

**MINUTES
CITY OF IQALUIT
PLANNING AND DEVELOPMENT
COMMITTEE OF THE WHOLE MEETING #07
OCTOBER 21, 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 Methusalah Kunuk
Councillor Simon Nattaq
Councillor Kyle Sheppard
Councillor Romeyn Stevenson
Councillor Samuel Tilley

PRESENT FROM ADMINISTRATION

Steve England, Chief Administrative Officer
Brianna Longworth, City Clerk
Katrina Sarmiento, Deputy City Clerk
Bill Williams, Senior Executive Director of Municipal Infrastructure and Planning
Mathew Dodds, Director of Planning and Development
Geoff Byrne, Communications and Customer Service Manager

Deputy Mayor Smith opened the meeting at 6:01 p.m.

ADOPTION OF AGENDA

Motion PD 25-46

Moved by: Councillor Tilley
Seconded by: Councillor Stevenson

Adoption of agenda as presented.

Unanimously Carried

1. MINUTES

None

2. DECLARATION OF INTEREST

None

3. DELEGATIONS

a) Memo – Sivumugiaq Development Area Concept Plan and Presentation

Navarana Beveridge, Senior Director of Strategic Planning, Qikiqtani Inuit Association (QIA) was in attendance to make a presentation regarding the Sivumugiaq Development Area Concept Plan.

Councillor Sheppard asked the following question, which Ms. Beveridge and Mathew Dodds, Director of Planning and Development, answered:

- How much additional work is needed collaboratively to develop general plan and zoning by-laws so the shared vision can become a reality?
 - Ms. Beveridge advised that to date, there is a Master Plan.
 - Mr. Dodds noted that the plan is at the concept plan stage.
 - Council passed a by-law to redesignate the Inuit Owned Lands and municipal lands as Core Area in the General Plan and zoned as future development for municipal reserve
 - Requires additional Council approvals, which are currently being discussed with QIA
 - Zoning is based on what can be serviced based on density
 - QIA is working with an engineering firm to conduct an analysis.
 - Reviewed the following process and approvals required by Council:
 - Land Disposal Agreement
 - Zoning By-law amendment
 - Development Scheme – allows QIA to control some of the design factors
 - Master Subdivision Approval
 - Construction will commence followed by land disposal approvals

Councillor Nattaq made the following comments/questions, which Ms. Beveridge answered:

- Appointed to the Community Lands and Resource Committee (CLARC)
- Committee only met once and was not aware of this project
- Committee was to meet and discuss Inuit Owned Lands within Iqaluit
- Inuit Owned Lands in Iqaluit - only part of the land is for commercial use
- Did the original plan change?
- Did the people of Iqaluit agree to the proposed project?
- Appears that the land is under QIA
 - Project has been worked on for many years

- Initial discussions would have been held approximately ten years ago with CLARC
 - Over the years, there have been several discussions with CLARC
- Master Plan is still conceptual
- Community engagement with Inuit will be held in November
 - Dates will be announced soon
 - Meeting with Hunters and Trappers Organization (HTO), Inuit business developers and elders
- Community engagement with the public will be held in January
- Comments from both engagements will be discussed and a plan will be formed on behalf of Inuit
- Lands were selected during the Nunavut Land Claims Agreement and QIA is managing the lands on behalf of Inuit
 - Working with subsidiary organizations when developing this particular parcel of land
- Pleased to hear about the development

Mayor Awa asked the following question, which Mr. Dodds and Kamgue Regis, Akiuq Corporation answered:

- How long will it take until the project comes to fruition?
 - The following are comments from Mr. Dodds:
 - Timelines are a phased approach based on service availability
 - Engineering firm understands that the lower lands can be developed in the short term
 - There is potential funding that could accelerate construction.
 - Construction could start in 2026 with more concentrated construction in 2027
 - The following are comments from Kamgue Regis, Akiuq Corporation:
 - Design engineering will be completed by January 2026
 - Water and sewer work is anticipated to start in July 2026
 - Construction of the first stage will start in 2027-2028

4. DEFERRED BUSINESS AND TABLED ITEMS

None

5. NEW BUSINESS

a) Request for Decision – Land Use Permit LUP 25-010 – Qaqqamiut Road Approval of Land Use Permit 25-010 – Canadrill Limited

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for Land Use Permit LUP 25-010 on Qaqqamiut Road for Canadrill Limited.

Alternate Deputy Mayor Flaherty made the following comments/question, which Mr. Dodds answered:

- Land Use Permit will allow for storage of heavy equipment that contains diesel with the possibility of leakage
- Location A consists of natural vegetation and marsh, which is used for walking and berry picking
- Earlier presentation spoke about preserving landscape
- Location B is in the industrial area
- Not in favour of using Location A and recommends using Location B
- Conditions include provision for an Environmental Site Assessment
- Are there any precautionary procedures if there is an oil/fuel spill?
 - Preservation of landscape – staff conducted several site visits to confirm that the land can be developed and identified natural vegetation and marsh
 - No other preservable shrubs/berries
 - Lands were rezoned in 2023 and 2024 by Council, at which time it was decided that the lands would be industrial
 - Recommendation follows Council's policy
 - Type of equipment
 - Used to store steel piles for various construction projects
 - Not aware of heavy equipment being stored
 - Possible that drills could be stored and could be a condition of approval, if Council was concerned
 - Any spills on site would be subject to the *Nunavut Environment Protection Act*
 - Investigation would take place
 - Applicant would be required to remediate the lands at their cost

Councillor Sheppard made the following comments/question, which Mr. Dodds answered:

- Area is directly adjacent to the Upper Base Garage lands
- Existing industrial land across the street
- Feels that Location A is a reasonable use considering the adjacent land uses
- Will there be gravel fill overlay or will the existing land be used?
 - It is anticipated that gravel fill will be laid.
 - Installation of a culvert and driveway over the existing ditch

Alternate Deputy Mayor Flaherty made the following comment/question, which Mr. Dodds answered:

- Commissioner Land Use Permit for eight months
- What assurances are in place that the permit will not be extended past eight months?
 - Steel piles are the first stage of many of the construction projects and timelines do mostly align
 - Anticipated project list contains projects in which the applicant may have to create alternative plans to find areas to store the piles
 - Mostly likely will be the construction sites
 - To date, the construction sites are not prepared to receive the steel piles for storage

- Land Use Permit allows for storage of the steel piles for the short term
- Eight months is set to align with usual intake process for Land Use Permits presented to Council
- If the applicant wishes to extend the Land Use Permit, it will be considered with the other Land Use Permits for extension.
- Applicant is interested in acquiring industrial land in the future subdivision and may not require the Temporary Land Use Permit

Councillor Sheppard made the following comments:

- There have been instances in the past where Temporary Land Use Permits have impeded the City's plan to develop the land for other purposes.
- Historically, Land Use Permits are renewed providing there have been no violations of the existing terms or the land is not needed for other purposes.
- A renewal could be considered by Council but is never guaranteed.

Councillor Stevenson made the following comments:

- Past experience where temporary access has been granted to an applicant, but the applicant felt the access was permanent
- It is important that applicants understand that access is temporary.
- When land access is not temporary, it becomes problematic

Alternate Deputy Mayor Flaherty made the following comment/question, which Deputy Mayor Smith and Mr. Dodds answered:

- Expressed concern that the use could be extended beyond eight months
- What is the process in which the City advises potential applicants that a lot is available for a Temporary Land Use Permit?
 - Deputy Mayor Smith made the following comments:
 - Any group is able to apply for a Temporary Land Use Permit
 - In May or June, there are a number of requests for Temporary Land Use Permits.
 - Residents are aware of the process to undertake a Temporary Land Use Permit
 - Mr. Dodds made the following comments:
 - Understands that other applicants are offered the same opportunity
 - Last year, staff carried out a land inventory assessment regarding what lands in the North 40 were available for Temporary Land Use Permit.
 - This was mostly for granular processing.
 - Have received applications and questions regarding the inventory
 - Land Administration Policy requires certain procedures for Temporary Land Use Permits

Deputy Mayor Smith made the following comments:

- Agenda item relating to the West 40 Subdivision shows the importance of providing industrial land that has not been developed in quite some time

- Developing West 40 Subdivision will alleviate a lot of requests for Temporary Land Use Permits

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

- Was the area between Location A and C designated for a car impound lot?
 - Survey Sketch SK 23-001 was approved with the formation of two lots
 - At the time, the area between Location A and C was reserved for municipal use for a vehicle impound lot.
 - At a recent Council meeting, the area was repurposed to support the expansion of the dog pound facility.
 - When Survey Sketch SK 23-001 was approved, Location A was set aside for future industrial use that was not identified.

Motion PD 25-47

Moved by: Councillor Sheppard

Seconded by: Councillor Aglukark

Committee recommends that Council:

1. Approve Commissioner Land Use Permit Application LUP 25-010 to permit Canadrill Limited to occupy Area A effective November 1, 2025 to June 30, 2026, subject to the conditions in Attachment C.
2. Set the land rental fee at 7.5 percent of the assessed value of the land annually, prorated for eight months from November 1, 2025 to June 30, 2026.

For – Aglukark, Tilley, Awa, Nattaq, Sheppard, Kunuk and Stevenson
Opposed – Flaherty
Carried

b) Request for Decision – Butler Building Lot Competition – Construction Term Extension – Lot 940, Plan 3596

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for Butler Building Lot Competition regarding a Construction Term Extension for Lot 940, Plan 3596.

Motion PD 25-48

Moved by: Councillor Sheppard

Seconded by: Councillor Stevenson

Committee recommends that Council extend the construction completion deadline to February 1, 2028 for Uquutaq Society's Butler Building Redevelopment Project, Lot 940, Plan 3596.

Unanimously Carried

Alternate Deputy Mayor Flaherty clarified that no penalty would be charged to extend the construction deadline. Councillor Sheppard advised that was correct.

c) Request for Decision – West 40 Subdivision Approval of Concept Plan and Land Disposal Approach

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for West 40 Subdivision Approval of Concept Plan and Land Disposal Approach.

Councillor Aglukark made the following comments:

- Acknowledged the important collaboration between the Dog Teams and the City
 - Promotes a positive example of moving forward as a community that is grounded and respected in Inuit culture, while planning for the future
- West 40 is a vital area for Iqalumiut to carry on the tradition of dog teaming
- City and Dog Team owners worked together to identify what worked best for the teams, while meeting the City's planning requirements
- Thanked staff and Dog Teams for their dedication, patience and commitment to finding solutions that respect Inuit ways of life, while ensuring responsible land use and community safety
- Public consultations and ongoing discussions showed collaboration when approached with mutual respect and understanding
- Reflects Inuit societal values
 - Working together for a common cause
 - Respect and care for the land, environment and animals
 - Innovative and resourceful in seeking solutions
- A space dedicated for the Dog Team community in the West 40 is not only preserving tradition, but also about ensuring long term cultural well-being, youth and connection to the land and animals.

Deputy Mayor Smith made the following comments:

- Important area for culture
- Needs to be protected, while balancing the business needs of the community
- Dog Team owners are thankful for the area
 - There are some issues with the land being swampy.
- Suggested that when disposing of land in the West 40, incremental land improvements be undertaken to the Dog Team area
 - Improvements would be undertaken over a number of years as the area is developed
 - Important way to balance the business use as well as the traditional use of the area
- Upcoming territorial election is a good opportunity to lobby the government to invest in the traditional activity

Councillor Sheppard made the following comments/question, which Mr. Dodds answered:

- Good way to address competing priorities and desires for land

- Proposed light industrial zone area regarding caretaker suites
- Has any consideration been given to expanding caretaker suites and the possibility of shared accommodations above some industrial properties?
 - Caretaker suites are permitted up to 80 m² of a small unit for a facility manager per lot
 - Staff have considered the industrial land use designation to allow for an expansion
 - Requires a motion of Council to direct staff regarding the expansion
 - In the past, there was concerns when school buses went to the West 40 due to family orientated use.
 - The City could prevent that type of growth.
 - Staff would consider amending the policy regarding expansion of caretaker suites, which will consider reviewing the territorial acts to determine what is required
 - Noted that there are concerns with residential use in close proximity to waste disposal sites
 - Department of Health would become involved in the process
 - There are options for expanding caretaker suites.
 - By-law could be passed as is
 - Research and implementation would be undertaken by staff for the new community plan
 - Amendments for the West 40 could also include housekeeping amendment regarding caretaker suites, which would be considered at the same time

Deputy Mayor Smith made the following comments:

- Caretaker suites would have trucked water and sewer
- Considered as “bunk houses”
- Not intended as apartments for families

Councillor Sheppard made the following comments:

- Intent to allow the possibility of shared “bunk house” style housing
- Intended for transient workers
- House trades and labour personnel that are brought in on a regular basis

Mayor Awa made the following comments:

- Supports hunters
- Attachment 4 – Eco-Tourism/Outfitting
 - Suggested that this be changed to allow people to park their boats
 - Residents in Apex need an area closer to park their boats
 - Initial discussion included a space to park boats

Deputy Mayor Smith made the following comments:

- There is a need for boat storage.
- Would like to find an area for boat storage that would not intervene with all the work that has been done with the West 40 proposed plan

Councillor Sheppard made the following comments:

- Boat storage is needed
- Eco-tourism/outfitting is needed to support businesses in the community
- Important to recognize that a motion has never been made to direct Administration to do anything relating to boat storage
- Boat storage has been discussed many times, but no direction was given to identify a lot and present a proposal to Council
- Perhaps Lots 34 and 35, which are closer to the water, could be used for boat storage
- Important to add to next Council agenda to pass a motion giving direction to Administration to identify a boat storage area

Mayor Awa made the following comment:

- There was no motion to designate lots for eco-tourism/outfitting.

Deputy Mayor Smith noted that there was a motion to develop and plan for industrial and multi-use land with community consultation.

Alternate Deputy Mayor Flaherty made the following comments:

- Land was transferred from the federal government to the City
- Asked to use the land for something important
- Plans are good to see
- During discussions, opinions are provided
- Stakeholders, including the Dog Team owners, were informed
- “Bunk houses” were previously discussed
- Sets a precedent when lots are opened up
- Important to administer the lots properly to avoid the area being constructed with shacks/cabins
- Careful consideration must be given to the permitted use on the lots
- Shacks/cabins should not be permitted on the lots
- Consider the hunters as they never are considered first
- Eco-tourism requires a place where they need a shack
- Consideration is being given to one area and no consideration for the hunters
- Hunters should be a priority
- Majority of the residents are hunters, and the land is supposed to be for everybody
- Good that the lots are divided, but more consideration must be given to the uses
- Dog Teams, eco-tourism that want to build shacks, and hunters who want to occupy the same land

Deputy Mayor Smith made the following comments:

- Eco-tourism/outfitting lots – lot disposal strategy indicates that preference will be given to registered and established local outfitting companies
- Council can pass a motion to direct staff to create a boat storage area and an area for hunters

Councillor Sheppard made the following comments:

- Council has the ability to say that the light industrial land is for boat storage
- Important to determine that the right location is found for boat storage

Councillor Nattaq made the following comments:

- Land is not being set aside for Inuit
- Hunters with boats do not have room and are being set aside by eco-tourism/outfitting businesses who will have better lots
- Commercial outfitters continue to want more things
- In the past, when dogs were needed to hunt for food and visit other people, Inuit would help others out
 - Today, it is all about money.
 - Money is being made using Dog Teams
- Traditional Inuit ways are being broken
- Inuit with boats are being set aside by those who want to make money
- Commercial boaters are being accommodated

Deputy Mayor Smith made the following comments:

- Reiterated that it is Council that directs staff to identify an area in the proposed plan that would be beneficial and good for boat storage
- Any member of the committee can make a motion to direct staff.

Steve England, Chief Administrative Officer, made the following comments:

- In an attempt to move the matter forward, recommended that a motion be made instructing Administration to work on a boat storage area
 - A draft recommendation can be presented to Council at the last meeting in November.
 - Some items will have to be prioritized and rescheduled

Motion PD 25-49

Moved by: Councillor Sheppard

Seconded by: Alternate Deputy Mayor Flaherty

Committee recommends that Council direct Administration to identify a zone for boat storage, after assessing a reasonable community need to determine the size and scope of what is required, with a report being presented to Council.

For – Awa, Flaherty, Aglukark, Kunuk, Sheppard, Stevenson, and Tilley
Opposed – Nattaq
Carried

Councillor Sheppard made the following comments:

- The proposed motion does not affect the intended Request for Decision to move forward with the West 40 Concept Plan and Land Disposal Approach.
- Boat storage use is allowable within the Concept Plan

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

- Boat storage versus a space that could be used for boat storage are two different things
- Not intended that the City pursue boat storage
- Suggested that boat storage should be a managed space, but not recommending that the City manage the space
 - Mr. England made the following comment:
 - Staff will explore and present options for managing the boat storage
- Expressed concern that consideration must be given in allowing too many caretaker units in an industrial park to avoid developing a neighbourhood
 - Mr. England made the following comments:
 - Staff will consider other areas for “bunk houses” as there is a need in the community
 - Rotational construction workers are using housing stock, which keeps families from homes
 - There is land that can be designated to develop “bunk houses”.
 - Council can pass a motion to direct Administration to explore areas suitable for developing “bunk houses”.
- Are there any current regulations outlining what can be constructed on the current dog area?
 - Mr. Dodds made the following comments:
 - Area is currently zoned General Industrial, which allows for a range of uses including dog areas
 - There is no established tenure on the lands.
 - Any structures were constructed without Development Permits
 - Development Permits can be issued once the land has been established
 - Rezoning the area from General Industrial to Open Space gives the City the ability to restrict encumbrances/development in the area
 - General Plan Open Space designation allows for dog space areas
 - Definition of a Dog Team area is an area where dog sled teams can exist and does not prohibit small sheds and seacans for storage
 - Housekeeping amendment in the General Plan to include provisions to allow small sheds and seacans for storage relating to the use of the land
 - Reviewed what is permissible on an Open Space lot
- What is the process for disposing lots in a fair and equitable manner that are already occupied and in particular, Lots 33 to 35?
 - Mr. Dodds made the following comments:

- Lots 33 to 35 are currently owned by the Commissioner and considered airport lands
- In 2023, Government of Nunavut administered temporary leases to support construction laydown that would be vacated in two years.
- Occupants will have to vacate the lots by the end of the year and as part of the condition, the fill would remain.
- Development Permits received for the area have been reviewed to ensure that every structure was temporary in nature and that no permanent structures were established
- Disposal of the lots will be a fair process by competition
- At this time, current occupants will not be weighted in the competition for lot disposal.
- Development and Phase 1 lot disposal are lots that are adjacent to roads, which are seven eco-tourism/outfitting lots. Four are light industrial and five are general industrial.
 - Mr. Dodds made the following comments:
 - Dedication of eco-tourism/outfitting lots was to ensure a buffer
 - Council introduced a cultural/heritage protection symbol to the General Plan, which looks for ways to respect a distance from cultural resource.

Councillor Kunuk made the following comments:

- Boat storage can be a closed area or an open area
- Current boat parking area is too small and does not have sufficient space
- Boat ramp used by outfitters cannot be used by individuals, especially when cruise ships arrive
- In the interim, does not agree with the proposal until a plan is provided for a boat storage area.

Deputy Mayor Smith made the following comments:

- Strongly suggests that the Request for Decision should not be delayed
- Reiterated that the Request for Decision does not preclude investigating a boat storage area
 - Staff has been directed to identify a boat storage area

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

- Has a geotechnical study been carried out to determine if there is permafrost, which will make it expensive to develop?
 - A geotechnical assessment of the area has been carried out and determined that the area is mostly permafrost.
 - The Request for Decision includes costs to develop the area based on the findings of the geotechnical assessment.

Motion PD 25-50

Moved by: Councillor Stevenson

Seconded by: Councillor Sheppard

Committee recommends that Council:

Approval of Concept Plan

1. In a manner generally consistent with the road network, lot configuration, and overall design as shown in the proposed Concept Plan depicted in Attachment 2, while allowing for minor technical or detailed adjustments as required through the detailed design phase, direct staff to:

- a. Proceed with detailed design; and
- b. Return to Committee with a Survey Sketch for approval.

Cultural Protection

2. For planning and reserving land for cultural uses, direct staff to:

- a. Dedicate lands for Dog Teams as depicted in Attachment 5.

Approval of By-law Amendments

3. In a manner consistent with the proposal described in Attachment 3, direct staff to prepare and schedule:

- a. Map and text amendments to Zoning By-law No. 899 for First Reading, Public Hearing and Second Reading.
- b. A map amendment to General Plan By-law No. 898 for First Reading, Public Hearing and Second Reading.

Approval of Lot Disposal Strategy

4. Direct staff to proceed with the phased lot disposal strategy outlined in Attachment 4.

Unanimously Carried

Councillor Sheppard made the following comments, to which Mr. Dodds replied:

- Disposal Method – Request for Proposal will be based on criteria, and the exact process has not yet been determined
 - Provides staff with direction to proceed in developing criteria to dispose of lots through a competition
- Boat storage area – area can be determined but will take a considerable amount of time to develop
- Management of the boat storage area will have to be considered and developed
- Proposed motion does not eliminate the designation of a boat storage area

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

- Is the intention to dispose of lots soon so that lots could be used in the upcoming construction season?
 - Prioritizing lots with existing road frontage will accommodate the need for potential occupants
 - Based on approvals, designs and legal surveying, the first competition could be in the first or second quarter of 2026

Councillor Nattaq made the following comments/question, which Mr. Dodds answered:

- Commented on the condition of the land relating to permafrost and the disposal of hazardous material

- Land is slanted towards the bay
- Has the condition of the land improved?
 - Staff conducted environmental assessment, which required remediation of areas
 - Areas will continue to be monitored

Councillor Aglukark made the following comments/question, which Mr. Dodds answered:

- Attachment 5 shows the entire Dog Team area
- Currently, Dog Teams utilize 3.7 acres
- Based on Attachment 2, a Dog Team will be displaced as Lot 38 will no longer be designated for a Dog Team
- What happens to the displaced Dog Team and what support will be provided in terms of relocating?
 - Dog Team that is currently occupying what is being shown as Lot 38
 - Did consult with the Dog Team owner
 - There may be a need to relocate the Dog Team or change the boundary.
 - The area currently being occupied is subject to environmental assessment and decontamination.
 - Determining if the area is a long term fit for the Dog Team
 - Hopefully, the lot identified in Attachment 5 for 0.7 acres will be suitable for the Dog Team.
 - Discussion will continue and the Dog Team will not be displaced until there is a plan in place

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

- When identifying the lots, is consideration given that the City will have access to lots for a temporary laydown area as discussed earlier?
 - Lots are intended for long-term lease and not temporary lease
 - Staff are exploring other areas that could be used for temporary lease for laydown areas
- Where do the non-profit organizations fit in the plan?
 - In the Lands Needs Assessment and Consultation, there are non-profit organizations that provide eco-tourism in a different and unique way.
 - Some are interested in bidding on land
 - On-the-land Facilities are interested in land that is not near roads, but in the short-term there may be interest in the eco-tourism lots

d) Request for Decision – Zoning By-law Amendment – ZBA 25-003 – Apex Pop Shop – Approval of Modification to Zoning By-law Amendment - Lot 19, Block 7, Plan 2871

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for a Zoning By-law Amendment – ZBA 25-003 for the Apex Pop Shop – Lot 19, Block 7, Plan 2871.

Motion PD 25-51

Moved by: Councillor Sheppard

Seconded by: Councillor Tilley

Committee recommends that Council:

1. Approve the drafted amendment to Zoning By-law Amendment ZBA 25-003 for Lot 19, Block 7, Plan 2871.
2. Direct staff to schedule a Public Hearing for the by-law modification.

Unanimously Carried

e) Request for Decision – On-the-Land Facilities – Approval of Facility Inventory and Application Processes

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for On-the-Land Facilities regarding Approval of Facility Inventory and Application Processes.

Motion PD 25-52

Moved by: Councillor Sheppard

Seconded by: Councillor Aglukark

Committee recommends that Council approve the Disposal Procedures and Application Process in Attachment 1 for On-the-Land Facilities Inventory Areas A, B, C and D as depicted in Attachment 2.

Unanimously Carried

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

- Will applications open up for the zoned areas?
 - The application process will be opened up.

f) Request for Decision – Zoning By-law Amendment ZBA 25-022 – Apex Fourplex - Approval of Zoning By-law Amendment – Lot 4, Block 10, Plan 1986

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for a Zoning By-law Amendment – ZBA 25-022 for a Fourplex in Apex – Lot 4, Block 10, Plan 1986.

Councillor Tilley made the following comments:

- Proposal does not fit the character for Apex at this time
- Area is primarily low density with single family housing
- Introducing a fourplex will significantly increase density to neighbouring lots

- Approval will set a precedent for other lots with the same size
- Was opposed to First Reading

Deputy Mayor Smith made the following comments:

- A similar proposal was presented for the Happy Valley area.
- Proceeding with First Reading and Public Hearing will allow Apex residents to voice their concerns
- Both Council and developers will have the opportunity to hear concerns from residents

Councillor Sheppard made the following comments:

- Agreed that a Public Hearing will allow Apex residents the opportunity to voice their concerns
- The proposal recommends additional density, but the footprint is relatively conservative and will fit on the lot to provide much needed three-bedroom units.
- Densification has already been seen in Apex
- Council continues to ask for three-bedroom units

Motion PD 25-53

Moved by: Councillor Sheppard

Seconded by: Mayor Awa

Committee recommends that Council:

1. Identify Site Layout - Site Plan A.
2. Give First Reading to the amending by-law to Zoning By-law No. 899 to rezone Lot 4, Block 10, Plan 1986 from Low Density Residential – Trucked Services Zone (R1A) to Low Density Residential – Trucked Services Special Exception 4 (R1A(4)) to permit a fourplex on the site.
3. Direct staff to give public notice for a Public Hearing on a date to be determined by staff.

For – Nattaq, Awa, Aglukark, Flaherty, Sheppard and Kunuk
Opposed – Tilley and Stevenson
Carried

Councillor Sheppard made the following comment, to which Mr. Dodds replied:

- Requested a brief summary of the difference between Site Plan A and Site Plan B
 - Staff typically does not provide two options
 - The developer requested that the two options be presented.
 - Currently, Council does not support four parking stalls that directly access the road for a single-family dwelling.
 - Site Plan B allows for four pull-in/back-out parking stalls along the front lot line
 - Site Plan A allows for one driveway with a less visible parking area
 - Staff recommends Site Plan A
- The motion will identify Site Layout – Site Plan A.

6. **IN CAMERA SESSION**

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

7. **ADJOURNMENT**

Motion PD 25-54


Moved by: Councillor Stevenson

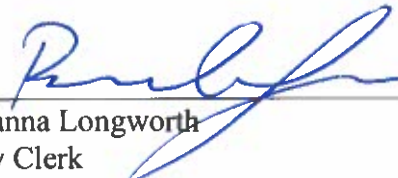
Seconded by: Councillor Tilley

Committee adjourns at 8:20 p.m.

Unanimously Carried




Deputy Mayor Kimberly Smith
Chair


Brianna Longworth
City Clerk

Approved by City Council on the 25th day of November 2025.

