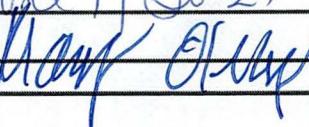


NAIN INUIT COMMUNITY GOVERNMENT

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2020

Submitted for Registration

Development Regulations/Amendment	
<u>REGISTERED</u>	
Number	3390-2021-002
Date	2021-07-01
Signature	

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**NAIN INUIT COMMUNITY GOVERNMENT
DEVELOPMENT REGULATIONS 2016-2026
AMENDMENT No. 1, 2020**

RESOLUTION TO ADOPT; MCIP CERTIFICATE

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Council of the Nain Inuit Community Government adopts Amendment Number 1, 2020, to the Development Regulations for 2016 to 2026.

Resolved by the Council of the Nain Inuit Community Government on the 29th day of September, 2020.

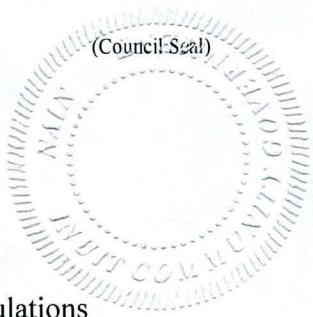
Signed and sealed this 18th day of January, 2021

AngajukKak:

Julius n Qulir
Karen Dicker

Clerk:

(Council Seal)



MCIP Certificate

I certify that the attached Amendment Number 1, 2020 to the Development Regulations document has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Member of the Canadian Institute of Planners

Jens Jensen Jens Jensen, P.Eng., MCIP (MCIP seal)

Date: 12 day of May, 2021



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COUNCIL RESOLUTION TO APPROVE

Whereas under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Council of the Nain Inuit Community Government:

1. Gave notice of the adoption by Council on the 29th day of September, 2020 of Amendment Number 1, 2020, to the Development Regulations for 2016 to 2026, following special instructions of the Department of Environment, Climate Change and Municipalities related to the COVID19 pandemic, by notices continually posted on social media and at the following locations around the community, as is customary for public notice of civic matters by the Nain Inuit Community Government:
 - a. Social media (Facebook) operated by the Inuit Community Government
 - b. Okalakatiget Society Radio
 - c. Nain Inuit Community Government office
 - d. Northern Store
 - e. Post Office
 - f. Hayne's General Store
 - g. Frank's store
 - h. Nunatsiavut Government office
 - i. Clinic
 - j. Dept. of Health and Social Development
 - k. Atsanik Lodge
 - l. Jeremias Sillitt Community Centre
2. Set 12:00 noon, Monday, 9 November, 2020, to be the deadline time and date for objections and submissions to be received and for the holding of a public hearing to consider objections and submissions.
3. Appointed Don Dicker, Sr. to be the commissioner to conduct the public hearing.
4. Received no objections or submissions by the deadline time and date, and subsequently received a report dated the 15th day of December, 2020 from the commissioner, who recommended Council proceed with approval of the said amendment to the Development Regulations as released by the Department of Environment, Climate Change and Municipalities.

Under the authority of Sections 16, 17, 18 and 23 of the *Urban and Rural Planning Act 2000*, the Council of the Nain Inuit Community Government approves the proposed Amendment Number 1, 2020, to the Development Regulations for 2016 to 2026.

Resolved by the Council of the Nain Inuit Community Government on the 15th day of December, 2020.

Signed and sealed this 18th day of January, 2021

AngajukKak:

Julian Iltuk (Council Seal)

Clerk:

Karen Dicker

Development Regulations/Amendment

REGISTERED

Number

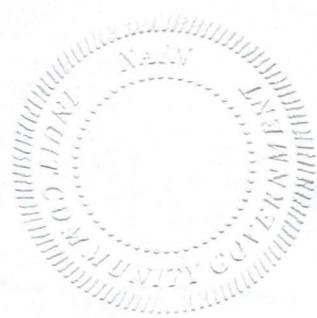
3390.2021.002

Date

Sept 17 2021

Signature

Donny Dicker



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**NAIN INUIT COMMUNITY GOVERNMENT
DEVELOPMENT REGULATIONS for 2016 to 2026
AMENDMENT No. 1, 2020**

BACKGROUND AND POLICY CONSIDERATIONS

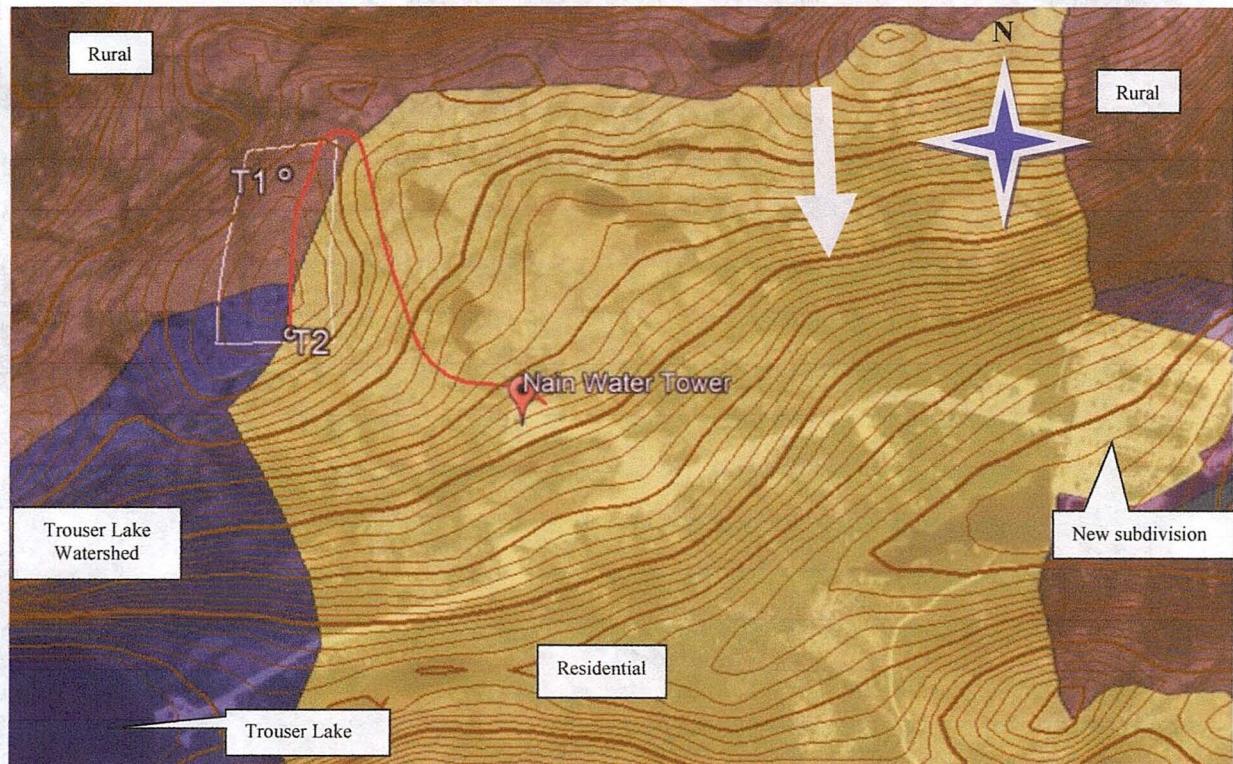
The Council of the Nain Inuit Community Government wishes to concurrently amend the Municipal Plan and Development Regulations for 2016-2026. The subject concerns a recent initiative by Nunatsiavut Government (NG) to develop a wind and energy storage project called the “Nain Wind Micro Grid Project”. The project would include two wind turbines on a hill above the community and connecting power lines running to the community electrical grid, as well as a storage battery system. The location is shown on the aerial view below:



The proposed location of the project's wind turbines on Nain Hill, above the water tower, is right on the edge of an area zoned as Residential for future residential development. The illustration below shows the proposed location of the two wind turbines, T1 and T2 (ignore the white line around them—they just show the general area affected by the turbines). The access lane to be built from the water tower to the turbines' location is shown as a red line approximating the lane's alignment.

The blue area to the lower left is the protected Trouser Lake Watershed zone, the yellow-green in the centre is Residential zone, and the brown is zoned as Rural (those are the current Development Regulations land use zones). The existing built-up area at the centre right is the “new subdivision” (Okpik Road, Harmony Place, Paungasi Place, etc.). The roadway from the “new subdivision” to Trouser Lake can be seen running to the lake at the lower left; new residential development is being built on side roads off that road.

The numerous brown lines are contour lines; the white arrow points to the 150 metre contour line which will be mentioned later in this document (it lies about 10 metres below the water tower elevation).



In light of the size of the wind turbines, it would be desirable to have a large separation distance between them and future residential development. As the above illustration shows, tower T2 is right on the edge of the area currently zoned Residential, and it would be smart to enforce a separation of about 500 metres from it. The reasons have to do with aesthetics, noise and safety.

Aesthetic considerations are quite subjective, but not to be discounted: tall wind turbines can reach as high as 100 metres from the ground to the tip of the top blade when it is vertical (some have tower heights over 50 metres and blade lengths currently are up to 42 metres). While the towers being mentioned to do with the current proposal are not that tall, one should anticipate that good performance and/or technological advances may encourage upgrading to taller structures. Council's view is that the location will not present an aesthetic concern now or in the future, and indeed the project may be a source of local pride in contributing to good environmental outcomes and financial management.

Wind turbines present the added issues of noise and safety. Noise is related to the sounds of the machinery in the wind turbines as well as the sound of the wind impacting the blades and towers. A typical science-based approach is to require that the noise from wind turbines should not exceed normal background levels at the property boundary. Safety concerns related to ice shedding are alleviated by knowing that little of the ice will land outside a certain radius from the tower. A report by the Canadian Wind Energy Association (CanWEA) recommends a setback distance of one blade length plus 10 metres from lot lines, including the street line, this being based on engineering studies of ice shedding.

These factors suggest that it would be prudent to separate wind turbines of the proposed size and higher, from the future residential area. A five hundred metre minimum separation has been adopted in a number of communities to address these concerns. Moving the separating line between the Residential and the Rural Zones, to follow the 150 metre contour, would achieve that objective while at the same time not severely reducing the amount of residential building area available to the community. The area affected is the least desirable of the residential areas in the current designation, as it would require pumping of water from the water tower to consumers located higher than the tower.

The project would represent two benefits to the community:

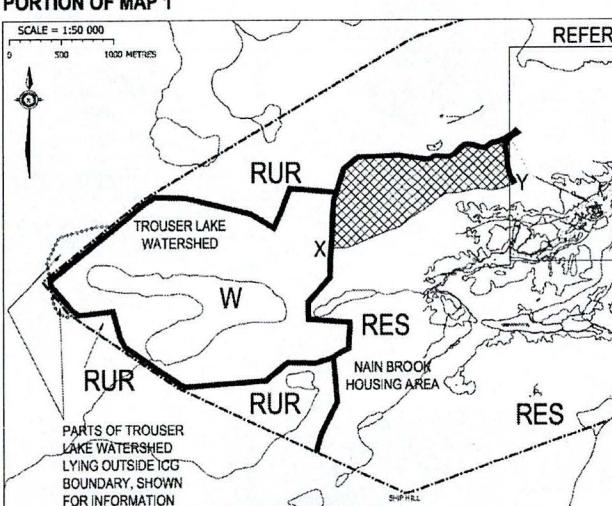
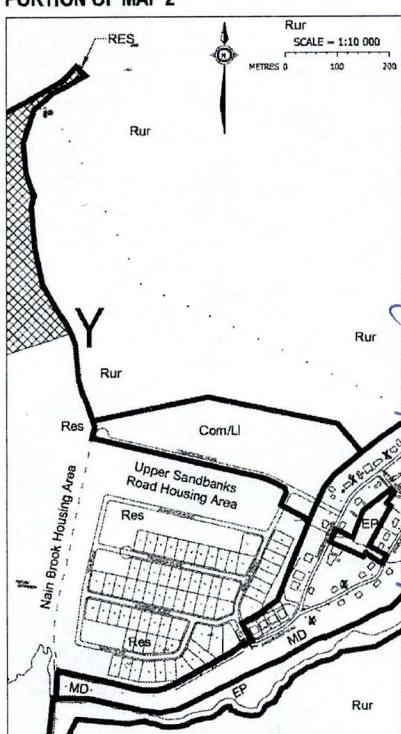
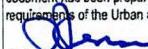
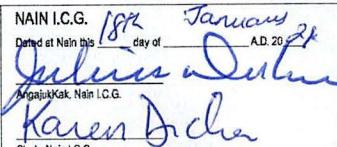
1. Wind energy would reduce the consumption of fossil fuel which at present is the energy form which generates the community's electrical needs. This would reduce the emission of greenhouse gases to the atmosphere, thus mitigating climate change.
2. There is the prospect of lowering the cost of electrical service to the residents and

businesses of Nain as the cost of fuel oil is offset by relatively inexpensive wind energy.

Council wishes to place priority on development of the wind project for environmental and financial reasons, and to do so desires to reduce the area zoned as Residential so as to ensure good separation from residential development. This amendment achieves that objective by moving the dividing line between Rural and Residential zones down to the 150 metre contour, as shown on the illustration appearing last in this part of the amendment document and on the maps shown in the official amendment, on the next page.

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2020

Maps 1 and 2, Land Use Zoning, are amended as shown below:

Development Regulations/Amendment <u>REGISTERED</u>		
Number	3390-2021-002	
Date	January 18, 2021	
Signature		
 		
<p>I, a Member of the Canadian Institute of Planners, certify that the map for the Development Regulations amendment document has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000</p> <p></p> <p>Jens C. Jensen, P.Eng., MCIP Dated 12 May 2021 MCIP Seal</p> <p></p>		
LEGEND: I.C.G. BOUNDARY  LAND USE ZONES RUR RURAL RES RESIDENTIAL W WATERSHED COM/LI COMMERCIAL/LIGHT INDUSTRIAL EP ENVIRONMENTAL PROTECTION MD MIXED DEVELOPMENT	NAIN I.C.G. Dated at Nain I.C.G.  day of January 18, 2021 Clerk, Nain I.C.G. 	NAIN INUIT COMMUNITY GOVERNMENT DEVELOPMENT REGULATIONS 2016 - 2026 AMENDMENT No. 1 - 2020 LAND USE ZONING MAPS 1 & 2

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PUBLIC HEARING

Council arranged for publication of the notice for the public hearing for the proposed amendment by way of posting notices on social media and at the following locations around the community, in accordance with the *Urban and Rural Planning Act 2000* and as is customary for public notice of civic matters by the Nain Inuit Community Government:

Social media (Facebook) operated by the ICG
Okalakatiget Society Radio
Nain Inuit Community Government office
Northern Store
Post Office
Hayne's General Store
Frank's store
Nunatsiavut Government office
Clinic
Dept. of Health and Social Development
Atsanik Lodge
Jeremias Sillitt Community Centre

