

**MINUTES  
CITY OF IQALUIT  
PLANNING AND DEVELOPMENT  
COMMITTEE OF THE WHOLE MEETING #02  
MARCH 18, 2025 at 6:00 p.m.  
CITY COUNCIL CHAMBERS**

**PRESENT FROM COUNCIL**

Alternate Deputy Mayor Harry Flaherty, Chair  
Deputy Mayor Kimberly Smith – via teleconference  
Mayor Solomon Awa – via teleconference  
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  
Valerie Greene, Executive Assistant  
Mathew Dodds, Director of Planning and Development  
Riel Brouillette, City Planner  
Bill Williams, Senior Executive Director of Municipal Infrastructure and Planning  
Geoffrey Byrne, Economic Development Officer

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

**ADOPTION OF AGENDA**

**Motion PD 25-05**

Moved by: Councillor Sheppard  
Seconded by: Councillor Stevenson

Adoption of agenda as presented.

**Unanimously Carried**

1. **MINUTES**

None

**2. DECLARATION OF INTEREST**

Councillor Sheppard declared a conflict of interest regarding:

**5. NEW BUSINESS**

- a) Request for Decision – Zoning By-law Amendment ZBA 25-002 – Rezone Subject Lands to R2(4) and OR – Lot 726, Plan 1707

**3. DELEGATIONS**

None

**4. DEFERRED BUSINESS AND TABLED ITEMS**

None

**5. NEW BUSINESS**

- a) **Request for Decision – Zoning By-law Amendment ZBA 25-002 – Rezone Subject Lands to R2 (4) and OR – Lot 726, Plan 1707**

Councillor Sheppard declared a conflict of interest and left the room.

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for Zoning By-law Amendment ZBA 25-002 to Rezone Subject Lands to R2(4) and OR for Lot 726, Plan 1707.

Councillor Stevenson asked the following questions, which Mr. Dodds answered:

- Number of bedrooms in each unit and the size of the unit
  - Five two-bedroom units and one one-bedroom unit
  - Proposed development must meet the minimum unit size requirements
- Proposed snowmobile trail runs through private property. Are there any plans to acquire the property?
  - There are some dedicated connections in Happy Valley from the south.
  - Staff will look at any existing trails that run through private property
  - Snowmobile trails are being discussed at the Hunters and Trappers Organization meeting next week
  - Whenever a development includes a snowmobile trail, staff takes the opportunity to acquire the snowmobile trail.
- How will the snowmobile trail be marked to ensure that the land is reserved as a snowmobile trail?
  - The proposed trail is a designated snowmobile trail that will have trail markers.
  - Trail markers will be discussed with Public Works at the appropriate time
- Is Planning staff aware that it is Council's desire to have multi-bedroom units that include three-bedroom units?
  - Staff have explained to developers that it is Council's desire to have multi-bedroom units in developments

- Draft General Plan and Zoning By-law includes wording that multi-bedroom units are required in developments

**Motion PD 25-06**

Moved by: Councillor Stevenson  
Seconded by: Councillor Kunuk

Committee recommends that Council:

1. Approve Zoning By-law Amendment ZBA 25-002 for First and Second Reading to rezone Lot 726, Plan 1707 from Low Density Residential to Medium Density Residential, Special Exception Zone 4.
2. Approve Survey Sketch SK 25-004.

**Unanimously Carried**

Following the vote, Councillor Sheppard returned to the meeting.

**b) Request for Decision – Replace Commissioner Lease with Municipal Lease – Approval of Land Acquisition By-law and Land Disposal By-law – Lot 1 and 2, Block 217, Plan 3317**

Mathew Dodds, Director of Planning and Development, presented a Request for Decision to Replace a Commissioner Lease with a Municipal Lease for Approval of Land Acquisition By-law and Land Disposal By-law for Lot 1 and 2, Block 217, Plan 3317.

**Motion PD 25-07**

Moved by: Councillor Sheppard  
Seconded by: Councillor Aglukark

Committee recommends that Council:

1. Give First, Second and Third Reading to the Land Acquisition By-law as drafted in Attachment 2.
2. Give First, Second and Third Reading to the Land Disposal By-law as drafted in Attachment 3.

**Unanimously Carried**

**c) Request for Decision – Acquire Vacant RCMP Upper Base Lot – Approval of Land Acquisition By-law – Lot 10, Group 1087, Plan 1221**

Mathew Dodds, Director of Planning and Development, presented a Request for Decision to Acquire the Vacant RCMP Upper Base Lot – Approval of Land Acquisition By-law for Lot 10, Group 1087, Plan 1221.

Councillor Stevenson asked the following questions, which Mr. Dodds answered:

- Are there other lots in the same vicinity that are owned and surveyed? Has the City taken responsibility of other owned and surveyed lots in the same vicinity?

- There are existing legally surveyed lots that belong to the Federal Government.
- The City has not acquired any of the lots in the past 20 years.
- The lot has no legal road access.
  - Received communication from the Federal Government advising that the lot would continue to be accessible using the existing access road
  - Site visit determined that the road provides a safe access to the lot
  - The road is not serviced.
- Is it reasonable to require the Federal Government to clean up the debris prior to the City taking ownership?
  - The proposal to transfer the lot is based on as-is condition.
- If the Federal Government does not clean up the debris, the City should remove the debris when they receive ownership and not wait until the property is leased.
  - In the past, any remedial work was the responsibility of the lessee.
- Does the City own the land that the access road is on?
  - The access road is considered Untitled Municipal Land.
  - Road is in the municipal jurisdiction, but not registered with land titles to be owned by the municipality
- Would the Unsightly Lands By-law apply to the lot?
  - Planning Department does not enforce the Unsightly Lands By-law

Mayor Awa made the following comments, and Mr. Dodd replied:

- Noted that the Department of National Defence was required to clean up some areas. If this lot does not fall within the lots designated for clean up, the City should require that the lot be cleaned up prior to taking ownership.
  - There was another area in the vicinity that was used by the Department of National Defence that required remediation.
  - The lot in question is not included in the clean up.
  - Understood from the Federal Government that the lot is an RCMP asset and proposed to be used for operations and communications, which never took place
  - The lot has been vacant for some time.

**Motion PD 25-08**

Moved by: Councillor Stevenson

Seconded by: Councillor Sheppard

Committee recommends that Council:

1. Approve the transfer of Lot 10, Group 1087, Plan 1221 to the City at a nominal fee of one dollar from the Federal Government.
2. Give First, Second and Third Reading to the Land Acquisition By-law as drafted in Attachment 2.

**For – Stevenson, Sheppard, Kunuk, Aglukark, Smith**

**Opposed – Awa**

**Carried**

Councillor Sheppard suggested that options be explored to have the lot cleaned up prior to taking ownership, including any existing by-laws that would require the lot to be cleaned up. Councillor Sheppard commented that it could be a considerable amount of time before the lot was leased and he did not feel that the lot should remain in the same state until it was leased.

Councillor Stevenson noted that Council could be presented with options for cleaning up the lot prior to the reading of the Land Acquisition By-law.

Councillor Stevenson clarified that the clean up referred to the removal of the concrete rubble and rebar on the lot. He understood that an Environmental Site Assessment was carried out and there were no contaminants to be remediated.

6. **IN CAMERA SESSION**

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

7. **ADJOURNMENT**

**Motion PD 25-09**

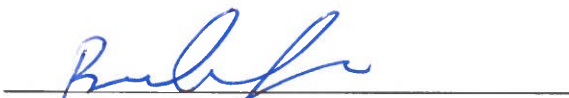
Moved by: Councillor Stevenson  
Seconded by: Councillor Aglukark

Committee adjourns at 6:41 p.m.

**Unanimously Carried**



  
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Alternate Deputy Mayor Harry Flaherty  
Chair

  
\_\_\_\_\_  
Brianna Longworth  
City Clerk

Approved by City Council on the 8<sup>th</sup> day of April 2025.

