



Land Use Designations

6.0 LAND USE DESIGNATIONS

Within this Plan six land use designations have been created. Based on the goals and objectives they reflect the most appropriate use for the land, taking into consideration the protection of wildlife, traditional uses of the land, cultural and heritage factors and resources both renewable and non-renewable.

Generally speaking, the designations go from the highest level of protection which restricts the types of uses that are permitted (i.e. Torngat Mountains National Park and Environmentally Sensitive Area designations) to designations which are characterised not as sensitive to development and where traditional usage, wildlife habitat and heritage and cultural features are not as prominent (i.e. General Use Designation).

The land use designations are shown on Schedule A to this Plan.

6.1 TORNGAT MOUNTAINS NATIONAL PARK DESIGNATION

6.1.1 Rationale and Purpose for Torngat Mountains National Park Designation

The Torngat Mountains National Park Designation encompasses Torngat Mountains National Park including several small parcels of land that are surrounded by the Park.

The National Park is operated and managed through a co-operative management board established to advise the federal Minister of Environment on all matters related to park management

It is anticipated that the ecological integrity of the area will be preserved to protect and enhance the natural composition and abundance of native species, biological communities and ecological processes in the area and that the opportunity for recreational activities which are compatible with the natural heritage values and wilderness character of the area will be maintained.

The area has a high recreational potential as a wilderness park with excellent backcountry camping, hiking, kayaking, snowmobile trails, skiing, wildlife and vista viewing and photographic opportunities.

Recognizing and honouring Inuit knowledge and the special historical and cultural relationship between Inuit and the land is a part of the living legacy of this national park.

It is anticipated that there will be no development within the Park itself, but facilities will be required outside the Park to accommodate and provide services to tourists and visitors.

Within the area designated as Torngat Mountains National Park there are parcels of land in the Rowsell Harbour area that are not under the control of Parks Canada.

6.1.2 Permitted Land Uses

The following uses are permitted in the Torngat Mountains National Park Designation:

- A park operated under the jurisdiction of Parks Canada with uses permitted by Parks Canada.
- For parcels of land not under federal jurisdiction, such as land grants in the Rowsell Harbour area, the uses for these parcels of land must be consistent with the uses within the National Park.

6.1.3 Uses Adjacent to the National Park

The two governments will work with Parks Canada to identify measures to avoid or minimize environmental effects in the National Park originating from projects or undertakings outside the boundaries of the National Park.

6.2 ENVIRONMENTALLY SENSITIVE AREA DESIGNATION

6.2.1 Rationale and Purpose for Environmentally Sensitive Area Designation

This designation is restrictive with respect to development. It includes important ecological systems and critical wildlife habitat that are particularly sensitive to disturbance through human activity.

Generally, the Environmentally Sensitive Area Designation is found in coastal areas. It applies to Important Bird Areas. No development is permitted where this designation applies.

This designation covers a number of islands and is shown on the Land Use Schedule A as covering coastal waters. Although depicted this way, the designation applies only to the land and not to coastal waters or the bed of the ocean.

6.2.2 Permitted Land Uses

The following uses are permitted in the Environmentally Sensitive Area Designation:

- traditional uses of hunting, fishing and gathering by Inuit as permitted in LILCA. However, no physical alteration to the land and no new buildings or structures will be permitted
- winter trails and routes if the sensitive feature is seasonal in nature and is protected by snow and ice cover, or the species at risk is not present during snow cover
- existing cabins and Aullâsimavet can be repaired and enlarged if such enlargement is no closer to the water's edge than the existing building

6.3 COMMUNITY DESIGNATION

6.3.1 Rationale and Purpose of the Community Designation

The Community Designation permits a wide range of uses within areas under the jurisdiction of Inuit Community Governments in Hopedale, Postville, Makkovik, Nain and Rigolet.

Within LISA urban uses shall take place within the Inuit Community boundaries as shown in LILCA. The exceptions to this are:

- municipal water supply and related infrastructure
- aggregate resources for use within the community

6.3.2 Permitted Land Uses

6.3.2.1 Each Inuit Community Government shall determine the appropriate mix, type and density of the following permitted uses within their respective community.

- residential
- recreational
- parkland
- institutional

- industrial
- commercial
- quarry to extract quarry material

6.3.2.2 Within each Community, there are LIL parcels of land. Since these are under the jurisdiction of Nunatsiavut Government, any land use designation and policies applied to these lands shall be acceptable to Nunatsiavut Government. Uses proposed on these parcels shall be in character with uses on adjacent land as identified in Municipal Plans. Nunatsiavut Government should consult with the appropriate Inuit Community Government prior to establishing a use on LIL.

6.3.3 **Amendments to Inuit Community Municipal Plans**

Any amendments to Municipal Plans shall conform with Section 4 of this Regional Land Use Plan for LISA.

6.4 **HERITAGE AREA DESIGNATION**

6.4.1 **Rationale and Purpose of the Heritage Area Designation**

The Heritage Area Designation identifies communities that are no longer permanent settlements but have historic, spiritual and/or cultural significance to Inuit. At this time Hebron is the only site with this designation. Other sites may be recognized in the future.

Limited development will be permitted in the Heritage Area Designation for the purpose of maintaining the site and promoting geotourism where visitors can see and experience Inuit history and life style.

It is envisaged that Hebron will be rebuilt with the restoration and historic reconstruction of the Moravian mission buildings, homes, sod houses, tents, Hudson's Bay Trading post, walkways, gardens, wharf and cemeteries. Historic premises would be open to the general public and tour groups, including exhibits of artefacts related to Inuit culture, traditions and way of life. It may include stay-on-site accommodation so tourists can experience life in a traditional Inuit community.

The designation goes beyond the historic community to include vistas.

It is recognized that families from Hebron and Nutak were relocated due to circumstances beyond their control and that rebuilding homes or cabins may assist them to re-establish and maintain connections with their historic roots. The re-establishment of cabins and tent sites for Inuit may be permitted.

6.4.2 Permitted Land Uses

The following uses are permitted in Heritage Area Designation:

- Restoration and reconstruction of buildings and structures designed and constructed in a manner that existed historically within the communities
- Interpretation centre
- Accommodation for tourists and staff in buildings in keeping with the historic character of the community
- Cabins and tent sites for Inuit families

6.4.3 General Provisions for all Uses within the Heritage Area Designation

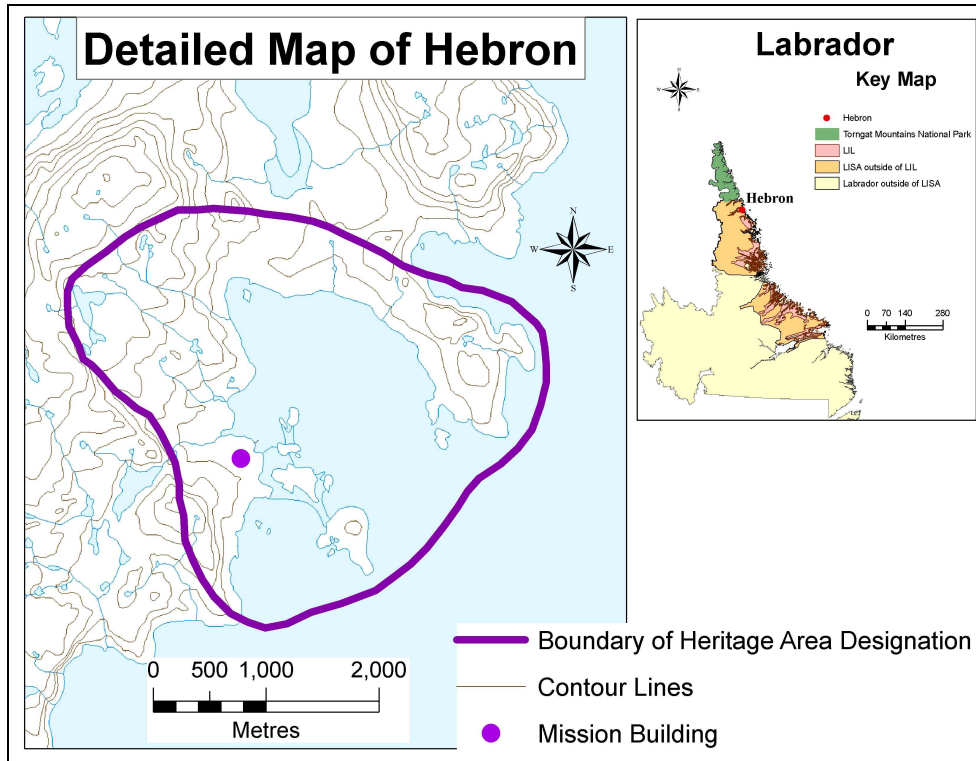
6.4.3.1 A heritage preservation by-law should be established to ensure that any new buildings or the restoration and reconstruction of buildings and structures are in keeping with the historic character of the community.

6.4.3.2 Prior to any new development or infrastructure work, an archaeological overview and impact assessment shall be undertaken.

6.4.3.3 Buildings for use as an interpretive centre, administration and/or accommodation for tourists and staff are permitted provided they are set aside from the heritage community or, if within the heritage area, in keeping with the historic character of the site.

6.4.3.4 The boundary of the Heritage Area Designation for Hebron is shown on Plate 19. The designation encompasses Hebron and the vistas surrounding it but does not include coastal waters.

Plate 19 – Detailed Heritage Area Boundary for Hebron



6.4.4 Heritage Communities

Heritage Communities such as Okak, Nutak and Ailik have been identified on Schedule A to recognize their historic significance. The former town sites will be protected. The only type of development permitted will be cabins. Construction will be permitted only when it has been shown it will not disturb archaeological or burial sites. If the communities are to be established as historic or tourism sites, a plan for the area should be prepared and the area designated in a manner similar to Hebron.

6.4.5 Heritage Homesteads and Camping/Tenting Areas within LIL

Traditional homesteads within LIL that have been occupied for many years are shown on Schedule C as Heritage Homesteads. The only type of development permitted will be cabins. Construction will be permitted only when it has been shown it will not disturb archaeological or burial sites.

Traditional camping/tenting areas within LIL that have been used for many years are shown on Schedule C. These sites should remain as camping and tenting areas

and development, including the erection of cabins, will not be permitted on these sites.

The Nunatsiavut Department of Lands and Natural Resources may identify additional Heritage Homesteads and Camping/Tenting Areas to those shown on Schedule C. These shall be mapped and this information made available upon request, and will have the same status as those shown on Schedule C.

A buffer of 50 metres shall be applied around these sites so that they can continue to be used for camping and tenting sites.

6.5 TRADITIONAL USE DESIGNATION

6.5.1 Rationale and Purpose of the Traditional Use Designation

The Traditional Use Designation is designed to maintain, and where possible, improve and restore the ecological integrity of the area.

It is primarily within this designation that Inuit continue to live, fish, gather, hunt and trap for country food.

This designation is applied to land within two kilometres of the coast and inland areas except where portals have been provided to the coast at locations where there is not significant wildlife habitat and current or historic settlements or cabins. The designation is also found in the northern part of LISA to recognize the George River Caribou calving grounds and salmon rivers within LISA. Communities both present and historic are located along the coast. There are also a significant number of cabins, summer camps, archaeological and burial sites.

This designation serves the following purposes:

- protect the coastal area
- protects the coastal waters environment including waterfowl, seal and fish habitat
- protects non-coastal areas of significant wildlife habitat
- promotes geotourism by maintaining the pristine, historic and traditional appearance of the coast for those travelling by boat

- keeps mining activities away from coastal areas, providing a buffer to ensure contaminants do not impact the area

6.5.2 Permitted Land Uses

The following uses are permitted in Traditional Use Designation:

- cabins, aullâsimavet and trap lines
- conservation use
- domestic tree harvesting
- fish, wildlife, and forest management
- flood and erosion control projects
- forestry
- outfitters and tourism uses
- traditional use of land for hunting, fishing and gathering
- transportation, infrastructure, and utilities
- quarry to extract quarry material

6.5.3 Traditional Use Designation Abutting Environmentally Sensitive Area Designation

Notwithstanding the permitted uses as set out in Section 6.5.2, where the Traditional Use Designation abuts the Environmentally Sensitive Area Designation existing uses may continue, but no intensification or new uses will be permitted within 100 metres of the shoreline.

6.5.4 Special Policy Area – Torngat Mountains National Park Gateway

6.5.4.1 Within the Traditional Use Designation a “Special Policy Area – Torngat Mountains National Park Gateway” has been applied to the area adjacent to Saglek Fiord in the St. John’s Harbour area which will serve as the gateway for the National Park. It includes a laboratory and arctic research station and a base camp for the Park. Tourism related uses will be permitted, subject to appropriate approvals, for accommodation, interpretation centre and craft and artisan shops. Administrative offices and maintenance facilities will also be permitted.

6.5.4.2 Nunatsiavut, Provincial and Federal Governments shall prepare a detailed plan for development of this area including types and locations of uses and services to be provided.

6.5.5 Proposed Mealy Mountains National Park Reserve

Within this designation is a portion of the proposed Mealy Mountains National Park Reserve. The proposed boundary is shown on Schedule A.

The two governments will work with Parks Canada to:

- promote the park as a tourism destination;
- develop a detailed plan for a gateway within LISA to include the types of uses and services that may be provided; and
- identify measures to avoid or minimize environmental effects on the proposed Park originating from projects or undertakings outside the boundaries of the proposed Park.

6.6 GENERAL USE DESIGNATION

6.6.1 Rationale and Purpose of the General Use Designation

The General Use Designation permits a wide range of uses subject to appropriate policies to protect the environment.

This designation applies to lands where there are no significant environmental, social or cultural constraints for development. This land is less intensely used by Inuit, but may be used very intensely by certain Inuit families or be an area where Inuit travel to hunt and fish. Within this designation are cabins, aullâsimavet, campsites, trap lines and trails. Much of this area has mineral potential. It is where the majority of mining and mineral explorations are currently underway and future mining operations will be proposed. It is this area which has the greatest potential for development activities.

While there is excellent potential for development, the physical landscape is very susceptible to damage from human activity and appropriate studies must be conducted prior to major developments taking place.

Given current limited knowledge of the impact of mining on the environment - which lands have the greatest potential for the establishment of mines; how the resource will be exported out and supplies brought in; impact on human and animal life - it is not possible at this time to designate land for mine development.

6.6.2 **Land Uses Permitted**

The following uses are permitted within the General Use Designation:

- cabins, aullâsimavet and trap lines
- conservation use
- domestic tree harvesting
- fish, wildlife, and forest management
- flood and erosion control projects
- forestry
- mineral or hydrocarbon exploration and drilling sites including temporary camps
- outfitters and tourism uses
- traditional use of land for hunting, fishing and gathering
- transportation, infrastructure, and utilities
- quarry to extract quarry material

6.6.3 **Discretionary Uses**

6.6.3.1 The following uses may be permitted as a discretionary use within this designation:

- (a) Compressed Natural Gas (CNG) terminal
- (b) Liquefied Natural Gas (LNG) terminal
- (c) mineral processing facility
- (d) mining
- (e) natural gas fired electrical generating facility
- (f) natural gas processing facility

6.6.3.2 The following must be complied with before permission for a discretionary use as outlined in 6.6.4.1 will be considered:

- (a) the government having jurisdiction determines that the use is appropriate in the proposed location
- (b) public consultation is undertaken to inform residents of the proposal
- (c) an environmental assessment is undertaken where required
- (d) the Nunatsiavut Government determines it will not adversely impact on a winter route

6.6.4 General Provisions for all Uses

6.6.4.1 Quarries share one characteristic with mines in that they utilize a non-renewable resource. However, the material is primarily used locally for construction and roads, or for dimension or carving stone. The processing includes crushing, screening, cutting, drilling and blasting. Environmental impacts are primarily noise, dust and the need to control sediments entering watercourses that can impact on fisheries. Quarries tend to be operated seasonally or sporadically. Given the scale of the quarry operations, the short operational period and limited environmental concerns from contamination, they are permitted within this designation subject to normal regulatory approval.

6.6.4.2 Within this designation there are environmentally significant areas that have not been mapped or documented including archaeological sites, wildlife habitat, sensitive areas, habitat for species at risk and areas that are used as migratory routes on a temporary or seasonal basis. Prior to any major development an environmental assessment must be undertaken to determine the environmental effect. An archaeological assessment will also be required in keeping with Section 8.12.

6.6.4.3 No new communities will be established to serve major developments such as mines or processing operations.

6.6.4.4 Temporary accommodation is permitted in association with mining and mineral exploration and may be occupied on a year round basis.

6.6.4.5 A quarry or mining operation is to be designed to have as little impact on the environment as possible during its development and operation. It is a temporary use, although it may operate for many years.

- 6.6.4.6 When a mine or quarry ceases production, the site is to be restored in keeping with what existed prior to the operation and compatible with the surrounding area. Where possible, the aim is to improve the health, diversity, size, and connectivity of key heritage features, sensitive features and related ecological functions. The exception would be any facilities or structures for the perpetual monitoring and care of the area for environmental concerns that need to be addressed.
- 6.6.4.7 Mining as a land use includes those activities necessary to extract mineral ore from the ground, process it into a product for sale and transport, and includes mine-site infrastructure facilities and facilities designed to manage waste materials and protect the environment.
- 6.6.4.8 An airstrip associated with a permitted use is also permitted.