

THE CORPORATION OF THE CITY OF IQALUIT

BY-LAW # 975

AMENDMENT TO ZONING BY-LAW # 899

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 proposed stacked row dwellings on Lots 394 to 399, Plan 768;

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

1. Schedule A of this By-law is declared to form part of this By-law.
2. The third reading of the by-law shall be held only after the applicant has submitted a Development Permit application that responds to all Zoning By-law policies to the satisfaction of the Development Officer.
3. Lots 394 to 399, Plan 768, as shown on Schedule A of this By-law, is hereby rezoned from *Sijjanga Zone* to *Sijjanga Zone, Special Exception 4 (S(4))*.
4. By-law No. 899 is hereby amended by adding, immediately following section 13.16, the following:

13.17 Notwithstanding the parking requirements established in Section 6.1, on lands zoned S(4), the minimum number of parking spaces for a dwelling unit shall be:

- 1 per 2 dwelling units.

13.18 Notwithstanding the parking requirements established in Section 6.6, on lands zoned S(4), the maximum number of parking spaces accessing the road directly by pulling in or backing out shall be:

- 3 parking spaces per building with a minimum landscaped open space strip of 3 m between parking areas of 3 spaces.

13.19 Notwithstanding the parking requirements established in Section 6.8, on lands zoned S(4), parking areas containing more than 12 parking spaces shall provide a landscaped open space strip with a minimum width of 1 m along the lot line(s) adjoining the road.

13.20 In addition to the conditional uses permitted in the S Zone, on lands zoned S(4), the following conditional use shall also be permitted:


- Stacked row dwelling.

13.21 In addition to the zone provisions in Section 13.4, on lands zoned S(4), the following shall apply for a 'stacked row dwelling':


- the minimum lot area shall be 125 m² per unit;
- the minimum dwelling unit area for a 1-bedroom dwelling unit shall be 60 m²; and
- the maximum units in a row shall be 3 units.

5. 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.
6. This by-law shall come into effect on the date of its third reading.
7. 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 13 day of February 2024.



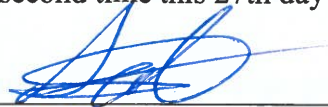
Solomon Awa
Mayor



Steve England
Chief Administrative Officer

After due notice and a Public Hearing held on February 27, 2024.

READ a second time this 27th day of February 2024.



Solomon Awa
Mayor



Steve England
Chief Administrative Officer

APPROVED by the Minister of Community and Government Services this 18th day of April, 2024.

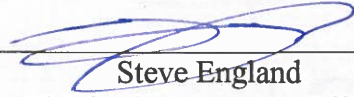


Minister, Community and Government
Services

READ a third and final time this 23rd day of April, 2024.



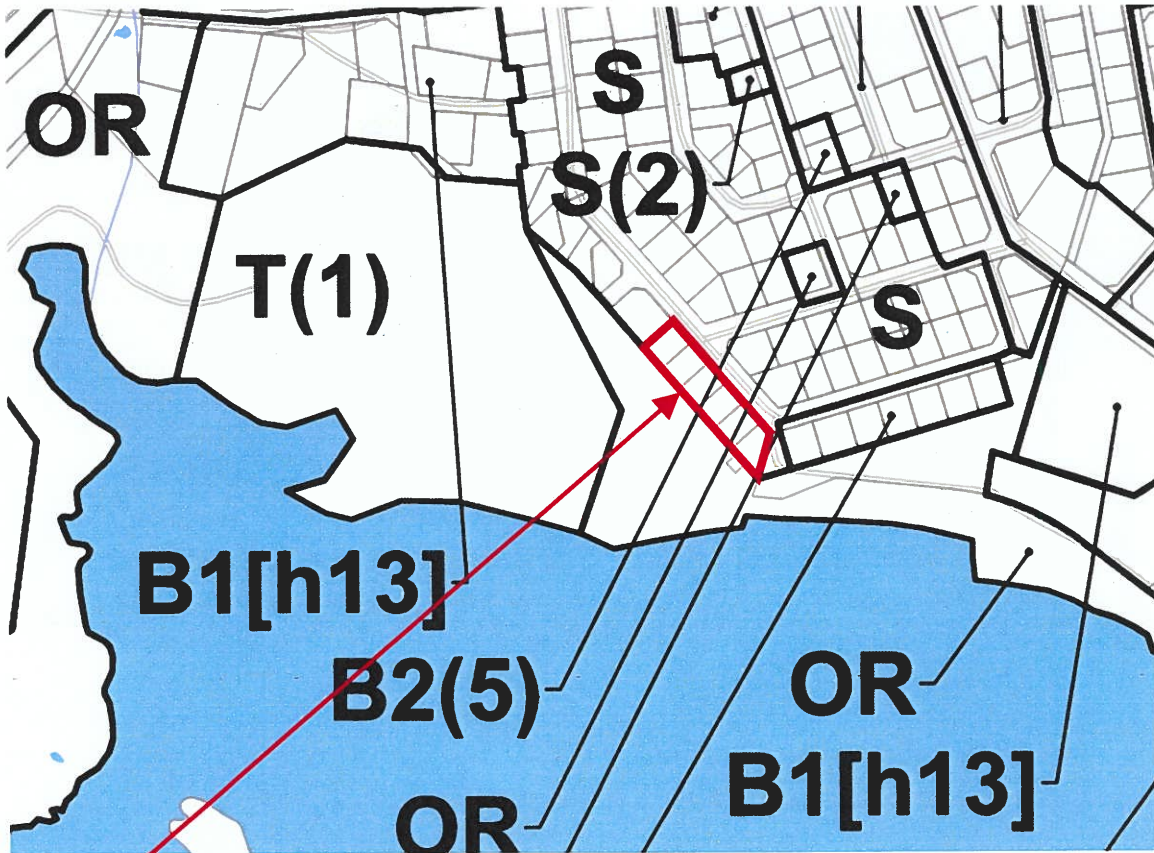
Solomon Awa
Mayor



Steve England
Chief Administrative Officer



SCHEDULE A



Lands outlined in red to be rezoned to *Sijjanga Zone, Special Exception 4 (S(4))*.