

**HALL BEACH, NU  
COMMUNITY PLAN**

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**- TABLE OF CONTENTS -**

	<u>Page</u>
Hall Beach Community Plan By-law No. 111	
SECTION 1 - INTRODUCTION.....	1
1.1 Purpose of the Plan .....	1
1.2 Goals of the Community Plan .....	1
1.3 Administration of the Plan .....	1
SECTION 2 – POPULATION & HOUSING PROJECTION.....	2
SECTION 3 – GENERAL POLICIES.....	3
SECTION 4 – LAND USE DESIGNATIONS .....	5
4.1 Residential .....	5
4.2 Community Use .....	5
4.3 Commercial.....	5
4.4 Open Space .....	6
4.5 Industrial .....	6
4.6 Transportation.....	7
4.7 Hinterland.....	7
4.8 Waste Disposal .....	7
4.9 Municipal Reserve .....	8

**HALL BEACH COMMUNITY PLAN  
BY-LAW No. 111**

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 Council of the Hamlet of Hall Beach has prepared a General Plan, referred to as the "Hall Beach Community Plan", in accordance with the Planning Act;

NOW THEREFORE, the Council of the Hamlet of Hall Beach, duly assembled, enacts as follows:

1. Schedules 1, 2 and 3 of this By-law form 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.

READ a first time this 9<sup>th</sup> day of March 2010.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Senior Administrative Officer

After due notice and a Public Hearing, READ a second time this \_\_\_\_ day of June 2010.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Senior Administrative Officer

APPROVED by the Minister of Community and Government Services this \_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Minister

READ a third time this \_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Senior Administrative Officer

# COMMUNITY PLAN OF THE HAMLET OF HALL BEACH

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## SECTION 1 - INTRODUCTION

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### 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 2030 – that reflect the needs and desires of the Community. The Plan was created through a community consultation process. The Community Plan builds on previous plans, while incorporating new challenges, issues 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 By-law. Changes to the Plan can be made by amending the By-laws 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 By-law is also being enacted for the purpose of implementing detailed policies based on the Community Plan. All development must follow the intent of the Community Plan and Zoning By-law. The Community Plan includes Schedule 1 – "Community Land Use and Zoning Map", Schedule 2 – "General Land Use Map", and Schedule 3 – "Community Plan (Land Use Designations)".

## SECTION 2 – POPULATION & HOUSING PROJECTION

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At the time of preparation of this Plan, the population of Hall Beach was approximately 808 people. This Plan is based on a projected population for Hall Beach by 2030 of 1,345 people. It is estimated that an additional 135 dwelling units or 7 units per year will be required to meet the projected population growth. Also, in an effort to resolve the current overcrowding situation, the ten-year action strategy calls for an additional 10 units per year. This Plan is based on a housing demand of 236 units over a twenty year planning horizon. Depending on the housing form, this Plan proposes that approximately 12 units can be accommodated through infill or redevelopment, or within existing sketch or surveyed lots and proposes an expansion of the southerly subdivision to accommodate an additional 80-200 residential units, and an expansion to the northerly subdivision to accommodate an additional 43-105 residential units. In addition, areas have been identified for future Community, Commercial and Industrial uses as well as municipal reserve.

The policies of Council are:

- a) Plan for a 2030 population of 1,345 people and address the current overcrowding situation.
- b) Encourage and facilitate the consolidation, intensification and redevelopment of existing lots within the townsite to conserve land supplies on the periphery of town.
- c) Provide opportunities for Community, Commercial and Industrial uses development by identifying areas compatible for this type of development.
- d) 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 southwest of the arena, which represents approximately a three year land supply.
  - ii. Phase 2: Continue to expand the residential subdivision located at the southern extremity which represents an approximate 4-10 year land supply.
  - iii. Phase 3: Construct a road from behind the community hall leading to the Hamlet office for future commercial uses.
  - iv. Phase 4: Expand the residential subdivision from the arena towards the north.
  - v. Phase 5: Relocate the existing scrap metal yard to a site past the landfill. Once relocated, the community could further expand around the cemetery, and the existing scrap metal yard site will be restored and consideration will be given to an industrial subdivision.

## SECTION 3 – GENERAL POLICIES

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The following policies of Council apply to 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 by-law.
- 3) The Hamlet will pile snow in locations to minimize downwind snow drifting and where spring melt runoff can be properly channelled 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 subject to terms and conditions of the Hamlet Council.
- 6) The Hamlet may consider adopting a Road Naming By-law.
- 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.

## **SECTION 4 – LAND USE DESIGNATIONS**

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### **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 17 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., singles, 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.

### **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.

- 3) Commercial facilities will be located along main roads, where possible, to provide safe and convenient access by residents.

#### **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. All uses are conditional and at the discretion of Council.
- 2) A playground should be located within a 300 metre walking distance from any residence in the community.
- 3) Owners of development will be required to maintain the development and keep the surrounding area tidy.
- 4) 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.
- 5) Council may consider the filling of a waterbody where it is needed for future development provided that the appropriate approvals are obtained.
- 6) Open Space corridors will be protected for trail connections and drainage channels.

#### **4.5 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 landfill. Once relocated, the existing scrap metal yard site will be restored and consideration will be given to an industrial subdivision.

#### **4.6 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, as shown on Schedule 2, shall comply with those regulations. 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.
- 3) All development within the Transportation Influence Zone of the communications facility is subject to the approval of NavCanada.
- 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 expand hamlet boundaries over airport lands.

#### **4.7 Hinterland**

The Hinterland 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 Hinterland 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.

#### **4.8 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 landfill.
- 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, including the suitability of the existing landfill site for long-term use and also considering complementary strategies such as source reduction, reuse, and recycling of waste materials.

#### **4.9 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.