

**MINUTES  
CITY OF IQALUIT  
PLANNING AND DEVELOPMENT  
COMMITTEE OF THE WHOLE MEETING #03  
APRIL 15, 2025 at 6:00 p.m.  
CITY COUNCIL CHAMBERS**

**PRESENT FROM COUNCIL**

Deputy Mayor Kimberly Smith, Chair  
Mayor Solomon Awa  
Alternate Deputy Mayor Harry Flaherty  
Councillor Amber Aglukark  
Councillor Simon Nattaq  
Councillor Romeyn Stevenson

**ABSENT**

Councillor Methusalah Kunuk  
Councillor Kyle Sheppard  
Councillor Samuel Tilley

**PRESENT FROM ADMINISTRATION**

Steve England, Chief Administrative Officer  
Brianna Longworth, City Clerk  
Valerie Greene, Executive Assistant  
Bill Williams, Senior Executive Director of Municipal Infrastructure and Planning  
Geoffrey Byrne, Economic Development Officer  
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 25-10**

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

Adoption of agenda as presented.

**Unanimously Carried**

**1. MINUTES**

None

**2. DECLARATION OF INTEREST**

None

**3. DELEGATIONS**

None

**4. DEFERRED BUSINESS AND TABLED ITEMS**

None

**5. NEW BUSINESS**

**a) Request for Decision – Development Permit Application DP 25-009 and Survey Sketch SK 25-005, Lots 566 and 567, Plan 1358**

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for Development Permit Application DP 25-009 and Survey Sketch SK 25-005 for Lots 566 and 567, Plan 1358.

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

- What changes will be made to the walkway?
  - Two proposed walkways
  - Existing boardwalk behind the development
    - Houses the sanitary sewer infrastructure being used by the development
    - Abandoned utility lines under the boardwalk that can be decommissioned once the development has been demolished
  - Developer will be redesigning the area behind the development that will improve safety and drainage
    - Boardwalk will be replaced with gravel and will connect to the new right-of-way
- Who will be maintaining the walkways?
  - Existing boardwalk is owned by the City, which will continue
  - New walkway will be owned by the City
- What is the break down of the number of bedrooms in the development?
  - Development was proposed by Nunavut Housing Corporation
  - Development consists of
    - 30 one-bedroom units
    - 11 two-bedroom units
    - 5 three-bedroom units

Nick Clark, Nunavut Housing Corporation, made the following comments:

- Proposed development is based on the needs list
- Designed to maximize the number of units for the lot

**Motion PD 25-11**

Moved by: Councillor Stevenson  
Seconded by: Councillor Aglukark

Committee recommends that Council:

1. Approve Development Permit Application DP 25-009 as per the plans in Attachment 4 and with the Special Conditions in Attachment 1, to permit a 46-unit apartment building within Lots "A", "B" and "C" of Survey Sketch SK 25-005.
2. Approve Survey Sketch SK 25-005.
3. Upon completion of the legal survey of SK 25-005:
  - (a) Give First and Second Reading to a Land Acquisition By-law that shall acquire the lands identified as "ROW" in SK 25-005 in fee simple from Qulliq Energy Corporation.
  - (b) Give First and Second Reading to a Land Disposal By-law that shall dispose of the land identified as "Lot C" in SK 25-005 by way of equity lease, to Nunavut Housing Corporation, for the sum of one dollar.

**Unanimously Carried**

**b) Request for Decision – Land Administration By-law Amendment –  
Approval of LABA 25-002 – Owner-Occupied and Condominium Lease  
Administration**

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for Land Administration By-law Amendment – Approval of LABA 25-002 for Owner-Occupied and Condominium Lease Administration.

Deputy Mayor Smith made the following comment:

- Valuable proposal that will help residents become homeowners

Mayor Awa asked the following question, which Mr. Dodds answered:

- How would homeowners be selected?
  - By-law does not outline the process to select homeowners
  - Council can decide the disposal method once the lots are approved

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

- Re-sale and property values if an owner decides to sell the property.
  - Transfers and property value
    - Leases are 99 years and after 20 years, the requirement for home ownership will no longer be applied to the lease
    - Nunavut Housing Corporation condominium disposal showed there was a market to purchase units at a lower price
    - Lot price projections will be determined in the Sketch Plan process

- By-laws are created to serve particular Council requirements, but individuals find creative ways to get around the by-law. Is there a method to ensure that units are not being used for staff housing and/or rental units?
  - Amending by-law does not include enforcement
  - Enforcement is difficult and various solutions will be considered in conjunction with the Municipal Enforcement Department
    - Considering spot checks, which is carried out in other jurisdictions
  - Enforcement suggestions will be presented at a future meeting

Deputy Mayor Smith made the following comment:

- Spot checks seem invasive, unless there are specific complaints against a resident
- Enforcement measures are required

Councillor Stevenson made the following comments:

- Consideration must be given to Municipal Enforcement having additional work
- Not necessarily in favour of spot checks
- By-law enforced based on complaints, which is not the best way to enforce
- Mechanisms must be in place to ensure people are complying with the rules

Deputy Mayor Smith suggested that this matter be referred to a workshop for discussion.

### **Motion PD 25-12**

Moved by: Mayor Awa

Seconded by: Councillor Aglukark

Committee defers recommending the approval of Land Administration By-law Amendment LABA 25-002 to allow for additional discussion at a workshop.

**Unanimously Carried**

Councillor Stevenson commented that he was pleased that staff presented the amendment, and he clarified that the reason to defer was to allow for additional discussion.

### **c) Request for Decision – Development Permit Application DP 25-007 and Request for Variances – Lot 271, Plan 642**

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for Development Permit Application DP 25-007 and Request for Variances for Lot 271, Plan 642.

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

- Zoning By-law No. 899 has a maximum limit of 50 m<sup>2</sup> for a secondary suite and the National Building Code has a maximum limit of 75 m<sup>2</sup> for a secondary suite. Why is there a difference?

- Staff are aware of the discrepancy and have amended the maximum limit in the draft Zoning By-law to match the National Building Code

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

- Explain how the dwelling is legally non-conforming and encroaches onto another yard.
  - The existing house was constructed under a different by-law and/or set of regulations.
  - Under the current policy, the house no longer conforms to the by-law
    - Reviewed Attachment 2 - Site and Floor Plan
  - Could be a result of the lot being surveyed after the house was constructed or not being built to a particular standard
- Request for Variance is on the edge of the stream, which is also part of the snowmobile trail. If approval is granted, will the City be liable for any flooding damages should the stream overflow the banks?
  - Staff have advised the developer that during the spring, the water is high
  - Developer was aware of the high water and incorporated higher piles in the design
  - If approval was granted, the City would not be liable for any damages to the home from flooding.
- In 2003, there was a redevelopment plan regarding snowmobile trails and a study carried out in 2007 to provide a sustainable framework for development. There have been several approvals for additions in Happy Valley. During a planning session, discussion was held regarding construction in residential areas. A master plan has not been developed, and additions are being approved.

Councillor Stevenson made the following comments/questions, which Mr. Dodds answered:

- Noted that First Reading of the Master Plan was held and there are additional steps that need to be carried out
- Due to housing crisis, additions are being constructed without thought to neighbourhoods.
- In reviewing Attachment 2, it appears that there are other non-conforming houses.
- Expressed concern regarding aesthetics as the proposal appears to be “glueing” two buildings together
- Did staff have any input on the end design?
  - Staff have various policies for buildings, which do not apply to small residential lots
  - General policy that additions should be consistent with existing siding and colour
  - Staff did not have input on the final proposal
  - Staff had considerable discussions regarding non-conforming and used site coverage to recommend the development
  - Other requests for development permits that are non-conforming that staff are unable to recommend issuing a development permit

- When redeveloping a non-conforming lot, the new developments should conform to the existing by-laws
- Approving the proposed variance would make it more non-conforming
- Council needs to have opinions of mini-neighbourhoods and not approve developments haphazardly

Deputy Mayor Smith made the following comments/questions, which Mr. Dodds answered?

- Agrees with the comments made previously
- Would the proposed development require rezoning?
  - Does not require rezoning

Mayor Awa asked the following question, which Mr. Dodds answered:

- Is the proposed development on the snowmobile trail?
  - The proposed addition is not on the current snowmobile trail.
  - In the winter, the area is used by children and snowmobiles.
  - If developed, there will still be room for snowmobiles.

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

- Confirmed that there will be no public hearing and if approved by Council, the development will be constructed
  - A motion by Council would formalize the decision.
  - There is an appeal period, and residents have the opportunity to appeal the development.
- Advised that he was opposed to approving the request
- Would consider sending back to staff to obtain detailed plans and other options

### **Motion PD 25-13**

Moved by: Councillor Stevenson

Seconded by: Alternate Deputy Mayor Flaherty

Committee refers Development Permit Application DP 25-007 and Request for Variances for Lot 271, Plan 642 back to staff for further discussion with the developer.

**Unanimously Carried**

### **d) Request for Decision – Zoning By-law Amendment ZBA 25-003 – Rezoning of Lot from R1A to R1A(4) to Permit Accessory Retail Store – Lot 19, Block 7, Plan 2871**

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for Zoning By-law Amendment ZBA 25-003 to Rezone Lot R1A to R1A(4) to Permit Accessory Retail Store for Lot 19, Block 7, Plan 2871.

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

- Is this the existing store in Apex?
  - Staff were advised that a store was operating in Apex
  - Rezoning the lot will permit the retail store
  - Staff have advised the owner that they cannot operate the store until approval is received

**Motion PD 25-14**

Moved by: Councillor Stevenson

Seconded by: Mayor Awa

Committee recommends that Council:

1. Approve Zoning By-law Amendment ZBA 25-003 for First Reading to rezone Lot 19, Block 7, Plan 2871 from Low Density Residential – Trucked Services (R1A) to Residential – Trucked Services Special Exception Zone 4 (R1A(4)).
2. Direct staff to schedule a Public Hearing and Second Reading at an appropriate upcoming Council meeting.

**Unanimously Carried**

**e) Request for Decision – Land Disposal By-law – Disposal of Apex Lot to Nunavut Housing Corporation – Lot 2, Block 11, Plan 1986**

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for Land Disposal By-law for Disposal of Apex Lot to the Nunavut Housing Corporation for Lot 2, Block 11, Plan 1986.

Councillor Stevenson made the following comment:

- The request was presented to Council previously and was not approved because it was considered a traditional pathway to fishing in Apex.

Councillor Nattaq made the following comment:

- Residents of Apex wanted an opportunity to decide what to do with the lot
- Unable to remember everything about the previous Council discussion

Mr. Dodds provided the following information:

- When reviewing the history of the property, it was determined that the lot was not disposed of due to the small size.
- No further investigation was carried out
- Based on the comments, staff will investigate further and present findings at a future meeting.

**Motion PD 25-15**

Moved by: Alternate Deputy Mayor Flaherty

Seconded by: Councillor Aglukark

Committee refers First, Second and Third Reading of Land Disposal By-law for Lot 2, Block 11, Plan 1986 back to staff for further investigation and consultation with Apex residents.

**Unanimously Carried**

**6. IN CAMERA SESSION**

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

**7. ADJOURNMENT**

**Motion PD 25-16**

Moved by: Mayor Awa

Seconded by: Councillor Aglukark

Committee adjourns at 7:05 p.m.

**Unanimously Carried**



  
Deputy Mayor Kimberly Smith  
Chair

  
Brianna Longworth  
City Clerk

Approved by City Council on the 13<sup>th</sup> day of May 2025.