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Ref: 317086-48113

February 6, 2025

Sheldon Dorey
Municipality of the Corporation of Baker Lake
P.O. Box 149
3022 - 4th Avenue
Baker Lake, Nunavut
X0C 0A0 Canada

Dear Mr. Dorey,

HAMLET OF BAKER LAKE OCEANS PROTECTION PLAN FUNDED SEALIFT
INFRASTRUCTURE

1. Introduction

1.1 Project Overview

The Municipality of the Corporation of Baker Lake (the Municipality), with support from the Government of Nunavut (GoN), received funding from Transport Canada (TC) under the Oceans Protection Plan (OPP) for the construction of the sealift and laydown area (the Project) in the Hamlet of Baker Lake, Nunavut. Worley Canada Services Ltd., operating as Worley Consulting (Worley) was retained by the Municipality to design and support the construction of the Project.

The Project includes the following components:

1. A new sealift laydown area.
2. Access roads to the laydown area from adjacent existing roads.
3. A new landing ramp for normal small ramp-onboard barges.
4. A new barge pushout for larger freeboard barges.
5. Area lighting at the ramps and laydown area.
6. A security office.
7. Fencing.
8. Signage.

These components are further detailed in Project Description (Section 3).

2. Project Background

Most dry goods throughout Nunavut are delivered to communities by Nunavut Sealink and Supply Inc. and Nunavut Eastern Arctic Shipping Inc. These carriers typically use ships originating from the Montreal area, and occasionally use ships from the Port of Churchill for cargo originating from Winnipeg. These ships will carry cargo for numerous communities and make many stops during their voyage before returning to the port of departure to pick up cargo for another voyage.

Front-end loaders and operators from the ships are brought to the beach to unload barges and stack and store cargo upland, above the high-water mark. In some cases, the carrier is also contracted to deliver the cargo into the community, such as in the case of the Northern Store and the Co-Op. In other cases, a local company is hired to deliver the cargo from the laydown, and much of the smaller private cargo is claimed at the laydown area by the owners. All arriving cargo must be signed for before the carrier is able to leave.

Often, and especially in the case of project cargo (such as construction materials for buildings), the cargo is stored at the laydown area after being signed for and can stay in the laydown area for weeks or even months. Empty containers are frequently returned to the laydown area throughout the winter as retrograde cargo for the following season.

Baker Lake is the fourth largest community in Nunavut with a population of 2,067 residents according to 2016 Census data from Statistics Canada, which also noted a 10.5 percent increase in population since 2011. Considerable population growth and supporting services to the AgnicoEagle Meadowbank (AEM) mine has resulted in Baker Lake seeing a steady increase in sealift cargo. Baker Lake is also unique as the only in-land community in Nunavut, and navigating the Chesterfield Narrows to access the lake adds extra logistical complications to cargo delivery.

Improvements to the existing sealift area are not practical given it has outgrown the open space designation of the original sealift space. The overflow on the opposite side of the road has commercial zoning, which is not suitable for sealift marshalling/storage. The Project will improve the safety of the sealift operation in both the Hamlet of Baker Lake as well as any other communities in the Kivalliq region being subsequently serviced by the sealift. A faster, safer, and more efficient sealift operation at the Hamlet of Baker Lake will contribute to speeding up the overall sealift operations within the region and reduce the overall risk of weather on the carrier.

2.1 Project Location

The Project is located within the municipal boundaries of the Hamlet of Baker Lake in the Kivalliq region of Nunavut, at approximately N64°18'35", W95°58'29" (Figure 2-1).

Aggregates that are imported to the site will be taken from either the quarry site, approximately 8 kilometres (km) north of the Hamlet along the road to AEM or the gravel pit to the west of the Hamlet of Baker Lake, both of which are within the municipal boundaries.



KEY PLAN
1:30000

Figure 2-1: Project Location at the Hamlet of Baker Lake, Nunavut

2.2 Project Name

Hamlet of Baker Lake Sealift Infrastructure Project (the Project).

2.3 Proponent and Representative Details

Contact information for the proponent and representatives are provided in Table 2-1.

Table 2-1: Proponent and Consultant Contact Information

Contact Category	Contact Details
Name of Proponent/Primary Contact	Sheldon Dorey, Senior Administrative Officer
Proponent Mailing Address	Municipality of Baker Lake P.O. Box 149 3022 - 4 th Avenue Baker Lake, NU X0C 0A0 Canada E-Mail: sdorey@bakerlake.ca Phone: 867-793-2874



Contact Category	Contact Details
Name of Consultant	Andre Dratwa, P.Eng., M.Eng. Marine Structural Engineer, Project Manager Erika Grebeldinger, M.Sc., R.P.Bio. Senior Fisheries and Marine Biologist
Consultant E-Mail Address	Worley Consulting #200 – 2930 Virtual Way Vancouver, BC V5M 0A5 Canada E-Mail: Andre.Dratwa@worley.com ; Erika.Grebeldinger@worley.com Phone: 778-945-5233; 250-896-1222

3. Project Description

3.1 Project Scope

The design drawings are provided in Appendix A.

3.2 Project Components

3.2.1 New Sealift Laydown

A new laydown area will be constructed approximately 500 metres (m) east of the easternmost extent of the current developed zones. The new laydown will initially measure approximately 1.5 hectares (ha) but will retain the potential for further eastward or northward expansion. Due to the approximately 1V:10H ground slope in the proposed area, the laydown will consist of a single bench, partially cut and partially filled, and covered by 0.3 m of processed gravel at a 4 percent slope. Drainage ditches on the upland side will redirect surface water both east and west and down toward the lakeshore.

A desktop geological assessment of the site, together with data from approximately 800 m down the shoreline, shows that an overlying granular layer should be available for cutting and filling works. An allowance is carried to remove surficial organics.

3.2.2 Access Road

A new access road will be constructed to link the existing road with the laydown area. The road will be 10 m wide and consist of 1.2 m of pit-run fill covered by 0.3 m of processed gravel. Drainage for the site will see a ditch cut alongside the road, as well as a culvert beneath to roadway access to the laydown.

3.2.3 Barge Ramp

A new landing ramp will be constructed to the edge of the lakeshore and will be accessible from the lower bench of the laydown area. The ramp will be 30 m wide to allow for two barges to unload simultaneously and will be surfaced with 0.5 m of processed gravel. The ramp will not extend below the high-water mark.

3.2.4 Barge Pushout

A new barge pushout is planned to be constructed to the edge the lakeshore and will be accessible from the lower bench of the laydown area. The pushout will be 10 m wide by 60 m long and will be constructed to an elevation approximately 1.2 m above the high-water mark. The pushout will primarily be composed of pit run fill, with 0.3 m of processed gravel as a driving surface and will also feature two bollards for mooring the barges. The pushout will not extend below the high-water mark.

3.2.5 Power and Lighting

Power is planned to be brought in from the hamlet, approximately 500 m to the west of the new sealift area. Lighting for the laydown area and the ramp/pushout will be provided. The components will be standard Qulliq Energy Corporation poles and LED flood lights.

3.2.6 Security/Checker Office

A security office is planned to be installed at the entrance of the new laydown. The office will be a converted standard 20 ft. container, procured from southern vendors, and outfitted with heating, lighting, insulation, a standard door, and windows. It will also feature outdoor outlets to power hand tools, small equipment, and vehicle plug-ins.

3.2.7 Fencing

Approximately 600 m of fencing is planned to be installed around the perimeter of the laydown area, including rolling gates at the main road access. Additional rolling gates or sections of movable fencing may be installed at the inshore end of the barge landing ramp and pushout provided they do not impede operating equipment during sealift operations.

3.2.8 Signage

Signage is planned to be installed at the sealift site and at the roadway junction, and will include standard road signs, caution at the entrance, and instructions/demarcation for sealift in both Inuktitut and English.

4. Schedule

Construction is planned to begin in summer 2025 and is expected to take approximately four months.

5. Personnel

5.1 Proposed Team

Worley is managing the design and construction of the Project on behalf of the Municipality.

It is anticipated that there will be approximately 15 construction personnel on site each day throughout the construction period.

5.2 Opportunity for Local Participants

There will be local support opportunities for wildlife monitoring and equipment operators.

6. Consultation

The concept has been developed by Worley (formerly Advisian) in collaboration with the community following a joint meeting with the Hamlet of Baker Lake council and the HTO board, as well as public engagement sessions at an information booth at the Co-Op store in February 2020. Consultations were facilitated using a one-page information leaflet about the OPP, maps, aerial photographs, and large-scale drawings. All consultation materials were provided in both Inuktitut and English. Local radio and Facebook posts were placed to inform the community of the location, date, and time of the information booth.

The letter of support by the Hamlet of Baker Lake is presented in Appendix B.

In addition, Worley consulted with the marine carriers regarding the needs of delivery vessels and the community and obtained positive feedback on the proposed improvements. Worley also recently completed a similar project in Kinngait and received positive feedback from carriers on the new sealift.

6.1 Project Map

The site is within municipal boundaries and will require a resolution by council once the design is finalized. Council has already accepted the design in concept. The proposed improvements are consistent with the community's land use and zoning plan and the land is already appropriately zoned.

The Baker Lake Community Plan and Zoning By-Law is provided in Appendix C.

6.2 Land Use and Licensing

6.2.1 Land Use

The Project will occur with the land use described in Table 6-1.

Table 6-1: Land Use and Ownership

Administrative Boundary	Details
Planning Region	Kivalliq Region
Land Use	The Project which by Nunavut Planning Commission's (NPC) descriptions would be most closely categorized as Transportation and/or Communications Corridor
Land Ownership	Municipal

6.2.2 Permitting

A summary of permits expected to be required based on construction activities is provided in Table 6-2.

Table 6-2: Summary of Federal, Territorial, and Municipal Permitting Requirements

Required Authorization/ Permit/Approval	Association	Construction Activity
Determination of Referral to NIBR	NPC	Any development of land and water resources within Nunavut.
Screening Decision Report	Nunavut Impact Review Board (NIBR)	Any development of land and water resources within Nunavut.
Design and Development Permit/Approval	Hamlet of Baker Lake	Engagement with council to confirm approval for the Project design.

Note: Design drawing (Appendix A, 317086-48113-00-MA-DGA-0003) specifies that no work will be executed in-water and the pushout and ramp will be set 0.5 m back from the high-water level.

6.2.3 Equipment

Equipment type, quantity, size/dimensions, and proposed uses are outlined in Table 6-3.

Table 6-3: Equipment Use

Equipment Type	Quantity	Size - Dimensions	Proposed Use
Excavator	2	30 to 40 tons	Handling aggregates.
Front-End Loader	1	20.25 ft. High by 7.91 ft. Wide	Loading aggregates.
Rock Truck	3	21 ft. Long by 8.5 ft. Wide	Hauling aggregates.
Roller Compactor	1	---	Road construction.
Crusher	1	---	Processing aggregates.
Screeener	1	---	Processing aggregates.

6.2.4 Fuel Use

Fuel use and storage methods are outlined in Table 6-4.

Table 6-4: Fuel Use and Storage Methods

Type	Number of Container; Capacity	Total Amount of Fuel (L)	Proposed Storage Method	Proposed Use
Diesel	4; 100,000 L	400,000	N/A, fuel will be dispensed on a daily basis from existing facilities in the Hamlet.	Mobile equipment, generators, and heaters.
Gasoline	2; 500 L	800	N/A, fuel will be dispensed on daily basis from existing facilities in the Hamlet.	Mobile equipment, generators, and heaters.

6.2.5 Hazardous Materials

Hazardous and chemical materials expected to be required during construction are outlined in Table 6-5.

Table 6-5: Hazardous and Chemical Materials

Hazardous and Chemical Material	Number of Containers; Capacity	Total Amount of Hazardous and Chemical Materials	Proposed Method of Storage	Proposed Use
Lubes and Oils	8; 5 Gallons	40 Gallons	Drums on pallets in lined storage area.	Maintenance of mobile equipment.

6.2.6 Water Use

Water use will be for municipal purposes only. An average of 3.5 m³ will be used per day and will be retrieved from the municipal water supply using municipal equipment.

6.3 Environmental Management

Potential environmental effects and proposed mitigation measures are provided in Table 6-6.

Table 6-6: Potential Environmental Effects and Proposed Mitigation Measures

Environmental Effect	Mitigation
Change of Disturbance Risk to Terrestrial Habitats and Wildlife from Construction	<ul style="list-style-type: none"> A Construction Environmental Management Plan (CEMP) will be developed to implement mitigation and monitoring measures for the Project to prevent impacts to the environment and community. Terrestrial wildlife sweeps will be conducted prior to construction to mitigate harm to wildlife. Terrestrial habitat will be impacted within the Project footprint where the infrastructure will be placed. For terrestrial habitats outside of the Project footprint, flagging tape or other visible markers may be used to identify sensitive vegetation communities or other sensitive features that should not be impacted within a 30 m buffer from the Project site. Flagging tape and other markers will be removed upon completion of works.

Environmental Effect	Mitigation
Change of Terrestrial Land Use	<ul style="list-style-type: none"> A notice will be provided to the community prior to construction to describe the planned work and potential impacts to community access as fencing will be set up for human health and safety purposes.
Change to Ambient Noise, Dust, and Light Related to Construction Activities	<ul style="list-style-type: none"> The Project is expected to be completed over a four-month period and will be limited to the Project footprint. Noise will generally be restricted to 12-hour shifts. Lights, if needed, will be positioned towards the work area to reduce ambient light to outside the Project area. Mitigations will be outlined in the CEMP for the Project and will be developed to confirm to government guidelines, including Ambient Air Quality (GoN 2023a) and Dust Suppressants (GoN 2023c).
Change in Risk of Accidental Leaks and Spills to the Environment	<ul style="list-style-type: none"> A Spill Prevention and Emergency Response Plan (SPERP) will be developed and implemented by the contractor that will include requirements for spill response kits, proper fuelling techniques and the required use of secondary containment. The SPERP will conform to the requirements as outlined in the Contaminant Spill Remediation (GoN 2023b) and Spill Contingency Planning and Reporting Regulations (GoN 2023d).
Risk of Sediment Run-Off Into the Aquatic Environment During Construction Activities	<ul style="list-style-type: none"> A Sediment and Erosion Control Plan will be developed as part of the CEMP. The CEMP will be implemented by the contractor for the Project. Mitigation measures will be implemented, managed, and adaptive management using sediment control will be applied to continually manage unforeseen environmental conditions to prevent sediments/sedimentation to any waterbody.
Change in Risk to Accidental Unearthing of Archaeological Artifacts During Ground Disturbance Work	<ul style="list-style-type: none"> An Archaeological Discovery Plan (ARDP) will be developed to mitigate and manage archaeological discovery. Any archaeological artifacts/fossils unearthed during ground disturbance will be reported to the Territorial Archaeologist and work will be halted immediately until the Territorial Archaeologist provide direction for the continuation of works.
Change in Personnel Numbers Within Community that Increase Personnel Infrastructure Needs and Support Services	<ul style="list-style-type: none"> There is potential for the increase of additional personnel requiring community infrastructure and support services during construction. However, construction is anticipated to be completed within one open-water season.
Change in Truck Occurrence and Traffic Through Community	<ul style="list-style-type: none"> A Traffic Management Plan will be developed and implemented by the contractor to manage site access, traffic through the community, and inform the community of any ongoing construction traffic safety or maintenance concerns (e.g., dust suppression).

6.3.1 Waste Management

Project waste management activities are outlined in Table 6-7.

Table 6-7: Waste Management - Types and Disposal Methods

Type of Waste	Anticipated Waste	Projected Amount Generated	Method of Disposal
Hazardous Waste	Waste Oil/Grease, Batteries, Antifreeze, Contaminated Soils	1,600 litres	Returned to south in sealed drums or lined bags, transported in 20 ft. shipping containers and disposed in accordance with regulatory procedures.
Greywater and Sewage (Human Waste)	Sewage	400 m ³	Municipal sanitary truck to Hamlet sewage lagoon.



7. Closing

We trust that this letter provides the Municipality of the Corporation of Baker Lake with the necessary information required for regulatory compliance associated with the Project. Please do not hesitate to contact the undersigned if you have any questions or concerns.

Prepared by:

Signed by:

A handwritten signature in black ink that reads "Aidan Griffin".

5256B1417C134A3...

Aidan Griffin, M.Sc.
Ecologist

Senior Review by:

Approved by:

Signed by:

A handwritten signature in black ink that reads "Erika Grebeldinger".

7F3F524A068B455...

Erika Grebeldinger, M.Sc., R.P.Bio.
Senior Fisheries & Marine Biologist

DocuSigned by:

A blue DocuSigned signature that reads "Andre Dratwa".

C799CE40CC9A4AB...

Andre Dratwa, P.Eng., M.Eng.
Project Manager

Environment & Sustainability
Worley Canada Services Ltd., operating as Worley Consulting

8. References

GNWT (Government of Northwest Territories). 2015b. Northern Land Use Guidelines - Pits and Quarries. ISBN: 978-0-7708-0231-8. Available at: https://www.lands.gov.nt.ca/sites/lands/files/resources/nlug_-_pits_and_quarries_-_16_september_2015.pdf. Accessed January 30, 2025.

Government of Nunavut. 2023a. Environmental Guideline: Ambient Air Quality. Available at: <https://www.gov.nu.ca/sites/default/files/publications/2024-05/Ambient%20Air%20Quality%202023-03.pdf>. Accessed January 30, 2025.

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Disclaimer

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Appendix A. Design Drawings



HAMLET OF BAKER LAKE OCEANS PROTECTION PLAN FUNDED SEALIFT INFRASTRUCTURE

DRAWING NO.	DESCRIPTION
317086-48113-00-MA-DGA-0001	COVER SHEET, DRAWING LIST AND GENERAL NOTES
317086-48113-00-MA-DGA-0002	EXISTING SITE PLAN
317086-48113-00-MA-DGA-0003	GENERAL ARRANGEMENT
317086-48113-00-MA-DGA-0004	TYPICAL SECTIONS

GENERAL NOTES:

1.0 GENERAL

- 1.1 ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ENVIRONMENTAL AND REGULATORY DOCUMENTATION PROVIDED BY THE OWNER OR AS REQUIRED BY MUNICIPAL, TERRITORIAL, OR FEDERAL LEGISLATION.
- 1.2 NO WORK IS TO BE EXECUTED WITHIN THE WATER.
- 1.3 ANY DAMAGE INCURRED IN THE EXECUTION OF THIS WORK TO ANY PART OF THE PROPERTY NOT SPECIFICALLY DESIGNATED FOR CONSTRUCTION SHALL BE REPAIRED, REPLACED AND RECONSTRUCTED BY THE CONTRACTOR TO SUIT EXISTING CONDITIONS.

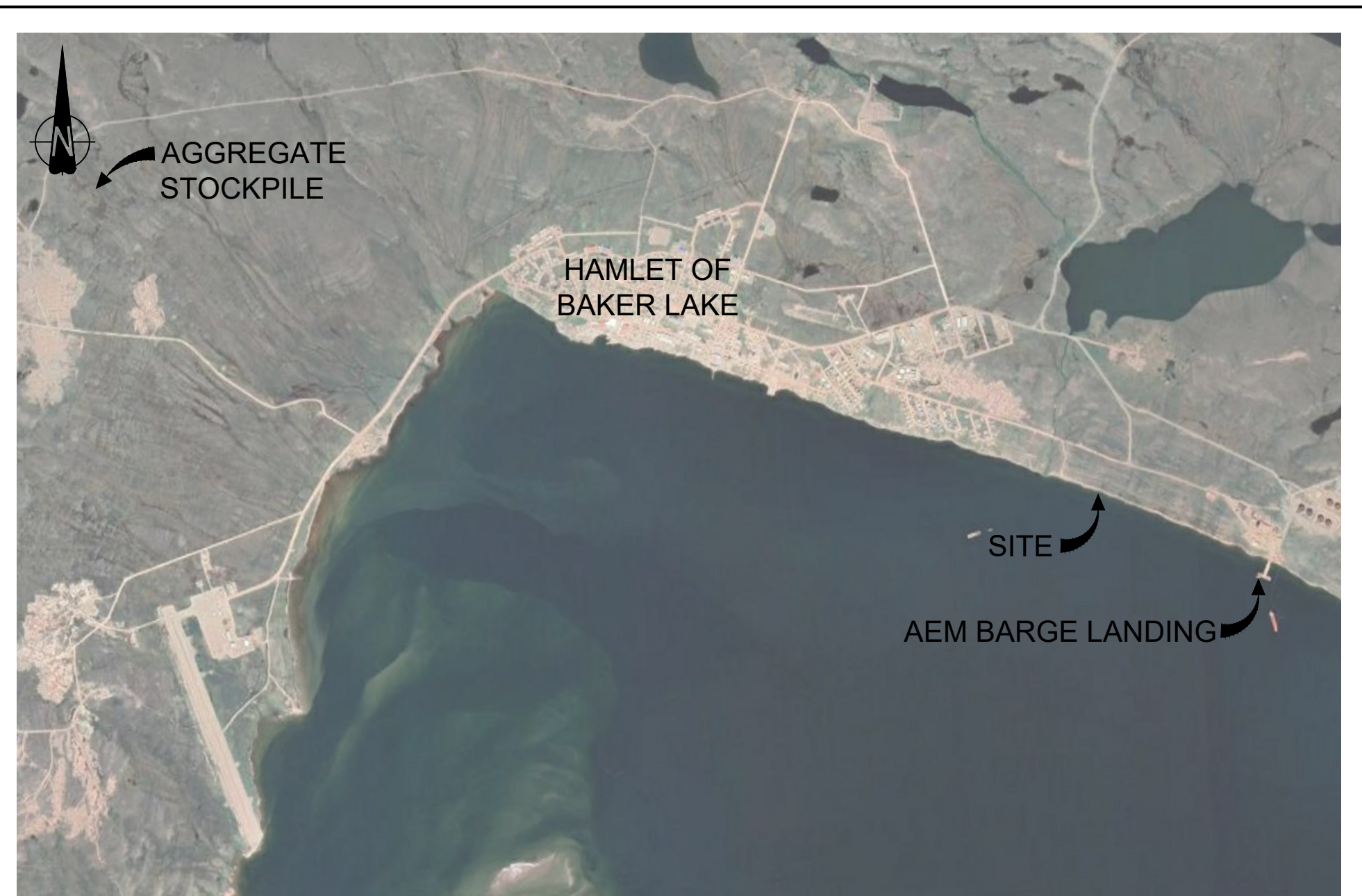
2.0 PROJECT DATUM

- 2.1 THE PROJECT COORDINATE SYSTEM IS UTM NAD83 ZONE 14 NORTH.
- 2.2 TO CONVERT FROM UTM TO GROUND, DIVIDE THE NORTHING AND EASTING BY THE COMBINED SCALE FACTOR 0.99985658 AT THE PROJECT ORIGIN OF (0,0).
- 2.3 ELEVATIONS AND CONTOURS ARE IN METRES AND DECIMALS THEREOF TO CHART DATUM (CD). REFER TO CANADIAN HYDROGRAPHIC SERVICE CHART NO. 5626 FOR CHART DATUM DEFINITION AT BAKER LAKE.

3.0 EARTHWORKS

- 3.1 PROVIDE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL BEARING WATER RUNOFF OR AIRBORNE DUST TO THE RECEIVING ENVIRONMENT. REMOVE EROSION AND SEDIMENTATION CONTROLS, AND RESTORE AND STABILIZE AREAS DISTURBED CONSTRUCTION TO SUIT ORIGINAL STATE.
- 3.2 SHORE AND BRACE EXCAVATIONS, PROTECT SLOPES AND BANKS, AND PERFORM WORK IN ACCORDANCE WITH NUNAVUT REGULATIONS.
- 3.3 STRIP TOPSOIL OVER AREAS TO BE COVERED BY NEW CONSTRUCTION, OVER AREAS WHERE GRADE CHANGES ARE REQUIRED, AND SO THAT EXCAVATED MATERIAL MAY BE STOCKPILED WITHOUT COVERING TOPSOIL. AVOID MIXING TOPSOIL WITH SUBSOIL.
- 3.4 DO NOT BURY SNOW OR ICE IN FILL MATERIAL.
- 3.5 PLACE BACKFILL MATERIAL IN UNIFORM LAYERS NOT EXCEEDING 150mm COMPACTED THICKNESS UP TO GRADES INDICATED. COMPACT EACH LAYER BEFORE PLACING SUCCEEDING LAYER.

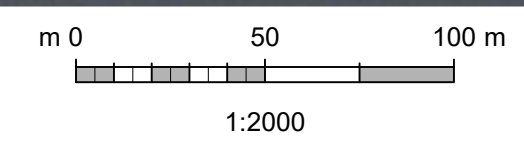
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B	23-OCT-23	RE-ISSUED FOR CLIENT REVIEW	JLC	-	AD	-	HGK	-									<p>HAMLET OF BAKER LAKE SEALIFT INFRASTRUCTURE COVER SHEET, DRAWING LIST AND GENERAL NOTES</p>	<p>317086-48113-00-MA-DGA-0001</p>	<p>B</p>	
A	29-MAY-23	ISSUED FOR CLIENT REVIEW	JLC	-	AD	-	HGK	-					<p>PRELIMINARY DO NOT USE FOR CONSTRUCTION Last Saved: Oct 23/23 6:06pm</p>							<p>Worley Canada Services Ltd. and Worley Canada Services Ltd. assumes no liability to any other party for any representations contained in this drawing.*</p>



KEY PLAN
1:30000



PLAN
1:2000



NOTES:

- FOR GENERAL NOTES, SEE DWG. 317086-48113-00-MA-DGA-0001.

REV	DATE	REVISION DESCRIPTION	DRAWN	DRAFT CHK	DESIGNED	ENG CHK	APPROVED	QAR	REF DRAWING No	REFERENCE DRAWING TITLE
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A	29MAY-23	ISSUED FOR CLIENT REVIEW	JLC	-	AD	-	HGK	-		

D SHEET SCALE SHOWN

WORLEY PROJECT No
317086-48113

ENGINEERING AND PERMIT STAMPS (As Required)

PRELIMINARY
DO NOT USE FOR CONSTRUCTION
Last Saved: Oct. 23/23 6:09pm

CUSTOMER

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**HAMLET OF BAKER LAKE
SEALIFT INFRASTRUCTURE
EXISTING SITE PLAN**

DRG No **317086-48113-00-MA-DGA-0002** REV **B**

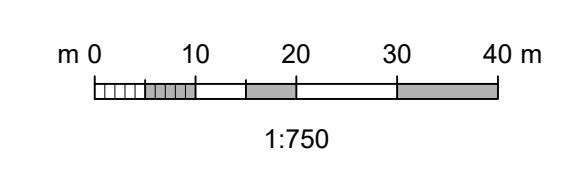
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 SAVE DATE & TIME: 23/10/2023 6:09:52 PM



PLAN
1:750

NOTES:

- FOR GENERAL NOTES, SEE DWG. 317086-48113-00-MA-DGA-0001.
- NO WORK IS TO BE EXECUTED WITHIN THE WATER. PUSHOUT AND RAMP TO BE 0.5m BACK FROM HIGH WATER LEVEL.



REV	DATE	REVISION DESCRIPTION	DRAWN	DRAFT CHK	DESIGNED	ENG CHK	APPROVED	QAR	REF DRAWING No	REFERENCE DRAWING TITLE
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A	29-MAY-23	ISSUED FOR CLIENT REVIEW	JLC	-	AD	-	HGK	-		

D SHEET SCALE SHOWN

WORLEY PROJECT No
317086-48113

ENGINEERING AND PERMIT STAMPS (As Required)

PRELIMINARY

DO NOT USE FOR CONSTRUCTION

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CUSTOMER

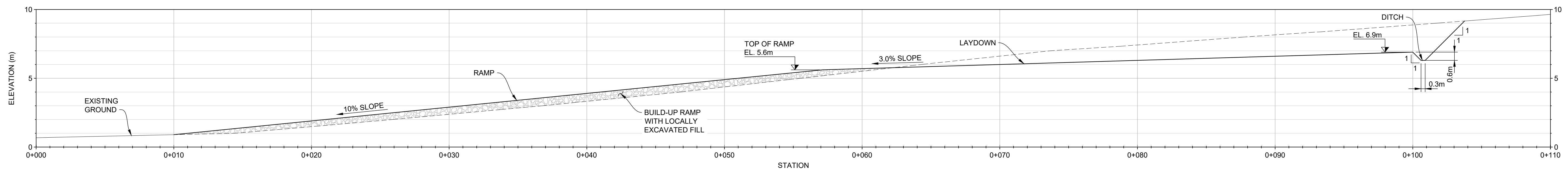
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HAMLET OF BAKER LAKE
SEALIFT INFRASTRUCTURE
GENERAL ARRANGEMENT

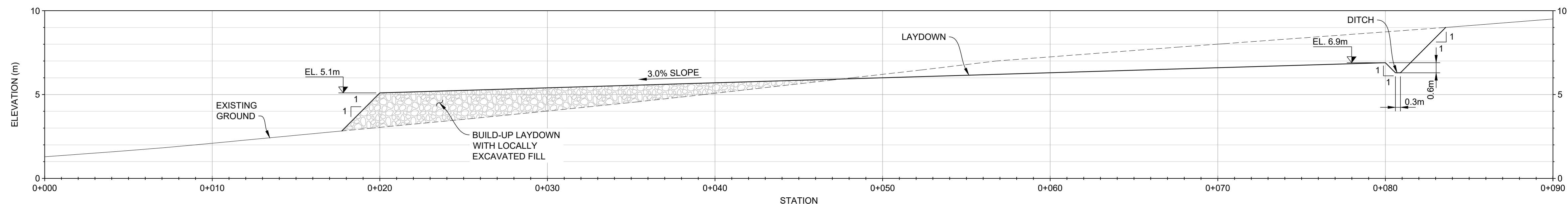
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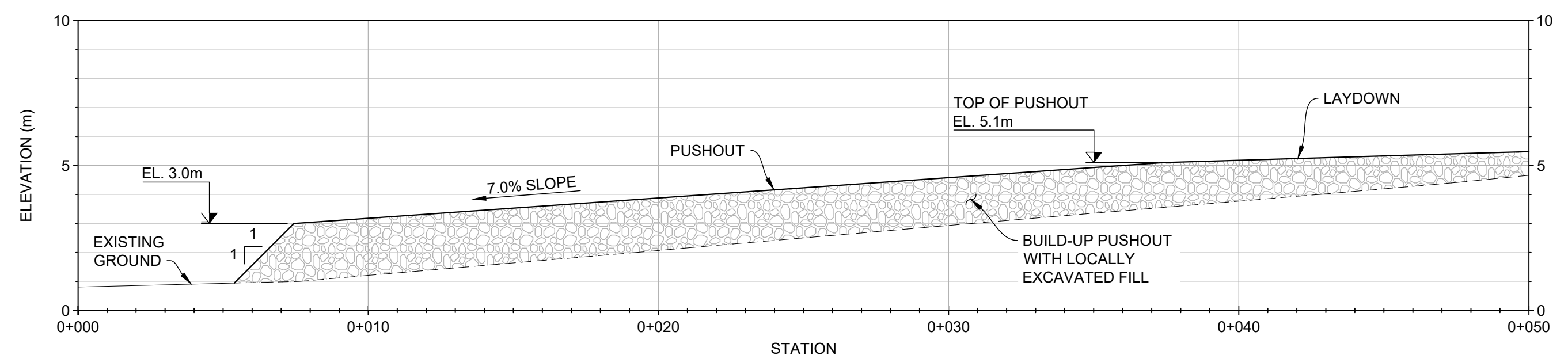
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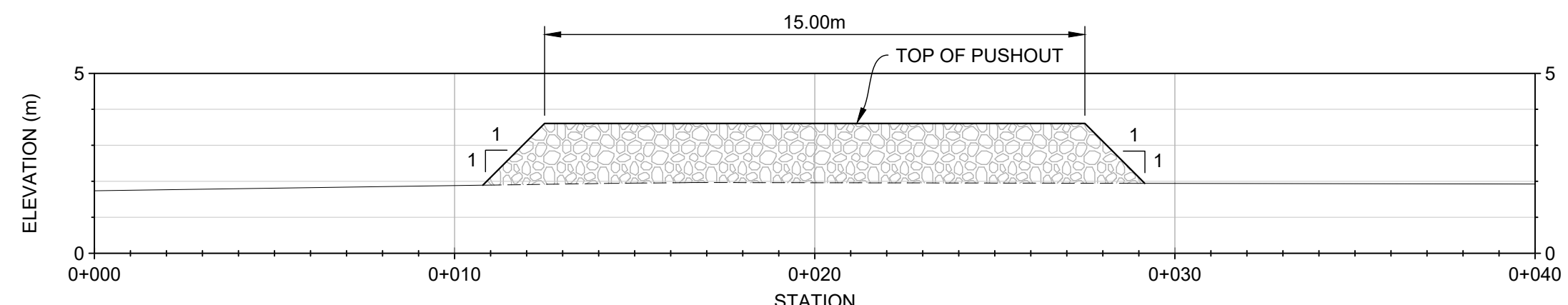
SECTION A LAYDOWN WITH RAMP
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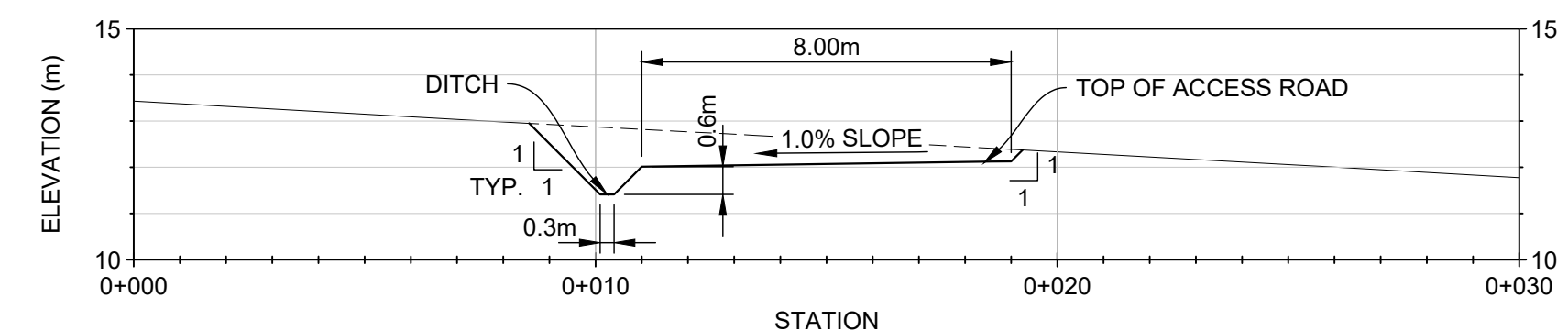
SECTION B LAYDOWN
1:150



SECTION C PUSHOUT
1:150



SECTION D
1:150



SECTION E ACCESS ROAD
1:150



NOTES:
1. FOR GENERAL NOTES, SEE DWG. 317086-48113-00-MA-DGA-0001.

REV	DATE	REVISION DESCRIPTION	DRAWN	DRAFT CHK	DESIGNED	ENG CHK	APPROVED	OAR	REF DRAWING No	REFERENCE DRAWING TITLE
B	23-OCT-23	RE-ISSUED FOR CLIENT REVIEW	JLC	-	AD	-	HGK	-		
A	29-MAY-23	ISSUED FOR CLIENT REVIEW	JLC	-	AD	-	HGK	-		

D SHEET SCALE SHOWN

ENGINEERING AND PERMIT STAMPS (As Required)

PRELIMINARY
DO NOT USE FOR CONSTRUCTION
Last Saved: Oct. 23/23 6:10pm

WORLEY PROJECT No
317086-48113

CUSTOMER

"This drawing is prepared for the use of the contractual customer of Worley Canada Services Ltd. and Worley Canada Services Ltd. assumes no liability to any other party for any representations contained in this drawing."

HAMLET OF BAKER LAKE
SEALIFT INFRASTRUCTURE
TYPICAL SECTIONS

DRG No
317086-48113-00-MA-DGA-0004

REV
B

USER NAME: jennifer.coppendale
 LOCATION: U:\V\317086\48113_MCB\BAKER\KOP11_DRAWINGS\15_L_AND_E\02_MARINE\317086-48113-00-MA-DGA-0004.DWG
 PLOT DATE & TIME: 23/10/2023 6:11:11 PM
 SAVE DATE & TIME: 23/10/2023 6:10:58 PM



Appendix B. Letter of Support



Telephone: 867-793-2874

Fax: 867-793-2509

BAKER LAKE, NU
XOC 0A0

March 6th 2020

Mr. Matthew Bowler
Government of Nunavut
Department of Economic Development & Transportation
P.O. Box 1000, Station 1570
Iqaluit, Nunavut X0A 0H0

Dear Mr. Matthew Bowler:

RE: Baker Lake Marine Needs

On behalf of the Mayor and Council of the Municipality of Baker Lake, please accept this letter as our support for the work of Advisian regarding marine needs in Baker Lake.

Our community has seen steady growth since Agnico Eagle opened its first gold mine outside of Baker Lake some 10 plus years ago; we anticipate this growth to continue. This growth has seen a significant increase in marine traffic over this period and as indicated we expect this to continue.

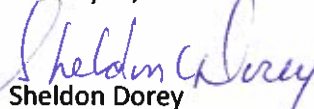
Our current "community sealift docking and staging area", where all the communities annual sealift supplies are offloaded and marshalled is in the center of our community. During the offloading times this area becomes very congested and causes safety concerns for our residents.

Another concern, our community has, relates to the proximity of this docking / staging area to our intake for the potable drinking water supply; the docking area is approximately 1,500 feet away from the water intake.

The Municipality of Baker Lake is in need of new marine infrastructure that can accommodate our community's reliance on the annual sealift to replenish supplies for our growing community as well as reduce the concerns related to our potable water supply by relocating the sealift area to a proposed area some 2 km down the shore.

Our Mayor and Council fully supports Advisian's work and we look forward to continuing the efforts that will improve the marine infrastructure situation in our growing community. If you require any further information, please feel free to contact me at (867) 793 – 2874.

Thank you,


Sheldon Dorey
Senior Administrative Officer
Municipality of Baker Lake



Appendix C. Community Plan

BAKER LAKE COMMUNITY PLAN AND ZONING BY-LAW

SCHEDULE 1 - COMMUNITY PLAN

SECTION 1. INTRODUCTION

1.1 Purpose of the Plan

The purpose of the Baker Lake Community Plan is to outline Council's policies for managing the physical development of the Hamlet for the next 20 years - to 2033. The Community Plan was created through a community consultation process and reflects the needs and desires of the Community. 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:
 - To develop in an orderly fashion creating a safe, healthy, functional, and attractive community that reflects community values and culture.
 - To promote the Plan as a tool for making effective and consistent decisions regarding land use and development in the community.
 - To ensure an adequate supply of land for all types of uses to support the growth and character of the community.
 - To build upon community values of participation and unity to support community projects and local economic development.
 - To protect the natural beauty of "Nunavut", 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 *Municipal Planning Act*. The Community Plan should be reviewed and updated every five years as required by the *Municipal 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 (Plan Policy Text), Schedule 2 (General Land Use Map) and Schedule 3a (Community Plan Map and Airport Area).

SECTION 2. COMMUNITY GROWTH AND PHASING POLICIES

At the time of preparation of this Plan, the population of Baker Lake was approximately 1,934 people. This Plan is based on a future population of 2,554 people by 2033, however a potential population of 2,754 is also considered in the case of increased mining activity. It is estimated that an additional 442 to 509 dwelling units will be required to meet the projected population growth, representing the need for approximately 24 to 28 hectares of land for residential development. A further 3 hectares are required for commercial uses, 2.8 hectares for community uses and approximately 10.7 hectares for industrial uses. The policies of Council are:

- Plan for a 2033 population range of between 2,554 to 2,754 people.
- Identify sufficient land on the Community Plan to meet the needs of the projected 2033 population.
- Review the Community Plan in 5 years, in 2018, to reassess actual rates of growth and community needs.
- Council will generally phase new land development as follows:
 - 2015 - 2018
 - Build on existing vacant lots within the built-up area;
 - Develop Phase 1, 2, 3, and 4 residential subdivisions;
 - Develop additional industrial lots;
 - Develop commercial land near airport.
 - 2018 - 2023
 - Develop Phase 5 subdivisions (a, b, c);
 - Develop industrial subdivision near old landfill site, if required;
 - Develop new barge landing, dock and seafront.
 - 2023 - 2033
 - Redesignate and develop Municipal Reserve areas (as required);
 - Council may change the phasing of development without amendment to this Plan.

SECTION 3. GENERAL POLICIES

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

- 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 avoid, where possible, main entrances on the south-southeast side to reduce problems associated with snow drifting.
- Buildings shall be sited to respect setbacks identified on the Zoning Chart.
- Any building over 500m² in gross floor area shall consider potential wind impacts on surrounding development. A wind study may be required by the Development Officer. Curbs are required and shall be installed at the access points to lots.
- 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 Right-of-Way or Easements.
- Road windings 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.
- Consideration shall be given to the development of a Master Drainage Plan for the entire community and the adoption of a snow plowing by-law.
- Utilities or communication 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 Corporation's Joint Use Agreement.
- The Hamlet will pile snow in locations to minimize snow drifting and where spring melt run-off can be properly channelled to drainage ditches or water bodies.
- A minimum setback distance of 30.5m (100 feet) shall be maintained, except subject to terms and conditions of the Hamlet Council.
- The Hamlet shall protect any cemeteries and sites of archaeological, ethnographical or historical significance from disturbance.
- The Hamlet shall encourage development that minimizes emissions from fossil fuels, that are energy efficient and that consider alternative energy supply technology.
- The Hamlet shall work with the National Planning Commission to ensure that the Baker Lake Community Plan and the future Kivalliq Regional Land Use Plan are compatible.

SECTION 4. LAND USE DESIGNATION

4.1 Residential

The Residential designation provides land for primarily residential uses, but 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:

- The Residential designation will be used primarily for housing with all types of dwelling types permitted. Other related residential uses such as a group home, a home occupation, or bed and breakfast will also be permitted.
- Residential development will be phased so that a target minimum of 2 hectares of vacant surveyed land is available at any given time.

4.2 Community Core

The Community Core designation defines the core area of the community which provides a local point for community amenities, cultural activities, and tourism. Given the important role the Community Core plays in defining community and cultural identity, specific policies are adopted for this area. Policies are aimed at maintaining the community uses and a mix of commercial and tourism related uses, allowing limited types of residential uses, improving the character of development, increasing pedestrian safety and beautifying the streetscape. The policies of Council are:

- The Community Core designation will permit all uses permitted in the Community Use designation and retail commercial and tourism or visitor related uses. Residential uses will be conditionally permitted by Council and only multi-unit dwellings or dwelling units in non-residential buildings above the ground floor will be permitted.
- Council may adopt a Downtown Beautification Plan which provides more details on the character of development in the Community Core and provides an action and phasing plan for improvements such as walkways, street lighting, parking, road windings, signage, public art, as outlined in the Plan.
- Council will consider granting a land credit to the GM Department of Education for future land applications in return for the re-alignment of the road on the west side of the High School.
- Council shall seek opportunities and encourage the relocation of industrial uses and low density residential uses outside the Community Core over time by considering land swaps and/or other incentives.
- Front yard parking will not be permitted for any new development of a significant size in the Community Core. Parking will be provided at the side or rear of the building. Parking spaces that require vehicles to back-out onto the municipal road will also not be permitted.
- Give priority for the development of a defined walkway as shown on the Community Land Use Map. Monetary contributions for the construction of the walkway may be requested as a condition of development approval.

4.3 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 relieve significant and important locations for community uses. The policies of Council are:

- The Community Use designation will be used primarily for public uses (i.e. social, cultural, religious, or educational) and government services.
- Community facilities will be centrally located to ensure safe and convenient access by residents.

4.4 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 with good access from the community. The policies of Council are:

- The Commercial designation will be used for commercial uses such as hotels, restaurants, retail, personal and business services, and offices.
- Residential uses shall be permitted when located above a ground floor commercial use.
- Commercial facilities will be located along main roads, where possible, to provide safe and convenient access by residents.
- Council will encourage the re-use or redevelopment of existing commercial sites within the existing townsite.

4.5 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 uses and cultural events. The policies of Council are:

- The Open Space designation will be used primarily for parks, walking trails, traditional and recreational uses such as beach shacks, harbour uses, boat storage, dog housing, community docks, temporary storage of seal materials and equipment during seal operations, and municipal infrastructure such as a water pump house. All uses are conditional and at the discretion of Council.
- Owners of development will be required to maintain the development and keep the surrounding area tidy.
- A playground should be located within 300m walking distance from any residence in the community.
- Unless otherwise noted, all Commissioner'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.
- No development is permitted within 30 metres from the normal high water mark of any river or major creek. Council may consider the filling of a waterbody where it is needed for future development provided that the appropriate approvals are obtained.
- Open Space corridors will be protected for trail connections and drainage channels.

4.6 Industrial

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

- 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.
- Council will develop a new industrial subdivision near the old landfill site to minimize land use conflicts and to ensure land closer to the townsite for residential and community uses. Council will work with local businesses and government operators to identify opportunities to relocate over time non-conforming industrial uses (e.g. garages, warehouses) to the new industrial subdivision.
- Council will explore the opportunity of a public/private partnership with mining interests to develop a new dock and barge landing site at the east end of town.

4.7 Transportation

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

- Permitted uses in the Transportation designation includes all activities related to air traffic and uses accessory to these activities such as related commercial activities and communications sites.
- All development within the 4km boundary of the airport, as shown on Schedule 2, shall comply with the Baker Lake Airport Zoning Regulations. Development applications shall be referred to NavCanada for review and approval where development is proposed adjacent to the airport and/or where development has the potential to interfere with airport operations.
- All development within the Transportation Influence Zone of the communications facility is subject to the approval of NavCanada.
- Council will discourage the use of travelled pathways that are not identified as public right-of-ways.

4.8 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 - "Nunavut" - while providing access for traditional, recreational and tourism activities, as well as quarrying. The policies of Council are:

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

4.9 Waste Disposal

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

- The Waste Disposal designation permits no development except those uses accessory to the operation or remediation of a waste disposal site.
- 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 Regulations of the Public Health Act.
- The Hamlet shall prohibit the development of any public road allowance or cemetery within a 50m setback from a waste disposal ground, pursuant to the General Sanitation Regulation of the Public Health Act.
- The Hamlet will evaluate options for long-term sewage treatment. The evaluation will consider cost-effectiveness, the degree of environmental protection and the land use designation.
- The Hamlet shall ensure that development of any public road allowance or cemetery within a 50m setback from a waste disposal ground, pursuant to the General Sanitation Regulation of the Public Health Act, includes:
 - the suitability of the existing landfill site for long-term use;
 - the use of an incinerator;
 - metal recovery projects; and
 - complementary strategies, such as source reduction, reuse, and recycling of waste materials.

4.10 Granular Resources

The Granular Resources designation is intended to protect aggregate deposits for future extraction. The policies of Council are:

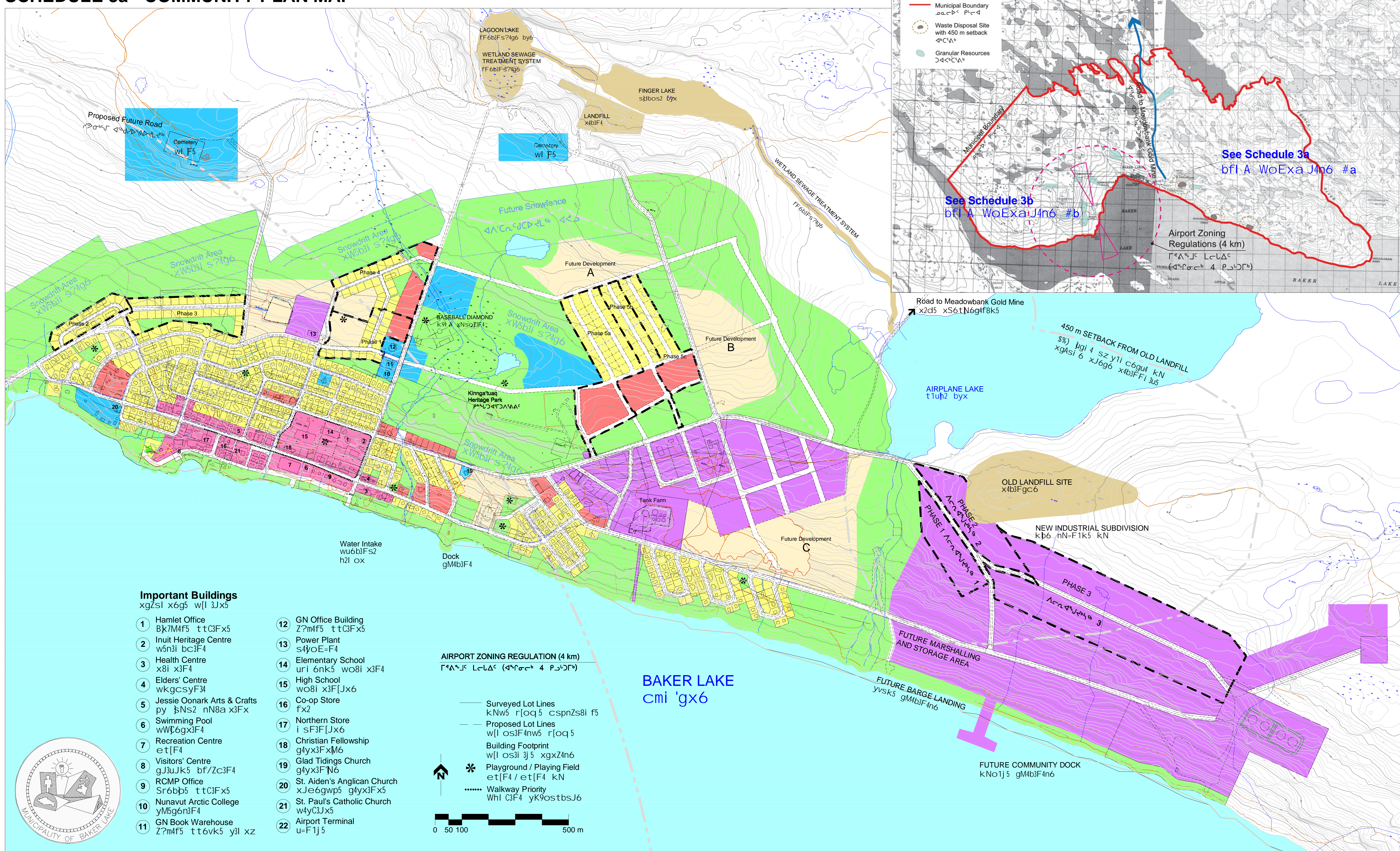
- The Granular Resources designation does not permit any development except uses accessory to the operation or remediation of a quarry or gravel pit.

4.11 Municipal Reserve

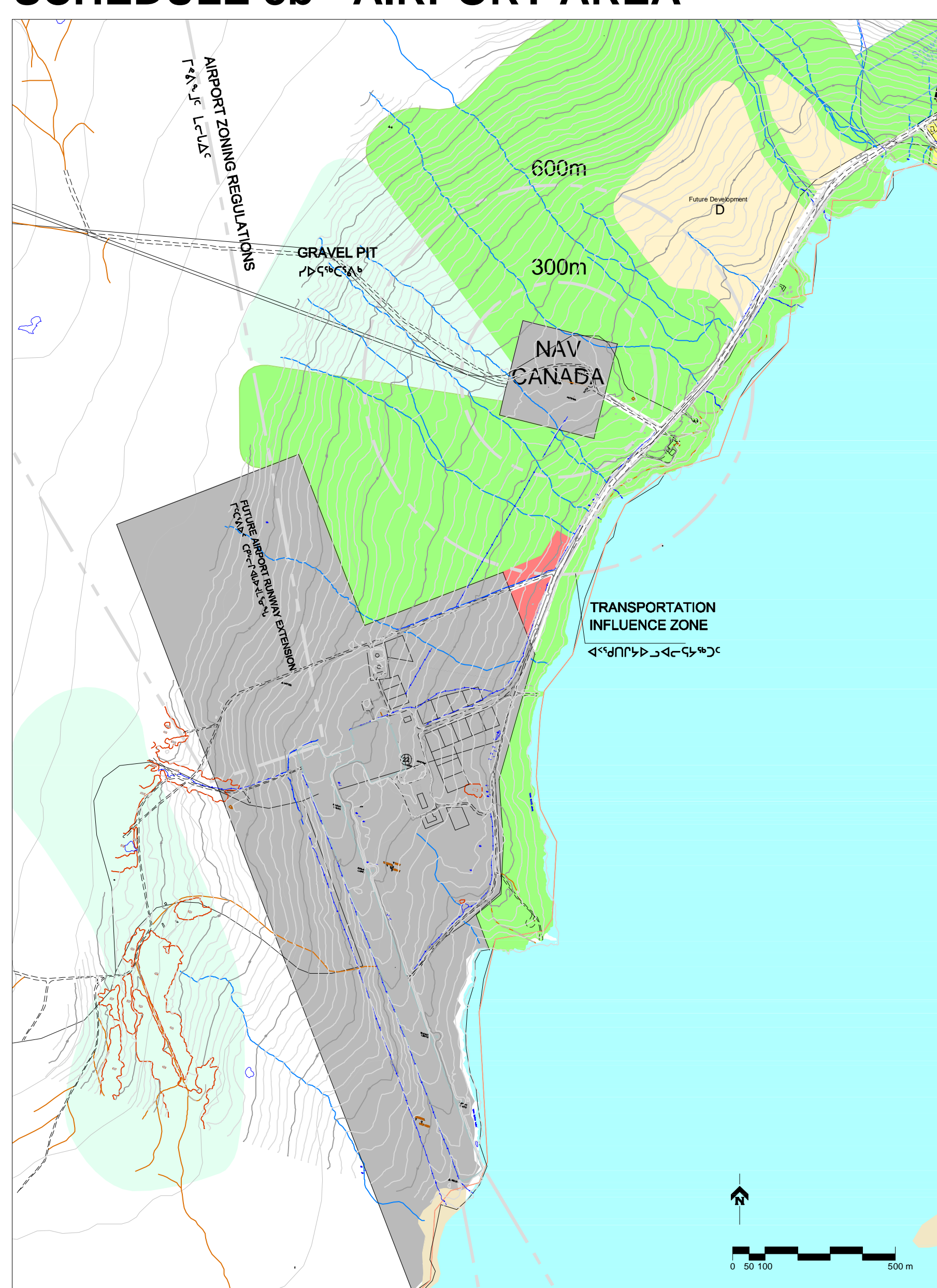
The Municipal Reserve designation is intended to reserve land for the future growth of the community. The policies of Council are:

- The Municipal Reserve designation does not permit any development except temporary uses approved by Council.
- Municipal Reserve lands shall be redesignated by amendment to this Plan prior to being used for community expansion.
- A conceptual road network is shown on some of the Municipal Reserve lands which considers connections with existing road network, future land uses, prevailing wind direction, slope orientation, drainage and topography. The concept may need to be changed according to community needs during the detailed subdivision design process.
- Lands designated Municipal Reserve near the old power plant may be affected by significant environmental constraints to development, such as contaminated soils and poor drainage. All constraints shall be cleared of environmental constraints prior to the lands being redesignated for development.

SCHEDULE 3a - COMMUNITY PLAN MAP



SCHEDULE 3b - AIRPORT AREA



SCHEDULE 4 - ZONE REGULATIONS

Zone	Permitted Uses	Conditional Uses	Zone Requirements	
Residential	Dwelling, single-unit Dwelling, semi-detached or duplex Dwelling, rowhouse Park or playground Any accessory building, structure or use, subject to Section 5.1	Bed and breakfast Elder facility Group home Home occupation Secondary suite Dwelling, multi-unit Dwelling, multi-unit (above the ground floor) Home occupation	(a) Setbacks (minimum) Front = 6 metres Rear = 6 metres Side (Rearlot) = 4 metres Side (Frontlot) = 4 metres, or as required by the Fire Marshal Building Height (maximum) 8.5 metres (28 feet)	(b) Despite the provisions of Section 6.3(a), for semi-detached dwellings or rowhouses developed in accordance with the approved NAV Canada: 1. Parking or storage of a commercial vehicle having a gross vehicle weight of 4,500 kg or construction equipment including bulldozers, backhoes, hammers, and any vehicles is not permitted. 2. The following provisions apply to Secondary Suites: 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 20% of the principal dwelling, or 50m ² of gross floor area, whichever is less.
Commercial	Bank Commercial recreation Convenience store Coff shop Day care centre Retail store Service shop	Hotel Office Health care facility Personal service Coff shop Retail store Service shop	(a) Setbacks (minimum) Front = 6 metres Rear = 6 metres Side (Rearlot) = 4 metres Side (Frontlot) = 4 metres, or as required by the Fire Marshal Building Height (maximum) 13 metres (43 feet)	(b) No outdoor storage is permitted.
Community Use	Church Communications facility Community centre Community hall or centre Day care centre Educational facility Elder facility Fire hall	Government office Group home Health care facility Park or playground Police station Public office Any accessory building, utility, structure or use, subject to Section 5.1	(a) Setbacks (minimum) Front = 6 metres Rear = 6 metres Side (Rearlot) = 4 metres Side (Frontlot) = 4 metres, or as required by the Fire Marshal Building Height (maximum) 13 metres (43 feet)	(b) A covered or screened area for garbage and refuse waste is required.
Community Core	Bank Commercial recreation Convenience store Coff shop Day care centre Office Park or playground	Parking lot Personal service Restaurant Retail store Uses permitted in the Community Use Zone (CU)	(a) Setbacks (minimum) Front = 6 metres Rear = 6 metres Side (Rearlot) = 4 metres Side (Frontlot) = 4 metres, or as required by the Fire Marshal Building Height (maximum) 10.7 metres (35 feet)	(b) No outdoor storage is permitted.
Open Space	Archaeological site Beach/shacks Boat storage Dock Movement, camp, or vehicle Park or playground Shed for equipment for traditional, outdoor, and recreational activities taking place in the Zone	Shore line Sports field Temporary outdoor storage of seal equipment during seal Wharves facility	(a) The following provisions apply to all development in the Open Space Zone: i. Front = 6 metres ii. Rear = 6 metres iii. Side (Rearlot) = 4 metres iv. Side (Frontlot) = 4 metres, or as required by the Fire Marshal v. Building Height (maximum) 3.1 metres (10 feet) (b) No building or structure shall be located closer than 10m to any side or rear lot line. Dog houses may not be located closer than 30.0 m to a waterbody.	(b) Only 1 container unit is permitted on a lot. (c) Hazardous goods, storage or tank farm uses shall not be permitted within 30.5 metres of any water body. (d) No commercial development involving food storage, handling or preparation shall be permitted within 450m of a waste handling facility.
Industrial	Automotive gas bar Automotive repair, sales or facility Cannery unit Outdoor storage Retail shop Wholesale Communications facility Any accessory building, structure or use, subject to Section 5.1	Community storage and loading site with associated Hazardous goods storage Manufacturing plant Power plant Quarry	(a) Setbacks (minimum) Front = 6 metres Rear = 6 metres Side (Rearlot) = 4 metres Side (Frontlot) = 4 metres, or as required by the Fire Marshal Building Height (maximum) 10.7 metres (35 feet)	(b) Only 1 container unit is permitted on a lot. (c) Hazardous goods, storage or tank farm uses shall not be permitted within 30.5 metres of any water body. (d) No commercial development involving food storage, handling or preparation shall be permitted within 450m of a waste handling facility.
Granular Resources				
Waste Disposal		Waste disposal site Storage treatment system		(b) No residential development or commercial development involving food storage, handling or preparation shall be permitted within 450 metres of a waste disposal site.
Hinterland	Archaeological site Dog team Temporary tenting or camping	Beach shack Cabin Coff shop Commercial building Communications facility Permanent hunting and fishing cabins or camps Public office Tourist facilities Any accessory building, structure or use, subject to Section 5.1	(a) Any development within the Transportation Influence Zone as indicated on the Land Use Map shall be subject to the approval of NAV Canada. (b) No development is permitted within 150 metres downward of any snow fence without the approval of the Hamlet Council. (c) No development is permitted within 200 metres of a wind tower. (d) No development is permitted within 100 metres of an Archaeological Site or Paleontological Site.	
Transportation	Airport and related uses Communications facility Service shop Sea or facility		(a) Any development within a 4000m radius of the airport reference point, as indicated on the Land Use Map, is subject to the Baker Lake Airport Zoning Regulations and shall be subject to the approval of NAV Canada and the Department of Transport. (b) No development shall occur within 150m of the Non-Destructive Beacon (NDB) Site. (c) The Municipal Reserve Zone identifies lands that may be reserved for future development. No development is permitted in the MR Zone unless of temporary nature, subject to Council approval.	
Municipal Reserve				(b) No development is permitted in the MR Zone unless of temporary nature, subject to Council approval.

BAKER LAKE COMMUNITY PLAN BY-LAW No. 218

A By-law of the Hamlet of Baker Lake in Nunavut Territory to adopt a Community Plan pursuant to the provisions of the *Planning Act*, RSN/RT 1988, c. P7, s. 1.4.

WHEREAS the Council of the Hamlet of Baker Lake has prepared a General Plan, referred to as the "Baker Lake Community Plan", in accordance with the *Planning Act*;

NOW THEREFORE, the Council of the Hamlet of Baker Lake, duly assembled, enacts as follows:

- Schedules 1, 2, 3a and 3b of this By-law form part of the By-law.
- This By-law may be cited as the "Baker Lake Community Plan".
- This By-law shall come into full force and effect on the date of its Third Reading.
- By-law No. 172 of the Hamlet of Baker Lake, and all amendments thereto, is hereby repealed.

READ a first time this 13th day of December, 2012 A.D.

David Ahoonice Dennis Zetter
Mayor Senior Administrative Officer

After due notice and a Public Hearing, READ a second time this 7th day of March, 2013 A.D.

Joe Appalutiq Dennis Zetter
Mayor Senior Administrative Officer

APPROVED by the Mayor of Community and Government Services this ___ day of _____, 2013 A.D.

Minors
READ a third time this ___ day of _____, 2013 A.D.

Joe Appalutiq Dennis Zetter
Mayor Senior Administrative Officer

BAKER LAKE ZONING BY-LAW No. 219

A By-law of the Hamlet of Baker Lake in Nunavut Territory to adopt a Zoning By-law pursuant to the provisions of the *Planning Act*, RSN/RT 1988, c. P7, s. 1.4.

WHEREAS it is deemed desirable to regulate certain uses of land and development within the Municipality;

NOW THEREFORE, the Council of the Hamlet of Baker Lake, duly assembled, enacts as follows:

- Schedules 1, 2, 3a, 3b and 4 of this By-law are declared to form part of this By-law.
- This By-law may be cited as the "Baker Lake Zoning By-law".
- This By-law shall come into full force and effect on the date of its Third Reading.
- By-law No. 173 of the Hamlet of Baker Lake, and all amendments thereto, is hereby repealed.

READ a first time this 13th day of December, 2012

David Ahoonice Dennis Zetter
Mayor Senior Administrative Officer

After due notice and a Public Hearing, READ a second time this 7th day of March, 2013

Joe Appalutiq Dennis Zetter
Mayor Senior Administrative Officer

APPROVED by the Mayor of Community and Government Services this ___ day of _____, 2013

Minors
READ a third time this ___ day of _____, 2013

Joe Appalutiq Dennis Zetter
Mayor Senior Administrative Officer