

**MINUTES
CITY OF IQALUIT
PLANNING AND DEVELOPMENT
COMMITTEE OF THE WHOLE MEETING #04
MAY 20, 2025 at 6:00 p.m.
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Alternate Deputy Mayor Harry Flaherty, Chair
Mayor Solomon Awa
Councillor Amber Aglukark
Councillor Simon Nattaq
Councillor Kyle Sheppard
Councillor Romeyn Stevenson
Councillor Samuel Tilley

ABSENT

Deputy Mayor Kimberly Smith
Councillor Methusalah Kunuk

PRESENT FROM ADMINISTRATION

Steve England, Chief Administrative Officer
Katrina Sarmiento, Acting City Clerk/Deputy City Clerk
Valerie Greene, Executive Assistant
Bill Williams, Senior Executive Director of Municipal Infrastructure and Planning
Mathew Dodds, Director of Planning and Development
Geoffrey Byrne, Economic Development Officer

Alternate Deputy Mayor Flaherty opened the meeting at 5:59 p.m.

ADOPTION OF AGENDA

Motion PD 25-17

Moved by: Mayor Awa
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

- b) Request for Decision – Commissioner Land Use Permit Application – LUP 25-002 – Portion of Lot 1, Group 1087, Plan 184 (North 40)
- g) Request for Decision – Commissioner Land Use Permit Application – LUP 25-007 – Portion of Lot 1, Group 1087, Plan 184 (North 40)
- h) Request for Decision – City Land Use Permit Application – LUP 25-008 – Portion of Lot 1, Block 237, Plan 4131 (Trail)

3. DELEGATIONS

None

4. DEFERRED BUSINESS AND TABLED ITEMS

None

5. NEW BUSINESS

a) Memo – 2025 Land Use Permit Renewals and North 40 Quarry Update

Mathew Dodds, Director of Planning and Development, presented an update on the 2025 Land Use Permit Renewals and North 40 Quarry Lands. The following are the highlights:

- Since 2019, Land Use Permits have been issued annually
- Main uses are granular processing and stockpiling, sea can and material storage, seasonal concrete production, and explosive storage
- Land Use Permits grant short term occupancy
- Reviewed the Land Use Permit policies
- Land Use Permit Fee Policy was adopted in 2019, which provides direction to calculate annual fee rentals
- Land values have increased since 2024
- In 2024, the Committee provided input regarding renewals, which staff have reviewed:
 - Multiple rounds of stakeholder engagement were held to understand barriers
 - Assessed North 40 land inventory to determine what was occupied and what could potentially be made vacant and reserved for future use
 - Conducted inventory assessment to determine what companies were using particular types of granular resources and the location of the resources
 - Align the new Land Use Permit Area Plan with the Quarry Operational and Management Plan
 - Established a new road network with the plan

- Integrated future collection ditching to assist with long-term restoration of the quarry and land use permit area in the North 40
- Received applications from existing occupants for a one-year term for permit areas that are consistent with how they were occupied last year
 - North 40 Commissioner Land Use Permits occupy 16.9 hectares
 - Rental is based on 7.5 percent of assessed land value
 - Total annual rental is \$203,334
 - Land Use Permits are located on unsurveyed land and are issued by the Commissioner
 - North 40 Land Use Permit areas W13 and E4
 - Quarry Survey is pending registration with the Nunavut Land Titles Office
 - If the quarry survey is registered prior to June 30, Municipal Land Use Permits will be issued and if the registration is after June 30, Commissioner Land Use Permits will be issued
 - These areas are being used for explosive storage, which provides an additional safety buffer around the magazines.
 - Area is not graded and not usable for anything else
 - Rental is based on 3.3 percent of assessed land value
 - Total annual rental is \$44,527
 - Trail Area Land Use Permit
 - Area has been reconfigured
 - Staff have determined what area is available for permitting
 - Current occupants are reducing their operations to areas 4 and 8
 - Rental is based on 7.5 percent of assessed land value
 - Total annual rental is \$7,223
 - Vacant Land
 - There is available area in the North 40 and Trail Area that can be leased.
- Quarry Update
 - Quarry Permits can soon be administered, which will generate revenue from the extraction of granular
 - Quarry Administration Agreement – signed in 2019
 - General Plan and Zoning By-law – amendments were completed in 2021
 - Quarry Survey – complete and pending registration with the Nunavut Land Titles Office
 - Quarry Operation Plan – completed in 2023
 - Quarry Permits – will be issued once the Quarry Survey is registered

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

- Has research been carried out regarding ditching and flooding?
 - It is recommended by the engineering team to use ditching to reduce areas from flooding.

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

- How will the City monitor the quarry extraction?
 - Currently, quarry extraction and truck loads are not monitored.
 - There are various technologies that determine the amount of material being extracted.
 - Staff are reviewing the technologies to determine what process will work the best for the City.

Alternate Deputy Mayor Flaherty made the following comment:

- Previously, a scale system was used, and trucks were weighed to determine the amount of material being extracted.

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

- Was there any discussion regarding the extraction fee being passed on to contractors?
 - Contractors indicated that once an extraction fee is implemented, project costs will increase.
 - The expense will be passed on to contractors.
- The extraction fee will affect lot prices and Council has to be firm that extraction fee is a cost associated for lot development, which was not paid previously.

**b) Request for Decision – Commissioner Land Use Permit Application –
LUP 25-002 – Portion of Lot 1, Group 1087, Plan 184 (North 40)**

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

Motion PD 25-18

Moved by: Councillor Tilley

Seconded by: Councillor Aglukark

Committee recommends that Council:

1. Approve Land Use Permit Application LUP 25-002 to permit occupancy of a portion of Lot 1, Group 1087, Plan 184 as listed and depicted in Attachments 2 and 3, and subject to the conditions in Attachment 1.
2. Set the land rental fee in accordance with the Land Use Permit Fee Policy and that the fee amount be set at 7.5 percent of the value of the land to be charged annually.

Unanimously Carried

Following the vote, Councillor Sheppard returned to the meeting.

**c) Request for Decision – Commissioner Land Use Permit Application –
LUP 25-003 – Portion of Lot 1, Group 1087, Plan 184 (North 40)**

Motion PD 25-19

Moved by: Councillor Tilley
Seconded by: Mayor Awa

Committee recommends that Council:

1. Approve Land Use Permit Application LUP 25-003 to permit occupancy of a portion of Lot 1, Group 1087, Plan 184 as listed and depicted in Attachments 2 and 3, and subject to the conditions in Attachment 1.
2. Set the land rental fee in accordance with the Land Use Permit Fee Policy and that the fee amount be set at 7.5 percent of the value of the land to be charged annually.

Unanimously Carried

**d) Request for Decision – City/Commissioner Land Use Permit Application
– LUP 25-004 – Portion of Lot 1, Group 1087, Plan 184 (North 40)**

Mathew Dodds, Director of Planning and Development, explained that a Commissioner Land Use Permit would be issued unless the Quarry Survey was registered with the Nunavut Land Titles office prior to June 30, 2025, and then a City Land Use Permit would be issued.

Motion PD 25-20

Moved by: Councillor Sheppard
Seconded by: Councillor Stevenson

Committee recommends that Council:

1. Approve Land Use Permit Application LUP 25-004 to permit occupancy of a portion of Lot 1, Group 1087, Plan 184 as listed and depicted in Attachments 2 and 3, and subject to the conditions in Attachment 1.
2. Set the land rental fee in accordance with the Land Use Permit Fee Policy and that the fee amount be set at 3.3 percent of the value of the land to be charged annually.

Unanimously Carried

Mayor Awa inquired as to when the Quarry Survey would be registered with the Nunavut Land Titles Office.

Mr. Dodds advised that staff anticipated that the Quarry Survey would be registered within two to three weeks.

**e) Request for Decision – Commissioner Land Use Permit Application –
LUP 25-005 – Portion of Lot 1, Group 1087, Plan 184 (North 40)**

Motion PD 25-21

Moved by: Mayor Awa

Seconded by: Councillor Tilley

Committee recommends that Council:

1. Approve Land Use Permit Application LUP 25-005 to permit occupancy of a portion of Lot 1, Group 1087, Plan 184 as listed and depicted in Attachments 2 and 3, and subject to the conditions in Attachment 1.
2. Set the land rental fee in accordance with the Land Use Permit Fee Policy and that the fee amount be set at 7.5 percent of the value of the land to be charged annually.

Unanimously Carried

f) Request for Decision – City/Commissioner Land Use Permit Application – LUP 25-006 – Portion of Lot 1, Group 1087, Plan 184 (North 40)

Mathew Dodds, Director of Planning and Development, explained that a Commissioner Land Use Permit would be issued unless the Quarry Survey was registered with the Nunavut Land Titles office prior to June 30, 2025, and then a City Land Use Permit would be issued.

Motion PD 25-22

Moved by: Councillor Sheppard

Seconded by: Councillor Stevenson

Committee recommends that Council:

1. Approve Land Use Permit Application LUP 25-006 to permit occupancy of a portion of Lot 1, Group 1087, Plan 184 as listed and depicted in Attachments 2 and 3, and subject to the conditions in Attachment 1.
2. Set the land rental fee in accordance with the Land Use Permit Fee Policy and that the fee amount be set at 3.3 percent of the value of the land to be charged annually.

Unanimously Carried

g) Request for Decision – Commissioner Land Use Permit Application – LUP 25-007 – Portion of Lot 1, Group 1087, Plan 184 (North 40)

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

Motion PD 25-23

Moved by: Mayor Awa

Seconded by: Councillor Tilley

Committee recommends that Council:

1. Approve Land Use Permit Application LUP 25-007 to permit occupancy of a portion of Lot 1, Group 1087, Plan 184 as listed and depicted in Attachments 2 and 3, and subject to the conditions in Attachment 1.
2. Set the land rental fee in accordance with the Land Use Permit Fee Policy and that the fee amount be set at 7.5 percent of the value of the land to be charged annually.

Unanimously Carried

Councillor Stevenson asked if this was the same proponent that had a Land Use Permit for the West 40, and if so, whether the issue had been resolved.

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

- This is the same applicant that had a Land Use Permit from 2023 to 2024 in the West 40.
- The Land Use Permit was discontinued.
- The occupant met with staff to determine resolutions to remove all the encumbrances on the lot.
- Some of the encumbrances belonged to other firms/companies and required back shipping via sealift.

**h) Request for Decision – City Land Use Permit Application – LUP 25-008
– Portion of Lot 1, Block 237, Plan 4131 (Trail)**

Councillor Sheppard declared a conflict of interest and remained outside of the Council Chambers.

Motion PD 25-24

Moved by: Councillor Stevenson

Seconded by: Councillor Tilley

Committee recommends that Council:

1. Approve Land Use Permit Application LUP 25-008 to permit occupancy of a portion of Lot 1, Block 237, Plan 4131 as listed and depicted in Attachments 2 and 3, and subject to the conditions in Attachment 1.
2. Set the land rental fee in accordance with the Land Use Permit Fee Policy and that the fee amount be set at 7.5 percent of the value of the land to be charged annually.

Unanimously Carried

Following the vote, Councillor Sheppard returned to the meeting.

6. IN CAMERA SESSION

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

7. **ADJOURNMENT**

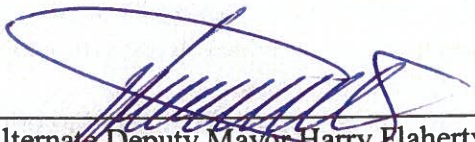
Motion PD 25-25

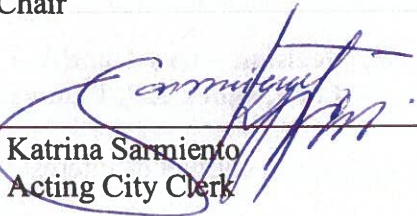
Moved by: Councillor Sheppard
Seconded by: Councillor Tilley

Committee adjourns at 6:40 p.m.

Unanimously Carried




Alternate Deputy Mayor Harry Flaherty
Chair


Katrina Sarmiento
Acting City Clerk

Approved by City Council on the 10th day of June 2025.