

**MINUTES
CITY OF IQALUIT
PLANNING AND DEVELOPMENT
COMMITTEE OF THE WHOLE MEETING #03
MARCH 17, 2026 at 6:00 p.m.
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Deputy Mayor Kimberly Smith, Chair

Mayor Solomon Awa

Councillor Methusalah Kunuk

Councillor Simon Nattaq

Councillor Kyle Sheppard

Councillor Romeyn Stevenson

ABSENT

Alternate Deputy Mayor Harry Flaherty

Councillor Amber Aglukark

PRESENT FROM ADMINISTRATION

Steve England, Chief Administrative Officer

Jamie Evic, Deputy Chief Administrative Officer

Bill Williams, Deputy Chief Administrative Officer

Brianna Longworth, City Clerk

Katrina Sarmiento, Deputy City Clerk

Carol Nakanwagi, Executive Assistant

Mathew Dodds, Director of Planning and Development

Maiya Twerdin, Planning and Development Clerk

Geoffrey Byrne, Communications and Customer Service Manager

Samantha Toffolo, Planning Contractor, Northern Futures – via teleconference

Deputy Mayor Smith opened the meeting at 6:02 p.m.

ADOPTION OF AGENDA

Motion PD 26-15

Moved by: Councillor Sheppard

Seconded by: Mayor Awa

Adoption of agenda as presented.

Unanimously Carried

1. **MINUTES**

None

2. **DECLARATION OF INTEREST**

None

3. **DELEGATIONS**

None

4. **DEFERRED BUSINESS AND TABLED ITEMS**

None

5. **NEW BUSINESS**

a) **Information Item – Boat Storage Survey – Verbal**

Maiya Twerdin, Planning and Development Clerk, presented an Information Item regarding the Boat Storage Survey. The following are the highlights of Ms. Twerdin's presentation:

- Boats are essential for harvesting, fishing and transportation, which supports livelihood on both the land and water
- Boat owners need a safe and reliable storage facility to protect their boats from damage, theft and weather conditions
- Secure and accessible boat storage has become more important
- An online survey was carried out to determine community interest for a dedicated boat storage facility
 - 41 responses were received
 - Strong support for a facility
 - Majority support the use of public funds to develop a boat storage facility
 - 72% own a boat
 - 7% intend to purchase a boat in the future
 - Majority of residents store their boats at home in their yards and/or driveways
 - Some store their boats in the causeway area
 - Small percentage use shared arrangements or commercial spaces, which are informal and have constrained limited spaces
 - Large percentage identified their preferred location near the causeway, as close proximity to the water is important
 - Other locations include the West 40 area and beach area, with the road to the landfill receiving a lower percentage
 - Preference was given to a fenced and gated facility
 - Some preferred designated stalls with signage

- Others preferred an open gravel lot
 - Security and accessibility were very important, including fencing, lighting, on-site camera surveillance and 24-hour access
 - Indicates the need for flexibility based on tides, weather conditions and various work schedules
 - Majority of respondents indicated they would be willing to pay an annual fee
 - Annual fee amounts ranged from \$100 to \$1,800
 - \$500 annual fee was the most common amount
 - Few preferred a no-fee facility
 - Primary concern for boat storage was lack of space, security and winter storage challenges
- Survey demonstrates strong public support for a publicly funded facility located at the causeway with fencing, lighting, surveillance and 24-hour access
- Facility would address space limitations, improve security and help mitigate winter storage challenges
- Supports harvesting activities, recreation and protection of valuable equipment

Councillor Nattaq made the following comments:

- Boat storage is a vital part of the community
- Residents have to deal with vandalism
- Good to have a secure area for boat storage
- Consider developing a boat storage area as it would benefit a lot of people

Deputy Mayor Smith made the following comment:

- Survey was to gather information regarding the need for boat storage

Mayor Awa asked the following question, which Ms. Twerdin answered:

- Will a needs assessment be carried out to gather feedback?
 - Online survey is a form of a needs assessment
 - Can plan engagement activities if directed by Council

Councillor Stevenson made the following comments:

- Previously discussed using a parcel of land in the industrial subdivision for boat storage
- Need to discuss whether the City is willing to operate a boat storage facility versus providing a space for boat storage
 - City could create a boat storage facility to be operated by a business
- No available space near the causeway to create a boat storage facility

Deputy Mayor Smith made the following comments:

- Other available land near the causeway that could be considered for a boat storage facility
- Residents want industrial land and it is important to preserve the land in the West 40 for industrial uses

- Next step would be to determine if the boat storage facility should be operated by the City or a business

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

- Purpose of the survey was to gauge interest on a preliminary level
- Committee can recommend that Council give directions to Administration to start working on a scope/business plan for a boat storage facility
- Previous discussions, along with comments tonight, provide staff with sufficient information to begin, and can continue to report back moving forward

Councillor Kunuk made the following comments:

- Inuit use boats to participate in various activities
- Many people leave their boats at the causeway
- Important to have security cameras to provide protection from vandalism

Mayor Awa made the following comments:

- Determine what land is available for a boat storage facility
- Was interested in knowing who owned the land near the causeway that is currently being used to store boats
- Operation of the facility will have to be considered

Councillor Sheppard made the following comments:

- Item should be discussed by the Governance and Priorities Committee of the Whole
- Risk assessment should be carried out before any decision is made regarding location
 - Important to determine the operations of a boat storage facility
 - City operated versus private sector
- Land selection would be determined once the facility operations had been decided
- Engage with potential private sector operators to determine the location

Motion PD 26-16

Moved by: Councillor Sheppard

Seconded by: Mayor Awa

Committee recommends that Council direct Administration to conduct a risk assessment on running a boat storage facility by the City versus a private sector operator, with the results of the risk assessment then being presented to the Governance and Priorities Committee of the Whole.

Unanimously Carried

**b) Request for Decision – Development Permit DP 25-041 and Variance –
Lot 609, Plan 1571**

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for Development Permit 25-041 and Variance for Lot 609, Plan 1571.

Councillor Sheppard made the following comments:

- Supports the request
- Supports including provisions in the General Plan and Zoning By-law to match the territorial licensing
 - Would like to see these changes implemented soon to reduce unnecessary burden on staff and applicants
- Shortage of child care in the community

Motion PD 26-17

Moved by: Councillor Sheppard

Seconded by: Mayor Awa

Committee recommends that Council approve:

1. Development Permit Application DP 25-041 for Lot 609, Plan 1571 to change the use of 117-A Nipisa Street to include a home-based business (daycare centre).
2. Variance to permit a daycare centre in a semi-detached dwelling, despite Section 5.2 of Zoning By-law No. 899.

**For – Awa, Nattaq, Kunuk, Sheppard
Opposed – Stevenson
Carried**

Councillor Stevenson made the following comment and asked the following questions, which Ms. Toffolo answered:

- Are daycare services currently being provided at the location?
 - Understood that the individual previously operated a daycare at another location and has since relocated
 - Has not obtained a daycare license for this location
- Request for Decision indicates that staff reviewed and provided comments on the application, which was then revised and reviewed. What were the issues that required a revised application?
 - Original application was reviewed by a previous planner
 - Not aware of why a revised application was required

Mathew Dodds, Director of Planning and Development, made the following comments:

- Reviewed the file with the previous planner
- Understands that the application was for a new daycare, which relocated from another location

- A license was not obtained, and the daycare should not have been operating
- Applicant wanted to dedicate a larger space within the home, which did not meet the requirements
 - Previous planner advised that the area dedicated for the daycare was too large relative to the size of the home
 - Applicant reduced the total space dedicated to daycare

Councillor Stevenson asked the following question, which Ms. Toffolo answered:

- What are the parking requirements for the daycare?
 - There are two parking spaces for the unit.
 - Home-based businesses require limited parking space and one parking space could be used for the daycare

c) Request for Decision – Development Permit DP 25-049 and Variance – Lot 461, Plan 876

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for Development Permit DP 25-049 and Variance for Lot 461, Plan 876.

Councillor Sheppard asked the following question, which Ms. Toffolo answered:

- Does the topography behind the house create any drainage concerns that would require the installation of a culvert for the newly located trail?
 - Public Works conducted a site visit and did not identify any concerns regarding the grade of the land within the corridor
 - A Grading and Drainage Plan is a requirement under the conditions of the Development Permit and will provide more detail on the relocation of the trail.

Councillor Stevenson made the following comments:

- City staff should assess the trail to ensure it is usable, following the completion of the work
- Noted that the trail in that location is quite steep
- May require some improvements to ensure the trail is usable
- Trail leads into a good walking trail that has been developed by the City along the stream/river and down to the beach
 - Important that the trails all connect and are accessible walking areas

Councillor Sheppard made the following comment:

- Impressed by the strong multi-use trail system that some Council members observed recently in Whitehorse, which can be a source of inspiration for Iqaluit
- When assessing the quality of the trail relocation, consideration should be given to the potential of high-density housing nearby

Motion PD 26-18

Moved by: Councillor Stevenson
Seconded by: Councillor Sheppard

Committee recommends that Council approve:

1. Development Permit and Variance Application DP 25-049 for Lot 461, Plan 876 to permit the addition of gravel fill and the construction of a 3-metre retaining wall.
2. Variance to permit an accessory structure 0.3 metres from the rear and interior side lot line, despite Section 4.1 of Zoning By-law No. 899.

Unanimously Carried

d) Request for Decision – Survey Sketch SK 26-003 – Lot 394, Plan 768

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision of Survey Sketch SK 26-003 for Lot 394, Plan 768.

Motion PD 26-19

Moved by: Councillor Sheppard
Seconded by: Councillor Stevenson

Committee recommends that Council approve Survey Sketch Application SK 26-003 for Lot 394, Plan 768 to establish an access easement in favour of the City for the Pump Station #1 drive aisle.

Unanimously Carried

6. IN CAMERA SESSION

() as per Section 22 (2) (a) *Cities, Towns and Villages Act* and By-law No. 526
Section 67

7. ADJOURNMENT

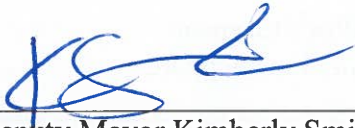
Motion PD 26-20

Moved by: Councillor Sheppard
Seconded by: Councillor Stevenson

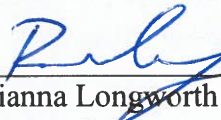
Committee adjourns at 6:42 p.m.

Unanimously Carried





Deputy Mayor Kimberly Smith
Chair



Brianna Longworth
City Clerk

Approved by City Council on the 14th day of April 2026.