserved for sites with unique site constraints that require special regulations that cannot otherwise be provided for in other zones.

Special lands are identified in Schedule A and includes Special Zone 1.

Objectives	Policies
1. Where new special areas are required, identify specific regulations that protect or preserve their use.	a. Council shall identify special areas in the Town Zoning Bylaw and implement regulations that directly apply to the uses in the special areas.
2. Support the development of Special Zone 1 as a park use.	a. New commercial and industrial uses and business expansions should be discouraged in Special Zone 1. b. Council should work towards encouraging businesses located within Special Zone 1 to relocate to other zones more appropriate for industrial and commercial use. c. Council may consider the development of an incentive program to encourage business relocation out of Special Zone 1. d. The Town should prepare a remediation plan for Special Zone 1.

4.10

Hinterlands

The Hinterlands area consists of land within the municipal boundary of Inuvik but outside of the existing developed areas and not intended to be developed. The purpose of this land use area is to prohibit development in order to protect the natural environment, wildlife habitats and support cultural and traditional land use practices. Activities approved in this area should minimize any negative impacts to the land and water to ensure that future generations have the same opportunities to use the land for self-sufficiency in a similar way to their ancestors in accordance with both the Gwich'in and Inuvialuit cultural values.

Objectives	Policies
1. Protect natural areas including wetlands, forests, animal habitats, and traditional gathering areas.	a. No permanent structures shall be constructed in Hinterlands without the consent of Council. b. Development of Hinterlands should not be supported unless there is a demonstrated need for land which cannot be accommodated in other land use areas. c. Council may consider the use of Hinterlands for agricultural purposes. Industrial activities including logging, mining, laydown yards, and work camps shall require a zoning amendment prior to approval.
2. Allow the placement of temporary structures on the land.	a. Temporary structures such as camps, teepees and shelters will be permitted at Council's discretion.

Objectives	Policies
3. Maintain access to lands for hunting, fishing, and trapping.	<ul style="list-style-type: none"> a. The continued use and maintenance of trails for snowmobiles, all-terrain vehicles and walking will be permitted. b. Existing trails and snowmobile routes used to access the land will be protected from development. c. Lake access routes for swimming, boat access, and traditional purposes will be protected from development.
4. Promote activities in this area that strengthen the connection between the land and the community.	<ul style="list-style-type: none"> a. New permanent or temporary road construction will not be permitted unless authorized by Council.
5. Allow existing uses.	<ul style="list-style-type: none"> a. Existing uses shall be permitted to continue operation. b. Where new uses and expansions within the hinterland are proposed, Council shall consider the impacts of development and may require mitigations to lower potential impacts.

5.0 Community Services

The following sections provide objectives and policies relating to a variety of community services including education, health, emergency management and municipal assets. Some of the policies described here require collaboration with local groups and Territorial agencies.

5.1 Education, Culture and Heritage

Major education facilities in Inuvik include the Aurora Campus of Aurora College, the Aurora Research Institute, and East Three Elementary and High School. These facilities are important to the Town and the Town should work with these centers to support their growth and address identified needs where in support with the policies of this Plan.

Objectives	Policies
1. Allow for and support education facilities within the Town.	a. The Town shall work with East Three Elementary and High school, and Aurora College to identify opportunities for growth and partnership.
2. Support Aurora College with the development of student and researcher housing.	a. When the College identifies a need for growth, the Town shall work with the College to identify areas for college facilities, including student and research accommodations.

5.2 Health and Social Services

The Inuvik Regional Hospital is a 51-bed hospital which serves the Beaufort Delta Region and is the only hospital facility in this region. Drop-in and Family Clinics are hosted at the Inuvik Regional Hospital. The Town also has a health center and women's shelter/transitional house, and dental services are provided at the Western Arctic Dental Clinic. The remoteness of the community highlights the importance of a reliable healthcare network.

A variety of social programs are available in Inuvik including programs relating to family violence, mental health and addiction services, child and family services, community wellness and community development and liaison work.

Objectives	Policies
1. Allow for and support local health services.	<ul style="list-style-type: none"> a. The Town will continue to collaborate with the Territorial Government to provide health care services to residents. b. The Town should identify opportunities to provide local housing to support medical staff working in Inuvik.
2. Support housing programs.	<ul style="list-style-type: none"> a. The Town shall continue to encourage the development of affordable housing, seniors housing, and other forms of supportive housing.
3. Increase and expand available programming for residents.	<ul style="list-style-type: none"> a. The Town shall work with external agencies to support social programming where possible. b. The Town may consider the development of a Social Impact Assessment to identify social, educational, current, and future health care needs.

5.3 Solid Waste

The Town currently services approximately 300 animal-proof dumpsters and manages the pickup of waste from these bins. Waste is transferred to the Inuvik Solid Waste Facility located within the Town boundary. The policies described in this section highlight how the Town will manage and address the needs of waste management.

Objectives	Policies
1. Maintain existing waste programs and facilities.	<ul style="list-style-type: none"> a. The Town shall maintain and manage municipal waste bins. b. Council shall consider the creation of a development levy to pay for new animal-proof waste bins.
2. Identify areas of improvement with solid waste management.	<ul style="list-style-type: none"> a. Council shall consider opportunities for waste management including compost and improvements to the municipal recycling program.

5.4 Emergency Management

Emergency management in the Town is provided through municipal and territorial agencies and includes the Town of Inuvik Fire Department and RCMP. Climate change impacts are resulting in a higher frequency of environmental threats to the Town. With growing environmental threats, it is necessary that the Town maintain an Emergency Management Plan so that the Town is prepared to respond to and address emergencies and disasters.

Objectives	Policies
1. New development does not exceed the emergency response capabilities of the Town.	a. Residential and mixed-use buildings shall be limited to three stories unless it can be shown that increased height will be compatible with the ability to provide municipal services including fire response.
2. Prepare for the potential of future emergencies and develop plans of response.	a. Council shall conduct regular reviews of the Emergency Response Plan and consider updating the Emergency Response Plan. b. Council shall consider options for FireSmart initiatives within the Town.
3. Coordinate with service providers to deliver emergency services to the Town and surrounding region.	a. The Town will continue to work with emergency service providers to provide fire and emergency services.
4. Work with surrounding communities for a coordinated response to emergencies.	a. The Town will seek opportunities for partnership and collaboration with surrounding areas for emergency management and response where possible.

6.0 Growth Management

The policies in this section provide guidance for the future growth and development within Inuvik. Besides establishing policies that support the economic benefit of the Town, this section provides consideration for future development including subdivisions and the development of vacant properties.

6.1 Vacant Properties

Within the Town there are a number of vacant properties and otherwise underutilized sites that could be redeveloped. Some sites contain abandoned buildings that pose a fire risk and safety hazard. The structures may pose redevelopment challenges however with contaminants (i.e., asbestos and lead paint) and may require remediation and additional steps for the safe demolition and removal of materials prior to redevelopment.

Objectives	Policies
1. Encourage redevelopment of vacant properties.	a. The Town shall seek opportunities to encourage redevelopment of existing vacant and underutilized sites.
2. Reduce vacant and derelict housing in existing residential areas.	a. Council shall promote the development of vacant residential lots and the redevelopment of properties with derelict buildings.
3. Require owned but undeveloped or vacant properties to pay municipal taxes.	a. The Town shall establish a means of taxation for owned but vacant properties. b. Council may explore the development of a bylaw or surcharge to support the development of vacant properties within a reasonable time frame.
4. Develop a method to manage and dispose of contaminated and hazardous materials.	a. To support the redevelopment of vacant sites, the Town should explore options to support the cleanup and disposal of hazardous materials.

6.2 Economic Development

Today, the Town is well suited to expand its economic opportunities leveraging its geographic location, tourism, and recreational options. The policies described below describe the intent of the Town to work with business owners and developers to grow the local economy in a way that matches the outcomes of this Plan.

Objectives	Policies
1. Encourage new businesses within the Town.	<ul style="list-style-type: none"> a. The Town shall actively seek opportunities to encourage new businesses. b. The Town shall support home-based businesses where there are no nuisance impacts on adjacent properties in accordance with the policies of the Zoning Bylaw.
2. Promote and encourage tourism within the Town.	<ul style="list-style-type: none"> a. The Town shall maintain and conduct periodic updates to the Tourism Marketing Strategy to enhance tourism in the Town. b. The Town shall consider a signage program to install updated directional and informational signage throughout the Town.
3. Plan for new opportunities to support Economic Development.	<ul style="list-style-type: none"> a. The Town shall maintain and conduct periodic updates to the Economic Development Plan.
4. Maintain partnerships and actively identify opportunities for collaboration and partnership for mutual benefit.	<ul style="list-style-type: none"> a. Council shall explore opportunities for partnership with the Gwich'in and Inuvialuit including the development of a leadership group with the Gwich'in and Inuvialuit.

6.3 Future Development

Areas of future growth and development are shown in Schedule A. In some cases, the specific zones for these areas are planned. The Town shall manage the control of development so as to encourage development in a logical and orderly manner that prioritizes built-out areas that utilize existing utilities. Where expansion is justified, development shall follow the policies described in this section.

Objectives	Policies
1. Encourage the development and redevelopment of properties connected to the utilidor system.	<ul style="list-style-type: none"> a. Future development shall occur in a phased approach that is contiguous to existing developed areas in accordance with Schedule A. b. Council shall prioritize the redevelopment of infill lots and new development in areas already serviced by the utilidor system. c. Where the utilidor system is not available, Council may require the utilidor to be expanded prior to the approval of new development. d. Development of future development areas should occur after other areas have been built out in order to minimize unnecessary cost and strain on existing utilities.

Objectives	Policies
2. Require new developments consider pedestrian, trail and road access and public space.	<ul style="list-style-type: none"> a. Council may require an Area Development Plan where significant development is proposed in areas of previously undeveloped land. b. Area Development Plans shall include consideration for services, access and transportation, and the location of public spaces. c. Where development is proposed within an approved Area Development Plan, Council and administration shall review the application for compliance with the Area Development Plan.
3. Maintain an appropriate drainage system so that surface water is directed away from new development and existing structures to existing watercourses	<ul style="list-style-type: none"> a. As a part of climate change mitigation and infrastructure management, new development will connect to the existing drainage system to collect and redirect surface water away from existing infrastructure and known areas where water will pool.

6.4

Subdivision

New subdivisions may be needed in Inuvik as the community grows and expands. While the Government of the Northwest Territories remains the subdivision approval authority, the Town will be required to review and provide comments on any subdivision application within their municipal boundaries.

Objectives	Policies
1. Require all new subdivisions meet acceptable community standards	<ul style="list-style-type: none"> a. The Town will conduct a review of all applications for subdivision to ensure they meet all requirements of the Community Planning and Development Act prior to submitting them to Council for consideration. b. The Town will support subdivision applications only if the lands have been identified for development in the Plan. c. The Town may require a development agreement prior to the approval of subdivisions.
2. Require all new subdivision provide adequate services.	<ul style="list-style-type: none"> a. All lots created as a result of a subdivision shall be connected to municipal services. b. In situations where a lot is not located within the existing piped utility network, truck-in and truck-out services may be provided and sufficient road access for vehicles shall be provided.

Objectives	Policies
<p>3. Require all new subdivision provide services at the developer's cost.</p>	<p>a. The Town of Inuvik will support subdivision applications requiring expansion and/or upgrading of existing municipal services only if it has been shown that all other goals and objectives of the Community Plan have been taken into consideration and the owner/applicant agrees to enter into a development agreement for the provision of any or all of the following municipal services:</p> <ul style="list-style-type: none"> • roads; • pedestrian infrastructure; • drainage; • parking; • playgrounds; • street lighting; and, • any other matter Council deems to be in the public interest

7.0 Implementation

Once the Community Plan has been adopted it is implemented in two ways

1. land development by public or private developers; and,
2. supplemental studies or plans undertaken by the Town of Inuvik.

This section describes the tools and procedures that can be used to effectively implement the Plan.

7.1 Area Development Plans

As the community continues to develop, the Council may consider implementing or requiring developers to provide Area Development Plans (ADP). ADPs guide specific developments at a more detailed level than what is provided in the Community Plan. ADPs may require amendments to the Community Plan. The authority to implement Area Development Plans is set out in the Act.

7.2 Zoning Bylaw

The Town's Zoning Bylaw and the Development Permit process will continue to be the main tool used to implement the policies and objectives of this Plan. Amendments to the Plan may require amendments to the Zoning Bylaw.

7.3 Land Administration Bylaw

The Land Administration Bylaw is another important tool used to help implement the Plan. The Land Administration Bylaw applies to all acquisitions, dispositions, and other similar activities including sales, licenses, or leases by the Town.

7.4 Integrated Planning

This Plan is one of many plans the Town of Inuvik has adopted. In guiding community development, the Town must consider and coordinate the goals and objectives of other plans, strategies and regulations that may include:

- Town of Inuvik Strategic Priorities;
- Town of Inuvik Strategic Plan;
- Opportunities Ahead: A Strategy for Economic Growth in the Town of Inuvik; and,
- Town of Inuvik Tourism Marketing Strategy.

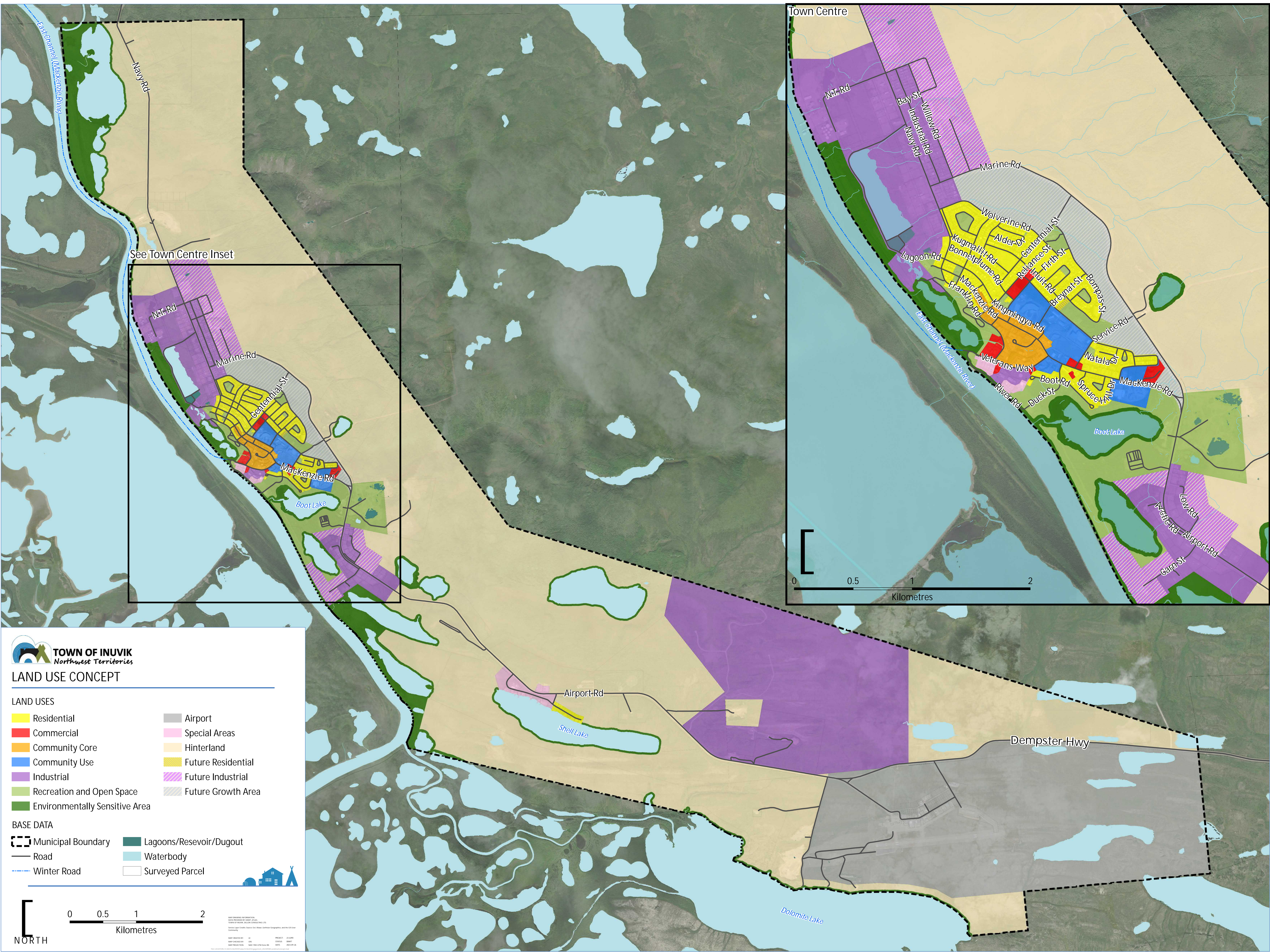
Monitoring and Reviews

Routine monitoring of the Plan by Council is required to determine whether it has been effective and if any amendments should be considered. An annual report should be prepared by Town Administration for review by Council and consideration of possible amendments to the Plan. In accordance with the Community Planning and Development Act, a formal review of this Plan shall be completed within eight (8) years after it is first adopted. Subsequent reviews shall be required every eight (8) years. Council may direct administration to update or amend this plan at any time to reflect the changing needs of the community. Amendments to the Plan may also be requested by the public through a formal application process.

Schedule A

Land Use Concept Maps

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TOWN OF INUVIK
Northwest Territories

LAND USE CONCEPT

LAND USES

Residential	Airport
Commercial	Special Areas
Community Core	Hinterland
Community Use	Future Residential
Industrial	Future Industrial
Recreation and Open Space	Future Growth Area
Environmentally Sensitive Area	

BASE DATA

Municipal Boundary	Lagoons/Reservoir/Dugout
Road	Waterbody
Winter Road	Surveyed Parcel

Scale: 0 0.5 1 2 Kilometres

North Arrow: NORTH

MAP INFORMATION: DATA PROVIDED BY CANADIAN GEOSCIENCE INFORMATION SERVICE (CGIS) AND TERRACONCEPT INC. (2018). SOURCE: OPEN STREET MAPS, NAVTEQ, HERE, AND OTHER PROVIDERS. AND THE CITY OF INUVIK.

MAP CREATED BY: JH PROJECT: 23-0001
MAP APPROVED BY: JH DATE: JANUARY 2024
MAP PREPARED BY: JH MAP SCALE: 1:50,000
DATE: 2023-10-24

Schedule B

Background Report

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Schedule C

What We Heard Report

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