

**MINUTES  
CITY OF IQALUIT  
PLANNING AND DEVELOPMENT  
COMMITTEE OF THE WHOLE MEETING #07  
AUGUST 17, 2021 at 6:00 p.m.  
CITY COUNCIL CHAMBERS**

**PRESENT FROM COUNCIL**

Councillor Joanasie Akumalik, Chair  
Deputy Mayor Janet Brewster  
Councillor Romeyn Stevenson  
Councillor Simon Nattaq  
Councillor Kyle Sheppard  
Councillor Solomon Awa  
Councillor John Fawcett

**ABSENT**

Mayor Kenny Bell  
Councillor Sheila Flaherty

**PRESENT FROM ADMINISTRATION**

Amy Elgersma, Chief Administrative Officer  
Katrina Sarmiento, Executive Assistant/Acting City Clerk  
Jenie Eeseemailee, Senior Interpreter/Translator  
Michelle Armstrong, Planning Contractor, Northern Futures – via visual conference  
Samantha Toffolo, Planning Contractor, Northern Futures – via visual conference

**ADOPTION OF AGENDA**

**Motion PD #21-55**

Moved by: Councillor Sheppard  
Seconded by: Councillor Stevenson

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**

- a) Request for Decision – Zoning By-law Amendment No. ZBLA 21-003-  
Inuusirvik Wellness Hub - Plan 674, Lots 117 and 118 (762 and 764 Fred  
Coman Street) – Qaujigiartiit Health Research Centre

## **3. DELEGATIONS**

None

## **4. DEFERRED BUSINESS AND TABLED ITEMS**

None

## **5. NEW BUSINESS**

- a) **Request for Decision – Zoning By-law Amendment No. ZBLA 21-003-  
Inuusirvik Wellness Hub - Plan 674, Lots 117 and 118 (762 and 764 Fred  
Coman Street) – Qaujigiartiit Health Research Centre**

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

Michelle Armstrong, Planning Contractor, Northern Futures, presented a Request for Decision for a Zoning By-law Amendment No. ZBLA 21-003, Plan 674, Lots 117 and 118, 762 and 764 Fred Coman Street for Inuusirvik Community Wellness Hub for Qaujigiartiit Health Research Centre.

Ms. Armstrong explained that the proposal is to construct a two-storey building which requires a Zoning By-law amendment to a Central Business Zone (B1) with a special exception. The special exception will provide the following:

- reduce the parking requirement by one parking space
- increase the maximum distance for off-site parking to 200 metres from the maximum 75 metres
- permit two front yard parking spaces
- reduce the required setback for the front ramp entrance at the front of the building from 0.5 metres to zero metres
- reduce the required rear yard setback from 6 metres to 3.4 metres

### **Motion PD #21-56**

Moved by: Councillor Stevenson

Seconded by: Deputy Mayor Brewster

Committee recommends that Council give First Reading to the by-law to amend Zoning By-law No. 899 to rezone Lots 117 and 118, Plan 674 to Central Business Zone (B1[h13]), Special Exception 5, subject to removing the reduction in the minimum parking requirement.

**Unanimously Carried**

Councillor Fawcett noted that the off-site parking is a municipal parking facility and asked if the wellness centre would have priority in using the parking facility.

Ms. Armstrong explained that the lot was designed as a municipal parking facility that can have dedicated off-site parking spaces to facilitate redevelopment of lots in the area. Currently, there are nine dedicated parking spaces for Building 607. She noted that there is also dedicated parking between Building 619 and 621, which was a result of sidewalk improvements along Queen Elizabeth Way.

Councillor Fawcett asked if the wellness centre would purchase parking spaces. Ms. Armstrong advised that the parking spaces would be purchased under the cash-in-lieu for parking policy which requires an initial fee, as well as the annual maintenance fee.

Councillor Awa was in attendance.

Councillor Nattaq asked about parking spaces and an elevator for accessibility. Ms. Armstrong explained that an elevator is proposed and will be confirmed in the detailed drawings submitted with the Development Permit Application.

Ms. Armstrong explained that one of the exceptions requests the setback for the front ramp entrance to be reduced to zero to allow the extension of the ramp to meet the sidewalk. She also noted that there is an accessible ramp from the parking area.

Councillor Stevenson noted that the building requires 14 parking spaces, which includes three purchased off-site parking spaces, and asked why an additional off-site parking space is not purchased to meet the requirements.

Ms. Armstrong advised that the applicant provided a parking rationale which outlined the parking requirements based on current daily uses at their other sites. She explained that there is an option to have an additional parking space at the front of the building for pick-up and drop-off, or the applicant could purchase another off-site parking space.

Councillor Stevenson expressed concern that the required parking spaces be available. He asked if the development had a neighbourhood improvement.

Ms. Armstrong advised that there is no off-site improvement. She noted that during the Development Permit Application process, the applicant would like to incorporate a pick-up and drop-off zone in front of the building, which will require encroachment on a City right-of-way.

Ms. Armstrong pointed out that the proposed design includes a space that is open across the two floors, which is intended to be used for various events and provide an option for a meeting space that is accessible.

Councillor Stevenson was in favour of encroaching on City land to allow for a safe drop-off and pick-up zone.

Councillor Nattaq expressed his concern that buildings must be accessible and meet all accessibility requirements.

Councillor Stevenson confirmed that the 14 parking spaces will be provided prior to First Reading. Ms. Armstrong explained that the requirement for 14 parking spaces will have to be included as an exception in the amending by-law.

Councillor Stevenson, as the mover, proposed to amend the motion that the parking requirement of 14 spaces be provided.

Deputy Mayor Brewster, as the seconder, agreed to the proposed amendment.

**Motion PD #21-57**

Moved by: Councillor Stevenson

Seconded by: Councillor Fawcett

Committee recommends that Council direct staff to give Public Notice for a Public Hearing to be held on September 14, 2021.

**Unanimously Carried**

Councillor Fawcett asked if the information for the Public Hearing would included the parking requirement of 14 spaces.

Ms. Armstrong explained that changes could be made to the amending by-law and a revised version sent to Council, or Council could request the change to the amending by-law. She noted that prior to the Public Hearing, staff would ensure that the public was presented with the revised amending by-law.

Following the vote, Councillor Sheppard returned to the meeting.

- b) Request for Decision – Commissioner’s Land Use Permit No. LUP 21-008 – North 40 Activities – Plan 184, Group 1087, Portion of Lot 1 (North 40 Pit Area) – Nunavut Excavating**

Michelle Armstrong, Planning Contractor, Northern Futures, presented a Request for Decision for a Commissioner’s Land Use Permit No. LUP 21-008, Plan 184, Group 1087, Portion of Lot 1 (North 40 Pit Area) for Nunavut Excavating.

Ms. Armstrong explained that Nunavut Excavating was recently issued a Land Use Permit for the North 40. She noted that the Land Use Permit specifically defined the usage of the land for stockpiling and processing of granular materials, equipment and materials storage and a concrete batch plant.

She noted that staff recently became aware that there was one explosive storage container in the area, which requires amending the Land Use Permit to allow one explosive storage container as a permitted use. Nunavut Excavating will be required to maintain their Explosive License with Natural Resources Canada and provide the City with a copy of the license.

**Motion PD #21-58**

Moved by: Deputy Mayor Brewster

Seconded by: Councillor Stevenson

Committee recommends that Council approve Land Use Permit LUP 21-008 to amend LUP 21-004 to add one explosive storage container as a permitted use and add a special condition, and further, that a provision for a special condition be added, that permission for an explosive storage container will not be renewed next year, with the intent that the explosive storage container will be relocated.

**For – Brewster, Sheppard, Stevenson**

**Opposed – Nattaq, Fawcett, Awa, Akumalik**

**Defeated**

Councillor Stevenson asked why Nunavut Excavating applied for a Land Use Permit and did not tell staff there was an explosive storage container on the site.

Ms. Armstrong explained that originally, four explosive storage containers were located in the North 40 and then three were relocated to the old Trail Area gravel pit in 2018. She noted that the use was not identified when the Land Use Permit was issued in 2018, as Nunavut Excavating did not realize the use had to be identified as they had a license from Natural Resources Canada.

Councillor Fawcett noted that during the last discussion regarding this matter, he pointed out that Nunavut Excavating is aware of the process and requirement to advise the City of the location of the explosive storage containers.

Councillor Fawcett commented that following the discussion at that meeting, he visited the site and found there is only one gate for one section and the rest is open. He was able to park directly next to one of the storage containers, walk easily to every other storage container, and he did not feel the area was currently safe. He pointed out that Nunavut

Excavating located explosive storage containers next to each other without the City's knowledge, which he does not support. Councillor Fawcett commented that as developers, Nunavut Excavating is responsible to keep the city safe. Nunavut Excavating is permitted to use explosives and has a license for the explosives, but not notifying the City, has put the city in danger.

Councillor Stevenson noted that companies in this area often seem to think that the rules do not apply to them and this has to stop from reoccurring. He felt there should be some monetary compensation for having the use on the site without the City being aware. He noted companies have to realized that they can't do whatever they want in this area.

Councillor Sheppard asked what happens if the Request for Decision is not recommended to Council.

Ms. Armstrong explained that if it is not approved, the applicant would be asked to remove the explosive storage container and the use is not permitted. If the explosive storage container is moved someplace else, approval will have to be obtained. There is also the option of discontinuing the use, which would mean determining if the explosives can be relocated to their other approved explosive storage units in the old Trail Area gravel pit. The Planning Department would have to follow through with Municipal Enforcement to have the explosive storage container removed and not relocated.

Councillor Sheppard asked if there was any other reason to deny the request other than the use being omitted in the recently approved Land Use Permit,.

Ms. Armstrong explained that when Natural Resources Canada issues licenses, they have to report the exact coordinates and identify the closest hazards, being habitable buildings or other explosives storage areas. Therefore, denying the request would be from a planning perspective. She suggested having defined locations where access is more restricted.

Councillor Sheppard noted that on the North 40 Activities Map, the location of the explosive storage container in question is very close to the waste transfer station facility being developed.

Amy Elgersma, Chief Administrative Officer, noted that the explosive storage containers at the old Trail Area gravel pit are closer to the new landfill site. She explained that if the Committee does not recommend the Land Use By-law to include the explosive storage container, the applicant will have to propose another location to store the explosives.

Deputy Mayor Brewster noted that at a previous meeting when the matter of explosive storage containers was discussed, it was pointed out that the permitting system used by Natural Resources Canada is well researched and legislated. Companies must follow the guidelines in order to receive a license for an explosive storage container.

Councillor Stevenson asked if there was some type of mechanism to fine a company for having unpermitted activities on their leased Commissioner's land. Ms. Elgersma asked Municipal Enforcement and indicated that there is no mechanism for a fine for this type of action. She noted that there is a fine mechanism in the new General Plan.

Councillor Sheppard noted that the Land Use Permit is for a one-year duration. He suggested that the use be permitted this year, with the provision that the applicant amend their Natural Resources Canada license to move the explosive storage container to a new location prior to the Land Use Permit being renewed next year. Ms. Armstrong advised that it is an option.

Councillor Fawcett asked if there was a requirement for the applicant to provide a copy of the license prior to the Land Use Permit being approved. Ms. Armstrong explained that generally, the company has a license or are in the process of obtaining a license. As part of the Land Use Permit, there is a condition that the license must be valid for the duration of the Land Use Permit.

Councillor Fawcett expressed concern regarding the safety of the area and meeting safety requirements. He asked if the areas are inspected by Natural Resources Canada to ensure the safety requirements are met.

Councillor Awa agreed that this area is not safe.

Deputy Mayor Brewster commented that consistency is important. She noted that when explosive storage containers were discussed at previous meetings, it was agreed that signage was required and that Natural Resources Canada permitting requires safety measures.

Councillor Nattaq noted the importance of having signage, especially during the winter months, when all-terrain vehicles and snowmobiles use access roads to get on the land.

Councillor Sheppard suggested an amendment to the motion. That a provision for a special condition be added, that permission for an explosive storage container will not be renewed next year, with the intent that the explosive storage container will be relocated.

The mover, Deputy Mayor Brewster, and seconder, Councillor Stevenson, agreed to add the amendment.

Councillor Akumalik advised that he would be away for a couple of weeks.

## **6. IN CAMERA SESSION**

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

7. **ADJOURNMENT**

**Motion PD #21-59**

Moved by: Councillor Stevenson  
Seconded by: Councillor Sheppard

Committee adjourns at 7:15 p.m.

**Unanimously Carried**



  
Joanasie Akumalik  
Chair

  
Katrina Sarmiento  
Acting City Clerk

Approved by City Council on the 24<sup>th</sup> day of August 2021.