

**MINUTES
CITY OF IQALUIT
PLANNING AND DEVELOPMENT
COMMITTEE OF THE WHOLE MEETING #01
JANUARY 21, 2025 at 6:00 p.m.
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Deputy Mayor Kimberly Smith, Chair
Mayor Solomon Awa
Alternate Deputy Mayor Harry Flaherty
Councillor Amber Aglukark
Councillor Methusalah Kunuk
Councillor Kyle Sheppard
Councillor Romeyn Stevenson

ABSENT

Councillor Simon Nattaq
Councillor Samuel Tilley

PRESENT FROM ADMINISTRATION

Steve England, Chief Administrative Officer
Brianna Longworth, City Clerk
Katrina Sarmiento, Deputy City Clerk
Bill Williams, Senior Executive Director of Municipal Infrastructure and Planning
Mathew Dodds, Director of Planning and Development
Riel Brouillette, City Planner
Geoffrey Byrne, Economic Development Officer

Deputy Mayor Smith opened the meeting at 6:00 p.m.

ADOPTION OF AGENDA

Motion PD 25-01

Moved by: Councillor Stevenson
Seconded by: Alternate Deputy Mayor Flaherty

Adoption of agenda as presented.

Unanimously Carried

1. MINUTES

None

2. **DECLARATION OF INTEREST**

None

3. **DELEGATIONS**

a) De Beers Iqaluit to Chidliak Winter Trail

Sarah McLean, Environment and Permitting Manager, and Alan O'Connor, Project Manager for the Chidliak Winter Trail, De Beers Canada, were present via teleconference. Ms. McLean made a presentation regarding the Chidliak Winter Trail and the following are the highlights of the presentation:

- Chidliak is a diamond exploration site located 120 km northeast of Iqaluit
- There are two camps at Chidliak.
- Current site activity is care and maintenance
 - Storing and maintaining equipment
 - Conducting annual re-supply
 - Fuel management
 - Drilling activities to delineate the diamond resource and determine if the land is viable to convert into a diamond mine
 - Samples are stored on-site
 - Conduct environmental monitoring
- In February, plans are to construct a winter trail to connect Iqaluit to the project site
 - Trail follows the same route as the Iqaluit-Pangnirtung Trail
 - Branches off on the eastern end to the project site
- Rationale for trail
 - Past several years, contractor equipment has been rented and sitting at the site and used periodically
 - Equipment will no longer be used
 - Intention to clean the site up, remove old equipment that is no longer needed and return it to the contractors
- Modern equipment will be brought in as needed in the future
- Trail will be groomed
 - Tractor (Challenger) will be used to pull a sled
 - Suitable for snowmobile use
 - No trucks will be used on the trail
 - There will be no restricted use of the trail and will be open to the public.
- Some fuel will be transported on the sled but is not the main method of fuel transportation
 - Additional fuel will be flown in
 - Tractors require fuel to operate on the trail
- Safety is very important
 - Discussion held with Hunters and Trappers Organizations in Iqaluit and Pangnirtung to obtain concerns regarding the trail

- Will continue to update stakeholders regarding the trail throughout the year
- Schedule
 - January – scouting and complete permit process
 - February – grooming trail
 - March 1 – trail will be used
 - Anticipated to remove all equipment off-site by April 15
- Iqaluit-Pangnirtung route
 - Traditional route used by Inuit
 - Safe known route
 - Trail is through the municipal watershed
 - City approved De Beers to use the trail in the past as a winter route
 - Planning staff advised that the City will not approve the use of the trail this year due to protecting the watershed from industrial activity
- Identified an alternative route
 - Route not used before
 - Does not cross the municipal watershed
 - Route begins at the new landfill site with a laydown area
 - Laydown area would be used to unload the sled
 - 4.5 kilometres of trail within the municipal boundary
- De Beers request
 - Permission to construct and use the proposed winter trail as the primary route in 2025
 - Permission to use the laydown area until June 15, 2025
 - Permission to use the Iqaluit-Pangnirtung trail as an emergency contingency option should the proposed route be impassable

Deputy Mayor Smith indicated that the request would be discussed later in the agenda.

Mayor Awa asked if De Beers had carried out a study on seasonal melts on the proposed route.

Mr. O'Connor advised that various weather records have been kept since 2010, and he recognizes that the winter season is becoming shorter. He noted that the Chidliak site has a weather station to record year-round temperatures. Mr. O'Connor indicated that the condition of the trail determines when it can be used.

Alternate Deputy Mayor Flaherty inquired about the number of trips anticipated to remove the equipment from the site and asked if the appropriate permits and licenses had been obtained. Alternate Deputy Mayor Flaherty noted that since the Iqaluit-Pangnirtung Trail was used by the previous owners, there has been an increase in public use and asked if consultation with the Hunters and Trappers Organization had been carried out.

Ms. McLean advised that between 40 and 50 loads would be transported in 2025 by a convoy of four tractors hauling sleds of equipment.

Ms. McLean advised of the following permits:

- Land Use Permit with Crown-Indigenous Relations and Northern Affairs Canada (CIRNAC) for construction and operation of the winter trail has been in place for several years and they have been advised that the trail will be used again in 2025
- Nunavut Planning Commission (NPC) to ensure compliance
- Permit application submitted to the City to travel through the municipal boundary

Ms. McLean reiterated that meetings have been held with the Iqaluit and Pangnirtung Hunters and Trappers Organizations, who have indicated their support to use the winter trail. During the meeting, the topic of safety and emergency response was discussed. Ms. McLean advised that an Emergency Response Plan and a Winter Trail Management Plan had been developed, which will be presented to both organizations later this evening.

Mr. O'Connor advised that road signs with mesh would be erected at the main points where snowmobiles join the trail to ensure that users know that tractors will be using the trail. He also noted that advertisements have been placed in the local newspaper and on the radio. Mr. O'Connor noted that the convoy would have yellow flashing lights on both the equipment and sleds. Convoy operators will be advised of potential increased traffic on the trail and to take safety precautions when cresting a hill.

Councillor Sheppard spoke about the amount of metal waste in the community. He asked if De Beers and the contractors can ensure that the material being returned will not end up in the solid waste facility or metal dump. Councillor Sheppard asked if De Beers had a contingency plan in place to ship the material out at their expense.

Ms. McLean explained that the equipment being brought back is fully functional and can be used by contractors or transported south for resale. She indicated that there is no expectation that the equipment will be moved to the landfill.

4. DEFERRED BUSINESS AND TABLED ITEMS

None

5. NEW BUSINESS

a) Memo – Quarterly Development Activity Report – 2024 – Quarter 4

Mathew Dodds, Director of Planning and Development, presented the Quarterly Development Activity Report – 2024 for Quarter 4 as an information item.

**b) Request for Decision – De Beers Iqaluit to Chidliak Winter Trail
Commissioner Land Use Permit Application LUP 25-001**

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for De Beers Canada Inc. for the Iqaluit to Chidliak Winter Trail. He indicated that De

Beers was requesting permission to use and maintain a staging area and winter trail that connects Iqaluit to the Chidliak Project, a Land Use Permit application for a laydown area and permission to use 4.5 kilometres of proposed trail on Untitled Municipal Land.

Mr. Dodds explained that staff have contacted the Nunavut Planning Commission, who are aware of the new proposed trail.

Mr. Dodds advised that using the Iqaluit-Pangnirtung Trail was not permitted under the General Plan. He indicated that staff have worked with De Beers to find a solution that meets requirements. Mr. Dodds noted that the proposed trail provides a benefit to the community to access the Iqaluit-Pangnirtung Trail without travelling on the watershed area.

Mr. Dodds pointed out that the staging area was selected in consultation with the Public Works Department, who recommended the area.

Motion PD 25-02

Moved by: Councillor Stevenson

Seconded by: Councillor Aglukark

Committee recommends that Council:

1. Approve Land Use Permit LUP 25-001 to permit the use of a staging area and winter trail on Untitled Municipal Land as shown in Attachment 1, subject to approval from the Commissioner.
2. Set the land rental fee in accordance with the Land Use Permit Fee Policy and that the fee amount be set at 7.5 percent of the value of the land to be charged annually. This fee will be charged upon execution of the Land Use Permit by the Commissioner.

Unanimously Carried

Deputy Mayor Smith noted that De Beers requested to use the Iqaluit-Pangnirtung Trail as a contingency should the proposed trail become impassable. Deputy Mayor Smith was opposed to heavy equipment and fuel being transported through the watershed. She asked if there was any indication that there would be issues with the proposed trail.

Mr. Dodds indicated that the area required scouting to understand the snow conditions and drift. He noted that De Beers indicated that there were some ridges that would be difficult for travel. Mr. Dodds stated that staff have conducted an analysis of the slope and potential snowdrift on the proposed trail. He noted that staff understood that De Beers were working to ensure that the trail would be usable. Mr. Dodds advised that there were no immediate red flags and the contingency plan being proposed by De Beers was not supported by staff.

Mayor Awa agreed that the watershed area cannot be used to transport equipment and fuel as the area is designated to provide potable water to the community.

Alternate Deputy Mayor Flaherty asked if municipal authorities would ensure compliance within the municipal boundary.

Mr. Dodds advised that staff conducts site inspections and visits on new Land Use Permits, which will be carried out at the laydown area.

Steve England, Chief Administrative Officer, advised that places that have road access are monitored by Municipal Enforcement. He noted that if Council wanted the trail to be monitored, contract services would have to be hired as the City does not have equipment to travel on the trail.

Councillor Kunuk asked if the trail would be packed to ensure for safe travel on the trail.

Mr. O'Connor advised that trail safety was important for all users. He explained that a groomer would be pulled behind a tractor on most trips based on the condition of the trail. He noted that grooming packs the snow down.

Ms. McLean advised that should an incident occur with De Beers equipment, it would be immediately reported to the City.

Councillor Stevenson felt that using the groomer more frequently would be beneficial to all users.

c) Request for Decision – Cabin Licensing Amendments to General Plan and Zoning By-law

Mathew Dodds, Director of Planning and Development, presented Cabin Licensing Amendments to the General Plan and Zoning By-law. He explained that within the municipal boundary, a structured licensing system for cabins would be developed to provide for transparency, fairness and consistency.

Mr. Dodds noted there would be two pathways:

- Legacy Cabin Zone
 - Opportunity for existing (legacy) cabins to obtain licensing/permitting
- Cabin Zone
 - New cabins enable individuals to apply to obtain a small parcel of land to construct a cabin

Mr. Dodds advised that amendments are required for cabin licensing:

- General Plan Amendment
 - To allow cabin zones and general policy framework to permit cabins within the municipal boundary
 - Cabin Zone and Legacy Cabin Zone be included in the Nuna designation
 - Develop new policies for location, development and use based on environmental sensitivity, community safety and traditional land use

- Minor adjustment to ownership boundaries to protect the future water resources
 - Changed the park name to the new name
- Zoning By-law
 - Defined zoning regulations for cabin plots including separation requirements from other cabins and water bodies
 - Specific provisions of Cabin Zone and Legacy Cabin Zone

Mr. Dodds noted consideration must also be given to administering lands for cabin use:

- Untitled Municipal Land is under the Commissioner's jurisdiction
 - *Commissioners Land Act* Section 3 – City is able to negotiate agreements to delegate the administration of certain things in Untitled Municipal Land
 - Preliminary agreement with Community and Government Services staff to enter into the agreement to administer Untitled Municipal Land within the municipal boundary
- Untitled Municipal Lands within the municipal boundary that are outside of the block land transfer when Iqaluit was formed
 - These lands are administered by the federal government and a similar agreement is being worked on.
- Depending on the outcome of the agreement with the Government of Nunavut and federal government, the Land Administration By-law may need to be amended

Mr. Dodds noted that staff would begin work on establishing a system on administration and enforcement of cabin licenses.

Mr. Dodds noted that two variables were being presented:

- Renewal terms
 - Applicant would apply for a cabin license and receive a Development Permit
 - Occupancy duration
 - Ten-year renewal terms would reduce volume
 - Five-year renewal terms would allow staff to check on the status of cabins and if they are still being used
- Limiting cabin licensing
 - One per adult
 - Allow for fair and equal access to the land
 - Allow for flexibility when there are families with multiple adults
 - Unlimited cabin licenses
 - Avoids potential complications of applicants using other people's names to acquire additional cabin lots
 - Lots may be useful, and applicants may require more than one cabin lot

Mr. Dodds noted that there are currently cabins constructed outside of the proposed cabin zones, which were built prior to the recent moratorium. The proposed policy does not address these cabins and requires a separate discussion.

Deputy Mayor Smith felt a five-year renewal would give staff the ability to check on cabins while keeping in mind future city growth. She noted that some people with cabins have a secondary cabin close by as a survival cabin.

Councillor Stevenson agreed with a five-year renewal and allowing one cabin per person. He noted that this was a responsibility that has not been dealt with for quite some time. He commented that no matter what decision was made, it would not be popular with some residents. He felt that Council must feel the decision is fair and stand behind the decision.

Councillor Sheppard noted that the reason the cabin policy was started was to have control over where the cabins were constructed, and he did not want to cause a burden to staff or cabin owners to renew the license.

Councillor Sheppard felt that the license should be structured so that they could be cancelled should the City require the land in the future.

Mayor Awa commented that there would be instances where a cabin would no longer be used. He suggested that the City should have the ability to demolish any cabin that has not been used for one to two years.

Deputy Mayor Smith did not feel the City should demolish an abandoned cabin with a lapsed license, but a system should be developed for interested people to take over and renovate the cabin.

Councillor Kunuk expressed concern that in some instances, cabins are constructed close to the river. He felt that the Hunters and Trappers Organization should be involved to ensure future cabin construction is away from the river. He pointed out that Iqalummiut fish to supply food for their families.

Councillor Aglukark agreed with a 10-year license term. She felt that construction of a second cabin on a lot should be considered on a case-by-case basis.

Councillor Stevenson expressed concern that applicants who want to build a second cabin on their lot would sell the second cabin. He noted that these cabins would be different than hunting cabins and would be recreational cottages that could be accessed by truck and four-wheeler. He noted that by allowing applicants to have more than one cabin lot, it would allow them to construct a cabin and sell it.

Councillor Stevenson felt the problem was existing cabins and fairness to those who want to build a new cabin in comparison to what has been allowed for the past 30 years. There is an issue of river access and the number of cabins. He questioned that once a permit

was issued, would people still be permitted to walk through the plots of land and would fences be permitted, which would block off areas to the river.

Alternate Deputy Mayor Flaherty expressed concern that when walking through the park, there are all types and sizes of cabins being constructed, many of which were constructed by non-residents. He felt there should be a size requirement for cabins. He commented that the most sought-after parcels were on the creek or river.

Councillor Sheppard agreed that it was important to consider cabin size. He noted that security would not be provided in the area where cabins were constructed. Councillor Sheppard pointed out that the licenses would be for a Land Use Permit and would not allow for any mortgage. He felt that this information was important to convey during the public consultation.

Mr. Dodds advised that there would be no interest in the land, as the land would be temporary use. He indicated that the clauses and conditions of the cabin license would allow the City to revoke the license for future development.

Councillor Stevenson commented that even though residents were told the licenses were temporary, they would be shocked when the time arises that the license would not be renewed, and they must vacate the land.

Councillor Stevenson felt that a five-year renewal was more responsible and allowed staff the ability to check on licenses. He noted that city operations would change dramatically in 10 years.

Motion PD 25-03

Moved by: Councillor Stevenson

Seconded by: Councillor Aglukark

Committee recommends that Council:

1. Give First Reading to the by-law amendments as attached, with license renewal terms set at five years, and licence limits per person set at one.
2. Direct staff to:
 - a. Schedule and advertise the notice for a Public Hearing and Second Reading.
 - b. Return to Committee with a Corporate Policy for Cabin Applications and Evaluation.

Unanimously Carried

6. IN CAMERA SESSION

() As per Section 23 (2) (a) CTV Act and By-law 526 Section 67

7. **ADJOURNMENT**

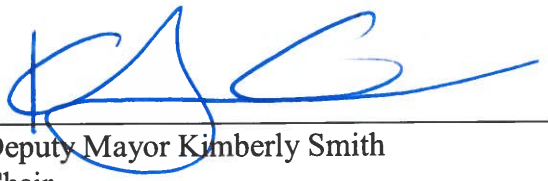
Motion PD 25-04

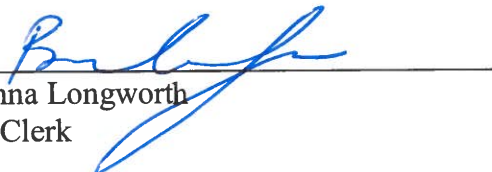
Moved by: Councillor Sheppard
Seconded by: Councillor Stevenson

Committee adjourns at 7:12 p.m.

Unanimously Carried




Deputy Mayor Kimberly Smith
Chair


Brianna Longworth
City Clerk

Approved by City Council on the 11th day of February 2025.