

**MINUTES
CITY OF IQALUIT
PLANNING AND DEVELOPMENT
COMMITTEE OF THE WHOLE MEETING #08
OCTOBER 3, 2023 at 6:00 p.m.
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Councillor Kimberly Smith, Chair
Deputy Mayor Kyle Sheppard
Councillor Swany Amarapala
Councillor Ookalik Curley
Councillor Romeyn Stevenson
Councillor Samuel Tilley

ABSENT

Mayor Solomon Awa
Councillor Simon Nattaq
Councillor Paul Quassa

PRESENT FROM ADMINISTRATION

Steve England, Chief Administrative Officer
Tammy Ernst-Doiron, City Clerk
Brianna Longworth, Deputy City Clerk
Kent Driscoll, Communications and Customer Service Manager
Mathew Dodds, City Planner
Deborah Nakawungu, Lands Administrator
Samantha Toffolo, Planning Contractor, Northern Futures
Michelle Armstrong, Planning Contractor, Northern Futures

Councillor Smith opened the meeting at 6:00 p.m.

Councillor Smith wished to acknowledge the Iqaluit Fire Department for their efforts fighting the house fire this past Friday. She as well thanked the community for helping those who lost their homes. Councillor Smith also extended congratulations to the fire department for raising money for breast cancer research and awareness.

ADOPTION OF AGENDA

Motion PD 23-56

Moved by: Councillor Amarapala
Seconded by: Deputy Mayor Sheppard

Adoption of agenda as presented.

Unanimously Carried

1. MINUTES

None

2. DECLARATION OF INTEREST

Deputy Mayor Sheppard declared a conflict of interest due to a business relationship regarding:

5. New Business
 - a) Request for Decision – Development Permit Application DP 23-032 & Request for Variance – Approval of Development Permit & Variance for Redevelopment of Fixed Base Operation Hangar, Portion of Lot 26, Block 240, Plan 4637 (Airport)

3. DELEGATIONS

a) Glen Malloy and TBG Construction

Stephen Wallick, Senior Designer, Concentric Associates, on behalf TBG Construction, was in attendance to make a presentation. Mr. Wallick indicated that TBG Construction was the developer for lots 903, 904 and 905 on Sivumugiaq Street (previously known as Federal Road).

Mr. Wallick indicated that they were seeking early Council input on the preliminary design for mixed-use buildings that were primarily residential.

Mr. Wallick gave an overview of the project:

- Three eight-storey buildings on the property, with two buildings having commercial retail on the first floor and residential on floors two through eight. The third building will be all residential.
- Approximately 2,200 square metres per floor
- Looking to reduce the housing shortage in Iqaluit

Mr. Wallick asked Council to look at the diagrams that were included in the Council agenda package.

Mr. Wallick indicated:

- Preliminary by-law information was used to put the idea on paper and that the plans were drawn on the computer
- Ongoing discussions with City staff in Planning, Public Works and Engineering to go through the planning process
- The project will be in co-ordination with the City waterline and with the neighbouring properties who share water and sewer.

- Each floor going up will have additional space for the tenants and public to share in interactive gathering rooms. The first floor of each building will have smaller retail space options, including public services.
- One, two and three bedroom units will be available
- Each unit will have a balcony
- Privacy for each unit will be considered
- Working with City staff in regard to the impact on neighbours for wind and snow drifting, traffic impact, shadowing, etc.
- Seventh and 8th floors will have more three bedroom units
- Range of units available for rent that could be short-term versus long-term commitment
- City staff have been very helpful in giving direction on the process for the next few months

Councillor Smith pointed out that there seemed to be a lot of parking spaces, which was good. She noted that she was happy to see a mix of one, two and three bedroom units, as there were a lot of families looking for housing.

Deputy Mayor Sheppard indicated that he was happy about the development as housing units were badly needed. He inquired as to whether there would be any communal space set aside for the storage of snowmobiles, boats and any equipment for on-the-land activities.

Mr. Wallick noted that was being taking into consideration. He referred to page one of the Site Plan as indicating outdoor green space. He stated that Lot 902, which currently belongs to the City, could possibly be leased as open space for the development. He indicated that the development would be a combination of landscaped areas, play areas for children, and trails. He noted that there would be community consultation for any trails that may pass through the area. Mr. Wallick stated that there would be enclosed storage using sheds, as well as open recreational parking.

Councillor Amarapala commented on the presentation. She inquired about the height of the buildings.

Deputy Mayor Sheppard indicated that this project would fall under the new General Plan and Zoning By-law. He noted that the design takes into account anticipated changes with the review that was underway and would hopefully be implanted next year.

Councillor Stevenson asked for clarification on whether there was an environmental site assessment (ESA) done on the lot and if that resulted in the need for the space to be cleaned up.

Mr. Wallick indicated that there was an ESA phase one completed and phase two was completed through the monitoring phase prior to the sale of the property. He noted that the property was declared clean and indicated that there may be another review prior to the demolition phase.

Councillor Stevenson stated that it was good to hear that the land was not too contaminated.

Councillor Stevenson asked Mr. Wallick what he was looking for today from Council. Mr. Wallick indicated that they were looking for introductory comments as this was the first step. He indicated that the Planning staff has reviewed with him the next steps. He noted that tonight was a broad review for the Committee.

4. DEFERRED BUSINESS AND TABLED ITEMS

None

5. NEW BUSINESS

- a) **Request for Decision – Development Permit Application DP 23-032 & Request for Variance – Approval of Development Permit & Variance for Redevelopment of Fixed Base Operation Hanger – Portion of Lot 26, Block 240, Plan 4637 (Airport)**

Deputy Mayor Sheppard declared a conflict of interest due to a business relationship.

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for Development Permit Application DP 23-032 and Request for Variance for redevelopment of a Fixed Base Operation Hangar, Portion of Lot 26, Block 240, Plan 4637 (Airport).

Ms. Toffolo indicated that the applicant, 4657 Nunavut Ltd., was seeking to develop a 2,535 m² aircraft hangar facility for a fixed base operation on the airport lot. She noted that as part of the development, they would demolish the existing building. She indicated that one variance was required.

Motion PD 23-57

Moved by: Councillor Stevenson

Seconded by: Councillor Amarapala

Committee recommends that Council approve Development Permit application DP 23-032 for a portion of Lot 26, Block 240, Plan 4637 to permit the development of a Fixed Base Operation aircraft hanger, subject to the City’s Standard Conditions, the Special Conditions in Attachment 1, and in accordance with the plans in Attachment 3.

Unanimously Carried

- b) **Request for Decision – Land Disposal By-law for Sketch Leases – Approval of Disposal of Lots to Non-profits – Untitled Municipal Land**

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for Land Disposal By-law for Sketch Leases – Approval of Disposal of Lots to Non-profits – Untitled Municipal Land.

Ms. Toffolo noted that in January of this year, Council gave Second Reading to an amendment to the Land Administration By-law. She indicated that Section 13(f) of the Land Administration By-law permits Council to dispose of land without a competitive process to non-profit organizations that provide a community benefit.

Ms. Toffolo noted that Isaksimagit Inuusirmi Katujjiqatigiit – Embrace Life Council and Piruqatigiit Resource Centre had submitted proposals. Ms. Toffolo reviewed the process.

Deputy Mayor Sheppard inquired as to why a standard lease was being recommended as opposed to an equity lease for the Piruqatigiit Resource Centre.

Ms. Toffolo indicated that the Standard Lease Fee Policy avoids the need for a land appraisal for the lot and opens up a different option for the pricing of the lot. She noted that appraisals were about \$2,000 and setting up the lease becomes more complicated. She indicated that options could be explored and brought back to Council.

Deputy Mayor Sheppard indicated that he wasn't suggesting slowing down the process by requesting a change in the lease at this time. He noted that a change in the lease type could be made in the future if someone wanted to undertake that process.

Motion PD 23-58

Moved by: Deputy Mayor Sheppard
Seconded by: Councillor Stevenson

Committee recommends that Council:

1. Give First Reading and Second Reading to the Land Disposal By-law in Attachment 3.
2. Direct staff to request that the Commissioner dispose of Parcel A on Survey Plan SK 23-007 to Isaksimagit Inuusirmi Katujjiqatigiit – Embrace Life Council, with a lease rental rate of 1.5% of the Open Area lot price established in the *Standard Lease and Temporary Lease Rental Policy*.
3. Direct staff to dispose of Parcel B on Survey Plan SK 23-008 to Piruqatigiit Resource Centre with a standard lease, with a lease rental rate in accordance with the *Standard Lease and Temporary Lease Rental Policy*.

Unanimously Carried

- c) **Request for Decision – Survey Sketch SK 23-006 – Approval of Survey for Land Next to Waste Transfer Station - Untitled Municipal Land (North 40)**

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for Survey Sketch SK 23-006 for Approval of Survey for Land Next to the Waste Transfer Station - Untitled Municipal Land (North 40).

Ms. Toffolo indicated that the City wished to survey a lot north of the waste transfer station to use as Public Works yard for stockpiling of granular for road maintenance, as well as other storage uses. She noted that the site was zoned to permit stockpiling and that there were no proposed structures for the site.

Ms. Toffolo noted that the site was identified for potential future expansion of the waste transfer station and that it was intended to be rezoned as part of the comprehensive review. She also indicated that there would be no requirement to obtain a Land Use permit from the Commissioner.

Motion PD 23-59

Moved by: Councillor Stevenson

Seconded by: Deputy Mayor Sheppard

Committee recommends that Council approve Survey Sketch Plan SK 23-006 to create a new lot for City purposes adjacent to the future waste transfer station.

Unanimously Carried

d) Request for Decision – Survey Sketch SK 23-009 – Approval of Survey for Palaugaa Drive – Lot 21, Plan 674 (Core Area)

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for Survey Sketch SK 23-009 – Approval of Survey for Palaugaa Drive – Lot 21, Plan 674 (Core Area).

Ms. Toffolo indicated that this would create a proper surveyed road to connect Palaugaa Drive to Queen Elizabeth Way. She noted that it was anticipated that Nunastar would complete the realignment of Palaugaa Drive this year, however, it may be delayed until next year, but completion of that work would not affect this survey.

Motion PD 23-60

Moved by: Deputy Mayor Sheppard

Seconded by: Councillor Amarapala

Committee recommends that Council approve Survey Sketch Plan SK 23-009 to dedicate Lot 21, Plan 674 as a road parcel.

Unanimously Carried

e) Request for Decision – Survey Sketch SK 23-010 – Approval of Survey for Semi-detached Dwelling – Lot 28, Block 242, Plan 4716 (Joamie Court)

Mathew Dodds, City Planner, presented a Request for Decision for Survey Sketch SK 23-010 – Approval of Survey for Semi-detached Dwelling – Lot 28, Block 242, Plan 4716 (Joamie Court).

Mr. Dodds indicated that this new project would result in a total of four housing units.

Mr. Dodds noted that Planning has highlighted parking as the only concern, as this proposed survey would allow a development that introduces four pull-in/back-out parking spaces on a standard lot size in Joamie Court, however, he indicated that staff supported the survey sketch and subdivision. Mr. Dodds noted that this project would help Iqaluit to meet its housing needs.

Councillor Stevenson wished to express that he disagreed with Mr. Dodds that this project meets the intent of the neighbourhood. He indicated that the neighbourhood was intended to have large lots for single family units. Councillor Stevenson noted that this has been co-opted multiple times already through processes such as this. He stated that the intent of Joamie Court was lost at the moment.

Councillor Stevenson indicated that because Iqaluit is in a housing crisis, it has been accepted that anything goes pertaining to development. He stated that the only housing development in the city that has taken place over the past three years have been one and two bedroom apartment buildings. He noted that the integrity of the few remaining lots that were left that could be for a diversified housing development of any sort should be maintained.

Councillor Stevenson noted that when new neighbourhoods were being developed, it would be necessary to have lots that were just made for single family dwellings.

Councillor Stevenson indicated that he could not support the motion, as he did not support any other subdividing of lots in Joamie Court.

Deputy Mayor Sheppard noted that while he empathized with Councillor Stevenson's comments, he was of the opinion that this has been done several times already. He indicated that in his view, the battle was lost entirely on this street.

Deputy Mayor Sheppard stated that due to the cost of the lots being extreme, it was impossible to build single family homes. He noted that the type of buildings being built was allowable within the lot as it is currently and by approving the motion, it would not result in a single family home being built.

Deputy Mayor Sheppard stated that more needed to be done in the future to reduce the cost of new developments. He indicated that he would support the motion.

Councillor Stevenson noted that by approving the motion, a large lot was being made into two small lots, however, the intent was to have some large lots for some people who could afford it. He noted that if those type of lots were not available, then those type of houses could not be developed.

Councillor Smith stated that it was a difficult decision to make and that she appreciated everyone's input.

Motion PD 23-61

Moved by: Deputy Mayor Sheppard

Seconded by: Councillor Amarapala

Committee recommends that Council approve Survey Sketch SK 23-010 to subdivide Lot 28, Block 242, Plan 4716 into two parcels.

For: Amarapala, Sheppard, Tilley

Opposed: Curley, Stevenson

Carried

f) Request for Decision – Addendum to Housing Action Plan – Approval of Addendum to Housing Action Plan for Housing Accelerator Fund Initiatives

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for an Addendum to the Housing Action Plan – Approval of Addendum to Housing Action Plan for the Housing Accelerator Fund Initiatives.

Ms. Toffolo indicated that the City recently submitted a funding application for the Housing Accelerator Fund that requires the City to adopt the initiatives outlined in the application as part of a Housing Action Plan.

Ms. Toffolo noted that because there was an existing Housing Action Plan, it was being proposed that the initiatives be adopted as an addendum to the 2021 Housing Action Plan.

Ms. Toffolo indicated that no major changes have been made to the initiatives since they were brought to Council in August.

Deputy Mayor Sheppard stated that he was in full support of the motion. He indicated that he and Steve England, Chief Administrative Officer, met with Senator Patterson, who was involved with creating the Housing Action Plan. He noted that whoever sits in the Council Chamber after the municipal election will need to review and become familiar with the Housing Action Plan.

Councillor Stevenson asked for clarification regarding some of the initiatives in the Housing Action Plan that weren't yet reflected in the Zoning By-law.

Ms. Toffolo explained that part of the initiatives and what the Housing Accelerator Fund was directed towards was making policy changes. She stated that in making the changes to the Zoning By-law to allow an eight-storey building or to reduce parking was considered the initiative. She noted that there may be other actions that come along with that, such as a Parking Utilization Study.

Motion PD 23-62

Moved by: Deputy Mayor Sheppard
Seconded by: Councillor Amarapala

Committee recommends that Council approve the Addendum to the Housing Action Plan in Attachment 1.

Unanimously Carried

g) Request for Decision – Land Acquisition By-law to Convert Commissioner Leases to Municipal Leases – Approval of Land Acquisition By-law

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for Land Acquisition By-law to Convert Commissioner Leases to Municipal Leases – Approval of Land Acquisition By-law.

Ms. Toffolo stated that there were four Commissioner's Land Lots that were currently developed with multi-unit residential buildings. She noted that the lessee was seeking to obtain 99-year leases from the City and has requested that the City raise fee simple title to enable this to happen.

Motion PD 23-63

Moved by: Councillor Amarapala
Seconded by: Councillor Stevenson

Committee recommends that Council give First and Second Reading to the Land Acquisition By-law for Lot 577, Plan 1571; Lot 8, Block 213, Plan 3342; Lot 9, Block 213, Plan 3335 and Lot 5, Block 217, Plan 3333.

Unanimously Carried

h) Request for Decision – Changes to By-laws 963 and 964 – Approval of Changes to Amending By-laws – West 40 Subdivision Plan

Michelle Armstrong, Planning Contractor, Northern Futures, presented a Request for Decision for Changes to By-laws 963 and 964 – Approval of Changes to Amending By-laws – West 40 Subdivision Plan.

Ms. Armstrong indicated that Council had deferred Second Reading of the General Plan and Zoning By-law Amendments for the West 40 industrial lands. She noted that Council had specifically requested information about the need for industrial land.

Ms. Armstrong indicated that the presentation was entitled “West 40 General Plan and Zoning By-law Amendments” and it was included in the meeting agenda package.

Ms. Armstrong reviewed the following slides:

- **Background**
 - Indicated that the West 40 Subdivision Planning process was being started. She noted that was underway and the studies and consultations would start in the next few weeks so that some lands could be identified for leasing and future construction.
- **Industrial Land Needs Assessment**
 - Noted that there has been high demand for industrial land
 - 20-year projection for industrial land needs, as well as other types of land needs
 - Looked at what has been the floor area of industrial that has been developed over the last ten years and make projections based on that number over 20 years, which equates to roughly 11 to 13 hectares of land
 - Does not consider if the economy has a significant expansion over the next 20 years
 - Indicated that traditional land uses in the North 40 are transitioning into commercial and residential development, in order to take advantage of the utilidor and proximity to the Core Area
 - Total industrial land requirement would be between 16 to 18 hectares for the next 20 years
- **Industrial Land Location**
 - Light Industrial has been identified for the North 40 and Upper Base
 - Heavy Industrial has been identified for the West 40
 - Challenges:
 - no remaining lands for lease in the North 40
 - traffic would need to go through the Core Area to access the Upper Base
 - sewage trucks coming the other way to get to the sewage treatment plant
 - Advantages:
 - close to deep sea port and other industrial uses already there
- **General Plan Designations**
 - Lands are currently designated Heavy Industrial and Transportation
 - Other designations found in the West 40 area are Open Space and Park Reserve for the Sylvia Grinnell Park

- Significant lands still Federally owned that have a variety of navigation communication systems on them – no changes are proposed to those lands
- Amendments are intended to allow a range of industrial uses and not just Heavy Industrial uses, allowing for warehouses and outdoor storage
- Completion of consultations and planning process before any lands are leased in the area
- Process is starting now

- **West 40 Development Potential**
 - Four hectare area west of Hubbard Lane
 - 22 hectare area east of Hubbard Lane
 - 26 hectares in total in those two areas with development potential
 - Not all lands would need to be developed for industrial uses

- **West 40 Dog Teams**
 - Calculations were done to determine the area the dog teams currently occupy
 - Roughly two hectares are currently being used for the dog teams
 - Future usage for the dog teams (both existing teams and future growth) would be three to four hectares
 - Numbers to be confirmed through consultation as part of the planning process
 - Permanent location in the West 40 has been expressed by the Dog Team Association and dog team owners, preferably remaining in their current location along Hubbard Lane
 - Land Needs Assessment indicates that the needs for future industrial users and dog team users could be accommodated in this area

Ms. Armstrong indicated that the Public Hearing was held on September 12, 2023. She noted that a summary was provided of the comments received. She stated that three written representations were received and five oral representations were made.

Ms. Armstrong noted that staff came up with five options after the matter was deferred back.

Ms. Armstrong reviewed the five options as followed:

- **Option 1:** Add “Cultural Heritage Symbol” to the West 40 to recognize the cultural importance of dog teams in the West 40 and add “Dog Area” as a permitted use in the Industrial Designation and Zone.
- **Option 2:** Put the amending by-laws to the General Plan and Zoning By-law on hold until the subdivision planning process is complete.
- **Option 3:** Remove the lands outlined in blue in Attachment 4 from the amending by-laws.
- **Option 4:** Add “Cultural Heritage Symbol” to the West 40 to recognize the dog teams in the West 40 and change the land use designation and zone of lands outlined in blue in Attachment 4 to Open Space.
- **Option 5:** No changes to the amending by-laws and proceed with Second Reading.

Ms. Armstrong noted that staff were recommending Option 1. She indicated that the intent of adding the “Cultural Heritage Symbol” was to recognize and reflect how you would be impacting the cultural resource and the need to accommodate it when development or changes were being made. She noted that it was a flagging tool.

Ms. Armstrong indicated that the proposed changes were reflected in the amending by-laws in Attachment 5 and 6 of the report.

Councillor Smith expressed concern regarding the industrial uses next to the dog teams and indicated that this was a concern for the dog teams as well. She was looking for clarification as to what was happening there.

Ms. Armstrong provided an explanation. Councillor Smith indicated that she was questioning the continued use of these lands as heavy industrial.

Ms. Armstrong noted that the intent of the amendments was to take the heavy industrial zone and make it a more general industrial zone and that both light industrial and heavy industrial uses would be permitted throughout the lands that were being redesignated to Light Industrial Exception Zones 4 and 5.

Ms. Armstrong indicated that was the reason for coming up with Motion 3 in order to try and address the unclarity, with the intent of coming forward with another amendment at a later time.

Deputy Mayor Sheppard inquired about the consultation process that would still need to happen with the subdivision plan. He asked if there would be a way to create a buffer where the heavy industrial uses would be allowed, but from a certain distance away from where the dogs are currently.

Ms. Armstrong indicated that as part of the amendments that would come forward later, for the lands or lots configured with the subdivision plan, that those lots facing along Hubbard Lane towards the dog team areas could be limited to certain types of uses.

Ms. Armstrong noted that the City, as a land owner, could manage that through the leasing process and call for proposals. She agreed that it would be clearer to use the zoning tools available to make that clear to everyone so that it was protected for the longer term.

Councillor Stevenson indicated that he understood that the number one issue with the dog team owners was that they did not want to move and second, that they did not want the area to change so much that they could no longer do their activity.

Councillor Stevenson inquired if it might be better if the dog team owners moved their space from this side of the subdivision to the other side closer to the ocean, in order to have ice access and to avoid having to go through the industrial subdivision to get there.

Councillor Stevenson expressed concern about identifying a very specific area as the dog team spot at this time.

Deputy Mayor Sheppard indicated that it needed to be very clear that the intent was to accommodate the dog team activities with adequate land, in the best place for them and all parties going forward.

Deputy Mayor Sheppard noted that he was curious about continuing to use the Open Space designation. He inquired as to whether open space dog team areas could be allowed elsewhere. He also questioned whether there was any mechanism to award land to a not-for-profit association in the area via a land lease to provide longer term certainty that a future council would not remove them from the land.

Ms. Armstrong clarified that the not-for-profit organization was the dog team owners. Deputy Mayor Sheppard clarified that he wondered if it would be appropriate to award the association land via lease for this purpose specifically to ensure they have some right to the land over and above an overriding Open Space designation that could be eventually changed again in the future.

Ms. Armstrong indicated that Council could use the clause in the Land Administration By-law to dispose of land to a non-profit without having to advertise the land, as long as Council could demonstrate the community benefit. She noted that this was very separate from the zoning tool. Ms. Armstrong stated that the two tools could be used independently to achieve the goal of securing land and a long-term lease without having to do it through a public process.

Ms. Armstrong noted that an additional step could be taken to designate and zone the area as Open Space. She indicated that Option 1 would accommodate that as it would still be a permitted use, although if the location was changed, then it would just be a matter of moving the symbol over. Ms. Armstrong stated that the symbol was meant to be general in nature and not intended to be specific.

Deputy Mayor Sheppard noted that those concerns could be addressed through the consultation process. He felt that the certainty that would come with a leasehold title to a parcel of land would provide some long-term comfort. He indicated that as the consultations go forward, it may be something that could be brought to the table should it be determined that another location would be more appropriate.

Councillor Amarapala inquired about the “Cultural Heritage Symbol”, how concrete the symbol would be for future councils and how the symbol would be enforced.

Ms. Armstrong indicated that the “Cultural Heritage Symbol” forms part of the schedules of the General Plan By-law. She noted that any removal of that symbol would require a by-law amendment, three readings and a public hearing. She indicated that the symbol does have weight. Ms. Armstrong stated that any time you are doing something close to

a cultural resource symbol, it has to be determined what impact would be made to the cultural resource.

Councillor Stevenson inquired as to whether there has been any conversation with the federal government about how they are going to stop using the MOT beach space now that all operations have been moved to the port. He inquired about what the City was thinking for potential uses of that space.

Ms. Armstrong asked for clarification on where the MOT beach was located. Councillor Smith indicated the area was where the sealift used to be offloaded.

Ms. Armstrong noted that she has not heard anything. She indicated that QIA was working on a waterfront strategy. She asked Councillor Stevenson if his question was specific to dog teams.

Councillor Stevenson noted that his question was not specific to dog teams, other than with regards to that if at some point the dog teams had to move, whether there would be space somewhere in the general area near the MOT beach.

Deputy Mayor Sheppard indicated that he was ready to move ahead and recommend Option 1. He noted that the dog teams must be accommodated one way or another.

Councillor Smith asked for clarification on the motion and whether all three items under Option 1 would apply. Ms. Armstrong indicated that was correct.

Councillor Stevenson commented that Council probably would not be a part of the consultation period. He noted that it would be staff speaking with hired people. He stated that the message of importance of safeguarding a space for the dog teams needed to be understood and carried on. He indicated that they are motivated for protecting that space, as well as building a subdivision that has some industrial space. He noted that staff needed to understand the flexibility so they can go forward with the consultation properly.

Motion PD 23-64

Moved by: Deputy Mayor Sheppard

Seconded by: Councillor Stevenson

Committee recommends that Council:

Select **Option 1** and:

1. Give Second Reading to the amending by-law to General Plan No. 898 in Attachment 5, which includes a change from the First Reading version, to add a “Cultural Heritage Symbol” to recognize the dog teams in the West 40.
2. Give Second Reading to the amending by-law to Zoning By-law No 899 in Attachment 6, which includes a change from the Second Reading version, to add “Dog Area” as a permitted use.
3. Direct staff to ensure that, upon completion of the required studies and consultations for the West 40 Subdivision planning process, a Subdivision Plan is brought forward to Council in 2024 for approval that includes a minimum 3-hectare land parcel for dog teams. The preferred site is one that allows the majority of dog teams to remain in their current location and minimizes impacts from existing and future industrial land uses.

Unanimously Carried

6. **IN CAMERA SESSION**

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

7. **ADJOURNMENT**

Motion PD 23-65

Moved by: Deputy Mayor Sheppard

Seconded by: Councillor Stevenson

Committee adjourns at 7:23 p.m.

Unanimously Carried





Kimberly Smith
Chair



Tammy Ernst-Doiron
City Clerk

Approved by City Council on the 10th day of October, 2023.

