

**MINUTES
CITY OF IQALUIT
PLANNING AND DEVELOPMENT
COMMITTEE OF THE WHOLE MEETING #01
JANUARY 20, 2026 at 6:00 p.m.
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Mayor Solomon Awa, Chair
Deputy Mayor Kimberly Smith – via teleconference
Alternate Deputy Mayor Harry Flaherty
Councillor Amber Aglukark
Councillor Methusalah Kunuk
Councillor Kyle Sheppard
Councillor Romeyn Stevenson

ABSENT

Councillor Simon Nattaq
Councillor Samuel Tilley

PRESENT FROM ADMINISTRATION

Steve England, Chief Administrative Officer
Brianna Longworth, City Clerk
Carol Nakanwagi, Executive Assistant
Bill Williams, Senior Executive Director of Municipal Infrastructure and Planning
Mathew Dodds, Director of Planning and Development
Geoffrey Byrne, Communications and Customer Service Manager
Reiko Kobayashi, City Planner
Samantha Toffolo, Planning Contractor, Northern Futures – via teleconference

Mayor Awa opened the meeting at 6:04 p.m. with a moment of silence.

ADOPTION OF AGENDA

Motion PD 26-01

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

Adoption of agenda as presented.

Unanimously Carried

1. **MINUTES**

None

2. DECLARATION OF INTEREST

Councillor Sheppard declared a conflict of interest regarding:

5. NEW BUSINESS

- b) Request for Decision – General Plan Amendment GPA 26-001 and Zoning By-law Amendment ZBA 26-001 – Lots 1 and 3, Block 239, Plan 4565**
- c) Request for Decision – Lot Disposal – ATCO Loop Lots**
- e) Request for Decision – Joamie Court Subdivision Expired Construction Term – Lot 25, Block 242, Plan 4716**
- g) Request for Decision – Joamie Court Subdivision Expired Construction Term – Lot 29, Block 242, Plan 4716**

3. DELEGATIONS

a) Service Installation to Improve Iqaluit Network – Verbal

Dean Proctor, Chief Development Officer, SSi Canada, and Chrystal Fuller, Brighter Community Planning and Consulting, were present via teleconference, to make a presentation regarding Service Installation to Improve Iqaluit Network. The following are the highlights of Mr. Proctor's presentation:

- Brighter Community Planning and Consulting have been providing assistance and guidance to grow and improve the Qiniq Network across Nunavut
- Presentation was made to Council in September 2023 and this is a follow-up presentation
- In 2023, the presentation outlined the Qiniq Broadband Revolution serving all communities in Nunavut, and subsequently, an application was submitted to the Canadian Radio-television and Telecommunications Commission (CRTC) Broadband Fund.
- Successfully received \$26 million in assistance for satellite operation costs
- Presentation today is to present a proposal to survey a small portion of land in Tundra Valley for a proposed new telecommunication installation
- Qiniq operates five telecommunications sites in Iqaluit
- Based on increased demand, the existing network is reaching capacity and in some areas, requires increased coverage
- Proposed site will provide an additional location, which will improve service
- Work is underway to secure an additional site in the downtown area
- Tundra Valley is a suitable location for a new site due to coverage gaps relating to terrain
- Land Administration By-law does not provide a disposal method for direct disposal of land to commercial utility service providers
- If Council approves disposal of land, SSi Canada would survey a small parcel of land for telecommunication use only
- Proposed installation would have a minimal footprint and would comply with all requirements
- A formal written and graphic presentation can be provided.

Councillor Sheppard asked the following question, which Mr. Proctor answered:

- Would the telecommunication tower only serve Qiniq clients, or would it provide a broader range of cell phone providers in the community?
 - Network is open to all roaming partners
 - A 45-foot utility pole will be installed, as they have successfully been used across Nunavut

Deputy Mayor Smith made the following comment:

- Requested to receive the formal written and graphic presentation

4. DEFERRED BUSINESS AND TABLED ITEMS

None

5. NEW BUSINESS

a) Request for Decision – Survey Sketch SK 26-001 – West 40 Industrial Subdivision

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for Survey Sketch SK 26-001 for the West 40 Industrial Subdivision.

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

- Why does the survey not include all of the lots, with disposal of lots to take place once a decision is made by Council?
 - Surveying is being carried out in two parts
 - First survey is Survey Sketch 26-001 of lots that are adjacent to existing roadways, which require no construction work to support the lot
 - Second phase requires the construction of new roads
 - Layout may change once construction work is started
 - Detailed design work is currently being carried out, which could also impact the road layout
 - Best practice is to legally survey new roads closer to construction
 - Lots being deferred for acquisition
 - Some lots pertain to risk – In 2027, a post ten year clean up report from the former metal dump will be available and Council will have the opportunity to review and determine if they want to take ownership
 - Some lots must be acquired from the Government of Nunavut

Motion PD 26-02

Moved by: Councillor Stevenson

Seconded by: Councillor Aglukark

Committee recommends that Council:

1. Approve Survey Sketch SK 26-001.
2. Direct staff to coordinate with the Department of Community Services to issue notifications to the Land Titles Office assigning Municipal Fee Simple title to all lots within SK 26-001, other than Lots 1, 2, 4, 5, 8, 9, 10, 11 and 16.
3. Direct staff to identify long-term land tenure options for the Dog Team areas and return to committee with a Request for Decision, which may include the government's retention of Lots 4, 5, 8, 9, 10, 11 and 16 as cultural and/or heritage related assets.

Unanimously Carried

b) Request for Decision – General Plan Amendment GPA 26-001 and Zoning By-law Amendment ZBA 26-001 for Lots 1 and 3, Block 239, Plan 4565

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

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for General Plan Amendment GPA 26-001 and Zoning By-law Amendment ZBA 26-001.

Councillor Stevenson made the following comments:

- Sijjanga District Overlay border has moved since it was created due to larger buildings being developed
- Overlays, the Zoning By-law, and the General Plan are the only tools that Council has for maintaining neighbourhoods
- Sijjanga District Overlay was developed to protect and maintain low-density single-family lots that were primarily owned by Inuit who had a strong connection to the hunting culture and accessing the beach
- Densification of the two blocks is increasing because Council is willing to amend the General Plan and Zoning By-law when requested
- Expressed concern that the densification in the Sijjanga District Overlay will continue until the single-family lots will no longer have access to the beach
- Suggested that the Sijjanga District Overlay be moved to cover the whole block to densify the downtown area while maintaining low-density single-family dwellings

Alternate Deputy Mayor Flaherty made the following comments, to which Mr. Dodds replied:

- Agreed with the comments made by Councillor Stevenson
- Previously expressed concern regarding planning for the future
- Work needs to be started on a master plan
- Suggested a moratorium be placed on some lots in the Sijjanga District Overlay to prevent developers from requesting to construct higher buildings
 - Draft Community Plan is being worked on and will be presented very soon to the committee
 - Sijjanga District Overlay shows the recession of the boundary line

- Request for Decision is consistent with the Planning Department's vision of the area

Councillor Stevenson made the following comments:

- Reference to access to the beach relates to hunting culture; leaving a boat on the shore and having the ability to walk to the shore to check on boats
- Access beach without having to cross a number of roads
- Single-family low-density units should be closer to the beach in order to have access to the water

Deputy Mayor Smith made the following comments:

- Significant densification in the downtown area
- Important to protect single-family low-density units in the Sijjanga District Overlay

Motion PD 26-03

Moved by: Deputy Mayor Smith

Seconded by: Alternate Deputy Mayor Flaherty

Committee recommends that Council:

1. Give First Reading to the amending by-law to General Plan No. 898 to rezone Lots 1 and 3, Block 239, Plan 4565 to remove the site from the Sijjanga District Overlay.
2. Give First Reading to the amending by-law to Zoning By-law No. 899 to rezone Lots 1 and 3, Block 239, Plan 4565 from Sijjanga Zone (S) to High Density Residential, Exception 4 (R3(4)) to permit an apartment building on the site.
3. Direct staff to give public notice for a Public Hearing on a date to be determined by staff.

Unanimously Carried

Councillor Stevenson made the following comments:

- In the past, residents were opposed to densification in the downtown core
- Suggested that the Public Hearing provide sufficient time for residents to voice their concerns

c) Request for Decision – Lot Disposal – ATCO Loop Lots

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

Reiko Kobayashi, City Planner, presented a Request for Decision for Lot Disposal for ATCO Loop Lots.

Councillor Stevenson made the following comment and asked the following questions, which Ms. Kobayashi answered:

- Noted that currently, the lots are owned by different individuals

- What is the process for ownership of the reconfigured lots?
 - Memorandum of Understanding with Nunavut Housing Corporation - the lot is subject to be approved for development and affordable targets and will be deemed surplus and transferred to the City for a nominal value
 - Agreement between Eric Caouette and TBG Construction is a private arrangement and will be addressed pending consolidation of land
- What is the process to transfer the lots and will the ownership of the lots be co-owned for a period of time?
 - Council previously agreed to dispose of lots to individual private developers
 - Parcel "A" to TBG Construction
 - Parcel "C" to Eric Caouette
- Will construction begin this year pending approval from Council?
 - Unable to provide a definitive timeline at this time
 - Requires approval of Development Permit
 - Requires approval of Request for Decision for Survey Sketch

Motion PD 26-04

Moved by: Councillor Stevenson

Seconded by: Councillor Aglukark

Committee recommends that Council support the revised configuration of the remaining ATCO Loop lots, consolidating Parcels "A" and "C" as shown in Attachment 2, and direct staff to proceed with the associated planning and lands processes.

Unanimously Carried

Following the vote, Councillor Sheppard returned to the meeting.

d) Memo – Joamie Court Subdivision – Expired Construction Term

Mathew Dodds, Director of Planning and Development, provided an update on the Joamie Court Subdivision regarding Expired Construction Terms on Lots 25, 27 and 29.

e) Request for Decision – Joamie Court Subdivision Expired Construction Term – Lot 25, Block 242, Plan 4716

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

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for Joamie Court Subdivision Expired Construction Term for Lot 25, Block 242, Plan 4716.

Councillor Stevenson made the following comments:

- In June 2025, the committee agreed to extend the construction deadline to December 31, 2025, and the owner paid the penalty and started construction
- Penalty has been paid and the owner should not have to pay an additional penalty at this time

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

- What is the policy to grant another twelve month extension?
 - Extensions can be granted for twelve months at a time
 - Lots were acquired several years ago, and this is the third extension for construction deadline
 - First extension related to the COVID-19 pandemic and construction costs
- What would happen if the construction deadline was not extended?
 - Lessee would no longer be in good standing and enforcement would take place
 - Lessee could surrender the lease or a court order obtained to terminate the lease
 - Land Administration By-law outlines policies for a semi-improved lot and the steps to resolve
 - Staff would consult legal recommendation on next steps

Motion PD 26-05

Moved by: Councillor Stevenson
Seconded by: Councillor Kunuk

Committee recommends that Council extend the construction deadline for Lot 25, Block 242, Plan 4716 to December 31, 2026, without penalty.

Unanimously Carried

Following the vote, Councillor Sheppard returned to the meeting.

f) Request for Decision – Joamie Court Subdivision Expired Construction Term – Lot 27, Block 242, Plan 4716

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for Joamie Court Subdivision Expired Construction Term for Lot 27, Block 242, Plan 4716.

Alternate Deputy Mayor Flaherty made the following comments:

- In 2025, the owners initially wanted to surrender the ownership of the lot.
- Owners have changed their mind and have started construction.
- Does not feel that a penalty should be paid

Motion PD 26-06

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

Committee recommends that Council extend the construction deadline for Lot 27, Block 242, Plan 4716 to December 31, 2026, without penalty.

Unanimously Carried

g) Request for Decision – Joamie Court Subdivision Expired Construction Term – Lot 29, Block 242, Plan 4716

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

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for Joamie Court Subdivision Expired Construction Term for Lot 29, Block 242, Plan 4716.

Motion PD 26-07

Moved by: Councillor Stevenson
Seconded by: Councillor Aglukark

Committee recommends that Council extend the construction deadline for Lot 29, Block 242, Plan 4716 to December 31, 2026, without penalty.

Unanimously Carried

Following the vote, Councillor Sheppard returned to the meeting.

6. IN CAMERA SESSION

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

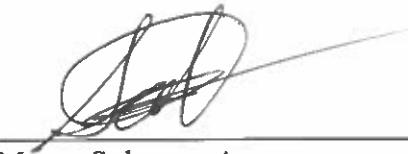
7. ADJOURNMENT

Motion PD 26-08

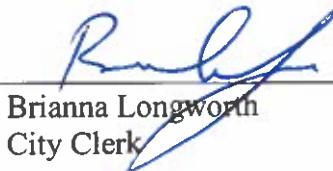
Moved by: Councillor Stevenson
Seconded by: Councillor Sheppard

Committee adjourns at 7:12 p.m.

Unanimously Carried



Mayor Solomon Awa
Chair



Brianna Longworth
City Clerk



Approved by City Council on the 10th day of February 2026.

