

**MINUTES  
CITY OF IQALUIT  
PLANNING AND DEVELOPMENT  
COMMITTEE OF THE WHOLE MEETING #06  
AUGUST 19, 2025 at 6:00 p.m.  
CITY COUNCIL CHAMBERS**

**PRESENT FROM COUNCIL**

Deputy Mayor Kimberly Smith, Chair  
Alternate Deputy Mayor Harry Flaherty  
Councillor Methusalah Kunuk  
Councillor Simon Nattaq  
Councillor Kyle Sheppard  
Councillor Samuel Tilley

**ABSENT**

Mayor Solomon Awa  
Councillor Amber Aglukark  
Councillor Romeyn Stevenson

**PRESENT FROM ADMINISTRATION**

Rod Mugford, Acting Chief Administrative Officer/Senior Executive Director of  
Operations and Protective Services  
Brianna Longworth, City Clerk  
Bill Williams, Senior Executive Director of Municipal Infrastructure and Planning  
Mathew Dodds, Director of Planning and Development  
Riel Brouillette, City Planner

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

**ADOPTION OF AGENDA**

**Motion PD 25-35**

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

Adoption of agenda as presented.

**Unanimously Carried**

**1. MINUTES**

None

**2. DECLARATION OF INTEREST**

Councillor Tilley declared a conflict of interest regarding:

**5. NEW BUSINESS**

- a) Request for Decision – Disposal of Vacant Apex Lot – Lot 2, Block 11, Plan 1986

Councillor Sheppard declared a conflict of interest regarding:

**5. NEW BUSINESS**

- e) Request for Decision – Exemption of Development Cost Charges – New Makerspace Development in Lake Subdivision
- g) Request for Decision – Quarry Permit – QP 25-002 – Lot 1, Block 250, Plan 4960
- i) Request for Decision – Quarry Permit – QP 25-004 – Lot 1, Block 251, Plan 4960

**3. DELEGATIONS**

None

**4. DEFERRED BUSINESS AND TABLED ITEMS**

None

**5. NEW BUSINESS**

- a) Request for Decision – Disposal of Vacant Apex Lot – Lot 2, Block 11, Plan 1986 – Nunavut Housing Corporation (NHC)

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

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for Disposal of Vacant Apex Lot – Lot 2, Block 11, Plan 1986 - Nunavut Housing Corporation (NHC).

Alternate Deputy Mayor Flaherty asked the following question, which Mr. Dodds answered:

- Does Council have any authority regarding what can be constructed on the lot?
  - The lot is deemed too small and was not offered by ballot draw.
  - The lot is intended to be used for public housing and not for ownership.
  - NHC is able to develop a smaller, prefabricated unit that will fit on the lot.

**Motion PD 25-36**

Moved by: Alternate Deputy Mayor Flaherty

Seconded by: Councillor Sheppard

Committee recommends that Council:

1. Give First, Second and Third Reading to a Land Disposal By-law for Lot 2, Block 11, Plan 1986.
2. Direct staff to obtain a land appraisal for Lot 2, Block 11, Plan 1986 and establish the lot price at 30 percent below appraised market value.
3. Approve the disposal of Lot 2, Block 11, Plan 1986 to Nunavut Housing Corporation (NHC) for the development of a three-bedroom modular home.

**Unanimously Carried**

Following the vote, Councillor Tilley returned to the meeting.

**b) Request for Decision – SK 25-003 – Utility Easement – Approval of Survey Sketch SK 25-003 for Lot 5, Plan 674**

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for SK 25-003 – Utility Easement – Approval of Survey Sketch 25-003 for Lot 5, Plan 674.

**Motion PD 25-37**

Moved by: Councillor Sheppard  
Seconded by: Councillor Tilley

Committee recommends that Council approve Survey Sketch SK 25-003 for Lot 5, Plan 674.

**Unanimously Carried**

**c) Request for Decision – Development Permit DP 25-013 – Joamie Court – Approval of Development Permit and Request for Variance for Lot 29, Block 242, Plan 4716**

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for Development Permit DP 25-013 – Joamie Court – Approval of Development Permit and Request for Variance for Lot 29, Block 242, Plan 4716.

**Motion PD 25-38**

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

Committee recommends that Council:

1. Approve Development Permit Application DP 25-013 as per the plans in Attachment 3 and with the Special Conditions in Attachment 2, to permit a semi-detached dwelling on Lot 29, Block 242, Plan 4716.
2. Approve a Variance to Section 8.6 of Zoning By-law No. 899 to:
  - a. Reduce the minimum lot frontage from 18 metres to 16.5 metres.
  - b. Reduce the minimum interior side yard setback from 3 metres to 2.3 metres.

**Unanimously Carried**

**d) Request for Decision – Exemption of Development Cost Charges – Butler Building Redevelopment – Uquutaq Society**

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for the Exemption of Development Cost Charges – Butler Building Redevelopment – Uquutaq Society.

Deputy Mayor Smith made the following comment/question, which Mr. Dodds answered:

- Uquutaq Society is a nonprofit organization, but recent developments seem to be moving them towards a development corporation. Will a precedent be set by providing a partial exemption for the development charge?
  - A benefit of a nonprofit organization is to lease houses.
  - Not interested in profit generation, which will keep rental rates low

Councillor Sheppard made the following comments/question, which Bill Williams, Senior Executive Director of Municipal Infrastructure and Planning, answered:

- Important to support non-market housing. What is the timing of the development as the federal government is developing a program with a transfer to municipalities for decreased development charges?
  - A federal budget has not been released, which will include various funding programs.
  - Developments such as this are worthwhile, which supports housing
  - It is important to remember that the City has to incur costs to provide and maintain sewer and water infrastructure.
- Inquired again as to the timing of the development and noted that perhaps a decision regarding development charges could be deferred to take advantage of any federal funding programs relating to development charges.
  - Mr. Dodds explained that Uquutaq Society were aiming to complete the project in 2027.
  - The details of a federal funding program relating to development charges were not known.
  - A condition of the Development Permit relates to payment of the development charges.

Alternate Deputy Mayor Flaherty made the following comment/question, which Mr. Dodds answered:

- The City will be required to cover the remaining development charge. Are there funds in the budget to cover the expense?
  - Development charge was created in 2019 as a funding source for capital projects. Various funding sources are used to offset capital projects.

**Motion PD 25-39**

Moved by: Councillor Sheppard

Seconded by: Councillor Tilley

Committee recommends that Council approve a partial development charge exemption of 50 percent, equivalent to \$56,151.50, for Uquutaq Society for Development Permit DP 24-022.

**Unanimously Carried**

**e) Request for Decision – Exemption of Development Cost Charges – New Makerspace Development in Lake Subdivision – Pinnguaq Association**

It was agreed that agenda items e, g and i would be discussed consecutively, as Councillor Sheppard declared a conflict of interest for all three items.

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

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for the Exemption of Development Cost Charges – New Makerspace Development in Lake Subdivision – Pinnguaq Association.

**Motion PD 25-40**

Moved by: Alternate Deputy Mayor Flaherty

Seconded by: Councillor Tilley

Committee recommends that Council approve a partial development charge exemption of 50 percent, equivalent to \$28,902.15, for Pinnguaq Association for Development Permit DP 24-058.

**Unanimously Carried**

**g) Request for Decision – Quarry Permit – QP 25-002 for Lot 1, Block 250, Plan 4960 – Baffin Building Systems**

Councillor Sheppard declared a conflict of interest and remained outside of the room.

Mathew Dodds, Director of Planning and Development, made the following comments regarding Quarry Permits in general:

- Memo presented at a previous meeting regarding quarries and staff would soon be in a position to administer Quarry Permits

- Quarry Permits have been prepared for the four contractors who are currently using the quarry
- Proposed to administer the Quarry Permit with conditions that are outlined in Attachment 1
  - Allow continued use of the quarry
  - Material extraction rate of \$7.50 per cubic metre
  - Funds will be used for maintaining the quarry for such items as ditching and road maintenance
- Proposed Quarry Permits have been reviewed with the four contractors

Mr. Dodds presented a Request for Decision for Quarry Permit – QP 25-002 for Lot 1, Block 250, Plan 4960 – Baffin Building Systems.

Alternate Deputy Mayor Flaherty made the following comment/questions, which Mr. Dodds answered:

- Is the extraction fee new?
  - This is a new fee being introduced.
  - The last time an extraction fee was collected was in 2017.
  - Area has been surveyed, which allows the City to collect extraction fees
- Quarry Permit is for a ten-month period. What is the estimated revenue for the ten months?
  - Rock has already been extracted and is being processed for ongoing projects
  - Extraction typically ends in late October
  - There will be very little extraction for the remainder of the Quarry Permit.

#### **Motion PD 25-41**

Moved by: Alternate Deputy Mayor Flaherty

Seconded by: Councillor Tilley

Committee recommends that Council:

1. Approve Quarry Permit Application QP 25-002 to permit occupancy by Baffin Building Systems of a portion of Lot 1, Block 250, Plan 4960, as listed and depicted in Attachments 2 and 3, subject to the conditions in Attachment 1.
2. Set the extraction fee to \$7.50 per cubic metre of extracted material.

**Unanimously Carried**

- i) **Request for Decision – Quarry Permit – QP 25-004 for Lot 1, Block 251, Plan 4960 – Nunavut Excavating Ltd.**

Councillor Sheppard declared a conflict of interest and remained outside of the room.

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for Quarry Permit – QP 25-004 for Lot 1, Block 251, Plan 4960 – Nunavut Excavating Ltd.

Alternate Deputy Mayor Flaherty made the following comment/question, which Bill Williams, Senior Executive Director of Municipal Infrastructure and Planning, answered:

- At a previous meeting, it was explained that a company had to remove their equipment and material from a particular site, which has not been done. Will the company be required to pay a penalty for noncompliance prior to being issued a Quarry Permit?
  - Verbal discussions with the company have been held regarding removal of the material
  - Notices have been issued from the Planning Department regarding the temporary land use
  - There are no arrears owing to the City regarding the removal of material.
  - Arrears relate to property taxes and municipal services
  - Planning staff check to determine if there are any outstanding arrears prior to issuing permits, which are based on administration policies and regulations

#### **Motion PD 25-42**

Moved by: Councillor Kunuk

Seconded by: Councillor Tilley

Committee recommends that Council:

1. Approve Quarry Permit Application QP 25-004 to permit occupancy by Nunavut Excavating Ltd. of a portion of Lot 1, Block 251, Plan 4960, as listed and depicted in Attachments 2 and 3, subject to the conditions in Attachment 1.
2. Set the extraction fee to \$7.50 per cubic metre of extracted material.

**Unanimously Carried**

Following the vote, Councillor Sheppard returned to the meeting.

#### **f) Request for Decision – Quarry Permit - QP 25-001 for Lot 1, Block 250, Plan 4960- Kudlik Construction Ltd.**

Mathew Dodds, Director of Planning and Development, provided an overview regarding the issuance of Quarry Permits in general that was explained during Councillor Sheppard's absence for his declaration of interest.

Mr. Dodds presented a Request for Decision for Quarry Permit – QP 25-001 for Lot 1, Block 250, Plan 4960 – Kudlik Construction Ltd.

**Motion PD 25-43**

Moved by: Councillor Sheppard  
Seconded by: Councillor Tilley

Committee recommends that Council:

1. Approve Quarry Permit Application QP 25-001 to permit occupancy by Kudlik Construction Ltd. of a portion of Lot 1, Block 250, Plan 4960, as listed and depicted in Attachments 2 and 3, subject to the conditions in Attachment 1.
2. Set the extraction fee to \$7.50 per cubic metre of extracted material.

**Unanimously Carried**

**h) Request for Decision – Quarry Permit – QP 25-003 for Lot 1, Block 251, Plan 4960 – Tower Arctic Ltd.**

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for Quarry Permit – QP 25-003 for Lot 1, Block 251, Plan 4960 – Tower Arctic Ltd.

**Motion PD 25-44**

Moved by: Councillor Sheppard  
Seconded by: Councillor Tilley

Committee recommends that Council:

1. Approve Quarry Permit Application QP 25-003 to permit occupancy by Tower Arctic Ltd. of a portion of Lot 1, Block 250, Plan 4960 and Lot 1, Block 251, Plan 4960, as listed and depicted in Attachments 2 and 3, subject to the conditions in Attachment 1.
2. Set the extraction fee to \$7.50 per cubic metre of extracted material.

**Unanimously Carried**

**6. IN CAMERA SESSION**

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

**7. ADJOURNMENT**

**Motion PD 25-45**

Moved by: Councillor Sheppard  
Seconded by: Councillor Tilley

Committee adjourns at 6:46 p.m.

**Unanimously Carried**





A blue ink signature of Deputy Mayor Kimberly Smith, written in a cursive style.

Deputy Mayor Kimberly Smith  
Chair

A blue ink signature of Brianna Longworth, written in a cursive style.

Brianna Longworth  
City Clerk

Approved by City Council on the 9<sup>th</sup> day of September 2025.

