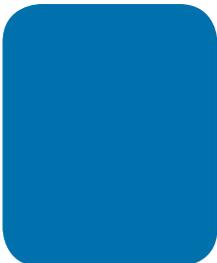
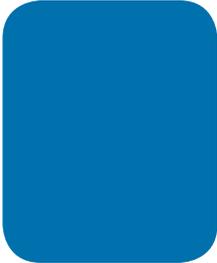
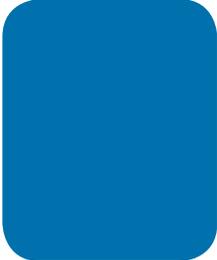
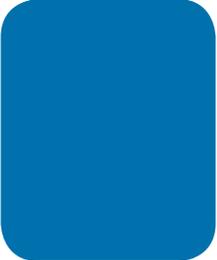




Hamlet of Hall Beach

COMMUNITY PLAN AND ZONING BY-LAW BACKGROUND REPORT

JANUARY 2010



**HALL BEACH, NUNAVUT
COMMUNITY PLAN AND ZONING BY-LAW
BACKGROUND REPORT**

January 2010

Prepared for

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**COMMUNITY PLAN AND ZONING BY-LAW
BACKGROUND REPORT
HAMLET OF HALL BEACH, NU**

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**COMMUNITY PLAN AND ZONING BY-LAW
BACKGROUND REPORT
HAMLET OF HALL BEACH, NU**

1.0 INTRODUCTION

1.1 Study Context

The Hamlet of Hall Beach, Nunavut has initiated a five-year review of its Land Use Plan, as mandated by the Territory under the provisions of Section 5 of the *Nunavut Planning Act*. The current Community Plan and Zoning By-law for the Municipality of Hall Beach was approved by the Government of Northwest Territories on January 23, 1997 and adopted March 5, 1997. The Government of Nunavut, Department of Community and Government Services, retained the planning services of J.L. Richards & Associates Limited to undertake a new Community Plan and Zoning By-law for the Hamlet of Hall Beach, Nunavut.

The *Nunavut Planning Act* requires that Community Plans be prepared on the basis of surveys and studies of land use, population growth, the economic base of the Hamlet, the needs of the Hamlet relating to transportation, communication, public services and social services, and any other factors that are relevant to the preparation of the Plan.

According to the *Nunavut Land Claims Agreement*, the principles of Article 11 Part 2 of the *Nunavut Land Claims Agreement* shall be applied in the development of municipal plans. The development of municipal plans shall be the responsibility of the municipalities.

The *Nunavut Land Claims Agreement* lists the following principles to guide the development of planning policies, priorities and objectives:

- (a) People are a functional part of a dynamic biophysical environment, and land use cannot be planned and managed without reference to the human Community. Accordingly, social, cultural and economic endeavours of the human Community must be central to land use planning and implementation.
- (b) The primary purpose of land use planning in the Nunavut Settlement Area shall be to protect and promote the existing and future well-being of those persons ordinarily residing in communities of the Nunavut Settlement Area, taking into account the interests of all Canadians; special attention shall be devoted to protecting and promoting the existing and future well-being of Inuit and Inuit-Owned Lands.
- (c) The planning process shall ensure land use plans reflect the priorities and values of the residents of the planning regions.
- (d) The public planning process shall provide an opportunity for the active and informed participation and support of Inuit and other residents affected by the land use plans; such participation shall be promoted through various means, including ready access to all relevant materials, appropriate and realistic schedules, and recruitment and training of local residents to participate in comprehensive land use planning.

- (e) Plans shall provide for the conservation, development and utilization of land.
- (f) The Planning process shall be systematic and integrated with all other planning processes and operations, including the impact review process contained in the *Agreement*.
- (g) An effective land use planning process requires the active participation of both Government and Inuit.

It is appropriate to create a new Community Plan and Zoning By-law at this time, in accordance with the *Nunavut Planning Act* and the *Nunavut Land Claims Agreement*, for the following reasons:

- (a) The *Nunavut Planning Act* requires that Council of a Hamlet review a general plan at least every five years after its adoption.
- (b) The Hamlet has a limited number of non-residential lots.
- (c) The Plan will identify new subdivisions for future development, while taking into consideration the opportunities and constraints.
- (d) The Plan will contribute to an Integrated Community Sustainable Plan that will enable the Hamlet to be eligible for Gas Tax Funding.
- (e) The Hamlet requires legal planning tools to manage their land, which their current land use plan is not capable of providing.

1.2 Study Objectives

The objective of the new Community Plan is to assist Council in assessing land applications and development permits in accordance with the *Planning Act* and the Planning Principles of Article 11 Part 2 of the *Nunavut Lands Claim Agreement*. The Zoning By-law will provide up-to-date planning tools and direct growth within the Community. Public input is crucial to ensure that the Community Plan reflects the aspirations of Community residents with respect to future development of their Community. The updated Community Plan shall:

- (a) incorporate and have due regard for the underlying principles relating to the preparation, contents and enactment of general plans and Zoning By-laws, as detailed in the *Nunavut Planning Act*;
- (b) be based on updated surveys of the existing economics and demographics of the Community, together with projections for future trends, and any other factors relevant to the preparation of a Community Plan;
- (c) be sufficiently detailed to provide clear policy guidance to Council to direct the use and development of various land uses over the next twenty years;
- (d) document and incorporate all changes in the physical development of the Community that have occurred since the 2001 Community Plan was approved;

- (e) identify all existing and future land use designation in a general manner, and specifically identify sites for major public buildings and facilities that are planned or may reasonably be expected to be constructed within the next ten years;
- (f) identify and create new subdivisions that will provide sufficient parcels of land where future housing units will be built, in a bid to alleviate the acute housing shortage.

2.0 COMMUNITY INFORMATION

2.1 Location

Hall Beach, or *Sanirajak*, is situated on the east shore of the Melville Peninsula, Baffin Region, in Nunavut Canada along Foxe Basin. Located at 68° 45' 44"N and 81° 13' 44"W, it is approximately 795 km west of Iqaluit. *Sanirajak* is the Inuktituk word for "the place along the coast."

2.2 Geology and Terrain

Hall Beach is spread along a series of exposed sand and gravel beaches along the shores of Foxe Basin. The area is characterized by an expanse of low, even topography. Tundra meadows, with shallow ponds, together with low, cobbly beach ridges, are typical of many extensive parts of this region. Directly behind the Community lies a series of lakes and tundra ponds and, as a consequence, the Community experiences inundation during the spring melt.

2.3 Vegetation

The Community of Hall Beach sits in an area known as the Arctic Lowlands, or what is commonly referred to as the Arctic Archipelago. The region is sparsely vegetated, with the soil producing carpets of moss, lichen and ground-hugging flowers, such as Arctic cotton, Arctic heather, mountain avens, moss capion and lots of louseworts and saxifrages.

2.4 Climate

Hall Beach's climate is known for its strong winds. During the summer months, the direction of the wind varies in all directions, whereas the winter months data points to prevailing northwesterly winds. This northwest flow is dominant and frequently strong during the winter months and often produces blizzards. Calm winds are infrequent.

The mean annual temperature is approximately -14.4°C, with a summer mean of -1.5°C and a winter mean of -27.2° C. The mean annual precipitation ranges between 200-250 mm.

Recent studies and reports have been prepared addressing the impacts of climate change and land use planning and development. Climate change has resulted in a reduction in the extent, duration and thickness of sea ice, which, amongst other things, affect s the Inuit way of life (hunting and fishing). These changes in weather patterns

have resulted in increasingly variable weather conditions; stronger northerly winds have been reported to change the patterns of snow accumulation.

Changes in snow accumulation/snow loading on houses and roads have led to concerns for safety and access. Climate change has also been demonstrated to have an impact on the permafrost and has led to terrain instability. In certain areas, changes in the freeze/thaw cycle have been known to cause building foundations to sink and/or jack.

Hall Beach has also witnessed a change in sea level, with the erosion of the shoreline becoming more and more apparent. The Community has built a sea wall in certain places as a means to halt shoreline erosion caused by global warming.

2.5 Community History

Unlike most communities in Nunavut which grew around trading posts and seasonal hunting and fishing camps, Hall Beach was instantly created when a Distant Early Warning (DEW) Line site was established in 1957. The DEW Line was built as a joint U.S. / Canadian effort to help monitor Canadian air space in the Far North. Today, the Community is home to a North Warning System radar site, which is a technologically advanced model of the DEW Line. The Hall Beach radar station is now known as Fox-MAIN. The old twin 120-foot tall antennas now serve as landmarks for aircraft and hunters alike.

Hall Beach and the surrounding areas were once inhabited by the Thule people and evidence of their existence can still be found fairly close to town in the form of abandoned sod houses. Tent rings, food caches, grave sites and subterranean houses are found north of the Community at Qimmiqturvik and Nappaqut. Found along the beach in the southern part of the Community are several Thule winter houses.

Contact between the Inuit and explorers was sporadic but intense. William Parry and G.F. Lyon were the first Europeans to visit the area in 1822-23, while wintering their ships at nearby Igloolik. Hall Beach was named for Charles Francis Hall, an American Arctic explorer. In the early 1950s, no one lived in Hall Beach on a permanent basis. By 1960, the number of qallunaat (white people) outnumbered the Inuit. Starting in the early 1960s, Inuit families began to move to the Community in order to take advantage of government housing programs and health care, as well as new opportunities for work and education.

The economy of Hall Beach remains traditional and includes hunting, trapping and carving. Some commercial fishing and limited tourism are also carried out.

3.0 POPULATION GROWTH

3.1 Methodology

The determination of land requirements to accommodate growth must be justified on the basis of population and growth projections, including employment targets and residential and non-residential projections. The analysis needs to also consider growth through intensification and redevelopment opportunities, as well as infrastructure and public service facilities available for the Hamlet over the 20-year planning period.

The policies of the Community Plan will place a strong emphasis on growth management, phasing policies that ensure the orderly progression of development within designated growth areas, and the need to fully consider growth opportunities within currently designated areas.

The goal of this Plan is to:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands that are designated and available for residential development; and
- b) maintain at all times where development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

The foundation of this Land Needs Analysis is the population, housing, employment and non-residential construction projections for the twenty-year planning period; projections have been made to the year 2031.

These forecasts were prepared using the best information and data available at the time of preparation and are only an informed estimation of the future. Such an estimation involves an understanding of past trends, growth patterns, established demographic and market constraints, and a knowledge of changes that are taking place, or likely to take place in the future. They are not, however, accurate predictions of the future.

3.2 Population Forecast

The starting point for the projection of housing needs and employment and the related land requirements is to obtain a population projection over the 20-year planning horizon. Predicted population values until the year 2020 were provided by the Nunavut Bureau of Statistics, May 2008. Population values beyond 2020 were also predicted using the growth rate approach. Under the growth rate approach, the Hamlet projects its future population based on its current population in accordance with historic growth rates. This method is appropriate for smaller, northern areas that are far removed from other municipalities.

According to Community population projections provided by the Nunavut Bureau of Statistics, dated May 2008, the population was projected to increase from 635 in the year 2000 to 1,052 in the year 2020. This population increase represents approximately 28 persons per year (2.5% per year) between the period 2000 to 2020.

Community population estimates were prepared by the Nunavut Bureau of Statistics in May 2008 using Statistics Canada data for the period 1991-2007. The population in Hall Beach for the year 1991 was estimated at 541, with an increase to 704 for the year 2007. According to the Hamlet's population estimates over the past 15 years (1991-2007), the average growth rate was approximately 2.5 % per year (approximately 10 people per year).

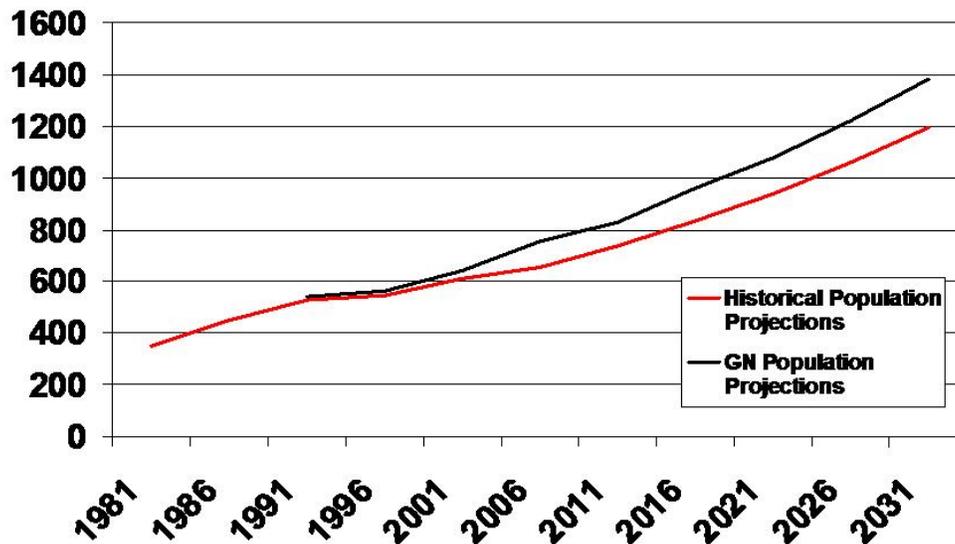
Table 1: Population Projections to 2031 in 5 Year Increments

Calendar Year	Population Projections based on Historical Trends ⁽¹⁾	GN Bureau of Statistics Population Projections ⁽²⁾
2011	738	829
2016	832	957
2021	939	1,078
2026	1,060	1,220
2031	1,195	1,380

⁽¹⁾ Estimated based on 1981 - 2006 Census data

⁽²⁾ Estimated based on 2008 Nunavut Bureau of Statistics data

Hall Beach Population Projections



The Hamlet's population was projected through to the year 2031 using the Nunavut Bureau of Statistics estimated growth percentages, as well as the Hamlet's historical growth rate. The population is predicted to increase to 1,380 persons using GN predictions and projected through to 2031 using the same growth rate. Based on historical trends (1981-2006) with an average growth rate of 10 persons per year, the population was predicted to be 1,195 by the year 2031.

Another factor relevant to growth projections in Hall Beach is that the median age of the Inuit population is 20 and the largest age group is the 10 to 14 years of age, followed closely by newborns (0 to 4 years) and toddlers (4 to 9 years). This is 19.5 years below

the median age of 39.5, the non-aboriginal population in Canada.
(Source: Statistics Canada 2006 Census Data).

3.3 Housing Requirements

According to the “Nunavut Housing Requirements, Needs and Demand to 2016” report, prepared for the Government of Nunavut and Nunavut Tunngavik Inc., dated March 2005, there are three major demographic trends that determine housing requirements in Nunavut:

- Quite a number of young people across the territory are turning 15-24. They will want to form their own households if local circumstances permit. Otherwise, they will be tempted to move away in search of better opportunities.
- There are growing numbers of elderly households in Nunavut. In many cases, all the children have left home or one spouse has passed away or gone into a care facility. A proxy for such newly formed households is the additional numbers of those turning 65 and older. Based on Statistics Canada data, this age group is likely to increase in importance in the future.
- Households headed by those aged 25-65 are going to continue to increase because of in-migration of already-formed facilities from outside Nunavut, new marriages, marital breakdowns, and other factors.

The Nunavut Ten-Year Inuit Housing Action Plan has concluded that “3000 Public Housing units are needed immediately to bring overcrowding in Nunavut on a par with the rest of Canada.”

In Hall Beach, approximately 33% of the dwellings have more than one person per room, in comparison to the 19% average for Nunavut. According to the Action Plan, Hall Beach ranks 5th (worst) in terms of percentage of overcrowding conditions of Nunavut Communities. According to Census of population data released by Statistics Canada, the population in 2006 was 654, which represents a 7.4 % increase from the 2001 Census data. There were 154 private dwellings in 2006, of which 150 were occupied by usual residents and 6.7% of which required major repair. Since 2006, Hall Beach has added 5 five-plex units to their housing stock (25 units).

The average number of persons per dwelling was 4.4, which is higher than the Nunavut average of 3.75, and much higher than the Canadian average of 2.54. There is a definite need for dwelling units to meet the current overcrowding situation. For the purpose of estimating housing growth needed to support the projected population growth, the projected household size of 4.4 persons will be applied; however, if household size continues to decrease, housing demand will be higher than noted here. The housing needs projections in Table 2 are made based on the population projections.

Table 2: Housing Projections

Projected Population by 2031	Total Units Needed by 2031 ⁽¹⁾	Current Supply of Units*	Additional Units Needed by 2031 (Total – Current)	Average Units/Year
1,195 (Historical Trend Population Projection)	271	179	92	4
1,380 (GN Bureau of Statistics Population Projections)	314	179	135	7

* includes 2010 housing stock

⁽¹⁾ Based on 2009 average household size of 4.4 for Hall Beach

It should be noted that the Nunavut Housing Corporation (NHC), the primary builder in Nunavut, builds few single detached homes as funding is limited for these types of dwellings. Instead, the NHC is building duplex, triplexes, five-plex units and, in some cases, six-plex units. Based on the Housing Projections provided above and depending on the type of unit, Hall Beach should add anywhere between 4 to 7 units per year for the 20-year planning horizon.

According to the Nunavut Ten-Year Inuit Housing Action Plan, a sustained ten-year plan would be to build 500-700 units a year across Nunavut to be in line with the Canadian average household size of 2.54%. Taking overcrowding into account, in order for Hall Beach to be in line with the Canadian average, its share of the sustained ten-year plan would represent between 18-24 units per year for the next ten years.

Table 3: Ten Year Action Plan – Overcrowding

Projected Population By 2020	Canadian Average of 2.54	Current Supply of Units*	Add to 2020 Ten-Year Action Plan	Average Units/Year
1,052	414	179	235	24
915	360	179	181	18

* includes 2010 housing stock as provided by the Hamlet of Hall Beach

It is our recommendation that Hall Beach aim to achieve the Nunavut average of 3.75 persons per household. In this manner, a Ten Year Action Strategy (Table 4) would be more of an attainable target of approximately 6 to 10 additional units per year.

Table 4: Ten Year Action Strategy – Overcrowding

Projected Population By 2020	Nunavut Average of 3.75	Current Supply of Units*	Add to 2020 Ten-Year Action Plan	Average Units/Year
1,052	280	179	101	10
915	244	179	65	6

* includes 2010 housing stock as provided by the Hamlet of Hall Beach

When an overall look at the housing stock in Hall Beach was conducted, the results indicated that approximately 27.3% (30 units) of the existing units required major repairs. (Source: Statistics Canada 2006 Census Data)



Row of Houses



Typical Single Dwelling

If applying the Canadian average household to the Historical Population Projections and the GN Bureau of Statistics, Hall Beach is in need of a large number of new housing. Rather, we recommend the Hamlet targets a Nunavut average of 3.75 persons per household, as illustrated in Table 4, as a means of easing the burden of overcrowding in the Community. The current housing demand should also take into account the existing overcrowding situation, as well as the state of current housing units.

Over the next 20 years, the Community should be planning for 4 to 7 units per year, totalling 92 to 135 units over a twenty year period to meet expected growth. If the Community were to follow the recommended 10 year housing strategy to resolve the current overcrowding situation, on the low end, Hall Beach would need to add 30 units, whereas, on the high end, the Community would need to add 51 units to ease overcrowding and bring the person per household ratio to a Nunavut average. As per the goals listed above, the Plan should:

- maintain at all times where new development is to occur, sufficient lots with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans (30-51 units);
- maintain at all times the ability to accommodate sufficient lots for residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands that are designated and available for residential development (100-170 units); and
- ensure that sufficient land is made available through intensification and redevelopment and, if necessary, development reserve areas, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years.

Therefore, sufficient land should be identified and reserved for an estimated 157 to 246 additional housing units and an appropriate range and mix of employment opportunities to meet the needs of the 20-year planning horizon.

4.0 EXISTING CONDITIONS, ISSUES AND NEEDS ASSESSMENT

4.1 Existing Land Uses

The map in Appendix 'A' indicates the existing land use in the Community for all surveyed lots. A number of observations are made:

- Commercial uses are focused within the central area of the Community of Hall Beach, including the Co-op Hotel, the Co-op Store and the Northern Store.



Co-op Store



Northern Store

- Community uses are also found within the central area of Hall Beach. The Hamlet Office sits across the street from Arnaqjuaq School. The Community Hall, Amittuq Arena, the Health Centre, as well as the Catholic and Anglican churches are all centrally located in Hall Beach. A number of other Community uses are located throughout the Community, including the RCMP buildings (north end) and Community Freezer.



Hamlet Office



Community Hall

- The Community's industrial uses are also mostly concentrated within the central area of Hall Beach. These include: the Power Plant, Community Garage and the Inuit Broadcasting Corporation. The Co-op Storage is located in various locations around the Community, but most notably in the large vacant area directly adjacent to the School and Co-op, respectively. The Tank Farm is located in the southern part of town close to the Airport. Future industrial uses should occur in the area directly adjacent to the existing built up industrial area in the centre of the Community. An area for these uses will be identified on the Draft Community Plan and Zoning By-law.



Power Plant

- There are two primary residential areas – the north part of Hall Beach and the south part of Hall Beach, both of which are experiencing new residential development.
- There are approximately 5 vacant lots scattered around the existing built up area that are not developed. The lots have a 25 m frontage and a 30 m depth.

4.2 Community Facilities and Services

4.2.1 Community Hall & Recreation

The Community of Hall Beach has outgrown its current Community Hall. The Community has identified this need and, according to the 2008 Nunavut Economic Outlook's Five Year Capital Plan, Hall Beach is to receive \$1 million for a Community Hall expansion.

Hall Beach has a small playground located adjacent to the school.

The Community cemetery, located in the north end of town, is currently experiencing a shortage of available land. The expansion of the cemetery will need to be addressed in the Community Plan.

4.2.2 Health

The existing Health Centre was recently built. As such, no immediate priorities have been identified by the GN Department of Health and Social Services.

4.2.3 Educational



Community School

Arnaqjuaq School is a relatively new school building offering grades K-12. There are approximately 23 people on staff and 239 students. The school has a gymnasium located on site, as well as a computer room, kitchen, science lab facilities, shop and a small library.

4.2.4 Other Community Facilities and Services

The RCMP detachment staffs two officers. The Post Office is located at the Northern Store. Northwestel provides local and long distance telephone service. The Community has a local radio station, which has music programmed for much of the day. The local line is opened up in the morning and over the lunch hour, when notices and announcements can be called in or read over the air.

The Hamlet Office was recently built and appears to be of an adequate size. The Hamlet Fire Hall is relatively new and a volunteer fire brigade uses a pumper fire truck to fight fires.



Hockey Arena



Renewable Resources

4.3 Economic Growth

This section presents economic growth for the Hamlet of Hall Beach through to 2030 and for identifying related land requirements.

The following policies are particularly relevant:

- providing for an appropriate mix and range of employment (including industrial, commercial and institutional) uses to meet long-term needs;
- providing for opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses that support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- planning for, protecting and preserving employment areas for current and future uses; and
- ensuring the necessary infrastructure is provided to support current and projected needs.

According to the Nunavut Economic Development Strategy, there are three main sectors that offer excellent opportunities for economic growth: minerals, fishing and tourism. All three offer possibilities to build Community assets in the form of training, jobs and business opportunities. Another significant sector will be the small and Inuit business sector, such as work from its artisans.

The Community Plan will need to identify areas for future employment uses, including industrial, commercial and institutional. Telecommunications and broadband infrastructure are essential to building the knowledge base in Nunavut communities.

4.4 Transportation Infrastructure

Transportation is vital to the health and well-being of residents, as well as to future economic growth. Air and marine transportation systems are used to move goods and people between communities and over longer distances. Within communities, snowmobiles and all-terrain vehicles are the most popular means of transport, although cars and trucks are becoming more numerous. Community supplies normally come from Montreal by ship in the summer months or by plane, such as Food mail through the Co-op. People normally travel by air between communities and outside the region, however, often residents travel by land and sea to Igloolik (69km).

4.4.1 Roads

There is no direct road access to Hall Beach. Within the Community itself, there are issues with roads being built outside the surveyed areas. In order to make sufficient use of the surveyed lots within the existing Community, this practice needs to be rectified and stopped.

4.4.2 Marine

Marine transportation is provided by barge. There are no formal sealift areas. The Community does not have a dock or breakwater to assist with sealift and other marine activities.

4.4.3 Air

The GN operates a 1,591 m certified gravel runway. The Airport Terminal Building is over 20 years old and, at this time, there are no plans for future expansion. Scheduled flight service is available from Canadian North and First Air.

4.5 Hamlet Services and Infrastructure

In addition to housing and employment opportunities, water and sewage treatment systems and waste management, schools, childcare and health facilities are also essential infrastructure to allow the community and its economy to grow.

Water is pumped to a water reservoir. Improvements to the site's facility to ensure safe, potable drinking water will need to be assessed as the Community continues to grow.

The sewage system is a sewage lagoon. The solid waste facilities are located to the north of the Community and appear to be functioning properly. The site consists of a solid waste landfill and a bulk metal/hazardous waste storage area. The facility's condition will need to be assessed and addressed as the Community continues to grow. Burning occurs to control the waste disposal site, reducing potential for airborne debris, odours, quantity control, etc.

The bulky metal/hazardous waste storage area is located adjacent to the shoreline. This area stores a variety of metal waste from old metal fuel drums to all-terrain vehicle / snowmobile parts. It is clear that the Hamlet does not have proper facilities for recycling and reuse of this material. A cleanup plan will need to be developed and implemented.



Waste Storage Area

Members of the Public and Council alike, noted serious problems of inundation located in several depressed areas during the spring melt. Hall Beach is a relatively flat Hamlet and any differences in elevation have led to problems for residents. The area around the Co-op and the residences located to the west, in particular, are experiencing flooding during the spring. The Community Plan will recognize the need for the GN to commission a Master Drainage Report in order to help the Community deal with the problems caused by melting snow.

4.6 Summary of Needs

4.6.1 Short-term Needs (0 to 2 years)

- Master Drainage Report
- Survey lots for development

4.6.2 Near-term Needs (4 to 9 years)

- New land for development
- Expansion to the Community Centre
- Opportunities for Renewable Energy Projects

4.6.3 Long-term Needs (10+ years)

- New land for development
- Assess potable drinking water, sewage system, and landfill requirements
- Assess needs in terms of public infrastructure (i.e., school)

5.0 DEVELOPMENT CONSTRAINTS

The figure at Appendix ' B' indicates the existing opportunities and constraints and potential growth areas for Development in Hall Beach. A summary of each of the constraints is listed below:

- **Airport zone** – A 4 km radius from the airport is identified as a development setback to protect airport operations from incompatible development. This includes the approach and takeoff zones for the runway. Any development in this zone would require the approval of Nunavut Airports and Hamlet Council.
- **Navigation Beacon site** – A 1 km radius from the Navigation Beacon site is identified as a development setback to protect the site from potential interference. Any development in this zone would require the approval of Nunavut Airports and Hamlet Council.
- **Physical features** – The Community has many lakes, tundra ponds and other wet areas that present some challenges for development. Some of the waterbodies may be considered significant and will need to be protected from filling if they contain fish habitat. Climate change has also had a profound effect on the Community. The shoreline along the Foxe Basin is eroding at a rapid pace and, in response, the Community has constructed a retaining sea wall.
- **Waste disposal site** – Existing waste disposal sites are identified. The existing waste disposal site consists of the landfill site and the sewage wetlands treatment area. All existing and former waste disposal sites are subject to the 450 m Public Health Act (General Sanitation Regulations) development setback for residential development and any use involving food preparation or storage. The General Sanitation Regulations of the Public Health Act define “waste disposal ground” as “any place used for the disposal of garbage, refuse, excreta or other waste material.”

The 450 m setbacks from these sites are identified on the map. Development within 450 m of these sites can only occur once the sites have been fully remediated and given clearance by the appropriate authorities.

- **Watercourse/Waterbody setbacks** – A development setback of 30 m is generally applied to all waterbodies, unless it is demonstrated that the waterbody is sufficiently shallow (typically less than 2 m) that it would not permit fish habitat. Many of the waterbodies in the Community are less than two metres in depth. However, some waterbodies may be retained for aesthetic or drainage reasons.
- **Sewage treatment** – The Community uses a natural wetlands method for treatment of sewage. The 450 m development setback is also applied to this plume.
- **Snow drifting** – identifying zones in and around the proposed Community where the most significant snow drifting would be expected based on terrain, prevailing winds and density of buildings.

6.0 PUBLIC CONSULTATION PROCESS

The Public Consultation component to this project is key to ensuring that the vision and spirit of the Community are represented in the overall growth plan for the Hamlet. The consultation process for this Community Plan and Zoning By-law was designed to draw upon existing local knowledge and to explore the needs and concerns of the varied stakeholders. Open and participatory consultation allows residents to dictate how their Community will grow. Consultation also brings people into a process of shared learning where diverse and sometimes opposing views come into focus.

In this project, the following consultations were used:

- one-on-one interviews
- small group meetings
- workshops
- walking tours
- open house
- public meeting

6.1 Key Stakeholders

The following stakeholders have been identified:

- Hamlet Council
- Hamlet Staff
- Elders
- Hunters and Trappers Association
- Hall Beach Development Corporation
- Nunavut Housing Corporation
- District Education Authority
- Hamlet Residents
- Nunavut Airports

- GN Department of Community and Government Services and partner Ministries
- Nunavut Housing Corporation

6.2 Consultation Results

6.2.1 First Community Visit (Dec. 9 – Dec. 11, 2009)

- a) Hamlet tour with Hamlet Foreman
- b) Meeting with Hamlet Council

Attendees included the Mayor and 6 Councillors

- c) Meeting with Members of Hamlet Council and Community Open House

Notice of Public Meeting was posted at the Northern Store, Co-op Store, and Hamlet Office. Radio announcements were also made prior to and on the day of the meeting. Token gifts were advertised in an effort to attract a larger crowd.

Attendees

Mayor
Two Councillors
Elders
Members of the Community.

- Introduction by JLR and background information about the project and process
- Presentation of work plan and key team members.

Discussion on Future Growth Areas

- Potential Growth Areas presented (see attached Appendix B).
- There are some opportunities within the existing Hamlet to free up some lots for commercial and residential development.
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- d) Next Steps

- Lands needs assessment and background report
- Draft options for Potential Growth Areas
- *March*: Open House and Public Meeting to present Background Report (first reading) and development options for discussion
- *July*: Formal Public Meeting for second reading.

6.2.2 Presentation of First Draft and Council Meeting

a) Public Meeting at Hamlet Office, March, 2010

Prepared by:

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:



Matthew McElligott, MCIP (Provisional Member)

Reviewed by:

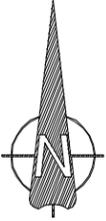


Marc Rivet, MCIP, RPP

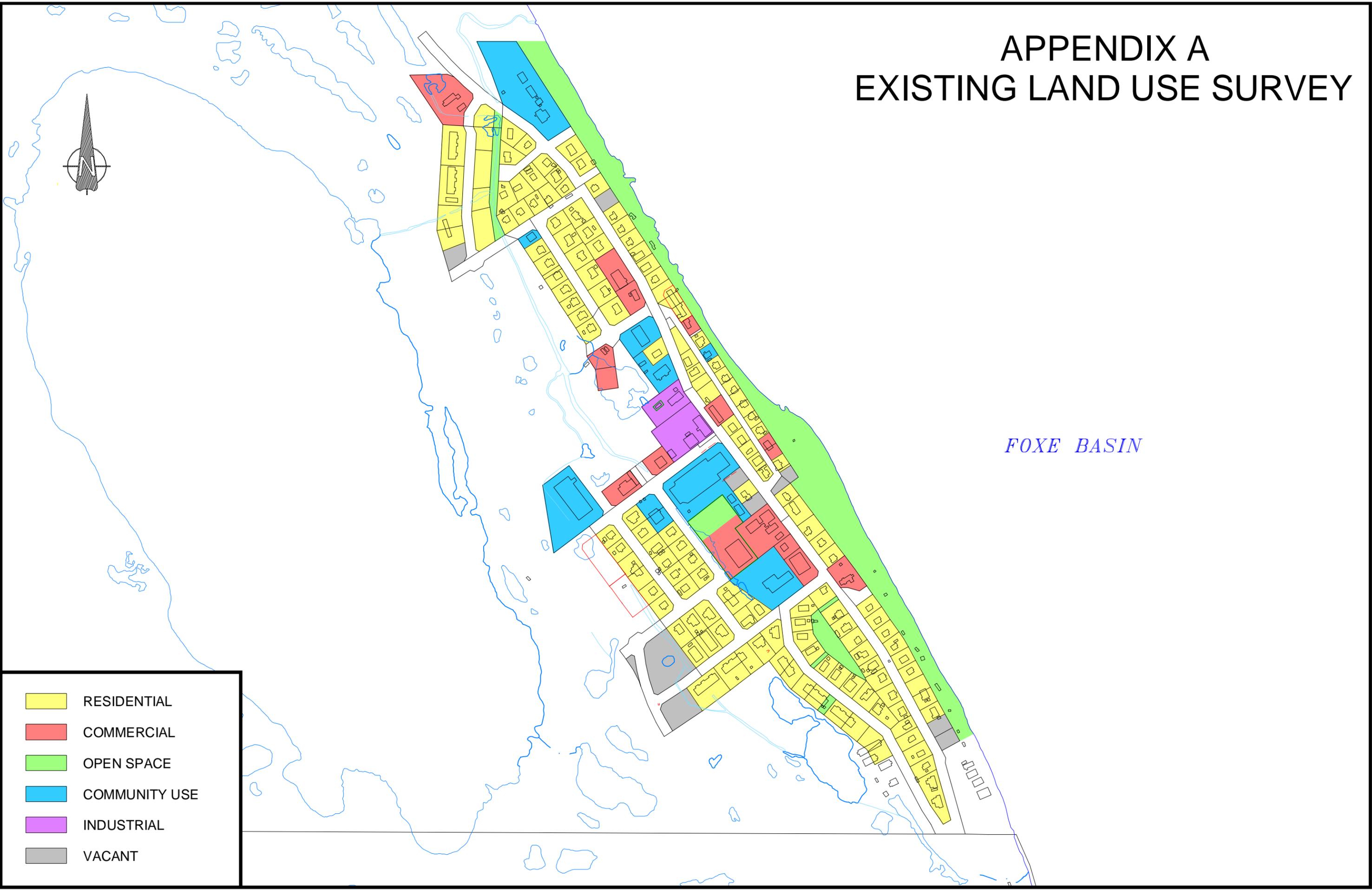
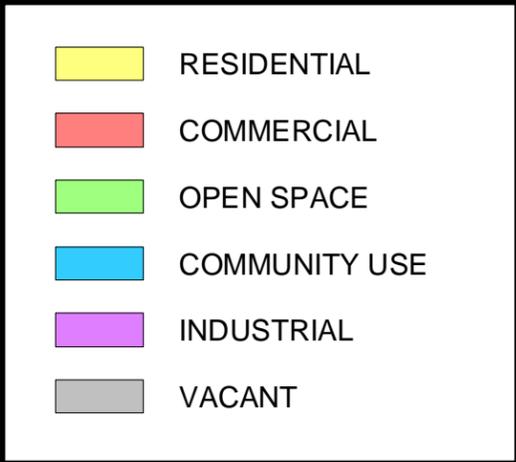
APPENDIX 'A'

Existing Land Use Survey

APPENDIX A EXISTING LAND USE SURVEY



FOX E BASIN



APPENDIX 'B'

Potential Growth Areas

APPENDIX B OPPORTUNITIES AND CONSTRAINTS IDENTIFYING POTENTIAL GROWTH AREAS

