

CITY OF IQALUIT  
PLANNING AND DEVELOPMENT COMMITTEE  
OF THE WHOLE MEETING #08  
November 17, 2014 at 6:00 PM  
CITY COUNCIL CHAMBERS

PRESENT FROM COUNCIL

Deputy Mayor Wilman  
Councillor Terry Dobbin  
Councillor Joanasie Akumalik  
Councillor Simon Nattaq  
Councillor Romeyn Stevenson (late 6:30pm)  
Councillor Kenneth Bell  
Councillor Stephen Mansell  
Councillor Noah Papatsie

ABSENT

PRESENT FROM ADMINISTRATION

John Mabberi-Mudonyi, A/Chief Administrative Officer  
Tracy Cooke, City Clerk  
Melodie Simard, Director, Planning and Development  
Jeanie Eeseemailee, Senior Interpreter/Translator

ADOPTION OF AGENDA

Motion #PD14-39

Moved by: Councillor Stevenson  
Seconded by: Councillor Dobbin

That the agenda be adopted as presented.

Unanimously Carried

1. MINUTES

None

2. DECLARATION OF INTEREST

Deputy Mayor Wilman declared a conflict with item 5(c).

Councillor Stevenson declared a conflict with item 5(a).

### 3. DELEGATIONS

- a) Peregrine Diamonds Ltd.  
Mr. Tom Peregoodoff, Vice President  
Mr. David Willis, Lands Administrator

Mr. Tom Peregoodoff, Vice President of Peregrine Diamonds Ltd. thanked the committee for allowing them the opportunity to present and stated that he and Mr. David Willis will provide an update on the project status. They presented to the committee in 2013 when the project was first beginning and have since then progressed through the project and have submitted an application for the use of the Pangnirtung-Iqaluit trail.

Peregrine Diamonds Ltd. has been operating since 2003 and is a Canadian corporation headquartered in Vancouver, British Columbia. Their focus is on diamond exploration and responsible development, specifically in northern Canada. In addition to the Chidliak project on Baffin Island, Peregrine Diamonds Ltd. has two projects in western Hudson's Bay, Nanook and Nanook North.

Mr. Peregoodoff stated that diamonds are generally found in kimberlite volcanoes; these volcanoes originate very deep into the earth and bring the diamonds up with them during eruption. To date, Peregrine Diamonds Ltd. has discovered 67 kimberlite on the Chidliak property. It should be noted that not all kimberlite found have diamonds; many of these kimberlite volcanoes do not carry any diamonds. Of the 67 kimberlites found, eight of them carry diamond concentration in a way to make an economic mine.

The center of the project area is located approximately 120 kilometres from Iqaluit. Peregrine Diamonds Ltd. is currently only focused on the eight areas where kimberlite carrying diamonds have been found.

Mr. Peregoodoff stated that Peregrine Diamonds Ltd. have had a long established relationship with Iqaluit and Pangnirtung. Iqaluit is used a major logistical support centre for operations such as purchasing their building supplies, bulk fuel, equipment is stored in Iqaluit, employees who travel are lodged in Iqaluit and every day consumables are purchased in Iqaluit. Peregrine Diamonds Ltd. spent approximately four million three hundred thousand dollars in Iqaluit on wages and good and services in Iqaluit and Pangnirtung in 2011, but mostly in Iqaluit.

Peregrine Diamonds Ltd. is a corporate participant in the Iqaluit Sustainability Plan and participates in discussions on a regular basis. They are also a member of the Baffin Regional Chamber of Commerce as well as the Northwest Territories and Nunavut Chamber of Mines. A significant number of their employees are recruited from Iqaluit and Pangnirtung.

2013 was a very big year for Peregrine Diamonds Ltd., they collected their first bulk sample from the Chidliak site kimberlite pipe; Peregrine Diamonds Ltd. collected over 500 tonnes of material from a trenched surface. The sample was collected in April 2013,

equipment was transported to the site over land using an existing trail, bulk sample was shipped south and processed. The results of processed material were very positive and indicated a good grade of material with two point five eight karats per tonne of rock. The average price per karat is \$213.00. These results allowed Peregrine Diamonds Ltd. to declare an inferred resource at Chidliak and currently have approximately seven million five hundred karats at approximately 250 metres at depth with additional kimberlite material at deeper depths.

Mr. Peregoodoff noted that some concerns were expressed by individuals regarding the use of the trail and its condition due to equipment travelling between Iqaluit and Pangnirtung by Peregrine Diamonds Ltd.; they have since then used a groomer to maintain the trail while transporting equipment.

Peregrine Diamonds Ltd. will continue to assess the economic potential in 2015 by collecting an additional bulk sample at Chidliak as well as individual samples at two additional kimberlite sites. They will not be using an excavator from surface this time to collect samples, but will rather be using a large diameter drill rig to remove material at depth. The Nunavut Impact Review Board, as part of the Land Use Application process, has reviewed the work program for 2015. They are also proposing to use a staging area and will be working with the Department of Planning and Development on this matter.

Mr. Peregoodoff stated that Peregrine Diamonds Ltd. is currently in the advanced exploration stage of their project and hopes to move forward into the prefeasibility stage in 2015, and feasibility stage in 2016-2017, if kimberlite samples are positive. If these timelines were achieved and successful, Peregrine Diamonds Ltd. would be ready to move into construction of mine opening stages in late 2019.

Councillor Akumalik asked if Peregrine Diamonds Ltd has completed any Inuit benefit impact agreements.

Mr. Peregoodoff stated that they are in early stages and have not yet completed benefit impact agreements; these would be completed at a later date once the economic benefit has been identified.

Councillor Akumalik stated that the caribou population has decreased and asked if perhaps it could be due to the project.

Mr. Peregoodoff stated that he was unsure if the decrease in caribou population was in relation to the Chidliak Project but believed that through their land use approval process and other process they must complete prior to moving forward with the project, many stakeholders are advised and asked to provide comments if needed.

Councillor Mansell expressed his excitement to have such a project located near Iqaluit without it being a standard government or organization that individuals are used to; this is a very important project for Iqaluit and its residents. He noted that Peregrine Diamonds Ltd. currently has a staging area located on the Road to Nowhere and the City intends on

developing a new subdivision in this area; this will need to be taken into consideration in future years when the City begins development.

He asked if Peregrine Diamonds Ltd. intends on developing a runway to use air transportation in addition to the use of the trail between Iqaluit and Pangnirtung and asked if they had an idea as to what impact the mine would have on Iqaluit once opened for operation.

Mr. Peregoodoff understood that the staging area on Road to Nowhere was temporary and would need to be relocated in the future once the City begins development stages. He stated that he could not indicate at this time what impact the mine would have on Iqaluit as it is in too early stages to determine what size of mine would be developed. Peregrine Diamonds Ltd. will be creating an ice runway to be used in addition to the trail as transportation methods; construction of the runway will begin in December 2014 or January 2015.

Councillor Dobbin expressed his concern with environmental impacts and asked if Peregrine Diamonds Ltd. anticipates creating significant environmental impacts during their project.

Mr. Peregoodoff stated that Peregrine Diamonds Ltd. is committed to not rushing a development into project that does not have robust economics and that cannot support a development through to responsible closure.

Councillor Stevenson thanked Mr. Peregoodoff for his presentation. He apologized for arriving late and noted that he would not participate in the discussion for item 5 (a) due to the fact that he missed the delegate presentation.

Deputy Mayor Wilman asked for clarification what the lifespan of the mine would be once opened for operation.

Mr. Penegoodoff believed that the lifespan of the mine would be between twelve to fifteen years. Further work will be completed to assess other kimberlite and depending on the results, the lifespan of the mine may be extended.

Councillor Papatsie expressed his concern for impacts to the environment and wildlife but expressed his excitement for the project and its economic benefits.

4. DEFERRED BUSINESS AND TABLED ITEMS

None

5. NEW BUSINESS

Councillor Stevenson left the Chamber.

- a) Request for Decision – Peregrine Diamond Winter Trail  
Melodie Simard, Director, Planning and Development

Administration noted that Peregrine Diamonds is a diamond exploration company operating on the Hall Peninsula of Baffin island. The Chidliak Project is 120 kilometers northeast of Iqaluit and has been in operation since 2008. A kimberlite bulk sampling program is planned for 2015.

Peregrine Diamonds wishes to prepare and maintain a 170 kilometer long overland trail between Iqaluit and its Chidliak site for the 2014-2015 winter and spring seasons. The trail is temporary and consists of packed and groomed snow and would allow Peregrine to haul equipment, supplies and sample material to and from its project site. The trail was previously used by Peregrine in 2012 and 2013.

Administration advised that Peregrine is seeking permission from the City to allow it to maintain and use the first nine kilometers of the Pangnirtung-Iqaluit trail, which falls within the municipal boundary. Peregrine will be using approximately ninety kilometers of the Pangnirtung-Iqaluit trail. This first nine kilometer section falls within the municipal boundary and the remaining eighty kilometers is on Federal land.

The trailhead is proposed to be located just off the Road to Nowhere directly east of the last apartment blocks. This area is shown on Appendix A and would be used as a staging area for loading and unloading supplies and samples. The staging area would be used periodically for short periods.

If approved, winter trail grooming and packing is scheduled to commence once adequate snowfall accumulates, estimated to be on December 1, 2014.

Councillor Akumalik asked for clarification when the City anticipates beginning development on Road to Nowhere.

Administration advised that the City anticipates beginning development in 2016.

Councillor Mansell believed that although the City will not begin development until 2016 that the area is very much used by residents for camping, bonfires, walking their dogs et cetera and that Peregrine Diamonds Ltd. should be careful when transporting equipment.

Deputy Mayor Wilman asked if the trail could be used by pick up trucks or other vehicles with four by four capacity.

Mr. Peregoodoff believed that pick up trucks may be able to use the trail but it would not be recommended. The equipment used to travel the trail maintains the trail by using a groomer; once a vehicle with tires is used, the trail becomes full of tracks and deeper grooves and may not be as nice.

Motion #PD14-40

Moved by: Councillor Mansell

Seconded by: Councillor Dobbin

Committee recommends that Peregrine Diamonds be allowed to maintain and use the nine kilometer portion of the Pangnirtung-Iqaluit trail, which falls within the municipal boundary during the 2014-2015 winter and spring seasons.

Unanimously Carried

Councillor Stevenson returned to the Chamber.

b) Request for Decision – Extension to Construction Deadline for Vacant Lots

Melodie Simard, Director, Planning and Development

Administration stated that the terms of a land lease for a vacant lot typically require that the leaseholder begin construction of the improvements within twelve months of the effective date of the lease and be completed within 24 months.

The Lands Administration By-Law No. 365, Section 14, allows the City to consider granting a twelve month extension to the construction deadline subject to the following:

1. Payment of all outstanding rent and taxes;
2. Submission of a Development Permit Application of the lot in question; and
3. Proof of financing for construction.

The City recently notified seven leaseholders where the lots not developed within the required timeline. A four week deadline to submit a complete application for extension of the lease was provided.

Six leaseholders fulfilled the requirements and are eligible for an extension:

- Lot 173, Plan 3896 (Phase 3, Plateau Subdivision)
- Lot 7, Block 3, Plan 1986 (Apex)
- Lot 9, Block 3, Plan 1986 (Apex)
- Lot 6, Block 12, Plan 1986 (Apex)
- Lot 8, Block 12, Plan 1986 (Apex)
- Lot 4, Block 12, Plan 1986 (Apex)

Councillor Stevenson asked what the consequences would be for the one vacant lot where the leaseholder did not fulfill the requirements for the extension.

Administration advised that the leaseholder surrendered their lease. The City will now proceed with disposal procedures for the lot.

Councillor Mansell asked if the extension could only be granted once.  
Administration believed that the extension could only be granted once.

Chairperson Bell asked if the Planning and Development Department receives many requests for vacant lots.

Administration advised that the department does not receive many requests for vacant lots but residents are aware that the City does not have any available vacant lots; residents continue to express their interest for new development of vacant lots should any become available.

Motion #PD14-41

Moved by: Councillor Stevenson  
Seconded by: Councillor Akumalik

Committee recommends that a twelve month construction deadline extension be approved to complete the improvements by November 1, 2015 on the following lots:

1. Lot 173, Plan 3896 (Phase 3, Plateau Subdivision)
2. Lot 7, Block 3, Plan 1986 (Apex)
3. Lot 9, Block 3, Plan 1986 (Apex)
4. Lot 6, Block 12, Plan 1986 (Apex)
5. Lot 8, Block 12, Plan 1986 (Apex)
6. Lot 4, Block 12, Plan 1986 (Apex)

Unanimously Carried

Deputy Mayor Wilman left the Chamber.

- c) Request for Decision – Survey Sketch SK-IQAL-006-2014  
Melodie Simard, Director, Planning and Development

Administration stated that the purpose of this survey sketch is to undertake a lot line adjustment so that the Palaugaa Road roadbed and a three metre buffer are contained entirely within Lot 563, Plan 1358. The proposed survey sketch will also adjust the lot line between Lot 33, Plan 674, lease held by Mr. Wilman, and Lot 563, Plan 1358, vacant City land, located in the Core Area.

This survey sketch was originally prepared in 2005, but did not proceed.

Councillor Akumalik noted that the survey sketch was originally prepared in 2005 but did not proceed and asked for clarification.

Administration advised that they have reviewed this file many times and could not find a reason why this survey sketch did not proceed when it was originally prepared in 2005.

The department contacted the Department of Community and Government Services to received clarification and was only advised that the survey sketch was cancelled.

Motion #PD14-42

Moved by: Councillor Akumalik

Seconded by: Councillor Stevenson

Committee recommends to approve Survey Sketch SK-IQAL-006-2014 to correct the encroachment of Palugaa Road on Lot 33, Plan 674 to allow a lot line adjustment to Lot 33, Plan 674 and Lot 563, Plan 1358.

Unanimously Carried

Deputy Mayor Wilman returned to the Chamber.

- d) Request for Decision – Survey Sketch SK-IQAL-008-2014  
Melodie Simard, Director, Planning and Development

Administration stated that the proposed survey will subdivide Lot 14, Block 30, Plan 3681 on Tasilik Street; the lot is currently undeveloped. The applicant is proposing to divide the lot into six separate parcels. Each parcel will accommodate one row dwelling unit. The six parcels will vary in size from 138 square metres in area to 420 square metres in area; each lot will have frontage along Tasilik Street.

The proposed survey sketch meets all requirements of Zoning By-law No. 703, including the lot frontage; no variances are required to permit this survey.

Chairperson Bell asked how long the leaseholder of the lot has had control of the property.

Administration stated that they were unsure as to how long the leaseholder has had control of the property but noted that the property has been vacant for some time.

Councillor Stevenson believed that the purpose of the lot was to develop row housing or multi dwellings.

Administration stated that the application has requested to develop all six units as originally proposed; this would divide the lot into six parcels so that they may be leaseheld individually.

Deputy Mayor Wilman asked if the units would have both front and back entrances.

Administration advised that the details of the development will come forward during the development permit approval process and that they were unsure if the units would have both front and back entrances.

Councillor Akumalik asked how many stories the units would be.



Administration believed that the units would be developed two stories high.

Motion #PD14-43

Moved by: Councillor Akumalik  
Seconded by: Councillor Stevenson

Committee recommends to approve survey sketch SK-IQAL-008-2014 to subdivide Lot 14, Block 30, Plan 3681 into six (6) lots.

Unanimously Carried

6. IN CAMERA SESSION

None

7. ADJOURNMENT

Motion #PD14-44

Moved by: Councillor Stevenson  
Seconded by: Councillor Mansell

Committee adjourns at 8:05pm.

Unanimously Carried



Councillor Bell  
Chairperson

Melodie Simard  
Director

Approved by City Council on this 11 day of August, 2015, A.D.

