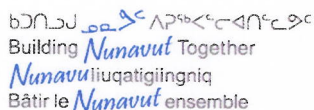


1(867) 982-7654
 1(867) 982-7695
 www.gov.nu.ca





D. ANALYSIS AGAINST TERRITORIAL DIRECTIVES AND POLICIES:

This subdivision supports the orderly development of this community and hence contributes to Inuuqatigiittiarniq (healthy communities).

E. SUPPLEMENTARY NOTE FROM HQ:

*The January 28, 2019 Sketch and Sketch Report were approved by Council motion on March 12, 2019, and received by CGS Planning & Lands HQ on March 19, 2019. Upon review, HQ identified six (6) issues relating to the sketch; thus referring the item back to staff at the City of Iqaluit for further analysis via email on March 28, 2019.

HQ also requested that a separate sketch be created for the Easement. As a result, item number SK 18-008a relates to the Easement sketch; and SK 18-008b, to the survey sketch.

Since the original draft was submitted, HQ referred a second draft back to the City on June 28, 2019 for further review; and finally, on July 23, 2019, City staff authorized CGS Planning & Lands to correct any unresolved issues that were noted.

A final draft was prepared by staff at CGS Planning & Lands and submitted to City staff on July 25, 2019. On August 23, 2019, City staff indicated their satisfaction with the amended sketch and requested our office proceed as such.

All of the amendments made since the original draft were identified to correct minor technicalities, which are both minor in nature and do not affect the general intent of the subdivision. As such, this office's position is that no further Council approval is needed.

F. DECISION:

Approval, subject to one (1) condition:

- Signed minutes obtained prior to Final Survey Plan Approval

G. OTHER REQUIREMENTS:

1. A final survey plan must be prepared in accordance with the attached layout.

Please be advised that the attached layout is a conceptual sketch plan. As a result, the layout is provisional in nature. The final plan of subdivision must comply with the provisions of the current General Plan and Zoning By-law and all subsequent amendments. Consequently, if the final plan of subdivision proves that legal compliance with the various by-laws cannot be achieved, then the attached layout is deemed invalid.



ᑭᓄᓂᓄᓂ ᑭᓄᓂᓄᓂ ᑭᓄᓂᓄᓂ
Building Nunavut Together
Nunavutluqatigiingniq
Bâtir le Nunavut ensemble

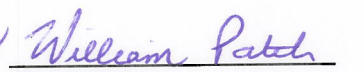
ᑭᓄᓂᓄᓂ ᑭᓄᓂᓄᓂ ᑭᓄᓂᓄᓂ
Department of Community and Government Services
Nunalingni Kavamatkunnilu Pivikhaqautikkut
Ministère des Services Communautaires et gouvernementaux


The number of lots that can be achieved in the final plan of subdivision may differ from those shown in the attached layout.

2. There is some potential for the proposed subdivision to contain archaeological sites protected by the *Archaeological and Palaeontological Sites Regulations* and *Historical Resources Act*. Please notify the Department of Culture and Heritage at (867) 934-2035 or Territorial Archaeologist at (867) 934-2040 should an archaeological site or specimen, or a Palaeontological site or fossil be encountered or disturbed by any land use activity.
3. Persons operating in and around the proposed subdivision shall comply in full with the relevant Federal, Territorial and Municipal Statutes and By-laws, Permits and Quarry Agreements.
4. Any alterations to the preliminary approval on the layout or the requirements of this letter must be confirmed in writing by the Planning and Lands Division.
5. The Sketch Plan Approval is VALID FOR ONE YEAR and the final approval of the subdivision must occur during this period. Failure to do so will result in this application being filed and a new application will be required.

SIGNATURES:


Territorial
Community Planner
Date: 2019/08/23


Manager,
Community Planning
Date: August 23, 2019


Director,
Planning and Lands
Date: August 26/19



Legend / ᐃᓕᓕᓐᓂᓐ

Existing legal survey

Proposed Easement

Building

Date: July 23, 2019

Scale: 1 : 5,000

ᐅᓕᓕᓐᓂᓐ: 1 : 5,000

Survey Sketch
ᓂᓂᓐᓂᓐ ᐅᓂᓐᓂᓐ

Pipeline R/W Plan 1676; Pipeline
R/W (E9) Plan 4504

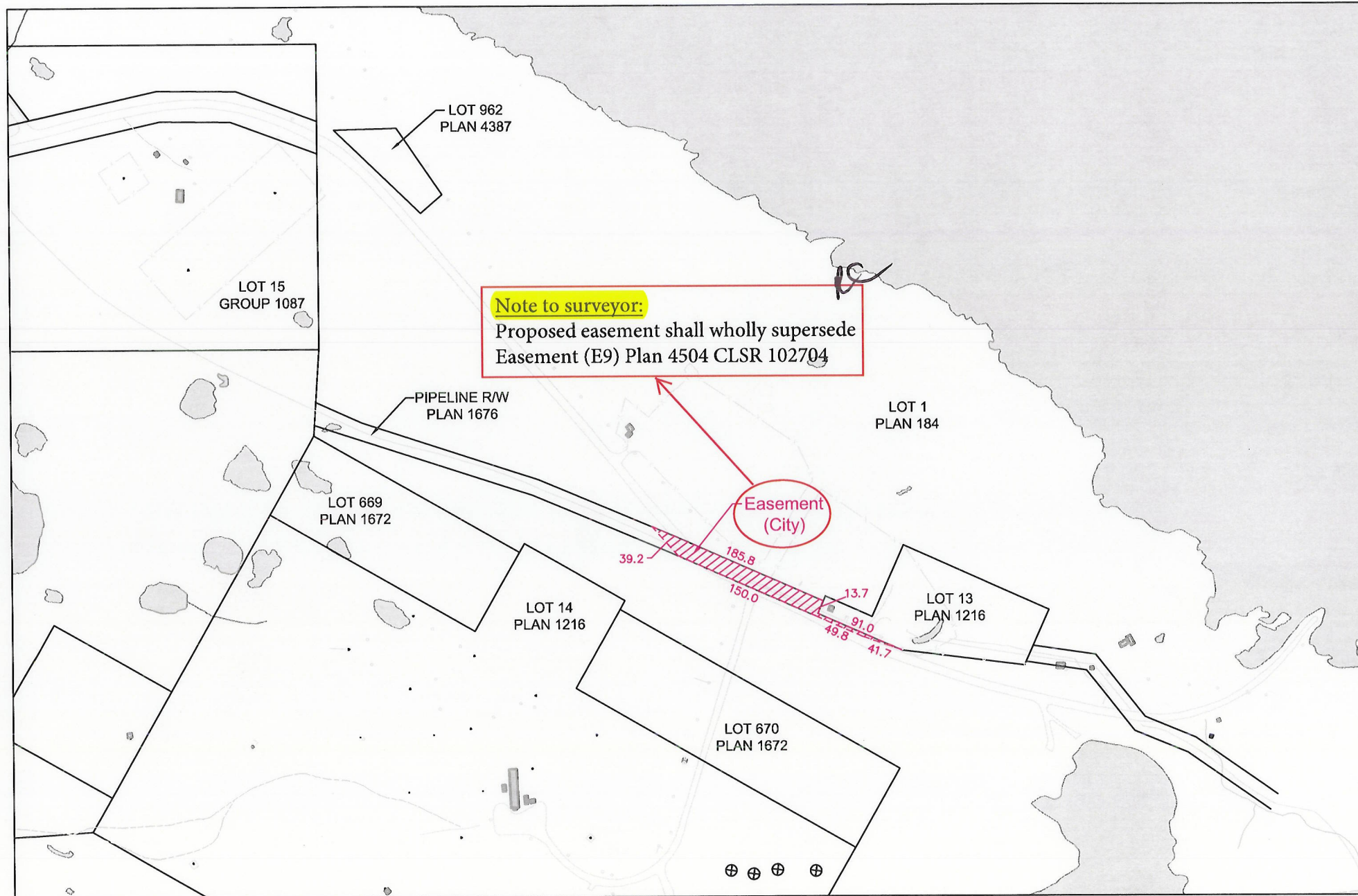
Notes: ᐅᓂᓂᓐᓂᓐ:

- All measurements are in meters, are approximate, and are to be confirmed upon survey

- Survey to be tied to all control points in the vicinity

- Ties are required to all buildings and improvements including roads, lakes and ponds

- Pipeline will remain under ownership of commissioner



Council Approval

19-83 / 2019-03-12

Motion No. Aᓐᓂᓐᓂᓐᓂᓐ ᐃᓂᓐᓂᓐ

Approved

Director of Planning / Date
ᐃᓂᓐᓂᓐᓂᓐ ᐃᓂᓐᓂᓐ

Approved Subject to Conditions Listed in
Attached Letter ᐅᓂᓐᓂᓐᓂᓐ ᐃᓂᓐᓂᓐ
ᐃᓂᓐᓂᓐᓂᓐ ᐃᓂᓐᓂᓐ

Director of Planning / Date
ᐃᓂᓐᓂᓐᓂᓐ ᐃᓂᓐᓂᓐ

Sketch Number: SK 18-008a

ᐃᓂᓐᓂᓐᓂᓐ ᐃᓂᓐᓂᓐ: SK 18-008a

Initials:

ᐃᓂᓐᓂᓐᓂᓐ ᐃᓂᓐᓂᓐ:



Legend / ᐃᓕᓕᓕ

Survey Boundary
Existing legal survey
Lines to be surveyed
Lines to be removed

Building

Date: July 23, 2019

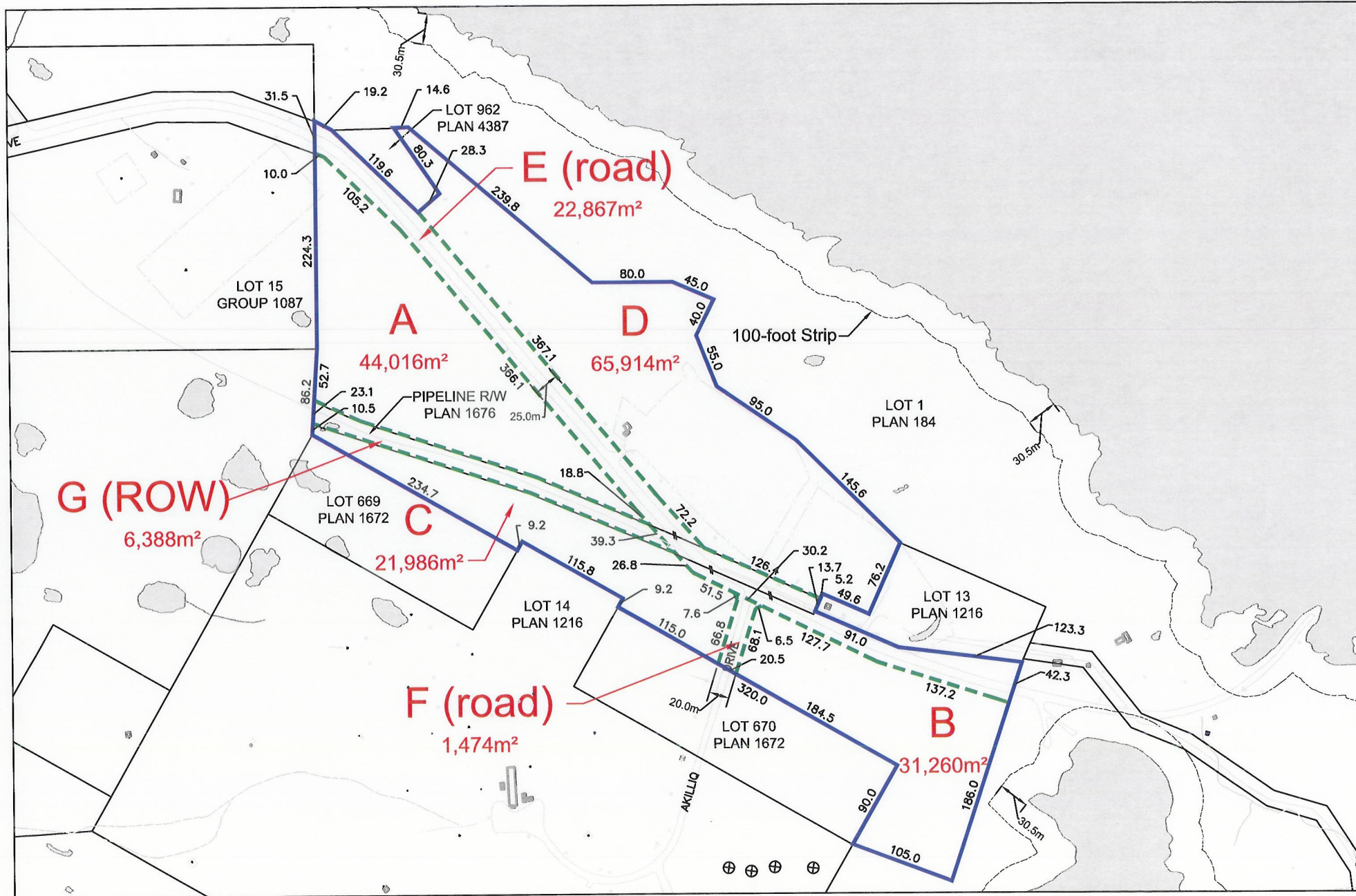
Scale: 1 : 5,000
b'c'q'u: 1 : 5,000

Survey Sketch
ᓕᓕᓕᓕᓕ ᓕᓕᓕᓕᓕ

Lot 1 Remainder, Group 1087,
Plan 184; Pipeline R/W Plan 1676

Notes: ᐅᓕᓕᓕᓕ

- All measurements are in meters, are approximate, and are to be confirmed upon survey
- Survey to be tied to all control points in the vicinity
- Ties are required to all buildings and improvements including roads, lakes and ponds
- Lands identified as A, B, C, D, E & F on the sketch will be transferred from the Commissioner to the City of Iqaluit once surveyed
- Pipeline (G) will remain under ownership of commissioner
- All splays are 5m



Council Approval
19-83 2019-03-12
Motion No. 19-83

Approved
Director of Planning / Date

Approved Subject to Conditions Listed in
Attached Letter b'c'q'u L'c'q'u
ᐃᓕᓕᓕᓕᓕ ᓕᓕᓕᓕᓕᓕ ᓕᓕᓕᓕᓕ
ᐃᓕᓕᓕᓕᓕ

Sketch Number: SK 18-008b
ᓕᓕᓕᓕᓕᓕ ᓕᓕᓕᓕᓕ: SK 18-008b
Initials:
ᐃᓕᓕᓕᓕ ᐃᓕᓕᓕᓕ

<p>Topic: Survey Sketch SK 18-008 Lot 1 Remainder, Group 1087, Plan 184 & Lot 1 Remainder, Group 1087, Plan 1676 City – Fire Training Facility, Akilliq Drive & Surrounding Lands (West 40)</p>	<p>Date: February 25, 2019</p>
<p>Proposal Summary: The lands are described legally as Lot 1 Remainder, Group 1087, Plan 184 and are untitled municipal lands. The fuel pipeline also traverses the lands to be surveyed which has a protected right-of-way (Plan 1676).</p> <p>The City wishes to relocate the fire training facility to the lands identified as Parcel ‘A’ on the survey sketch. An unsurveyed section of Akilliq Drive and existing City-owned infrastructure are located in this area. At the same time as creating a lot for the fire training facility, the City wishes to survey Akilliq Drive, the landfill and the leachate treatment facility.</p> <p>The Parcels being created are as follows:</p> <ul style="list-style-type: none"> Parcel ‘A’: Future fire training facility (44,016m²); Parcel ‘B’: Leachate pond for sewage treatment (31,856m²); Parcel ‘C’: Vacant land (21,999 m²); Parcel ‘D’: City Landfill (69,701 m²); Parcel ‘E’: Akilliq Drive north of pipeline (13,480m²); Parcel ‘F’: Akilliq Drive south of pipeline (7,458m²) Parcel ‘G’: Part of Crystal Road (1,449m²). <p>Supporting Documents:</p> <ul style="list-style-type: none"> Attachment 1: Site Context Map Attachment 2: Survey Sketch 	<p>Proposed By:</p> <p>Jennifer Jarvis, Development Officer</p> <p>Presented to: Planning and Development Committee</p>
<p>Options:</p> <ol style="list-style-type: none"> Option 1: Approve Survey Sketch SK 18-008. Option 2: Refer the item back to staff for further analysis. Option 3: Refuse Survey Sketch SK 18-008. 	
<p>Policy Implications: On Figure B in the General Plan, the lands to be surveyed are designated Heavy Industrial, Transportation and Open Space. The Akilliq Drive road right-of-way will be surveyed as a 25-metre right-of-way and the access to the communications site (Crystal Road) as an 18-metre right-of-way in accordance with General Plan policies.</p> <p>The lots are zoned ‘Heavy Industrial (M2), and Waste Disposal (WD)’. The proposed fire training</p>	

ANNEX

facility meets all applicable regulations.	
Benefits/Outcome: <ol style="list-style-type: none">1. The City will create a new lot for the relocated municipal fire training facility.2. Unsurveyed roads in the West 40 will be surveyed roads in accordance with the General Plan..	
Disadvantages/Challenges: No disadvantages have been identified.	
Strategic Plan: Goal 6: To enhance our economic environment and attract investment Specific Action: Implementing the General Plan, Zoning By-law and Land Administration By-Law	
Costs: It is anticipated the survey will cost approximately \$35,000.	Source of Funding: Land Development Reserve Fund
Staff Recommendations/Comments: That the Planning and Development Committee recommend that Council: <ol style="list-style-type: none">1. Approve Survey Sketch SK 18-008 to create lots for the relocated fire training facility, Akilliq Drive, Crystal Road, and adjacent City-owned infrastructure, as shown on the attached sketch.	
CAO's Review/Comments/Initials:	

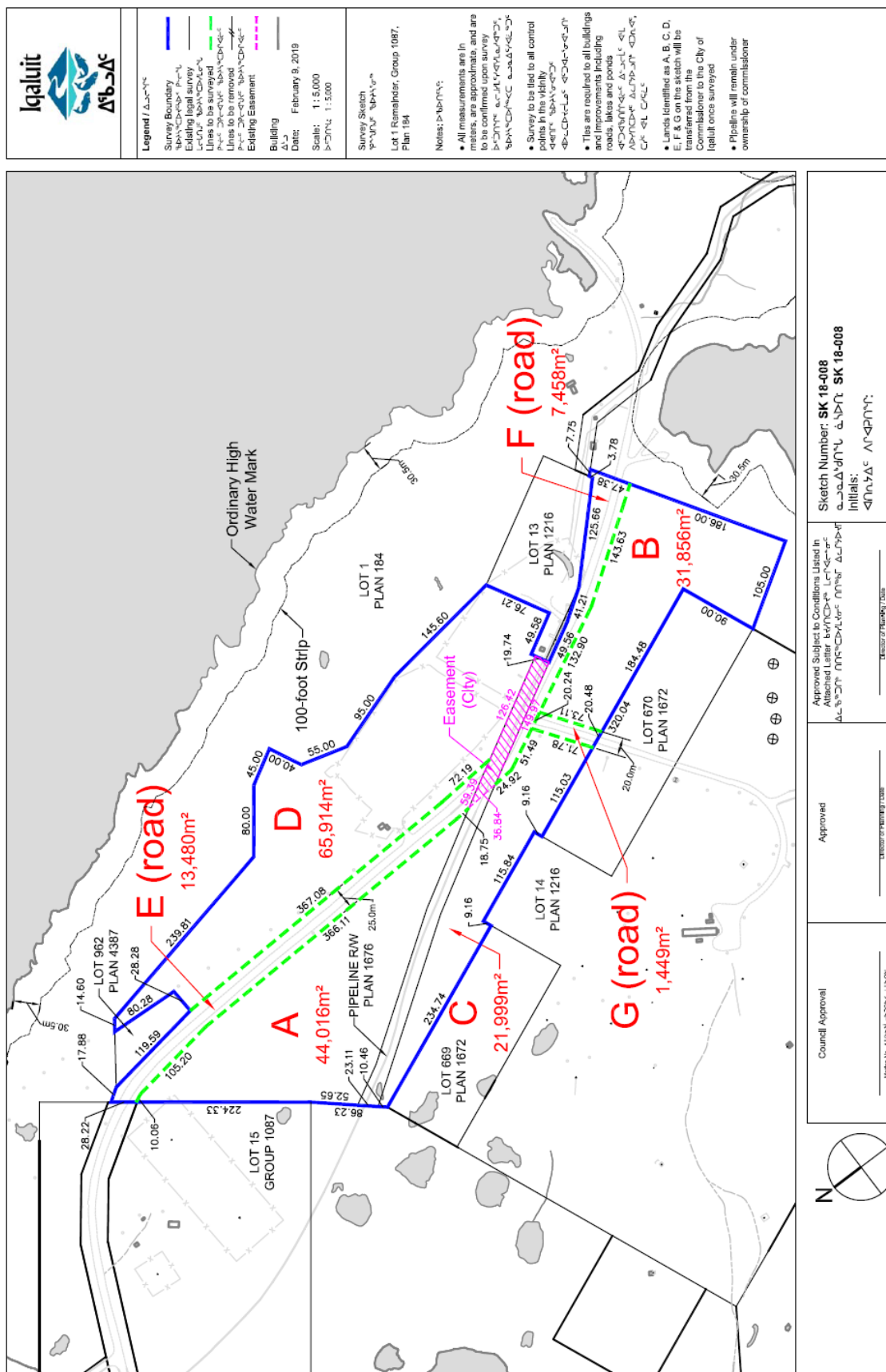
ANNEX

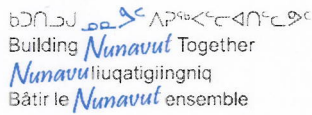
Attachment 1

Site Context Map



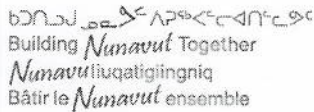
Survey Sketch





Department of Community and Government Services
Nunalingni Kavamatkunnilu Pivikhaqautikkut
Ministère des Services Communautaires et gouvernementaux

1 (867) 982-7653
 2  (867) 982-7695
 3 www.gov.nu.ca



Department of Community and Government Services
Nunalingni Kavamatkunnilu Pivikhaqautikkut
Ministère des Services Communautaires et gouvernementaux

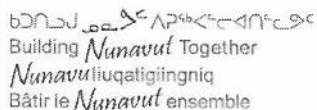
Our File No: IQAL-235(40-2)19-013
Municipal: SK 19-004a & SK 19-004b

Preliminary Sketch Plan Approval
Survey of Part Lot 1 Group 1087 Plan 0184
Proposed Easement Through Lot 902 Plan 2996, Lot 878 Plan 2152, and PIPELINE R/W
Plan 1216, Iqaluit, Nunavut.

The Preliminary Sketch Plan Approval Report and Approved Sketch Plan are attached for your review. Should you have any questions, please contact Olivier Forbes-Bouillon, Territorial Community Planner, at (867) 982-7653 quoting the above file number.

Robert Chapple, MCIP, RPP
Director, Planning and Lands
Department of Community and Government Services

cc: Jennifer Jarvis, City Planner, City of Iqaluit
Amanda Wells, Land Administrator, City of Iqaluit
William Patch, Manager of Community Planning, CGS Kugluktuk
Michelle Armstrong, Community Planner, Northern Futures Planning



Department of Community and Government Services
Nunalingni Kavamatkunnilu Pivikhaqautikkut
Ministère des Services Communautaires et gouvernementaux

CGS: IQAL-235(40-2)19-013
Municipal: SK 19-004

19-004a: Lot 1 Group 1087 Plan 0184
19-004b: Lot 878 Plan 2152, Lot 902 Plan 2996 &
PIPELINE R/W Plan 1216 |

Council Approval: April 23, 2019
Motion No.: 19-119

☒ *Yes – Proceed to Section D & see Annex*

☐ *Partial – Proceed to Section A*

☐ *No – Proceed to Section A*

See Annex: Request for Decision

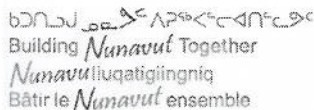
See Annex: Request for Decision

See Annex: Request for Decision

Supplementary Note from HQ:

The originally submitted sketch was not approved by HQ on the basis that the easement sketch and survey sketch were depicted on the same sketch. Since the surveyor treats easements and legal surveys as separate entities, the sketch was divided into 18-004a: the legal survey; and, 18-004b: the proposed easement.

The proposed easement crosses Lot 878, which is subject to a lease by Narwhal Heating and Plumbing. On October 11, 2019, the leaseholder of the lot provided an email confirmation that he has no objections with the proposed easement.



Department of Community and Government Services
Nunalingni Kavamatkunnilu Pivikhaqautikkut
Ministère des Services Communautaires et gouvernementaux

This subdivision supports the orderly development of this community and hence contributes to Inuuqatigiittiarniq (healthy communities).

Approval

F. OTHER REQUIREMENTS:


1. A final survey plan must be prepared in accordance with the attached layout.

Please be advised that the attached layout is a conceptual sketch plan. As a result, the layout is provisional in nature. The final plan of subdivision must comply with the provisions of the current General Plan and Zoning By-law and all subsequent amendments. Consequently, if the final plan of subdivision proves that legal compliance with the various by-laws cannot be achieved, then the attached layout is deemed invalid.

The number of lots that can be achieved in the final plan of subdivision may differ from those shown in the attached layout.

2. There is some potential for the proposed subdivision to contain archaeological sites protected by the *Archaeological and Palaeontological Sites Regulations* and *Historical Resources Act*. Please notify the Department of Culture and Heritage at (867) 934-2035 or Territorial Archaeologist at (867) 934-2040 should an archaeological site or specimen, or a Palaeontological site or fossil be encountered or disturbed by any land use activity.
3. Persons operating in and around the proposed subdivision shall comply in full with the relevant Federal, Territorial and Municipal Statutes and By-laws, Permits and Quarry Agreements/
4. Any alterations to the preliminary approval on the layout or the requirements of this letter must be confirmed in writing by the Planning and Lands Division.
5. The Sketch Plan Approval is VALID FOR ONE YEAR and the final approval of the subdivision must occur during this period. Failure to do so will result in this application being filed and a new application will be required.

SIGNATURES:


Territorial
Community Planner

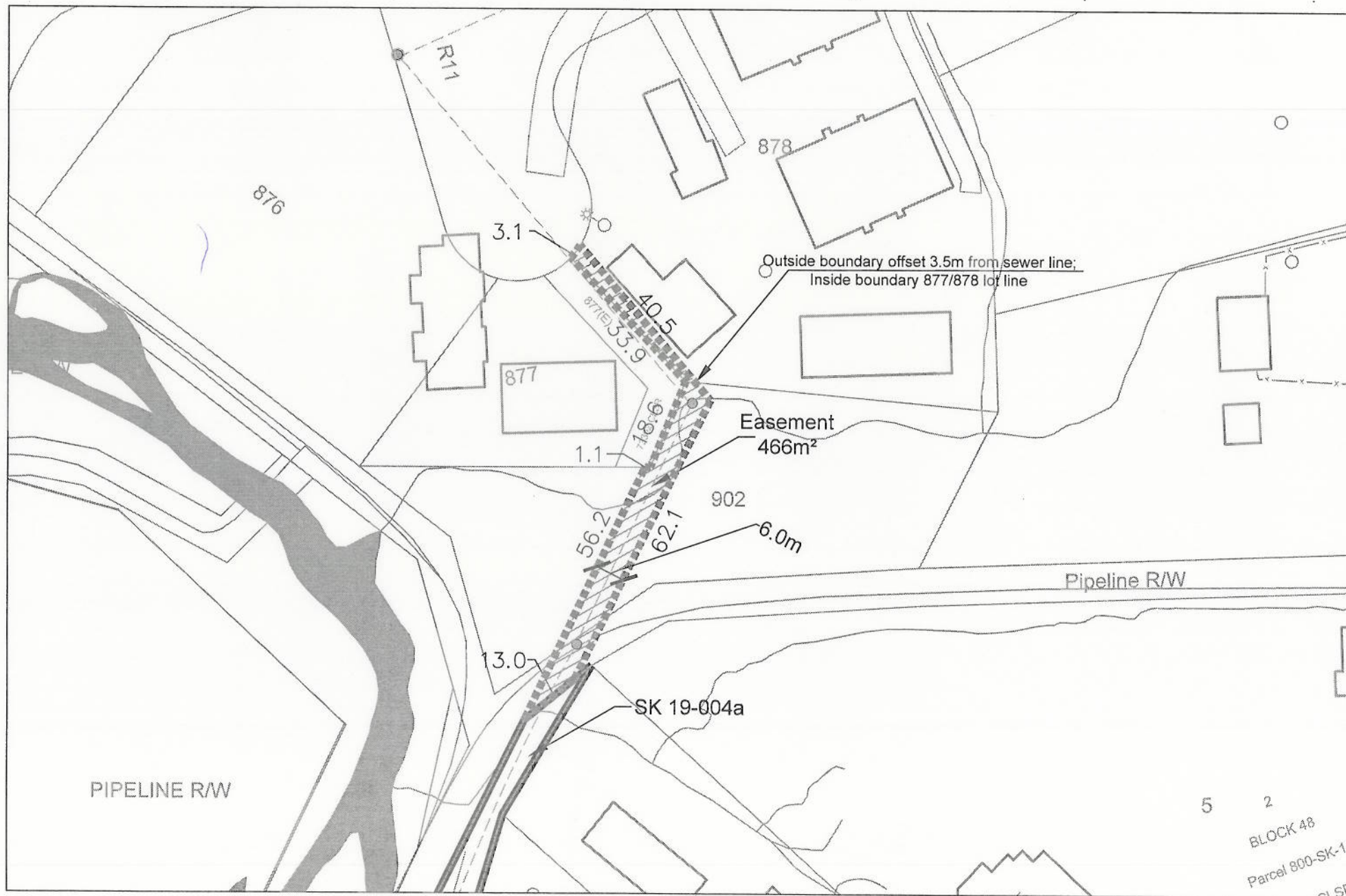
Date: Jan 13/20

William Patch
Manager,
Community Planning

Date: January 13, 2020


Director,
Planning and Lands

Date: March 13/20



- Lands are owned by the City of Iqaluit



ΔΠΛΔ^ε ΛΓΔΡΠ^εΓ:



Motion No. A-98-067-27ND-6, ND 06

የጥጥሪው ስራ ለማጠናቀቅ

Director of Planning / Date
ᐃᓂᓄᓇᕐ ᐸᓇᐅᓂᓂᓄᓇᕐᐅᓄᓇᕐᐅᓂ

ՎՈՐԱԿԱՆՈՒՄ ԵՎ ՎՈՐԱԿԱՆՈՒՄ:



Legend / $\Delta_{\text{C}}^{\text{C}}$

Survey Boundary
Existing legal survey
Lines to be surveyed

Building
Δ²

Date: April 4, 2019

Scale: 1 : 1,000
 1:1,000

Survey Sketch

የኢኮኖሚክስ ምርመራ

Survey consists of one (1) lot:
Lands wholly contained within
Lot 1 Remainder, Group 1087,
Plan 2152

Notes: ▷^s▷ⁿc_y:

- All measurements are in metres, are approximate, and are to be confirmed upon survey
- ᐱᓕᑦ ᐃᓄᓂᔭᐅᒃᑐᑦ ᐸᓇᓚᓂᓴᐁᓪᐳᑦ
- Survey to be tied to all control points in the vicinity
- ᐊᑲᑎᑦ ᐆᓂᐸᓴᓂᓗᐅᓵᑦ
ᐊᑲᑏᑡᑖᓴᓄᓰᓪᐳᑦ ᐊᓷᑉᑲᑦᓂᓶᑦᐅᑎᑦ
- Ponds are required to all buildings and improvements including roads, lakes and ponds
- ᐊᓷᑉᑲᑦᐅᓴᑎᑦᐳᓂᓪᐳᑦ ᐊᓴᑲᓴᓂᓪᐳᑦ ᐊᑲ ᐈᑲᑎᑦᐅᓴᑎᓂᓪᐳᑦ ᐊᑲᐅᓴᑎᓂᓪᐳᑦ
- ᐊᑲᓴᓴᓂᓪᐳᑦ ᐊᓴᓂᓪᐳᑦ ᐊᑲ ᑏᓴᓴᓂᓪᐳᑦ

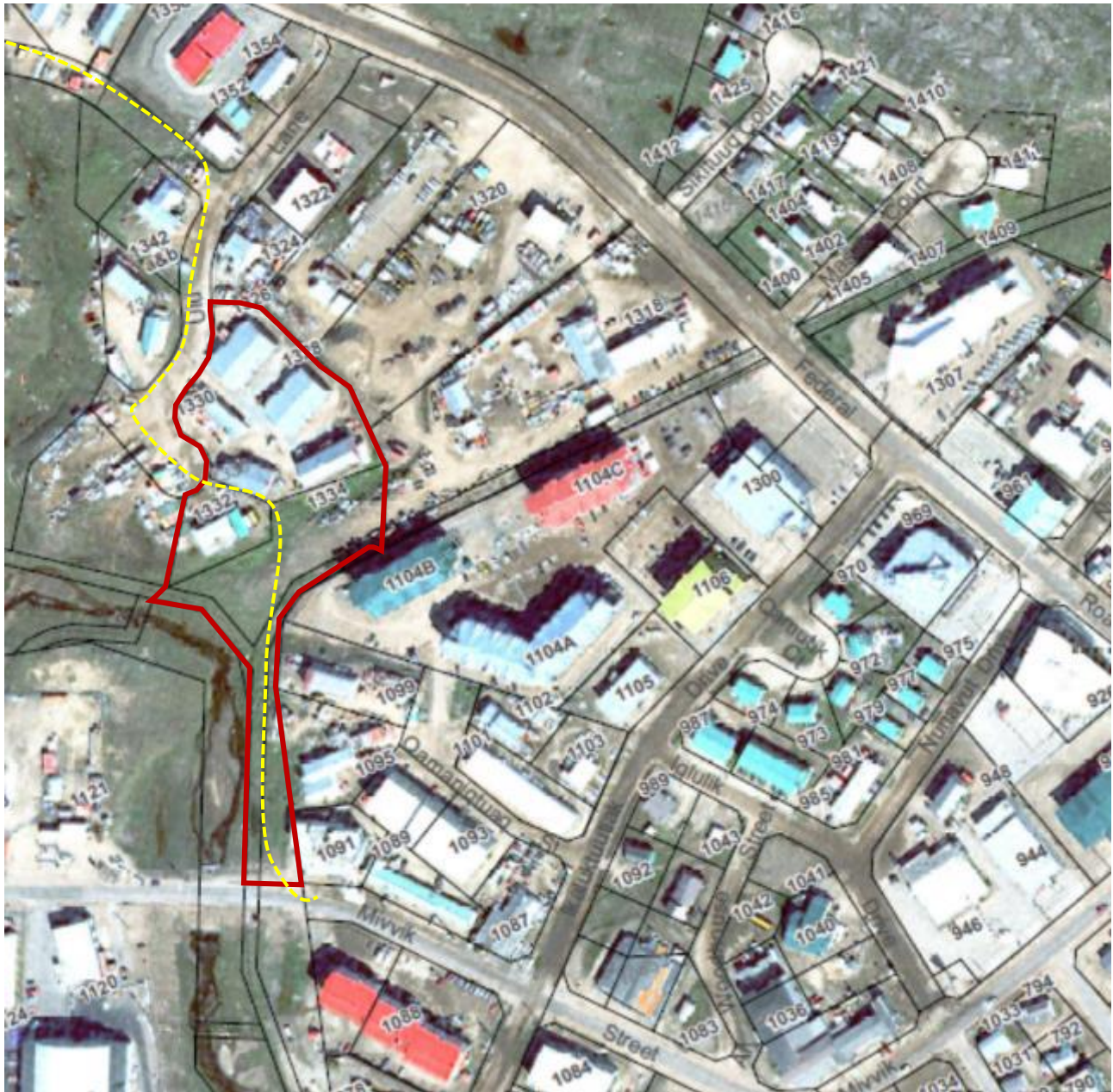
Request for Decision

Topic: Survey Sketch SK 19-004 City – Ulu Lane to Fuel Pipeline Sewer Easement Lots 877 & 878, Plan 2152 Pipeline R/W Plan 1216 Lot 1 Remainder, Group 1087, Plan 184 (North 40)	Date: April 15, 2019
Proposal Summary: <p>The easement to be surveyed is to protect the new sewer line that is being extended from Federal Road to an existing access vault in Mivviq Street (Attachment 1). The easement is required for the sections of the sewer pipe that will not be installed in municipal road right-of-ways or other municipal lands not intended for lease (Attachment 2).</p> <p>The easement only impacts one leasehold property which is Lot 87, Plan 2152 leasehold by Narwhal Plumbing. There is an existing easement across Lot 877, Plan 2152 (also leasehold by Narwhal) but the easement will be widened by approximately 3.5 metres to protect the future sewer line. The easement does not interfere with existing buildings and surface access to the easement lands will be permitted. A sea can may need to be relocated and a staircase shifted during construction and replaced upon completion. The easement must also cross the fuel pipeline right-of-way.</p> <p>Supporting documents:</p> <ul style="list-style-type: none"> • Attachment 1: Context Map • Attachment 2: Survey Sketch SK 19-009 	Proposed By: Michelle Armstrong, contract planner, Planning & Development Department
Options: <ol style="list-style-type: none"> 1. Make a decision; 2. Refer the item back to staff for more information. 	
Policy Implications: <p>The subject lands are designated <i>Light Industrial</i> and <i>Open Space</i> in the General Plan. Utilities are permitted in both these designations.</p> <p>The subject lands are zoned <i>Light Industrial Exception Zone 1 (M1(1))</i> and <i>Open Area Zone (OR)</i> in the Zoning By-law, which permits “utility installations”. Parcel A is a remainder parcel that will be surveyed and titled. The lot is not intended for development but will accommodate the future sewer line infrastructure.</p>	
Benefits/Outcome: <p>The proposed survey will protect the future sewer line that will service this area.</p>	
Disadvantages/Challenges: <p>No disadvantages have been identified.</p>	
Strategic Plan: <p>Goal 6: To enhance our economic environment and attract investment</p> <p>Specific Action: Implementing the General Plan, Zoning By-law and Land Administration By-Law.</p>	
Costs:	Source of Funding:

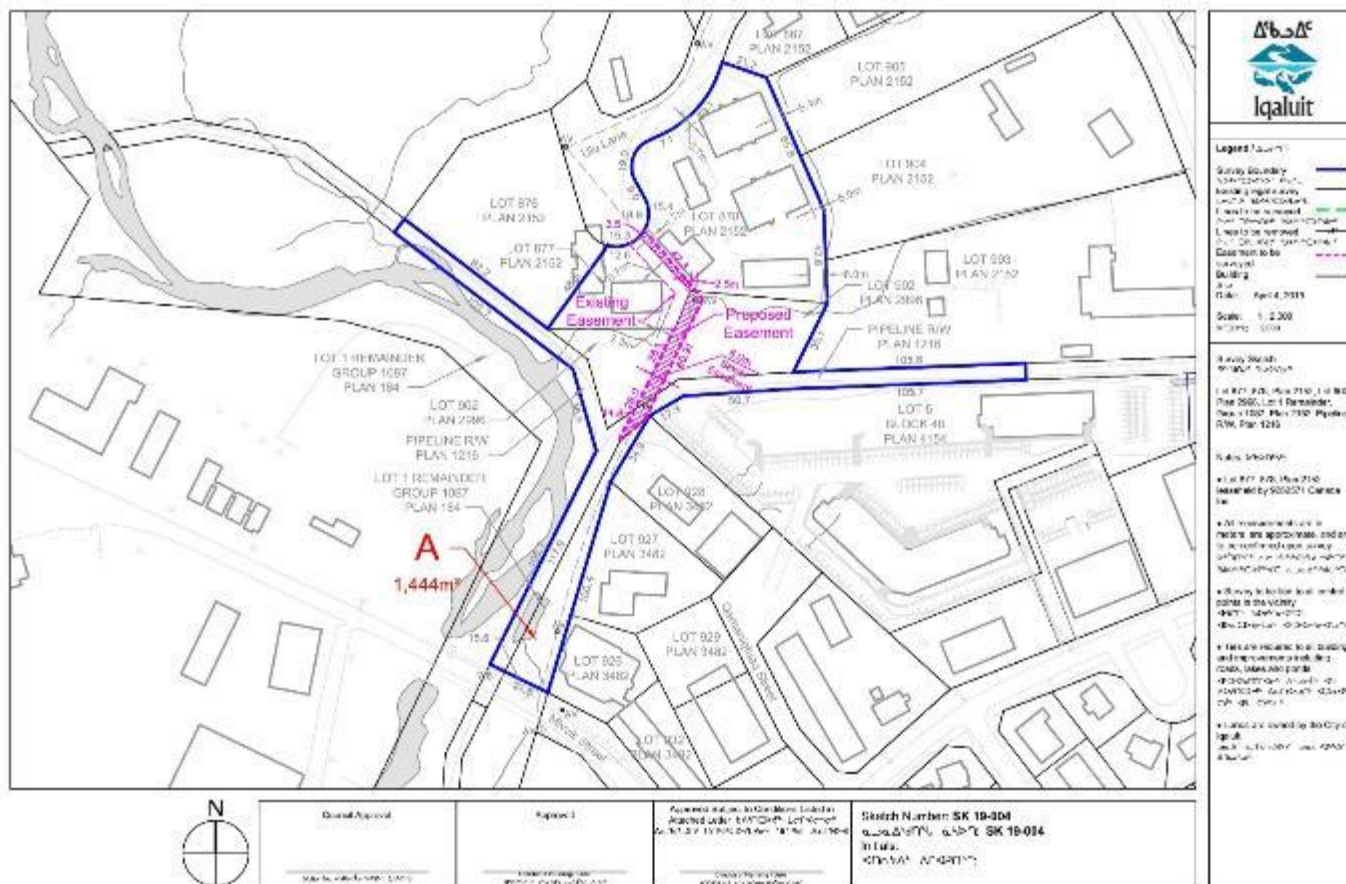
Survey costs to be covered by the City. Costs of survey are estimated at \$20,000.	Land Development Reserve Fund
Staff Recommendations/Comments: That Planning and Development Committee recommend to Council to: <ol style="list-style-type: none"> 1. Approve Survey Sketch SK 19-004 to permit the survey of an easement for the new sewer line from Ulu Lane to the fuel pipeline. 	
CAO's Review/Comments/Initials:	

Attachment 1: Context Map

Approximate sewer alignment shown as yellow dashed line



Attachment 2: Survey Sketch SK 19-004



June 16, 2023

Our File Nos:

IQAL-235(40-2)19-013
IQAL-235(40-2)19-013(E)

City Planner
City of Iqaluit
Iqaluit, NU X0A 0H0

RE: One-Year Extension of Preliminary Sketch Plan Approval Conditions
Ulu Lane Fuel Pipeline Survey and Easement

Please be advised that the request for an extension to the Preliminary Sketch Plan Approval conditions dated January 13, 2020 has been hereby granted. The revised deadline for the Final Survey Plan Approval for the subject file is June 15, 2024.

Should you have any questions, please contact Olivier Forbes-Bouillon, A/Manager, Community Planning at (867) 982-7653 quoting the above file number.

Sincerely,

William Pathe

William Patch, RPP, MCIP
Director, Planning and Lands
Department of Community and Government Services

cc: Land Administrator, City of Iqaluit
Michelle Armstrong, Community Planner, Northern Futures Planning



27
April 20, 2023

Community Planner
City of Iqaluit
Iqaluit, NU X0A 0H0

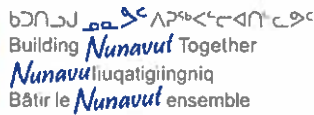
Please be advised that a Preliminary Sketch Plan Approval for the above subdivision application has been issued by Planning and Lands Division, of the Department of Community and Government Services (CGS), subject to one condition.

The Preliminary Sketch Plan Approval Report and Approved Sketch Plan are attached for your review. Should you have any questions, please contact Olivier Forbes-Bouillon, A/Manager, Community Planning, at (867) 982-7653 quoting the above file number.

Sincerely,

William Patch
William Patch, RPP, MCIP
Director, Planning and Lands
Department of Community and Government Services

**cc: Michelle Armstrong, Community Planner, Northern Futures Planning
Land Administrator, City of Iqaluit**



Department of Community and Government Services
Nunalingni Kavamatkunnilu Pivikhaqautikkut
Ministère des Services Communautaires et gouvernementaux

1(867) 982-7653
 1(867) 982-7695
 www.gov.nu.ca

SK 23-001 Planning Report

February 7, 2023

Prepared by:

Michelle Armstrong, MCIP RPP

Contract Planner & Development Officer

SUBJECT: Survey Sketch Application SK 23-001

Untitled Municipal Land along Qaqqamiut Road (North 40)

City of Iqaluit – New Vehicle Impound Lot

RECOMMENDATION:

That the Planning and Development Committee recommend that Council:

- 1. Approve Survey Sketch Plan SK 23-001 to create two lots along Qaqqamiut Road.**

BACKGROUND

The former City Vehicle Impound Lot was located on Lot 1, Block 202, Plan 2721 at the Municipal Works Yard at the corner of Federal Road and Qaqqamiut Road. The former site is under redevelopment to construct a new City Operations Building. There is inadequate space for the Vehicle Impound Lot to be re-established on the lot post construction. A new location for a fenced Vehicle Impound Lot is therefore required. A number of locations were considered but the location along Qaqqamiut is favoured.

PURPOSE OF SURVEY

The purpose of the survey is to subdivide Untitled Municipal Lands along Qaqqamiut Road to create two new lots for industrial development. One of the lots, Parcel A, is intended for the relocated City Vehicle Impound Lot. The second lot could be retained for City uses or disposed of in accordance with the Land Administration By-law. The survey also proposes to survey the road allowance since this portion of the road is unsurveyed.

DESCRIPTION OF PROPOSED SURVEY

The proposed survey will create two lots – A & B – along Qaqqamiut Road. The survey will also create a road parcel. Each lot to be created have long frontages and shallow depths due to the slope at the rear. The new road parcel will continue the approach of the section of road surveyed to the south – Road 52, Plan 3480. The R52 Parcel is very wide because it accommodates both the roadbed, power poles and a major drainage ditch. The proposed survey will setback lots 10 m from the centreline of the travelled roadbed, similar to the way the Road 52 parcel was surveyed.



Figure 1: Site Context Map

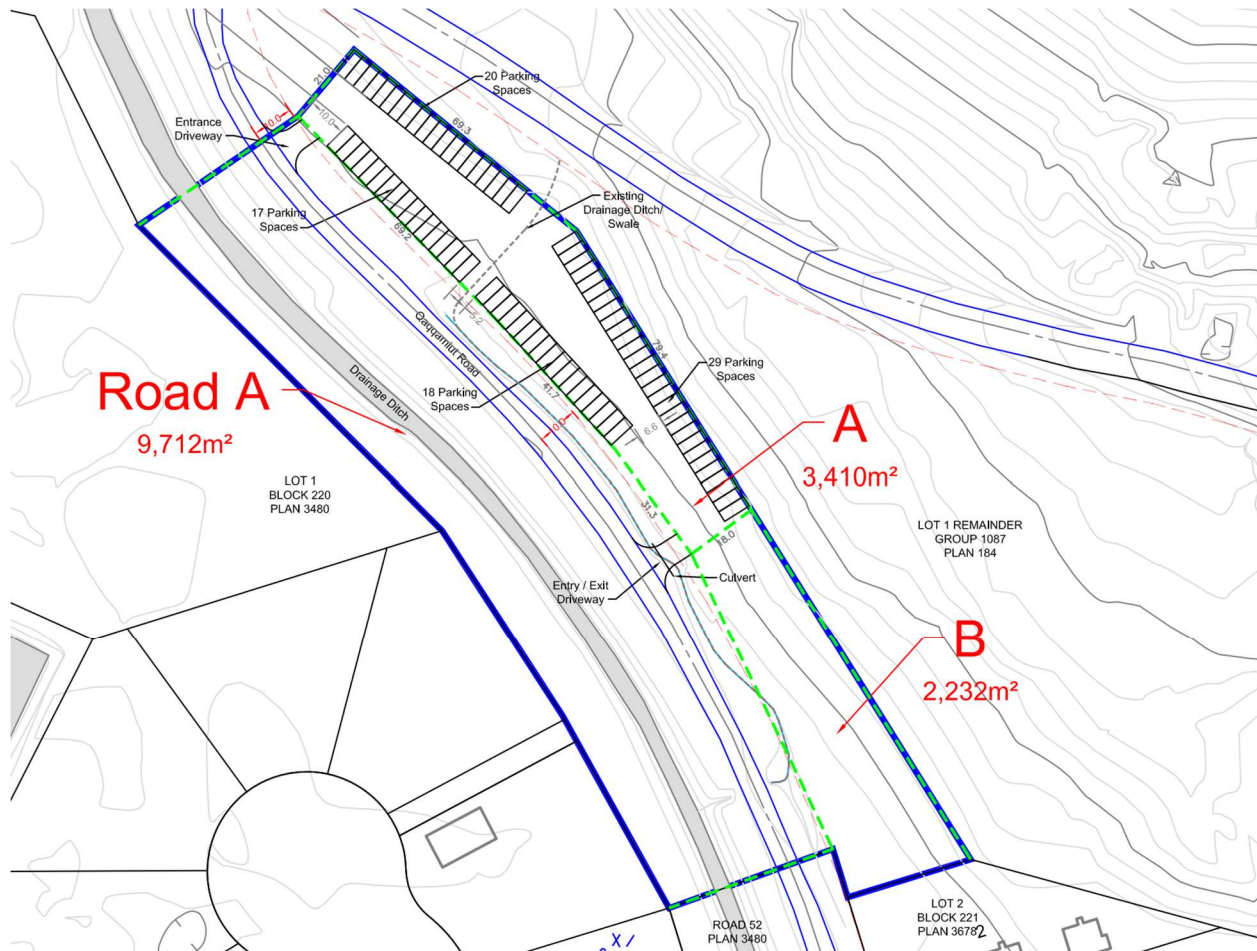


Figure 2: Preliminary Survey Sketch SK 23-001

SURROUNDING LAND USES

The lands to the north of the site are all Untitled Municipal Lands. The lands to the south and west are titled lands used for industrial development including warehouses, garages, and outdoor storage. The City's new Waste Transfer Station (1819) is proposed across the street from Parcel A.

CONFORMITY WITH GENERAL PLAN NO. 898

Figure B (Populated Area Land Use) of the General Plan establishes that the site is designated **Open Space**. A General Plan Amendment is required to permit industrial uses on the land.

Section 6.4 of the General Plan lays out the policies regarding road design and works. Qaqqamiut is designated a Local Road in the General Plan, and as such road rights-of-way should have a 20 m right-of-way width. In this case, the existing Road R52, Plan 3480 to the southeast of the site has a width of 42 m. The R52 Parcel includes the large drainage ditch that runs along the south side of Qaqqamiut Road. The industrial lots along the north side of Qaqqamiut Road are set back approximately 10 m from the centreline of the Qaqqamiut travelled roadbed. This distance is considered appropriate and therefore the proposed Road Parcel is designed in the same manner.



Figure 3: General Plan

COMPLIANCE WITH ZONING BY-LAW NO. 899

The Zoning By-law establishes the lands are in an Open Area (OR) Zone. An amendment to the Zoning By-law is required to permit industrial uses. It is proposed that the lands be rezoned to M1 – Light Industrial Zone – consistent with the Zone of adjacent uses. The City would like to relocate its Vehicle Impound Lot to Parcel A. The use is defined as a “Heavy Equipment and Vehicle Yard” in the Zoning By-law which is a permitted use in the M1 Zone:

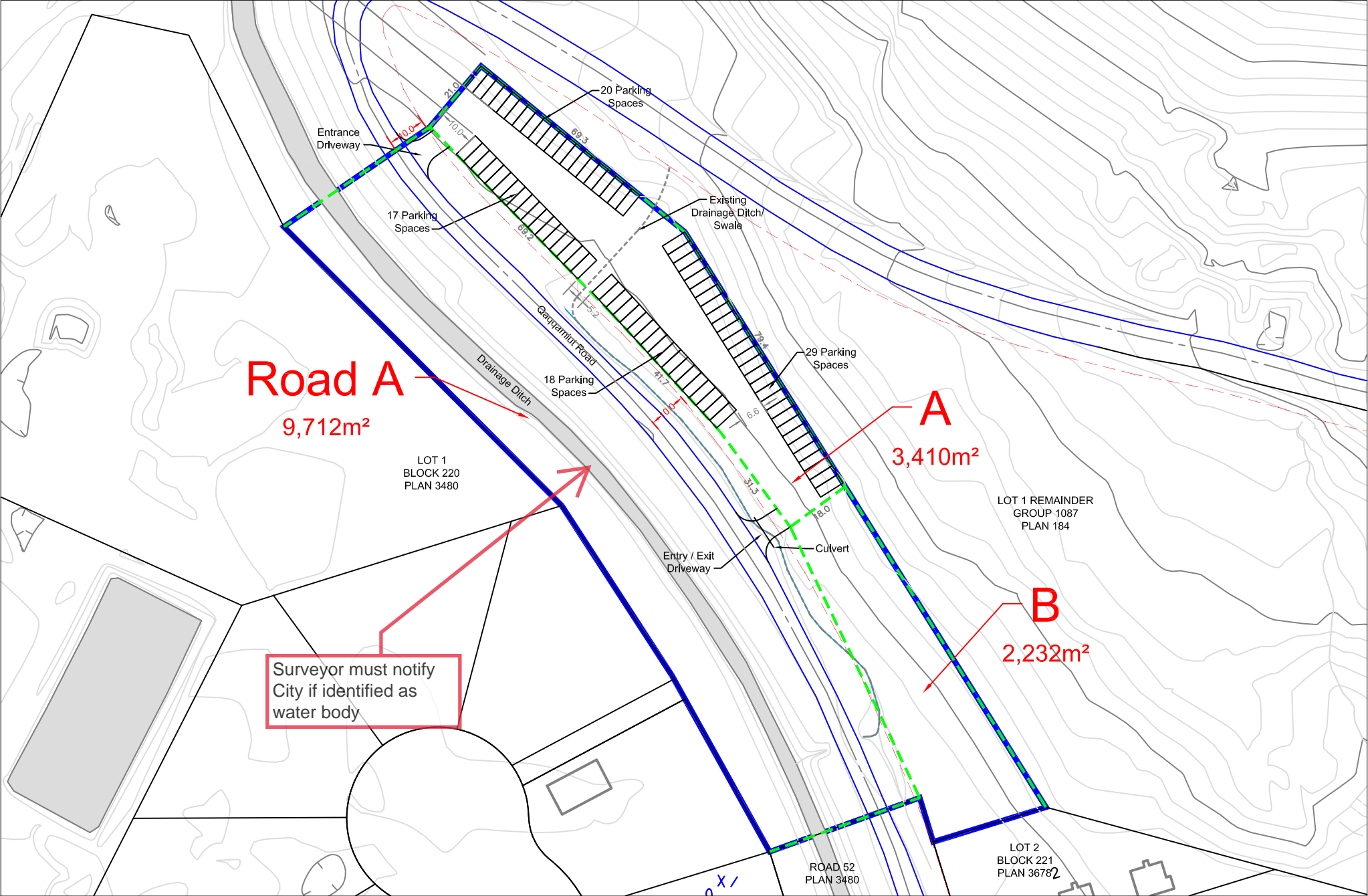
HEAVY EQUIPMENT AND VEHICLE YARD means premises used for the storage, sale, rental, and servicing of heavy equipment and vehicles.


Both lots to be created conform to the minimum lot area and frontage requirements of the M1 Zone:

Provision	Required	Parcel A	Parcel B	Compliance
Lot area (min)	1,900 m ²	3,410 m ²	2,232 m ²	✓
Lot frontage (min)	30 m	141 m	84 m	✓

PUBLIC WORKS – SERVICING AND TRANSPORTATION

The proposed location of the Vehicle Impound Lot was reviewed and approved by the Public Works Department.





Legend / ᐃᓗᓕᓴᓯᓐ

Survey Boundary ᐃᓗᓕᓴᓯᓐ ᐃᓗᓕᓴᓯᓐ
Existing legal survey ᐃᓗᓕᓴᓯᓐ ᐃᓗᓕᓴᓯᓐ
Lines to be surveyed ᐃᓗᓕᓴᓯᓐ ᐃᓗᓕᓴᓯᓐ
Lines to be removed ᐃᓗᓕᓴᓯᓐ ᐃᓗᓕᓴᓯᓐ
Easement to be surveyed ᐃᓗᓕᓴᓯᓐ ᐃᓗᓕᓴᓯᓐ
Building ᐃᓗᓕᓴᓯᓐ
Date: February 08, 2023

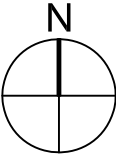
Scale: 1 : 1,500
ᐃᓗᓕᓴᓯᓐ: 1 : 1,500

Survey Sketch
ᐃᓗᓕᓴᓯᓐ ᐃᓗᓕᓴᓯᓐ

Untitled Municipal Lands
Lot 1 REM Group 1087 Plan 184

Notes: ᐃᓗᓕᓴᓯᓐ

- Untitled Municipal Lands
- All measurements are in meters, are approximate, and are to be confirmed upon survey
ᐃᓗᓕᓴᓯᓐ ᐃᓗᓕᓴᓯᓐ ᐃᓗᓕᓴᓯᓐ ᐃᓗᓕᓴᓯᓐ
- Survey to be tied to all control points in the vicinity
ᐃᓗᓕᓴᓯᓐ ᐃᓗᓕᓴᓯᓐ ᐃᓗᓕᓴᓯᓐ
- Ties are required to all buildings and improvements including roads, lakes and ponds
ᐃᓗᓕᓴᓯᓐ ᐃᓗᓕᓴᓯᓐ ᐃᓗᓕᓴᓯᓐ ᐃᓗᓕᓴᓯᓐ
- Lands are owned by the City of Iqaluit
ᐃᓗᓕᓴᓯᓐ ᐃᓗᓕᓴᓯᓐ ᐃᓗᓕᓴᓯᓐ



Council Approval
March 28, 2023
#23-60
Motion No. ᐃᓗᓕᓴᓯᓐ ᐃᓗᓕᓴᓯᓐ

Approved
Director of Planning / Date
ᐃᓗᓕᓴᓯᓐ ᐃᓗᓕᓴᓯᓐ

Approved Subject to Conditions Listed in Attached Letter
ᐃᓗᓕᓴᓯᓐ ᐃᓗᓕᓴᓯᓐ ᐃᓗᓕᓴᓯᓐ
Director of Planning / Date
ᐃᓗᓕᓴᓯᓐ ᐃᓗᓕᓴᓯᓐ

Sketch Number: SK 23-001 - City Vehicle Impound Lot
ᐃᓗᓕᓴᓯᓐ ᐃᓗᓕᓴᓯᓐ: SK 23-001
Initials:
ᐃᓗᓕᓴᓯᓐ ᐃᓗᓕᓴᓯᓐ



ᐅᑕᑎᑕᑕ ᐱᑦᑕᑦᑕᑦᑕ ᐱᑦᑕᑦᑕᑦᑕ
Building Nunavut Together
Nunavut iluqatigiingniq
Bâtir le Nunavut ensemble

ᐃᑦᑕᑦᑕ ᐱᑦᑕᑦᑕᑦᑕ ᐱᑦᑕᑦᑕᑦᑕ

Department of Community and Government Services
Nunalingni Kavamatkunnilu Pivikhaqautikkut
Ministère des Services Communautaires et gouvernementaux

June 20, 2023

Our File No: IQAL-235(40-2)23-002
Municipal: SK 23-002

City Planner
City of Iqaluit
Iqaluit, NU X0A 0H0

Preliminary Sketch Plan Approval
Building 1560
Subdivision of Lot 1 REM Plan 184, Iqaluit, Nunavut.

Please be advised that a Preliminary Sketch Plan Approval for the above subdivision application has been issued by Planning and Lands Division, of the Department of Community and Government Services (CGS).

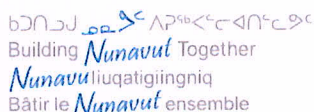
The Preliminary Sketch Plan Approval Report and Approved Sketch Plan are attached for your review. Should you have any questions, please contact Olivier Forbes-Bouillon, A/Manager, Community Planning, at (867) 982-7653 quoting the above file number.

Sincerely,

William Patch

William Patch, RPP, MCIP
Director, Planning and Lands
Department of Community and Government Services

cc: Land Administrator, City of Iqaluit
Michelle Armstrong, Community Planner, Northern Futures Planning



Department of Community and Government Services
Nunalingni Kavamatkunnilu Pivikhaqautikkut
Ministère des Services Communautaires et gouvernementaux

CGS: IQAL-235(40-2)23-002
Municipal: SK 23-002

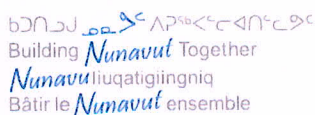
Council Approval: May 23, 2023
Motion No.: 23-159

☒ Yes – Proceed to Section D & see Annex

☐ Partial – Proceed to Section A

☐ No – Proceed to Section A

1 (867) 982-7653
 2 (867) 982-7695
 3 www.gov.nu.ca



Request for Decision

<p>Topic: Survey Sketch SK 23-002 Lot 1 Remainder, Group 1087, Plan 184 (North 40) City – New Lot for Building 1560 and Road Parcel</p>	<p>Date: May 16, 2023</p>
<p>Proposal Summary:</p> <p>The City wishes to create a lot for Building 1560 and a Road Parcel extending Sivumugiaq Street (Attachment 1). The intent is to allow the City to replace the existing sketch lease (L43339) and Land Use Permit (LUP 21-010) with one lease. This will allow the City to collect the lot price and property taxes for the land added to the existing lease area.</p> <p>The survey proposes to create a 1.1 ha lot for lease and a Road Parcel (Attachment 2). Parcel A is sized to include the existing 0.5 ha leased sketch lot for Building 1560 and surrounding 0.5 ha Land Use Permit area. Parcel B is intended to create an approximately 175 m long Road Parcel to provide access to the new lot.</p> <p>The subject area is currently Untitled Municipal Land. The surveying of lands in the North 40 pit area has been delayed until completion of environmental studies. The subject area has been determined to be outside the areas of potential environmental concern by the recent Phase 1 Environmental Site Assessment of the North 40 pit area.</p> <p>Supporting Documents:</p> <ul style="list-style-type: none"> ▪ Attachment 1: Location Map ▪ Attachment 2: Survey Sketch 	<p>Proposed By:</p> <p>Samantha Toffolo, Contract Planner</p> <p>Presented to:</p> <p>Planning and Development Committee</p>
<p>Options:</p> <p>Option 1: Approve Survey Sketch SK 23-002. Option 2: Refer the item back to staff for further analysis. Option 3: Refuse Survey Sketch SK 23-002.</p>	
<p>Policy Implications:</p> <p>The sketch lot is designated Light Industrial. The Land Use Permit area is designated Heavy Industrial. The zoning for both areas reflect their designations in the General Plan. Parcel A will therefore have more than one zone. Section 4.15 of Zoning By-law states that the zone containing the largest area of the lot shall apply. The Light Industrial zoning shall therefore apply to Parcel A.</p> <p>Section 13(d) of the <i>Land Administration By-law 897</i> states that land may be disposed to an adjoining leaseholder “where the parcel can only be of use to that adjoining parcel because of its size, location of configuration.” In this case, the parcel to be added to the existing leased area is irregular in shape and constrained in size by the drainage ditch at the rear.</p>	
<p>Benefits/Outcome:</p> <ol style="list-style-type: none"> 1. A surveyed lot will be created for an existing building and lease. 2. The City will collect the lot price (approximately \$154,800) and ongoing property taxes for the land to be added to the existing leased area. 	
<p>Disadvantages/Challenges:</p> <p>No disadvantages have been identified.</p>	

Strategic Plan: Ensure our infrastructure meets the functional needs of the Community.	
Accessibility: N/A	
Costs: It is anticipated the survey will cost approximately \$20,000. The survey cost will be recovered through the lot price.	Source of Funding: Land Development Fund
Staff Recommendations/Comments: That the Planning and Development Committee recommend that Council: <ol style="list-style-type: none"> 1. Approve Survey Sketch SK 23-002 to create a new lot for Building 1560 and road parcel to extend Sivumugiaq Street. 	
CAO's Review/Comments/Initials:	

Location Map



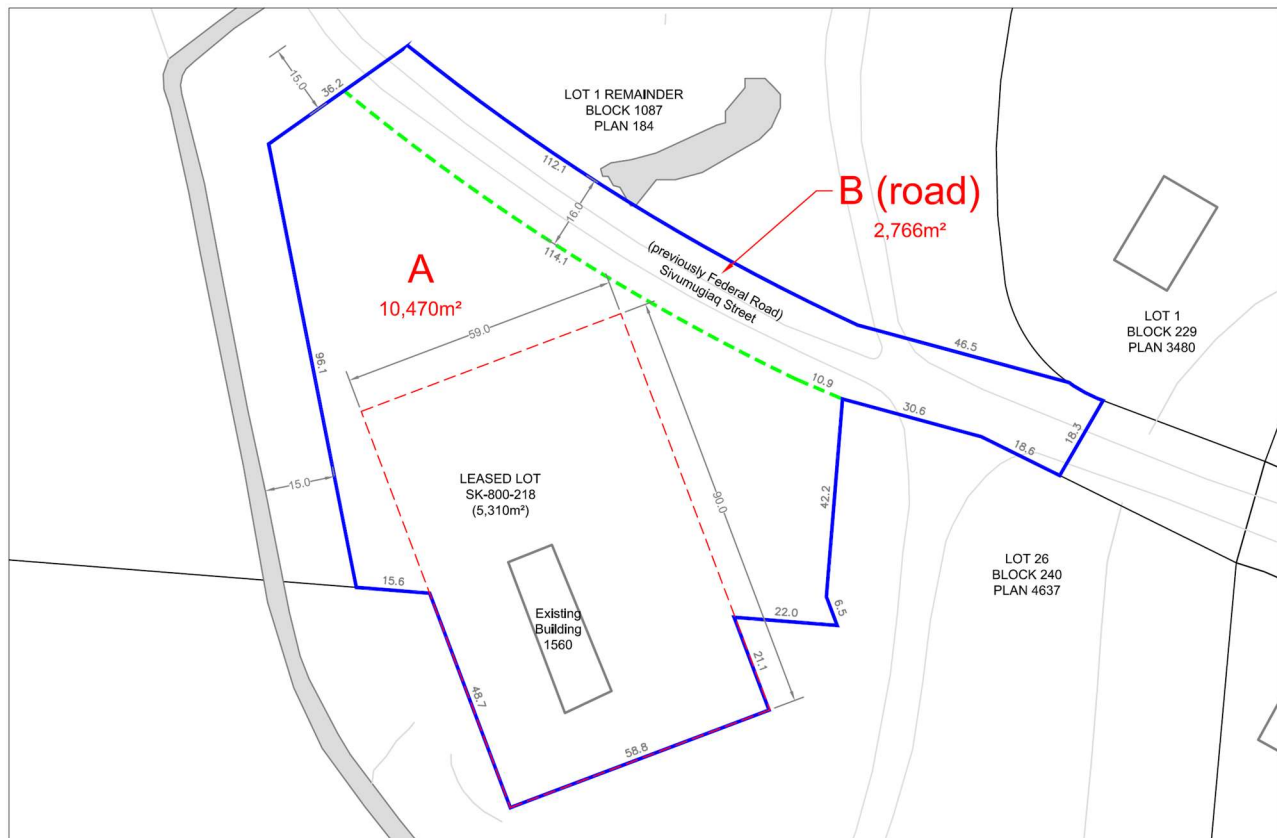
Orange fill – Lease 43339T area

Pink outline – Land to add to Leased Area (Land Use Permit 21-010)

Yellow outline – Road Parcel

Attachment 2

Survey Sketch



Attachment 1

Location Map

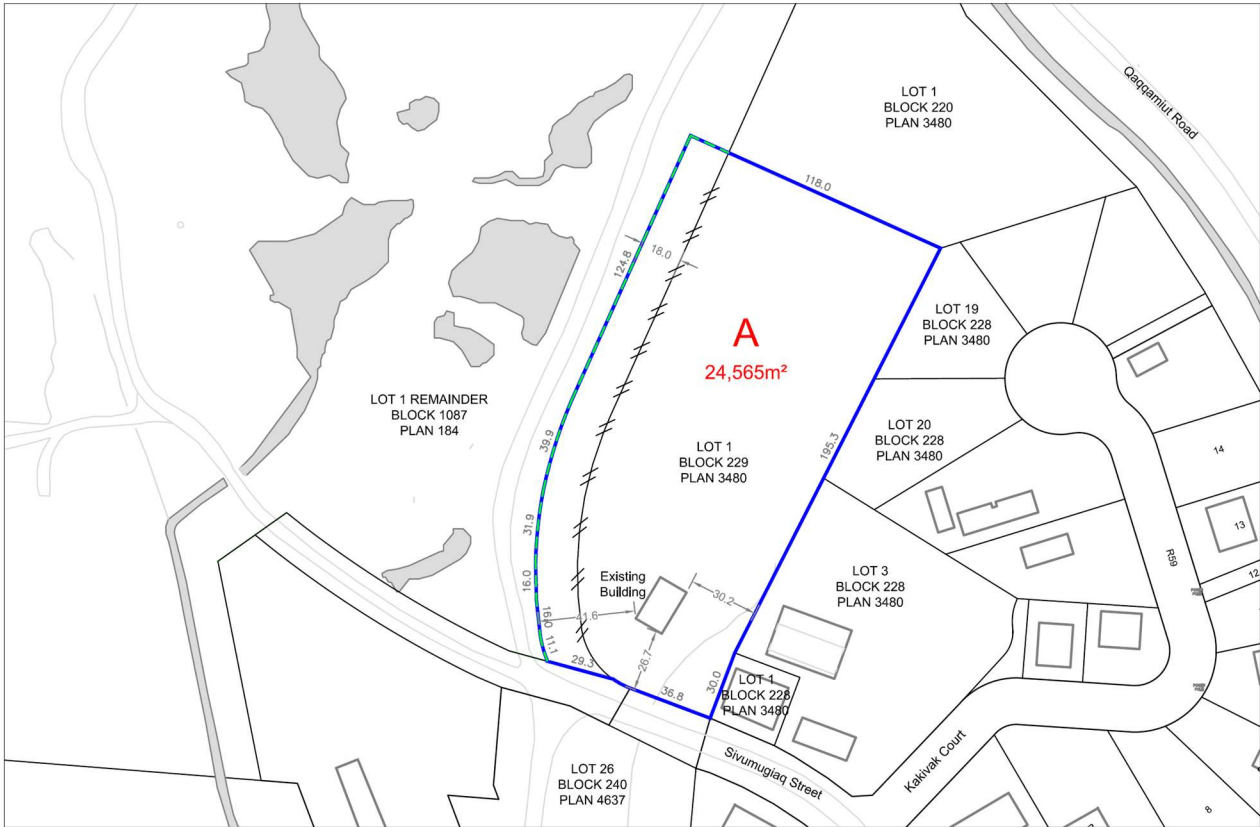


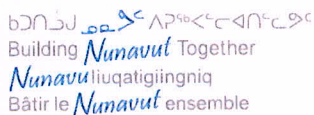
Orange outline – Lot 1, Block 229, Plan 3480

Blue outline – Strip of land to be added to Lot 1 (encroachment area)

Attachment 2

Survey Sketch





Department of Community and Government Services
Nunalingni Kavamatkunnilu Pivikhaqautikkut
Ministère des Services Communautaires et gouvernementaux

Our File No: IQAL-235(40-2)23-005
Municipal: SK 23-005

Preliminary Sketch Plan Approval
Lot 29 Block 240 Plan 4637, Iqaluit, Nunavut.

The Preliminary Sketch Plan Approval Report and Approved Sketch Plan are attached for your review. Should you have any questions, please contact Olivier Forbes-Bouillon, A/Manager, Community Planning, at (867) 982-7653 quoting the above file number.

William Patch

cc: Land Administrator, City of Iqaluit
Michelle Armstrong, Partner, Northern Futures Planning



ᐅᐅᐅᐅᐅ ᐅᐅᐅᐅᐅᐅ ᐅᐅᐅᐅᐅᐅᐅᐅᐅ
Building Nunavut Together
Nunavut iluqatigiingniq
Bâtir le Nunavut ensemble

ᐅᐅᐅᐅᐅ ᐅᐅᐅᐅᐅᐅ ᐅᐅᐅᐅᐅᐅᐅ
Department of Community and Government Services
Nunalingni Kavamatkunnilu Pivikhaqautikkut
Ministère des Services Communautaires et gouvernementaux

SKETCH PLAN APPROVAL REPORT

FILE NUMBER:

CGS: IQAL-235(40-2)23-005

Municipal: SK 23-005

SKETCH PLAN:

May 29, 2023

COMMUNITY:

Iqaluit

SUBJECT SITES:

Lot 29 Block 240 Plan 4637

REQUIRED APPROVALS:

Council Approval: June 27, 2023

Motion No.: 23-205

***Was a Complete Planning Report
Provided by the City/Region?***

☒ Yes – Proceed to Section D & see Annex

☐ Partial – Proceed to Section A

☐ No – Proceed to Section A

A. PURPOSE OF SUBDIVISION:

See Annex: Planning Report

B. LAND TENURE ISSUES:

See Annex: Planning Report

C. PLANNING ANALYSIS:

See Annex: Planning Report

D. ANALYSIS AGAINST TERRITORIAL DIRECTIVES AND POLICIES

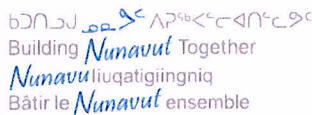
This subdivision supports the orderly development of this community and hence contributes to Inuuqatigiittiarniq (healthy communities).

E. DECISION:

Conditional Approval,

- Subject lands rezoned accordingly prior to Final Survey Plan Approval

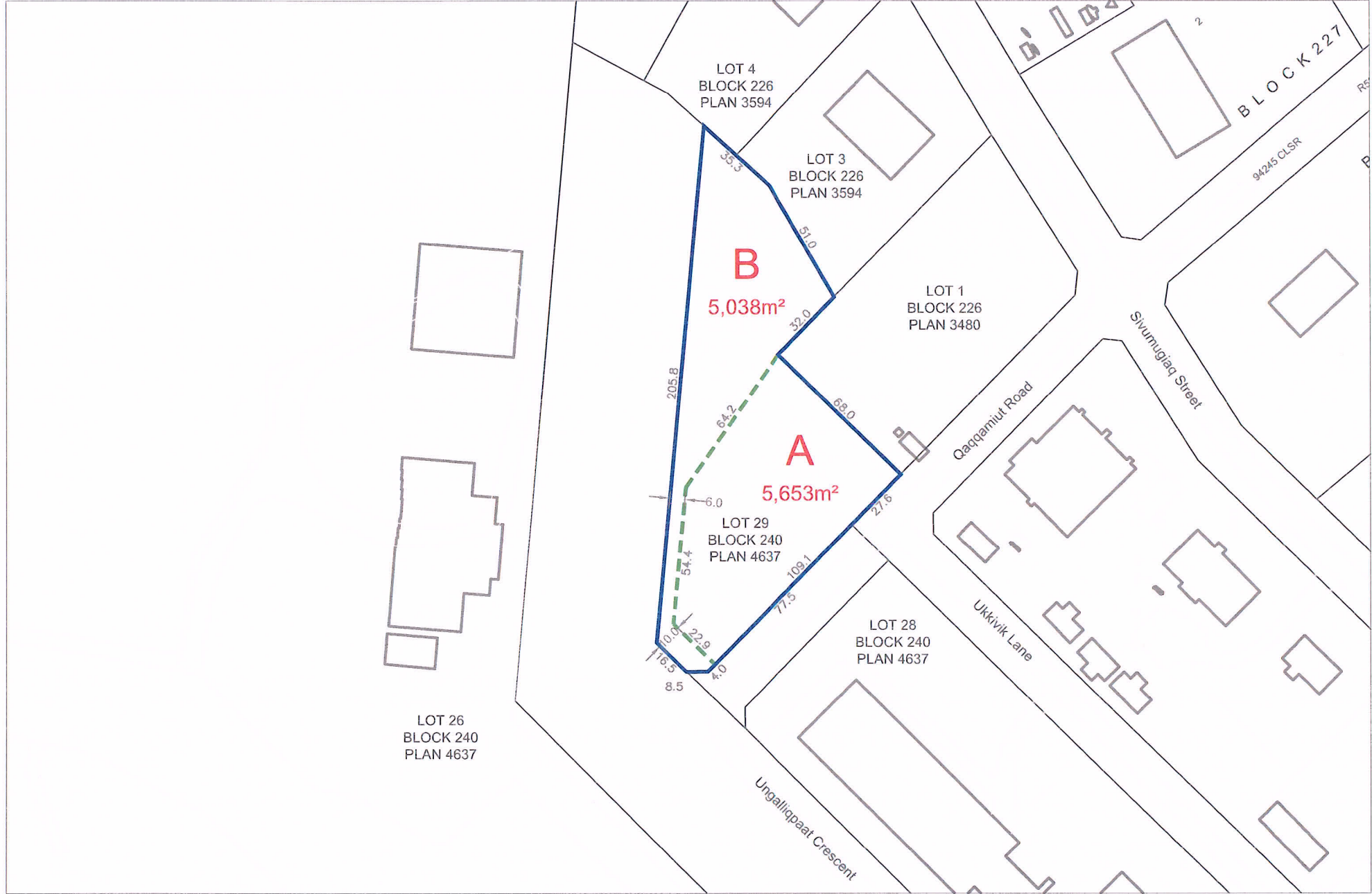
F. OTHER REQUIREMENTS:



Department of Community and Government Services
Nunalingni Kavamatkunnilu Pivikhaqautikkut
Ministère des Services Communautaires et gouvernementaux

2. There is some potential for the proposed subdivision to contain archaeological sites protected by the *Archaeological and Palaeontological Sites Regulations and Historical Resources Act*. Please notify the Department of Culture and Heritage at (867) 934-2035 or Territorial Archaeologist at (867) 934-2040 should an archaeological site or specimen, or a Palaeontological site or fossil be encountered or disturbed by any land use activity.
3. Persons operating in and around the proposed subdivision shall comply in full with the relevant Federal, Territorial and Municipal Statutes and By-laws, Permits and Quarry Agreements.
4. Any alterations to the preliminary approval on the layout or the requirements of this letter must be confirmed in writing by the Planning and Lands Division.
5. The Sketch Plan Approval is VALID FOR ONE YEAR and the final approval of the subdivision must occur during this period. Failure to do so will result in this application being filed and a new application will be required.

Date: July 11, 2023



Legend / ᐃᓕᓕᓐᓂ

- Survey Boundary
- Existing legal survey
- Lines to be surveyed
- Lines to be removed
- Easement to be surveyed
- Building
- Δᓐᓐ
- Date: May 29, 2023
- Scale: 1 : 2,000
- ᐅᓕᓕᓐᓂᓐ: 1 : 2,000

Survey Sketch

ᐅᓕᓕᓐᓂᓐᓂᓐ ᐅᓕᓕᓐᓂᓐᓂᓐ
Lot 29, Block 240, Plan 4637

Notes: ᐅᓕᓕᓐᓂᓐᓂᓐ

- All measurements are in meters, are approximate, and are to be confirmed upon survey
- Survey to be tied to all control points in the vicinity
- Ties are required to all buildings and improvements including roads, lakes and ponds
- Lands are owned by the City of Iqaluit



Council Approval #23-205 June 27, 2023	Approved Director of Planning / ᐃᓕᓕᓐᓂᓐᓂᓐ	Approved Subject to Conditions Listed in Attached Letter William Patte Director of Planning / ᐃᓕᓕᓐᓂᓐᓂᓐ	Sketch Number: SK 23-005 ᐃᓕᓕᓐᓂᓐᓂᓐ ᐃᓕᓕᓐᓂᓐᓂᓐ: SK 23-005 Initials: ᐃᓕᓕᓐᓂᓐᓂᓐ ᐃᓕᓕᓐᓂᓐᓂᓐ
--	---	--	--

**Planning Report
June 1, 2023**

**Prepared by:
Michelle Armstrong, MCIP RPP
Contract Planner & Development Officer**

**SUBJECT: Survey Sketch Application SK 23-005
Lot 29, Block 240, Plan 4637 (North 40)
Subdivision of Vacant City Lot**

RECOMMENDATION:

That the Planning and Development Committee recommend that Council:

- 1. Approve Survey Sketch SK 23-005 to subdivide Lot 29, Block 240, Plan 4637 into two separate parcels.**
-

BACKGROUND

Lot 29 is a large irregular shaped vacant lot that is titled to the City. A portion of the lot is suitable for development and has access to municipal piped services. The City wishes to subdivide and rezone Lot 29 to create a development lot and retain the remainder of the lot for drainage. A Zoning By-law Amendment will be brought forward by staff.



Figure 1: Location Map

PURPOSE OF SURVEY

The purpose of the survey is to subdivide the existing lot into two (2) separate parcels to create a lot for development. The remainder of the lot will be retained for drainage.

DESCRIPTION OF PROPOSED SURVEY

The proposed survey will subdivide Lot 29 into (2) separate parcels. Parcel A will have 109.1 m of frontage along Ungalliqaat Crescent and an area of 5,653 m². Parcel B will have an area of 5,038 m² and is intended for drainage, which explains the irregular shape of Parcel B. The proposed survey is outlined in the Survey Sketch Plan in Figure 2 below.

The subject site is currently untitled Municipal Land. The proposed survey will allow the City to raise Fee Simple title for Parcels A and B. Parcel A is intended to be leased for development, while Parcel B is intended to be retained for a drainage corridor.

Lot 29 experiences seasonal flooding but does not contain any permanent water bodies.

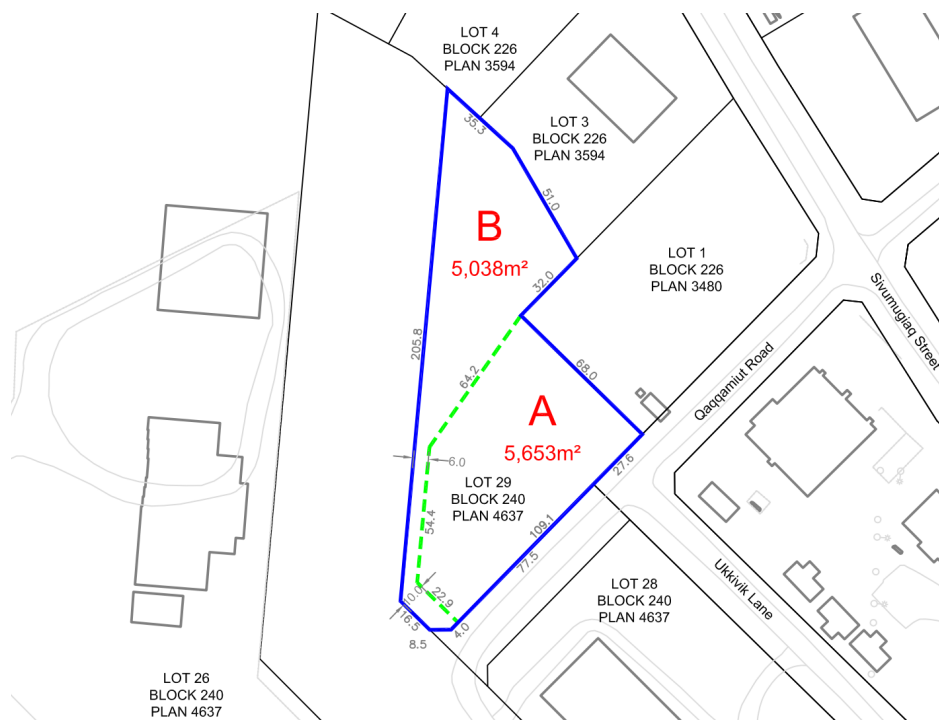


Figure 2: Survey Sketch SK 23-005

SURROUNDING LAND USES

The site is located on an irregular shaped lot located on Ungalliqaat Crescent at the entrance to the Airport Terminal. Across the street is the 2-storey old College residence building. Diagonally across the street are the correctional facilities. The airport property abuts the western boundary of the lot. Industrial uses such as warehouses and garages are located to the north.

CONFORMITY WITH GENERAL PLAN NO. 898

The site is designated **Open Space** in the General Plan, represented in green on Figure 3. It is understood Lot 29 carries an Open Space designation due to the low lying portion of the lot that conveys drainage towards the major drainage system that runs along the northern edge of the airport property. However, a portion of the lot is level with the adjacent road and is suitable for development. The City proposes to redesignate the property to Commercial to permit development.



Figure 3: General Plan

COMPLIANCE WITH ZONING BY-LAW NO. 899

The site is zoned **Open Area Zone (OR)** in the Zoning By-law. The City proposes to rezone Parcel A to District Commercial Zone (B2) to permit development.

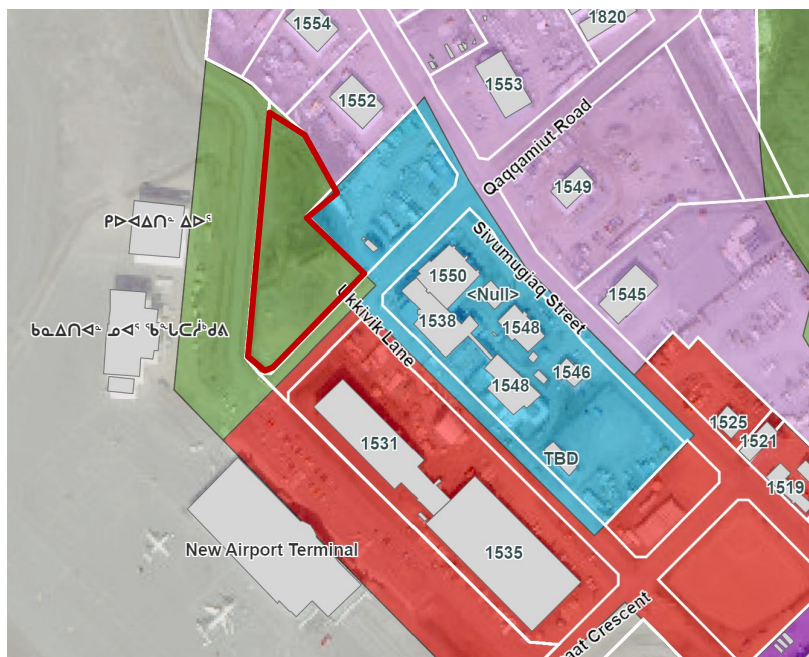


Figure 4: Zoning By-law Land Uses (GIS).

Section 16.5 of the Zoning By-law references the provisions for development in the B2 Zone. Parcel A that is intended for development meets all of these required provisions, as shown in the table below. Parcel B is intended to be retained as a drainage corridor and is not intended for development.

Provision	Required	Parcel A	Compliance
Lot area (min)	600 m ²	5,653 m ²	✓
Lot frontage (min)*	20 m	109.1 m	✓