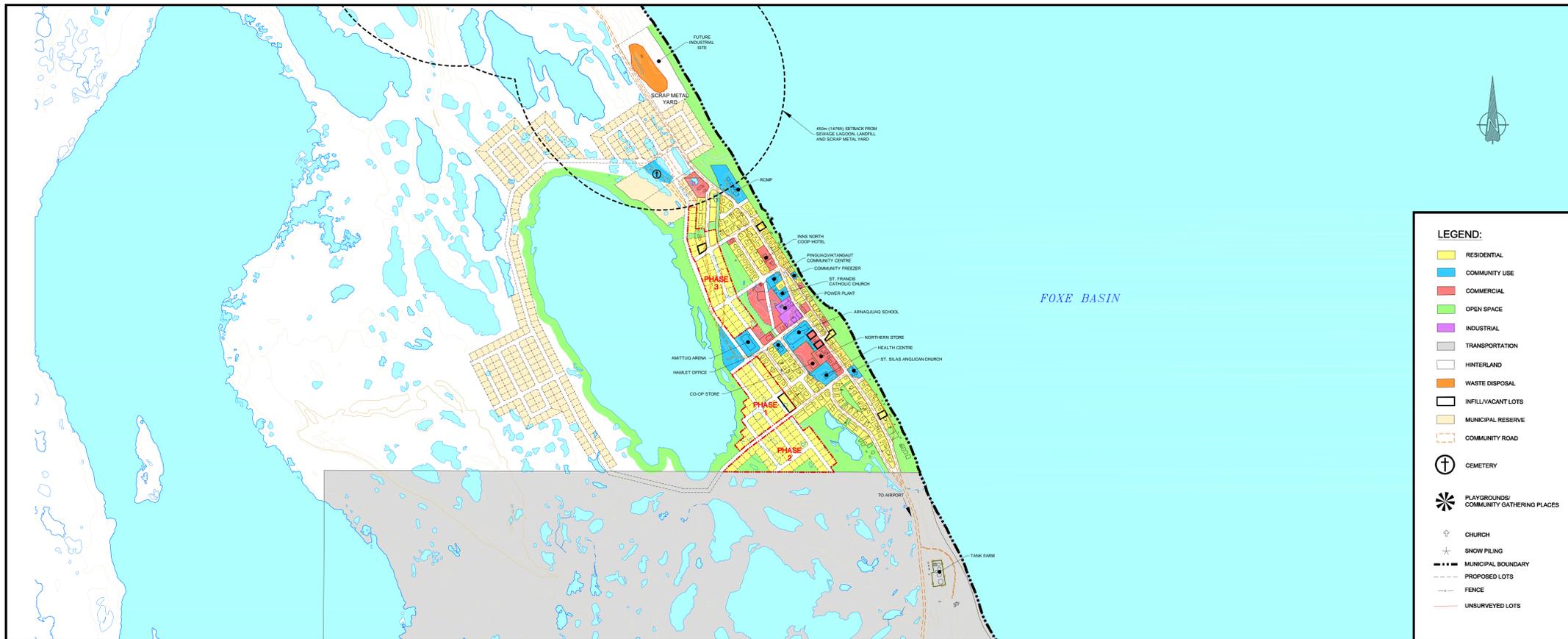
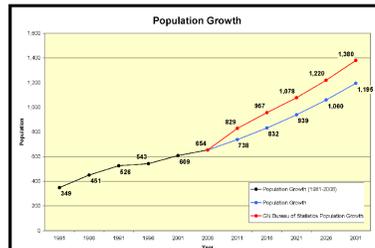
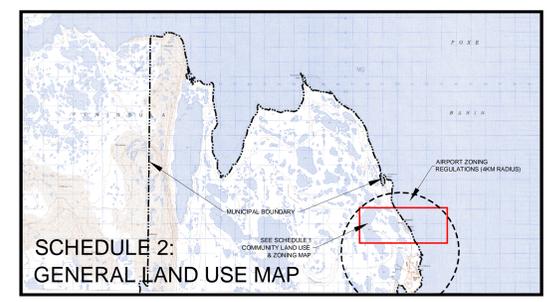


HALL BEACH COMMUNITY PLAN & ZONING BY-LAW

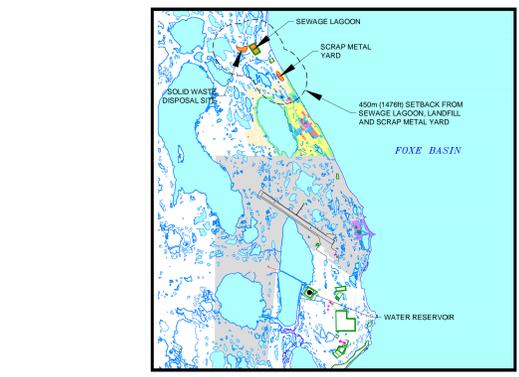


2009 Community Satellite Imagery



SCHEDULE 1: COMMUNITY LAND USE & ZONING MAP

SCHEDULE 3: COMMUNITY PLAN (LAND USE DESIGNATIONS)			SCHEDULE 4: ZONING BY-LAW (SCHEDULE & ZONE REGULATIONS)						
Designation	Purpose	Policies of Council	Permitted Uses	Conditional Uses	Setbacks (Minimum)	Maximum Height	Other Provisions	Zoning	
Residential	The Residential designation provides land for primarily residential uses. However, it also permits other small-scale commercial uses subject to the approval of Council. The purpose of Council is intended to maintain an adequate supply of land for residential development, to build safe and viable neighbourhoods, and to protect residential areas from incompatible development.	<ul style="list-style-type: none"> a. 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. b. Residential development will be permitted only on a lot that is larger than 100 m² or 17' x 100' (subject to the approval of Council). c. In addition to the above, Council will look for opportunities for redevelopment or other uses for new housing within the existing framework. Council will work with Nunavut Housing Corporation to determine the appropriate housing forms (i.e., single, duplex, triplex, duplex, etc.). 	<ul style="list-style-type: none"> Dwelling, Single Unit Dwelling, Semi-Detached or Duplex Dwelling, Rowhouse Plan or Proportion Any accessory building, structure or use, subject to section 5.1. 	<ul style="list-style-type: none"> Dwelling, Multi-Unit Dwelling, Mini Home Bed and Breakfast Child Studio Day Care Centre Elder's Facility Group Home Home Occupation Secondary Suite 	<ul style="list-style-type: none"> Front = 6 metres (19.7 feet) Rear = 6 metres (19.7 feet) Side (Building on an OS Zone) = 2.5 metres (8.2 feet) Side (Interior) = 4 metres (13.1 feet) Side (Interior) = 6 metres, or as required by the Fire Marshal (19.7 feet) 	6.5 metres (21 feet)	<ul style="list-style-type: none"> Despite the provisions of Section 6.3(6), for semi-detached dwellings or rowhouse dwellings located on separate, adjacent lots, the side set where units are attached may be reduced to zero. Parking or storage of a commercial vehicle having a gross vehicle weight of 4500kg or construction equipment including bulldozers, tractors, high-hoists, and piling machines is not permitted. The following provisions will apply to Section 6.3(6): i. The suite forms part of a single unit or semi-detached dwelling. ii. The suite is a structurally attached or located within the principal dwelling. iii. The suite does not exceed a floor area of 25% of the principal dwelling, or 600% of gross floor area, whichever is less. 	R	
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.	<ul style="list-style-type: none"> a. The Community Use designation will be primarily for public uses (i.e., social, cultural, religious, or educational). b. Community facilities will be centrally located to ensure safe and convenient access by residents. 	<ul style="list-style-type: none"> Church Communications Facility Community Hall or Centre Executive Facility Elder's Facility Fire Hall Government Office Group Home Health Care Facility Hotel Police Station Public Office Any accessory building, structure or use, subject to section 5.1. 	<ul style="list-style-type: none"> Cemetery Community Centre 	<ul style="list-style-type: none"> Front = 6 metres (19.7 feet) Rear = 6 metres (19.7 feet) Side (Interior) = 6 metres (19.7 feet) Side (Interior) = 6 metres (19.7 feet), or as required by the Fire Marshal (19.7 feet) 	10.7 metres (35 feet)	A covered or screened area for garbage and trade waste is required.	CU	
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 areas and along main roads adjacent to future growth areas providing good access from the community.	<ul style="list-style-type: none"> a. The Commercial designation will be used for commercial uses such as hotels, restaurants, retail, personal and business services, and offices. b. Residential uses shall be permitted when located above a ground floor commercial use. c. Commercial facilities will be located along main roads, where possible, to provide safe and convenient access by residents. 	<ul style="list-style-type: none"> Automotive Car Wash Bank Bar Business Office Commercial Recreation Convenience Store Child Studio Day Care Centre Hotel Office Pathing or Trail Personal Service Restaurant Retail Store Service Shop Any accessory building, structure or use, subject to section 5.1. 	<ul style="list-style-type: none"> Dwelling units in a non-residential building provided that the dwelling units are above the ground floor. Home Occupation 	<ul style="list-style-type: none"> Front = 6 metres (19.7 feet) Rear = 6 metres (19.7 feet) Side (Exterior) = 4 metres (13.1 feet) Side (Interior) = 6 metres (19.7 feet), or as required by the Fire Marshal (19.7 feet) 	10.7 metres (35 feet)	A covered or screened area for garbage and trade waste is required.	C	
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 areas and along main roads.	<ul style="list-style-type: none"> a. 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 waste equipment during health operations. All uses are conditional and at the discretion of Council. b. A playground should be located within a 300 metre walking distance from any residence in the community. c. Owners of development will be required to maintain the development and keep it surrounding area tidy. d. Unless otherwise noted, all Commission's Land Forming part of the 100-foot strip (30.5 m) along the shoreline measured from the ordinary high water mark will be designated Open Space. e. Council may consider the filling of a waterbody where it is needed for future development provided that the appropriate approvals are obtained. f. Open Space contours will be protected for trail connections and drainage channels. 	<ul style="list-style-type: none"> Beach Shack Boat Storage Dock Marina, camp, or status Park or playground Shed to store equipment for traditional, cultural, and recreational activities taking place in the Zone Spill Pallet Temporary Outdoor Storage of waste equipment during health operations Wastewater facility 	<ul style="list-style-type: none"> Communications Facility Dog Trains 	<ul style="list-style-type: none"> Front = 10 metres (32.8 feet) Side (Exterior) = 10 metres (32.8 feet) Side (Interior) = 10 metres (32.8 feet), or as required by the Fire Marshal (19.7 feet) 	3.1 metres (10 feet)	The maximum gross floor area is 25 m ² .	OS	
Industrial	The Industrial designation is intended to reduce the negative effects and dangers associated with industrial uses, such as noise, dust, truck traffic and the storage of potentially hazardous substances. Industrial uses shall be concentrated at the periphery of the townsite.	<ul style="list-style-type: none"> a. 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 rezoned and consideration will be given to an industrial subdivision. 	<ul style="list-style-type: none"> Automotive Repair, Sales or Facility Business Office Construction Shop Container Unit Outdoor Storage Recycling Facility Warehouse Workshop Any accessory building, structure or use, subject to section 5.1. 	<ul style="list-style-type: none"> Large staging and landings with associated unloading Hazardous Goods Storage Power plant Tank farm 	<ul style="list-style-type: none"> Front = 8 metres (26.2 feet) Rear = 8 metres (26.2 feet) Side (Exterior) = 6 metres (19.7 feet) Side (Interior) = 8 metres (26.2 feet), or as required by the Fire Marshal (19.7 feet) 	10.7 metres (35 feet)	Only one container unit is permitted on a lot.	I	
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.	<ul style="list-style-type: none"> a. 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. b. All development within the area 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. c. All development within the Transportation Influence Zone of the communications facility is subject to the approval of NavCanada. d. Council will discourage the use of travelled pathways that are not identified as public right-of-way. e. Council will initiate discussions with the appropriate level of government(s) to expand travelled boundaries over airport lands. 	<ul style="list-style-type: none"> Airport and related uses Communications Facility Marine Transportation and related uses 	<ul style="list-style-type: none"> Dog Trains Temporary tenting or camping 	<ul style="list-style-type: none"> Beach Shack Child Studio Commercial Handing Facility Commercial Handing Facility Parasailing and fishing cabins or camps Tourist facilities Wind turbines 	<ul style="list-style-type: none"> Front = 8 metres (26.2 feet) Rear = 8 metres (26.2 feet) Side (Exterior) = 6 metres (19.7 feet) Side (Interior) = 8 metres (26.2 feet), or as required by the Fire Marshal (19.7 feet) 	10.7 metres (35 feet)	Any development within the Transportation Influence Zone as indicated on the General Land Use Map shall be subject to the approval of NAV Canada. No development shall occur within 150 metres of the Non-Directional Beacon Site.	T
Hinterland	The Hinterland designation applies to all unincorporated 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. "Hunt" - write pending access for traditional, recreational and tourism activities.	<ul style="list-style-type: none"> a. The Hinterland designation generally permits traditional, tourism and recreational uses. Permitted uses also include dog teams, hunting, commercial harvesting, and infrastructure projects for local economic development. b. Council shall ensure that development does not negatively impact wildlife, wildlife habitat and harvesting and is consistent with the guiding principles of traditional knowledge. 	<ul style="list-style-type: none"> Dog Team Temporary tenting or camping 	<ul style="list-style-type: none"> Beach Shack Child Studio Commercial Handing Facility Commercial Handing Facility Parasailing and fishing cabins or camps Tourist facilities Wind turbines 	<ul style="list-style-type: none"> Any accessory building, structure or use, subject to section 5.1. 	<ul style="list-style-type: none"> Front = 8 metres (26.2 feet) Rear = 8 metres (26.2 feet) Side (Exterior) = 6 metres (19.7 feet) Side (Interior) = 8 metres (26.2 feet), or as required by the Fire Marshal (19.7 feet) 	10.7 metres (35 feet)	Any development within the Transportation Influence Zone as indicated on the General Land Use Map shall be subject to the approval of NAV Canada. No development is permitted within 200 metres downwind of any snow bank without the approval of Council. No development is permitted within 200 metres of a wind turbine. No development is permitted within 100 metres of an Aeronautical or Psychological Site.	H
Waste Disposal	The Waste Disposal designation is intended to identify existing or former waste disposal sites and ensure appropriate development controls.	<ul style="list-style-type: none"> a. The Waste Disposal designation permits no development beyond those necessary to the operation or remediation of a waste disposal site. b. Council will consider relocating the existing scrap metal yard to a site past the landfill. c. The Hamlet shall prohibit the development of residential uses and uses involving food storage or food preparation within the 40-metre setback from any existing or former waste disposal site, pursuant to the General Services Regulation of the Public Health Act. d. The Hamlet shall prohibit the development of any public road allowance or easement within a 50 metre setback from any existing or former waste disposal site, pursuant to the General Services Regulation of the Public Health Act. e. The Hamlet will continue to evaluate options for long-term sewage treatment. f. 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. 	<ul style="list-style-type: none"> Waste Disposal Site Waste Treatment Plant 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Front = 8 metres (26.2 feet) Rear = 8 metres (26.2 feet) Side (Exterior) = 6 metres (19.7 feet) Side (Interior) = 8 metres (26.2 feet), or as required by the Fire Marshal (19.7 feet) 	10.7 metres (35 feet)	No residential development or commercial development involving food storage, handling or preparation shall be permitted within 450 metres of a Waste Disposal Site.	WD	
Municipal Reserve	The Municipal Reserve designation is intended to reserve land for the future growth of the community.	<ul style="list-style-type: none"> a. The Municipal Reserve designation does not permit any development except temporary uses approved by Council. b. Municipal Reserve lands shall be designated by amendment to this Plan prior to being used for community development. c. 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. d. Any proposed road network shown on the Land Use Map may need to be changed according to community needs during the subdivision process. 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Front = 8 metres (26.2 feet) Rear = 8 metres (26.2 feet) Side (Exterior) = 6 metres (19.7 feet) Side (Interior) = 8 metres (26.2 feet), or as required by the Fire Marshal (19.7 feet) 	10.7 metres (35 feet)	The Municipal Reserve Zone identifies lands that may be interesting for future development. No development is permitted in the MR Zone unless of temporary nature, subject to Council approval.	MR	



COMMUNITY PLAN

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 2020, 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 recognizing new challenges, issues and needs identified by the Community.

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 the Community Plan are:

- To develop an orderly location creating a healthy, safe, functional, and attractive community that reflects community values and culture.
- To accommodate an appropriate level and rate of economic, growth and change in the community.
- To provide for the use of land in a way that respects the environment and the community.
- To build open community values of participation and unity to support community projects and local economic development.
- To protect the natural beauty of "Nunavut", protect waterbodies and preserve areas for public uses and traditional activities.

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 will be reviewed and updated every five years as required by the Nunavut Planning Act. A Zoning By-Law is also being prepared for the purpose of implementing the policies based on the Community Plan. All development must follow the terms 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)".

Population & Housing Projection

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 2020 of 1,340 people. It is estimated that an additional 130 dwelling units will be required to meet the projected population growth. Also, in an effort to reduce the current overcrowding situation 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 17 units can be accommodated through infill or redevelopment, or within existing single or semi-detached and proposed a rezoning of the southern subdivision to accommodate an additional 10,200 residential units, and an expansion of the northern subdivision to accommodate an additional 10,000 residential units. In addition, areas have been identified for future Community, Commercial and Industrial uses as well as municipal reserves.

Regulation of Council

- Plan for a 2020 population of 1,340 people and address the current overcrowding situation.
- Encourage and facilitate the consolidation, intensification and redevelopment of existing lots within the townsite to conserve land supplies on the periphery of town.
- Provide opportunities for Community, Commercial and Industrial uses development by identifying areas compatible for the type of development.
- Council will phase new land development as follows:
 - Phase 1: Continue to develop existing lots within the townsite and continue to expand the residential subdivision southeast of the townsite, which represents approximately a three year land supply.
 - Phase 2: Continue to expand the residential subdivision located at the southern extremity which represents an approximate 4-10 year land supply.
 - Phase 3: Rezone a residential subdivision to allow for a higher density residential subdivision.
 - Phase 4: Expand the residential subdivision from the area towards the north.
 - Phase 5: Rezone 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 rezoned and consideration will be given to an industrial subdivision.

General Policies

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

- The development of lots shall be subject to the following lot development policies:
 - All service connections to buildings shall be easily accessed from the front yard on all lots and grouped together, where possible.
 - Access to new buildings will be provided, where possible, with entrance to the existing site to reduce customer inconvenience with snow cutting.
 - Buildings shall be sited to respect setbacks identified on the Zoning Chart.
 - Any building over 500 m² or in gross floor area shall be permitted only on a lot with a minimum area of 1000 m².
 - Where cul-de-sacs are required, they shall be located at the access points to lots.
 - On any portion of a lot which is not zoned residential, 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 lobby rights-of-way or easements.
 - Road setbacks may be obtained as required at the time of development or redevelopment of a lot in a situation where the road right-of-way is less than 10 metres wide.
- Consideration should be given to the development of a Drainage Plan for the entire community and the adoption of a snow piling by-law.
- The Hamlet will give notice to contractors to minimize snow cutting and where snow piling is required, it shall be properly channelled to drainage ditches or waterbodies.
- The Hamlet shall avoid playing snow when at least 30.5 metres (100 feet) of any waterbody.
- A minimum setback of 30.5 metres (100 feet) of a waterbody shall be maintained, except subject to terms and conditions of the Hamlet Council.
- The Hamlet may consider adopting a Road Naming By-Law.
- Utilities or communications facilities shall be permitted on any land use designation. Other land designations Right-of-Way or Easements for Utility or Communications 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 Corporation Access Use Agreement.
- The Hamlet shall protect sensitive areas and sites of archaeological, ethnographic or historical significance from disturbance.
- The Hamlet shall encourage development that minimizes emissions from fossil fuels, that an energy efficient and the consider alternative energy supply technology.
- The Hamlet shall consider strategies to address the future impacts of climate change, such as locating development away from the high coastal areas and protecting existing areas against erosion.

Land Use Designations (see Schedule 3)

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:

- Schedules 1, 2 and 3 of this By-law form part of this By-law.
- This By-law may be cited as the "Hall Beach Community Plan".
- This By-law shall come into full force and effect on the date of its Third Reading.

READ a first time this 9th day of March, 2010.

Mayor: _____ Senior Administrative Officer: _____

After due notice and a Public Hearing, READ a second time this ___ day of ____, 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: _____

HALL BEACH ZONING BY-LAW BY-LAW No. 112

A By-law of the Hamlet of Hall Beach in Nunavut Territory to adopt a Zoning By-Law pursuant to the provisions of the Planning Act, RSNWT, 1988, c. P-7, s.13.

WHEREAS the Council of the Hamlet of Hall Beach has prepared a General Plan, and WHEREAS it is deemed desirable to regulate certain uses of land and development within the Municipality;

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

- Schedules 1, 2 and 4 of this By-law are declared to form part of this By-law.
- This By-law may be cited as the "Hall Beach Zoning By-Law".
- This By-law shall come into full force and effect on the date of its Third Reading.

READ a first time this 9th day of March, 2010.

Mayor: _____ Senior Administrative Officer: _____

After due notice and a Public Hearing, READ a second time this ___ day of ____, 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: _____