MINUTES
CITY OF IQALUIT
PLANNING AND DEVELOPMENT
COMMITTEE OF THE WHOLE MEETING #03
APRIL 20, 2021 at 6:00 p.m.
CITY COUNCIL CHAMBERS

PRESENT FROM COUNCIL – via Teleconference
Councillor Joanasie Akumalik, Chair
Mayor Kenny Bell
Deputy Mayor Janet Brewster
Councillor Romeyn Stevenson
Councillor Sheila Flaherty
Councillor Kyle Sheppard
Councillor Solomon Awa
Councillor John Fawcett

ABSENT
Councillor Simon Nattaq

PRESENT FROM ADMINISTRATION – via Teleconference
Tammy Ernst-Doiron, City Clerk
Katrina Sarmiento, Executive Assistant
Eric Forhan Planning Consultant
Eve Zorawska, City Planner

ADOPTION OF AGENDA

Motion PD #21-26
Moved by: Mayor Bell
Seconded by: Deputy Mayor Brewster

Adoption of agenda as presented. **Unanimously Carried**

1. MINUTES

None

2. DECLARATION OF INTEREST

None

3. DELEGATIONS

None

4. DEFERRED BUSINESS AND TABLED ITEMS

a) Cabins

There was no update to provide at this time.

5. NEW BUSINESS

a) Request for Decision – Survey Sketch Application No. SK 20-010 – Land Subdivision for Two Existing Semi-detached Dwellings, Plan 3487, Block 223, Lot 26, Building 4044 A and B (Road to Nowhere Subdivision)

Eric Forhan, Planning Consultant, presented a Request for Decision to subdivide one lot into two lots, with each lot having a semi-detached dwelling and garage. The leaseholder intends to establish separate titles for each building - 4044 A and 4044 B. Mr. Forhan advised that the existing lot has two semi-detached dwellings and no new developments are being proposed.

Motion PD #21-27

Moved by: Mayor Bell
Seconded by: Councillor Sheppard

Committee recommends to Council to approve Survey Sketch SK 20-010 to subdivide Plan 3487, Block 223, Lot 26 into two separate parcels in accordance with special conditions attached and the Survey Sketch dated February 10, 2020.

Unanimously Carried

Councillor Stevenson noted that due to the housing situation, the two semi-detached dwellings will be sold individually for a considerable amount of money and would then be rented at an exorbitant cost to recoup expenses. He expressed concern that this is a result of the housing cost of any house and this activity will increase the rental cost in the community.

Councillor Sheppard noted that by subdividing the lot into two family homes, it provides the option for families to purchase an individual semi-detached house. It has potential to add to the housing stock for single-family home ownership.

Councillor Flaherty pointed out that currently, there are tenants living in both semi-detached dwellings, and suggested that a condition could be included that the tenants have the first option to purchase the dwellings. She expressed concern that if the dwellings are sold, the current tenants could be required to move, which is difficult with the lack of available housing.

Mr. Forhan explained that through a planning perspective and land use control, it is not possible to include a condition as suggested by Councillor Flaherty.

Councillor Sheppard pointed out that if a property is sold, tenants are given the required time frame to move out. He noted that Councillor Flaherty's concern is valid, but it is outside of Council's jurisdiction.

b) Request for Decision – Survey Sketch Application No. SK 20-015 – Lot Line Adjustments for the Museum Board and Library, Plan 184, Group 1087, Lot 1 (Remainder); Plan 1706, Lot 735; Plan 691, Lots 401 and 402 (Core Area)

Eric Forhan, Planning Consultant, presented a Request for Decision for Survey Sketch SK 20-015 to correct outstanding land issues and to adjust lot lines. The resurveying of the land will confirm land titles and the creation of a road easement.

Motion PD #21-28

Moved by: Councillor Fawcett
Seconded by: Councillor Flaherty

Committee recommends to Council to approve Survey Sketch SK 20-015 to resurvey Plan 184, Group 1087, Lot 1 (Remainder); Plan 1706, Lot 735; and Plan 691, Lots 401 and 402 in accordance with Survey Sketch SK 20-015 as well as the special conditions attached.

Unanimously Carried

Councillor Awa expressed concern that the access road will remain under City control, as well as the land around the road.

Mr. Forhan explained that the application was requested by Community and Government Services and agreed upon by the City. Mr. Forhan was unable to advise who would have ownership of the road extension but would obtain that information and provide it to Council at a later date.

c) Request for Decision – Survey Sketch No. SK 20-017 – Lot Creation for the Nunavut Recovery Centre – Un-surveyed Land Commissioner Land, Immediately North of Toonik Pond, Forming Part of Future Development Area B – Development Scheme (General Plan)

Eric Forhan, Planning Consultant, presented a Request for Decision for Survey Sketch SK 20-017 to establish a new lot on Commissioner owned lands and a new section of municipal road.

Motion PD #21-29

Moved by: Mayor Bell
Seconded by: Councillor Flaherty

Committee recommends to Council to approve Survey Sketch SK 20-107 to survey the proposed subject property and right-of-way in accordance with Survey Sketch 20-017 as well as the special conditions attached.

For – Bell, Brewster, Sheppard, Stevenson, Fawcett, Flaherty
Opposed – Awa
Carried

Councillor Awa pointed out that the road is an access road used by hunters leaving the community.

Mr. Forhan explained that the property in question does not have an existing road and the creation of the lot would create a new road, which aligns with the development scheme in accordance with the General Plan.

Councillor Awa explained that the access road he is referring to is the snowmobile trail used by the hunters. He wanted to ensure that the hunters will continue to have access to use the snowmobile trail.

6. IN CAMERA SESSION

( ) As per Section 22 (2) (a) CTV Act and By-law 526 Section 67

7. ADJOURNMENT

Motion PD #21-30

Moved by: Mayor Bell
Seconded by: Councillor Fawcett

Committee adjourns at 6:55 p.m.

Unanimously Carried

Joanasie Akumalik
Chair

Tammy Ernst-Doiron
City Clerk

Approved by City Council on the 27th day of April, 2021.