

THE CORPORATION OF THE CITY OF IQALUIT

BY-LAW # 986

AMENDMENT TO ZONING BY-LAW # 899

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**A By-law of the City of Iqaluit in Nunavut to amend By-law No. 899, The City of Iqaluit Zoning By-law, pursuant to the Planning Act, R. S. N. (1988), c. P-7, s. 29.**

**WHEREAS** the Council of the Corporation of the City of Iqaluit has adopted a Zoning By-law (By-law No. 899), in accordance with the *Planning Act*, and

**WHEREAS** Council wishes to amend the Zoning By-law to allow mixed-use (residential/commercial) development up to 8-storeys in height on Lots 903 to 905 Plan 2996;

**NOW THEREFORE** the Council of the City of Iqaluit enacts as follows:

1. Schedule A is declared to form part of this By-law.
2. Lots 903 to 905, Plan 2996, as shown on Schedule A of this By-law, are hereby rezoned from *Light Industrial Zone, Special Exception 1 (M1(1))* to *Central Business Zone, Special Exception 7 (B1[h32](7))*.
3. By-law No. 899 is hereby amended by:
  - a. adding the following sections immediately after Section 15.15, as follows:
    - 15.16 Notwithstanding the parking requirements established in Section 6.1, on lands zoned B1[h32](7), the minimum number of parking spaces for a dwelling unit shall be:
      - 1 per 3 dwelling units plus 1 visitor space per 10 dwelling units.
    - 15.17 In addition to the conditional uses permitted in the B1 Zone, on lands zoned B1[h32](7), the following conditional use shall also be permitted:
      - Apartment Dwelling.
    - 15.19 In addition to the conditional use criteria in Sections 15.3 and 15.4, on lands zoned B1[h32](7), the following criteria shall apply:
      - In approving an Apartment Dwelling, the building must not be located within 50 metres of a front lot line; and
      - In approving a Dwelling Unit, the Development Officer shall be satisfied that adequate water and sewer capacity exist in the system, and that the sewer capacity allocation as outlined in the servicing agreement with Qikiqtaaluk Business Development Corporation (as revised) is adhered to or has been resolved.


- In a building with 20 or more dwelling units, a maximum of 50% shall be bachelor or 1 bedroom dwelling units. Additionally, in a building with 40 or more dwelling units, a minimum of 5% shall be 3 or more bedroom dwelling units.

15.20 In addition to the zone provisions in Section 15.5, on lands zoned B1[h32](7), the following shall apply:

- For an 'Apartment Dwelling', the minimum dwelling unit area provisions of Section 11.7 apply. All other provisions of 15.5(b) apply.
  - the minimum Landscaped Open Space dedication for the site shall be 25% of the site area.
  - the maximum density for residential uses is 150 dwelling units per net hectare.
4. Schedule B of By-law No. 899 containing the Populated Area Zoning Map is hereby amended as shown on Schedule A of this by-law.
  5. This by-law shall come into effect on the date of its third reading.
  6. The third reading of the by-law shall be held only after the applicant has submitted a Development Permit application that responds to all General Plan policies to the satisfaction of the Development Officer.

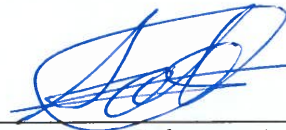
READ a first time this 14<sup>th</sup> day of May, 2024.

  
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 Solomon Awa  
 Mayor

  
 \_\_\_\_\_  
 Steve England  
 Chief Administrative Officer

After due notice and a Public Hearing held on May 28, 2024

READ a second time this 28<sup>th</sup> day of May, 2024.

  
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 Solomon Awa  
 Mayor

  
 \_\_\_\_\_  
 Steve England  
 Chief Administrative Officer

APPROVED by the Minister of Community and Government Services this 22 day of July, 2024.

  
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 Minister, Community and Government  
 Services

READ a third and final time this 8<sup>th</sup> day of April, 2025



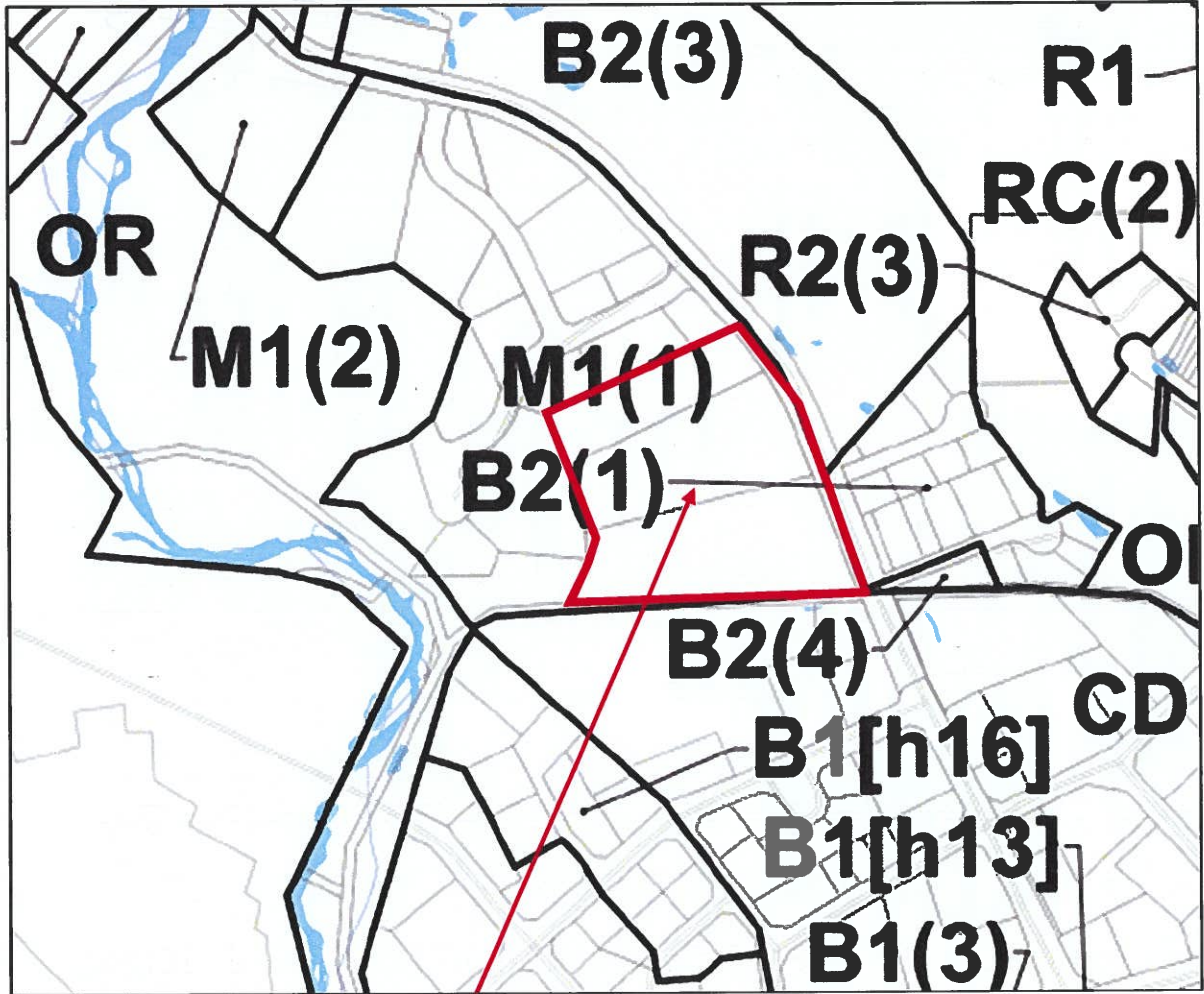
Solomon Awa  
Mayor



Steve England  
Chief Administrative Officer



Schedule A



Lands to be rezoned from Light Industrial Zone, Special Exception 1 (M1(1)) to Central Business Zone, Special Exception 7 (B1[h32](7)).