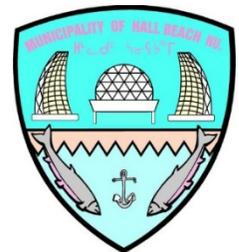




# Community Plan Hamlet of Hall Beach 2018



**HALL BEACH COMMUNITY PLAN  
BY-LAW No. 148**

A By-law of the Hamlet of Hall Beach in Nunavut Territory to adopt a General Plan pursuant to the provisions of the *Planning Act*, RSNWT, 1988, c. P-7, s.4.

**WHEREAS** the *Planning Act* in the Territory of Nunavut, RSNWT, 1988, c.P-7, s.4, provides for the Hamlet of Hall Beach to adopt a General Plan in keeping with the provisions of the Act; and

**WHEREAS** the Hamlet of Hall Beach Council has carried out a review of their existing 2010 General Plan referred to as the Hall Beach Community Plan, in accordance with the *Planning Act*; and

**WHEREAS** the Hamlet of Hall Beach Council has prepared the 2018 Hall Beach Community Plan considering population growth, land use, economy, climate and community members;

**NOW THEREFORE** the Council of the Hamlet of Hall Beach in open meeting assembled, hereby enacts as follows:

1. Schedule 1 the Hall Beach Land Use and Zoning Map forms part of this By-law.
2. This By-law may be cited as the "Hall Beach Community Plan."
3. This By-law shall come into full force and effect on the date of its Third Reading.
4. By-law No. 111 of the Hamlet of Hall Beach, and all amendments thereto, is hereby repealed.

5. *Schedule 2 the Hall Beach Community Plan Forms part of this By-law Gabli*

READ a first time this 14<sup>th</sup> day of November 2017.

*Peter Siakuluk*  
Mayor

*James Langille*  
Senior Administrative Officer

After due notice and a Public Hearing, READ a second time this 11<sup>th</sup> day of February 2019.

*Audlak*  
Mayor

*James Langille*  
Senior Administrative Officer

APPROVED by the Minister of Community and Government Services this 17 day of Apr, 2019.

*Anthony*  
Minister

READ a third time this 13<sup>th</sup> day of MAY, 2019.

*Audlak*  
Mayor

*Louis McNamee*  
Senior Administrative Officer



# SCHEDULE 2: COMMUNITY PLAN OF THE HAMLET OF HALL BEACH



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# SCHEDULE 2: COMMUNITY PLAN OF THE HAMLET OF HALL BEACH



## 1.0 INTRODUCTION

### 1.1 PURPOSE OF THE PLAN

The purpose of the Hall Beach Community Plan is to outline Council's policies for managing the physical development of the Hamlet for the next 20 years – to 2038 – that reflect the needs and desires of the Community. The Plan is a review and update of the 2010 Hall Beach Community Plan. The plan was updated through a community consultation process. The Community Plan builds on previous plans, while incorporating new opportunities, challenges, and needs identified by the Community.

### 1.2 GOALS OF THE COMMUNITY PLAN

Community Plan policies emerge from the values of a community and its vision of how it would like to grow. The goals established for this Community Plan are:

1. To develop in an orderly fashion creating a healthy, safe, functional, and attractive community that reflects community values and culture.
2. To accommodate an appropriate range and mix of uses to accommodate growth and change in the community.
3. To promote the Plan as a tool for making effective and consistent decisions regarding land use and development in the community.
4. To build upon community values of participation and unity to support community projects and local economic development.
5. To protect the natural beauty of "Nuna", protect viewpoints to the water, and retain waterfront and lakeshore areas for public uses and traditional activities.

### 1.3 ADMINISTRATION OF THE PLAN

The Community Plan is enacted by Bylaw. Changes to the Plan can be made by amending the Bylaws in accordance with the *Nunavut Planning Act*. The Community Plan should be reviewed and updated every five years as required by the *Nunavut Planning Act*. A Zoning Bylaw is also being enacted to implement policies based on the Community Plan. The Community Plan includes Schedule 1: Hall Beach Community Plan and Zoning Map and Schedule 2: Community Plan of the Hamlet of Hall Beach.

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## 2.0 GOALS AND OBJECTIVES

At the time of preparation of this Plan, the population of Hall Beach was approximately 880 people. This Plan is based on a projected population for Hall Beach of 1,350 by 2038 people. The Plan builds on the current community pattern west towards the Lake and south to the existing airport lands. The Plan accommodates 10 developed lots per year from 2018 to 2023 within the existing community area. Future community growth is planned for within a portion of land formerly identified as Transportation. During the life of this Plan the Hamlet of Hall Beach and the Government of Nunavut will need to negotiate with the Airport Authority to transfer lands from the Transportation/Airport Reserve to the Hamlet for future community growth and development.

The policies of Council are:

- a) Plan for a 2038 population of 1,350 people and continue to address the shortage of housing and overcrowding.
- b) Develop new residential uses west and south adjacent to existing residential areas, as identified on the Community Land Use and Zoning Map.
- c) Work with Qulliq Energy Corporation to relocate the generating station to the Industrial land near the tank farm.
- d) Permit future Commercial and Community Use in the core community area.
- e) Allow for the expansion of the existing cemetery.
- f) Permit light industrial development or outdoor storage at northern Industrial area.
- g) Heavy and noxious industrial development shall be located in the southern Industrial area.
- h) Construct a new community ice house in the core area.
- i) Shoreline erosion is a threat to oceanfront properties. Council desires to seek out funding and partnerships to build a breakwater and/or reinforce the shoreline area in order to continue to permit current and future development.
- j) Council will phase new land development as follows:
  - i. Phase 1: Continue to develop existing lots within the townsite and continue to expand the residential subdivision west, which represents approximately a five-year land supply.
  - ii. Phase 2: Work with the Government of Nunavut to decrease the Transportation Reserve and extend the community development boundary south.

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## 3.0 GENERAL POLICIES

The following policies of Council apply to all development in the Hamlet regardless of land use designation:

1. The development of lots shall be subject to the following lot development policies:
  - a) All service connections to buildings shall be easily accessed from the front yard on all lots and grouped together, where possible.
  - b) Access to new buildings will avoid, where possible, main entrances on the southeast side to reduce problems associated with snow drifting.
  - c) Buildings shall be sited to respect setbacks identified on the Zoning Chart.
  - d) Any building over 500 m<sup>2</sup> in gross floor area shall consider potential wind impacts on surrounding development. A wind study may be required by the Development Officer.
  - e) Where culverts are required, they shall be installed at the access points to lots.
  - f) On any portion of a lot where fill is introduced, drainage shall be directed towards the public road. Exceptions may be made by the Development Officer. Where possible, drainage troughs shall not be located in Utility Rights of Way or Easements.
  - g) Road widenings may be obtained as required at the time of development or redevelopment of a lot in situations where the road right of way is less than 16 metres wide.
2. Consideration should be given to the development of a Drainage Plan for the entire community and the adoption of a snow piling Bylaw.
3. The Hamlet will pile snow in locations to minimize downwind snow drifting and where spring melt runoff can be properly channeled to drainage ditches or waterbodies.
4. The Hamlet shall avoid piling snow within at least 30.5 metres (100 feet) of any watercourse.
5. A minimum setback distance of 30.5 metres (100 feet) of a watercourse shall be maintained, except when subject to terms and conditions of the Hamlet Council.
6. The Hamlet may consider adopting a Road Naming Bylaw.
7. Utilities or communications facilities shall be permitted in any land use designation. Other than designated Rights of Way or Easements for Utility or Communication lines, Easements alongside roadways, marked between the edge of the roadway and lot lines, will be used for distribution lines with a minimum clearance as specified in the Utility Corporations Joint Use Agreement.
8. The Hamlet shall protect cemeteries and sites of archaeological, ethnographical or historical significance from disturbance.
9. The Hamlet shall encourage development that minimizes emissions from fossil fuels, that are energy efficient and that consider alternative energy supply technology.
10. The Hamlet shall consider strategies to adapt to the future impacts of climate change, such as locating development away from low lying coastal areas and protecting existing areas against erosion.

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11. The Hamlet shall generate discussions with the Hall Beach Co-op Association in order to free up the underutilized lots in the community that could be used for future commercial, residential and/or community use.

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## 4.0 LAND USE DESIGNATIONS

### 4.1 RESIDENTIAL

The Residential designation provides land for primarily residential uses; however, it also permits other small scale conditional uses subject to the approval of Council. The policies of Council are intended to maintain an adequate supply of land for residential development, to build safe and livable neighbourhoods, and to protect residential areas from incompatible development. The policies of Council are:

- 1) The Residential designation will be used primarily for housing with all types of dwelling types permitted. Uses that are residential in nature, such as a group home, a home occupation, or bed and breakfast, will also be permitted.
- 2) Residential development will be phased so that a target minimum of 10 vacant surveyed lots are available at any given time.
- 3) In addition to the above, Council will look for opportunities for redevelopment or infill lots for new housing within the existing townsite. Council will work with Nunavut Housing Corporation to determine the appropriate housing forms (i.e., single, duplex, fourplex, 5 plex, etc).

### 4.2 COMMUNITY USE

The Community Use designation is intended to maintain an adequate supply of land for community uses, to provide easy access to public facilities and services, and to reserve significant and important locations for community uses. The policies of Council are:

1. The Community Use designation will be primarily for public uses (i.e., social, cultural, religious, or educational).
2. Community facilities will be centrally located to ensure safe and convenient access by residents.
3. A new school site has been planned for at the south end of the core area of the community.

### 4.3 COMMERCIAL

The Commercial designation is intended to support local economic development by maintaining an adequate supply of land for commercial uses in a central location within the built-up area and along main roads adjacent to future growth areas, providing good access from the community. The policies of Council are:

1. The Commercial designation will be used for commercial uses such as hotels, restaurants, retail, personal and business services, and offices (private and government).
2. Residential uses shall be permitted when located above a ground floor commercial use.

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3. Commercial facilities will be located along main roads, where possible, to provide safe and convenient access by residents.
4. Community uses may be conditionally allowed by Council following community consultation and site specific regulations.

### 4.4 OPEN SPACE

The Open Space designation is intended to protect shoreline environments, maintain access to the sea, and to reserve open spaces within the built-up area for recreational and cultural events. The policies of Council are:

1. The Open Space designation will be used primarily for parks, walking trails, traditional and recreational uses, such as beach shacks, boat storage, community docks, and temporary storage of sealift equipment during sealift operations.
2. Owners of development will be required to maintain the development and keep the surrounding area tidy.
3. Unless otherwise noted, all Commissioner's Land forming part of the 100 foot strip (30.5 m) along the seashore measured from the ordinary high water mark will be designated Open Space.
4. Council may consider the filling of a waterbody where it is needed for future development provided that the appropriate approvals are obtained.
5. Open Space corridors will be protected for trail connections and drainage channels.

### 4.5 PARKS AND RECREATION

The Parks and Recreation designation is intended for developed parks and recreation areas, such as playgrounds and sports fields.

1. A playground should be located within a 300 metre walking distance from any residence in the community.
2. An area is set aside for a community sports field adjacent to the arena.

### 4.6 INDUSTRIAL

The Industrial designation is intended to reduce the negative effects and dangers associated with industrial uses, such as noise, dust, truck travel and the storage of potentially hazardous substances. The policies of Council are:

1. Permitted uses in the Industrial designation will include all forms of manufacturing, processing, warehousing and storage uses. Permitted uses will also include garages, power generation plants, and fuel storage.
2. Council will consider relocating the existing scrap metal yard to a site past the waste disposal site. Once relocated, the existing scrap metal yard site will be restored and consideration will be given to an industrial subdivision.

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3. Permit light industrial development or outdoor storage at the northern Industrial area.
4. Heavy and noxious industrial development shall be located in the southern Industrial area.

### 4.7 TRANSPORTATION

The Transportation designation is intended to protect and ensure the safe operation of the airport and related activities, such as the NavCanada communications sites. The policies of Council are:

1. Permitted uses in the Transportation designation include all activities related to air traffic and uses accessory to these activities, such as commercial activities and communications sites.
2. All development within the areas affected by the Hall Beach Airport Zoning Regulations shall comply with those regulations.
3. Development applications shall be referred to Nunavut Airports for review and approval where development is proposed adjacent to the airport and/or where development has the potential to interfere with airport operations.
4. Council will discourage the use of travelled pathways that are not identified as public rights of way.
5. Council will initiate discussions with the appropriate level of government(s) to transfer a portion of airport lands, as shown on the Community Planning Map, Schedule 1 to the Hamlet for future development.

### 4.8 NUNA

The Nuna designation applies to all unsurveyed land within the Municipal Boundary not designated by another land use and is intended to protect the natural beauty and cultural resources of the land – 'Nuna' – while providing access for traditional, recreational and tourism activities. The policies of Council are:

1. The Nuna designation generally permits traditional, tourism and recreational uses. Permitted uses also include dog teams, quarrying, commercial harvesting, and infrastructure projects for local economic development.
2. Council shall ensure that development does not negatively impact wildlife, wildlife habitat, and harvesting and is consistent with the guiding principles of Inuit traditional knowledge.

### 4.9 WASTE DISPOSAL

The Waste Disposal designation is intended to identify existing or former waste disposal sites and ensure appropriate development setbacks. The policies of Council are:

1. The Waste Disposal designation permits no development, except those accessory to the operation or remediation of a waste disposal site.
2. Council will consider relocating the existing scrap metal yard to a site past the waste disposal site.

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3. The Hamlet shall prohibit the development of residential uses and uses involving food storage or food preparation within the 450 metre setback from any existing or former waste disposal site, pursuant to the General Sanitation Regulation of the *Public Health Act*.
4. The Hamlet shall prohibit the development of any public road allowance or cemetery within a 90 metre setback from any existing or former waste disposal site, pursuant to the General Sanitation Regulation of the *Public Health Act*.
5. The Hamlet will continue to evaluate options for long term sewage treatment. The evaluation will consider cost-effectiveness, the degree of environmental protection, and the land use implications.
6. The Hamlet will continue to evaluate all possible options for an integrated waste management system, considering complementary strategies such as source reduction, reuse, and recycling of waste materials.
7. No materials shall enter the waste disposal site without the permission of the Hamlet Council and/or its designate.
8. The Hamlet Council recommends the relocation of the waste disposal site and supports the preparation of a site feasibility options study.

### 4.10 MUNICIPAL RESERVE

The Municipal Reserve designation is intended to reserve land for the future growth of the community. The policies of Council are:

1. The Municipal Reserve designation does not permit any development except temporary uses approved by Council.
2. Municipal Reserve lands shall be redesignated by amendment to this Plan prior to being used for community expansion.
3. Lands designated Municipal Reserve may be affected by significant environmental constraints to development, such as shallow waterbodies and poor drainage. All constraints shall be cleared of environmental constraints prior to the lands being redesignated for development.
4. Any proposed road network shown on the Land Use Map may need to be changed according to community needs during the subdivision process.