



**CITY OF IQALUIT  
PLANNING AND DEVELOPMENT  
COMMITTEE OF THE WHOLE MEETING #03  
City Council Chambers  
March 17, 2026, at 6:00 p.m.  
AGENDA**

**ADOPTION OF AGENDA**

1. **MINUTES**

None.

2. **DECLARATION OF INTEREST**

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
  
- b) Request for Decision – Development Permit DP 25-041 & Variance  
Daycare, Nipisa  
Plan 1571, Lot 609  
Applicant: Alona Kalacday  
Samantha Toffolo, Contract Planner
  
- c) Request for Decision – Development Permit DP 25-049 & Variance  
Retaining Wall, Niaqunngusiariaq  
Plan 876, Lot 461  
Applicant: Jamie Anilniliak  
Samantha Toffolo, Contract Planner
  
- d) Request for Decision – Survey Sketch SK 26-003  
Access Easement, Iglulik  
Plan 768, Lot 394  
Applicant: Nunavut Housing Corporation  
Samantha Toffolo, Contract Planner

6. **IN-CAMERA SESSION**

None.

7. **ADJOURNMENT**

**Next Planning and Development Committee of the Whole Meeting #04 April 21, 2026**

<b>Topic</b>	<b>DP 25-041: Change of Use and Variance to Permit a Daycare in a Semi-Detached Dwelling</b>		
<b>Approval Type</b>	Development Permit Application DP 25-041 and Request for Variance		
<b>Presented To</b>	Planning and Development Committee of the Whole		
<b>Date</b>	March 17 2026		
<b>Presented By</b>	Samantha Toffolo, Contract Planner		
<b>Applicant/Proponent</b>	Alona Kalacday		
<b>Location</b>	Plan 1571, Lot 609	117-A Nipisa Street	Lower Iqaluit
<b>CAO Review</b>	✓ S.E., CAO		



### REQUEST FOR DECISION

After full review, staff consider the proposed Development Permit Application DP 25-041 and Request for Variance to be **supportable ✓**

### Options

1. Approve Development Permit DP 25-041 and Request for Variance.
2. Refuse Development Permit DP 25-041 and Request for Variance.

### Staff Recommendation

That the Planning and Development Committee recommend Council to,

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

## PLANNING REPORT

### Proposal Description

The Applicant is seeking a Change of Use Development Permit to allow a home-based business (daycare centre) for up to 8 children within an existing dwelling unit at 117-A Nipisa Street. The unit is part of a semi-detached residential building that is registered as Condominium Corporation No. 15. The subject parcel has an area of 676.1 m<sup>2</sup> and is zoned Medium Density Residential Zone (R2).

Land Use(s)	Zone	Parking provided	Number of children
Residential	R2	1 space	Up to 8 children

### Proposal Location



### Committee Criteria for Planning Decisions (General Plan section 8.1.4)

Committee shall review Development Officer recommendations on referred Development Permit applications, Zoning By-law Amendments, General Plan Amendments, Subdivision applications and variances to the Zoning By-law, and make recommendations to Council on those applications. While regarding the following Criteria.

- 1 Authority under the Planning Act
- 2 Community input
- 3 The policies, general intent, and purpose of the General Plan
- 4 The provisions, general intent, and purpose of the Zoning By-law
- 5 Other guidelines and policies adopted by Council
- 6 Recommendations submitted by the Development Officer

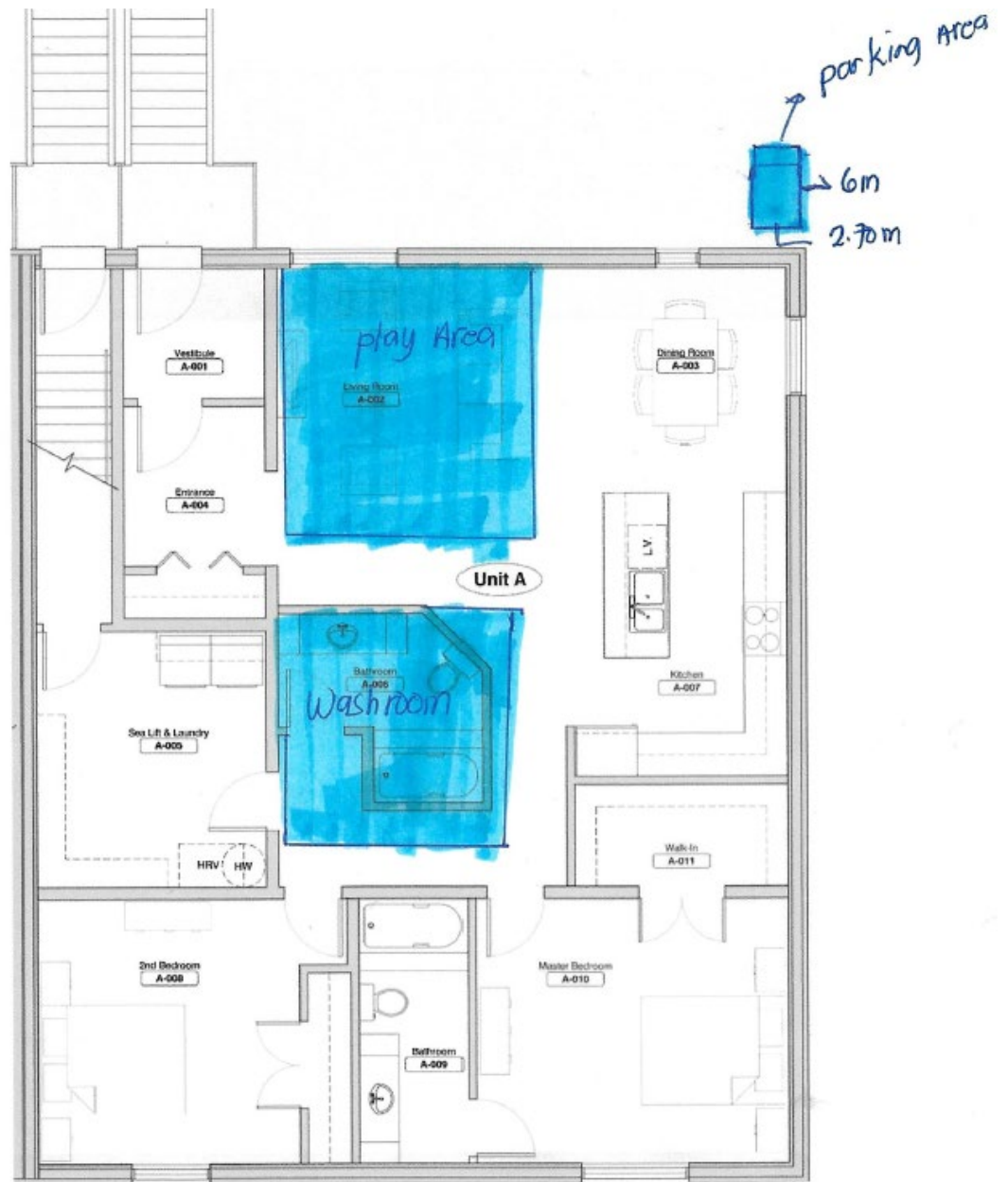
### General Plan and Zoning By-law

The proposed development does not fully conform to certain provisions of the Zoning By-law and policy direction of the General Plan, as outlined in the table below. The General Plan policy is intended to guide development and is not a mandatory requirement. The Zoning By-law non-compliance is the subject of the requested variance.

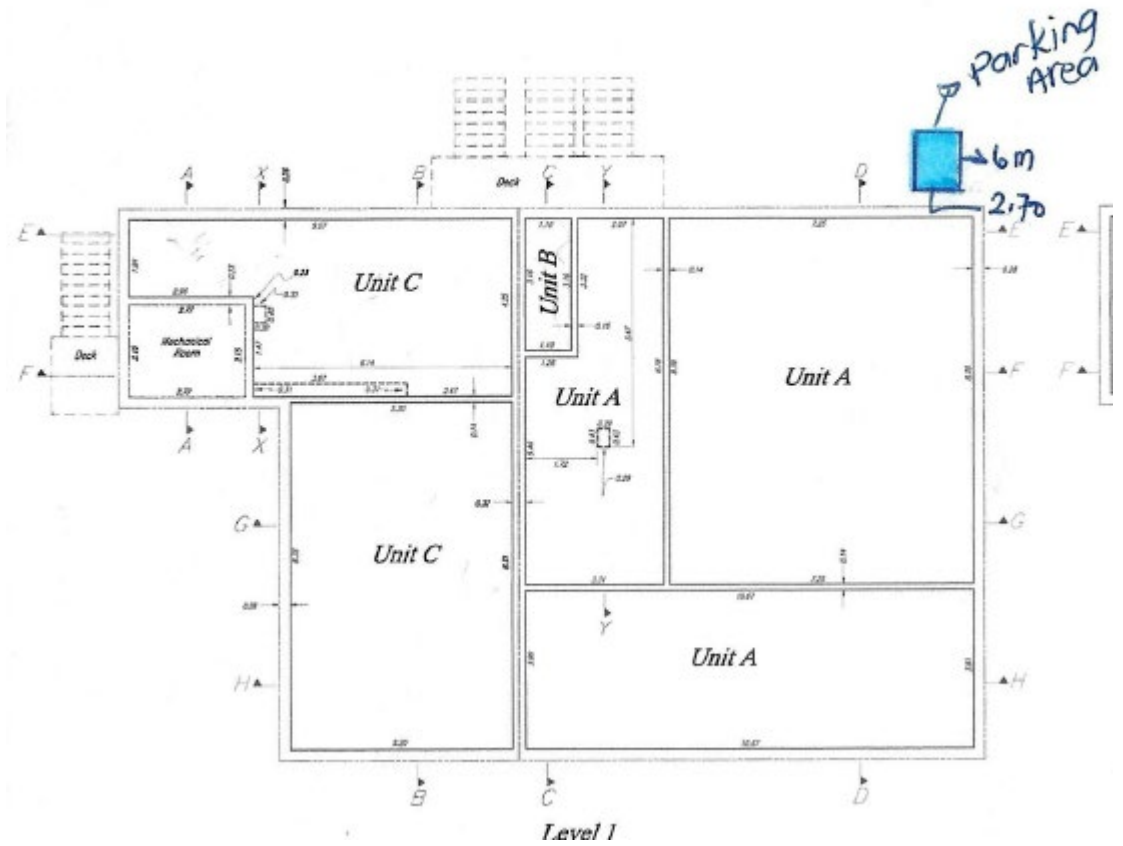
Policy	Conformity	Notes
General Plan – Residential Community Designation	✓	The General Plan indicates that daycare facilities would ideally be located on an Arterial or Collector Road. However, this is not a mandatory requirement and is not applicable to home-based daycares.
Zoning By-law – Day Care Special Provisions (Section 5.2)	X	A daycare centre is only permitted within a single-detached dwelling. The subject dwelling is semi-detached; a variance is requested.  No more than five children are permitted in a home-based daycare, per Section 5.2. However, the Department of Education has confirmed that all operating home-based daycares in Iqaluit have a license for up to eight children. The ongoing comprehensive review is intended to align the City's provisions with Territorial licensing. As no variance has been required for the existing home-based daycares to allow up to eight children, no variance to this provision is being requested here.
Zoning By-law – Home-Based Business Special Provisions (Section 5.3)	✓	Home-based businesses may not use more than 40 m <sup>2</sup> or 25% of the gross floor area of the dwelling. This percentage is challenging to calculate for a daycare as temporary use of other living spaces (vestibule, kitchen) may be required. It was determined that the dedicated space for the daycare meets this provision.

### Drawings and Plans

Floor Plan



**Parking Plan**



<b>Topic</b>	<b>DP 25-049: Retaining Wall at 535 Niaqunngusiarialq Road</b>		
<b>Approval Type</b>	Development Permit & Variance		
<b>Presented To</b>	Planning and Development Committee of the Whole		
<b>Date</b>	March 17, 2026		
<b>Presented By</b>	Samantha Toffolo, Contract Planner & Development Officer		
<b>Applicant/Proponent</b>	Jamie Anilniliak (Lessee)		
<b>Location</b>	Lot 461, Plan 876	535 Niaqunngusiarialq	Happy Valley
<b>CAO Review</b>	✓ S.E., CAO		



### REQUEST FOR DECISION

After full review, staff consider the proposed Development Permit & Variance to be **supportable ✓**

### Options

1. Approve Development Permit DP 25-049 and the Request for Variance.
2. Refuse Development Permit DP 25-049 and the Request for Variance.

### Staff Recommendation

That the Planning and Development Committee recommend Council to,

1. Approve Development Permit & Variance application DP 25-049 at Lot 461, Plan 876 to permit the addition of gravel fill and the construction of a 3 m retaining wall.
2. Approve Variance to permit an accessory structure 0.3 m from the rear and interior side lot line, despite Section 4.1 of the Zoning By-law No. 89

## PLANNING REPORT

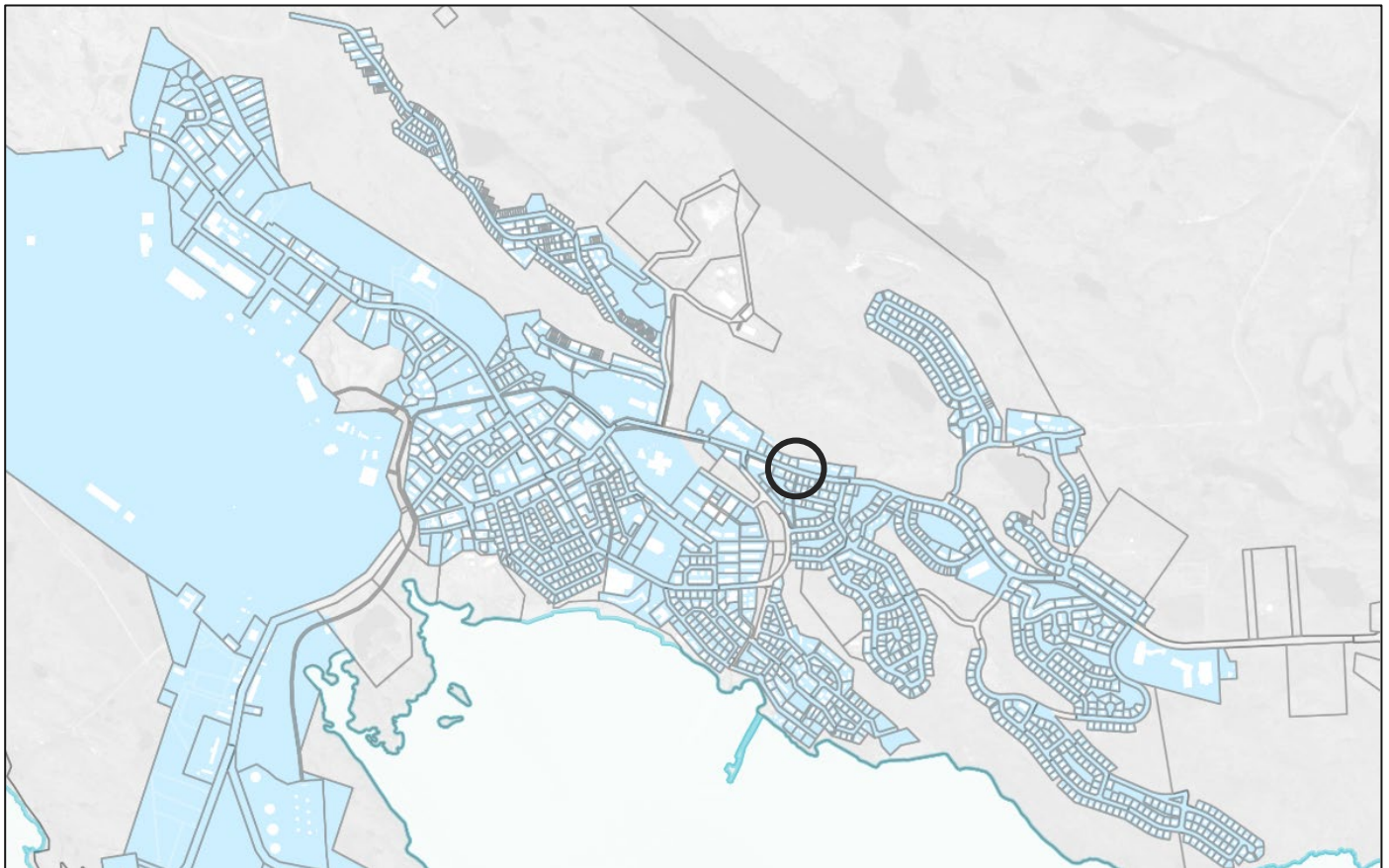
### Proposal Description

The applicant proposes to relocate an encroaching walking trail by installing a retaining wall in the rear yard of 535 Niaqunngusiariaq and adding fill to the adjacent City right-of-way. The applicant is seeking a variance to reduce the required setback for an accessory structure.

<b>Land Use(s)</b>	Accessory Structure
<b>Zone</b>	R1
<b>Height</b>	3 m maximum

<b>Required Setback</b>	1 m
<b>Proposed Setback</b>	0.3 m

### Proposal Location



### Committee Criteria for Planning Decisions (General Plan section 8.1.4)

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- 1 Authority under the Planning Act
- 2 Community input
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- 5 Other guidelines and policies adopted by Council
- 6 Recommendations submitted by the Development Officer

### General Plan and Zoning By-law

The proposed development meets all requirements of the General Plan and Zoning By-law.

Policy	Conformity	Notes
Zoning By-law – Accessory Structure Provisions	X	A variance is required to reduce the required rear and interior side setback for a retaining wall over 1 m from 1 m to 0.3 m.
General Plan – Variances	✓	The variance generally meets the criteria for approval. There is a risk that the approval of the variance would create an undesirable precedent, as other lessees may wish to install retaining walls and add fill to create a level yard. However, the encroaching trail is a distinguishing circumstance.
General Plan – Walking Trails	✓	The designated trail is proposed to be rerouted to a dedicated City right-of-way.
General Plan – Lot Development Standards	✓	The applicant is proposing gravel fill beyond what is required for access, parking or structures. The fill is proposed to support the encroaching public trail.

### Commentary on Special Approval Conditions

Conditions that are of note and/or are unique to this project, are explained below.

#	Special Condition	Commentary
4	Off-Site Improvements	Applicant is proposing fill on City right-of-way that has a risk of interfering with power poles and drainage infrastructure. The work will also relocate a designated walking trail. Public Works will inspect and approve the rerouted trail. The applicant will be responsible for addressing any damage to City property.
5	Damage to City Property	

## Special Approval Conditions

### **1. Variance**

The Developer/Lessee agrees to obtain a variance from Council to permit a reduced interior side and rear yard setback for an accessory structure prior to the issuance of the Development Permit.

### **2. Grading and Drainage Plan**

The Developer/Lessee agrees to submit, to the satisfaction of the Development Officer, a Grading Plan prepared and stamped by a professional engineer for the site, prior to issuance of a Development Permit. The Developer/Lessee agrees to make changes to the Site Plan, to the satisfaction of the Development Officer, that reflects the City-accepted Grading Plan prepared for the site, prior to the start of construction.

### **3. Retaining Wall**

The Developer/Lessee shall submit a stamped drawing by a certified engineer for the retaining wall, to the satisfaction of the Director of Engineering and Capital Planning or delegate, prior to issuance of the Development Permit. The Developer/Lessee shall ensure the retaining wall location is clearly identifiable, either through signage or landscaping, to prevent falls.

### **4. Off-Site Improvements**

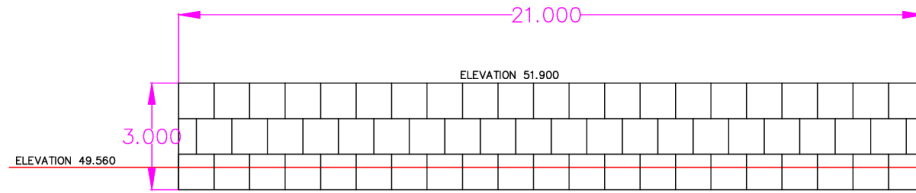
The Developer/Lessee shall coordinate with the Director of Public Works, or delegate, prior to the start of construction of off-site improvements to the City's Right-of-Way (ROW) to protect City infrastructure, including drainage and trails. All off-site works must be inspected and approved by Director of Public Works, or delegate.

### **5. Damage to City Property**

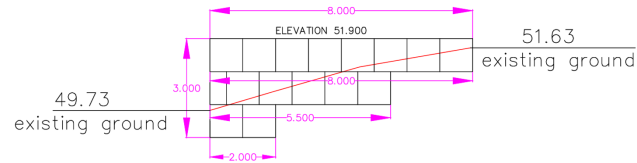
The Developer/Lessee shall ensure that the proposed gravel fill as shown on the Site Plan, will not interfere with or damage any drainage ditch, sanitary sewer, or other municipal facilities on municipal land. The Developer/Lessee shall remediate or repair any damage or interference as described above, at his/her sole expense, to the satisfaction of the Development Officer.



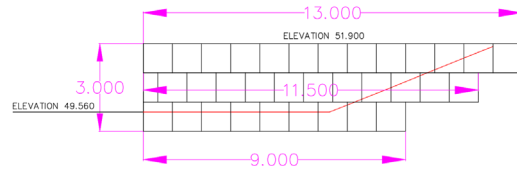
**Cross Section –  
Rear View**



**Cross Section –  
East Side**



**Cross Section –  
West Side**



<b>Topic</b>	<b>SK 26-003: Access Easement for Pump Station</b>		
<b>Approval Type</b>	Survey		
<b>Presented To</b>	Planning and Development Committee of the Whole		
<b>Date</b>	March 17, 2026		
<b>Presented By</b>	Samantha Toffolo, Contract Planner & Development Officer		
<b>Applicant/Proponent</b>	Nunavut Housing Corporation		
<b>Location</b>	Plan 768, Lot 394	1001 Iglulik Drive	Core Area
<b>CAO Review</b>	✓ S.E., CAO		



### REQUEST FOR DECISION

After full review, staff consider the proposed Survey to be **supportable** ✓

### Options

1. Approve Survey Sketch SK 26-003.
2. Refuse Survey Sketch SK 26-003.

### Staff Recommendation

That the Planning and Development Committee recommend Council to,

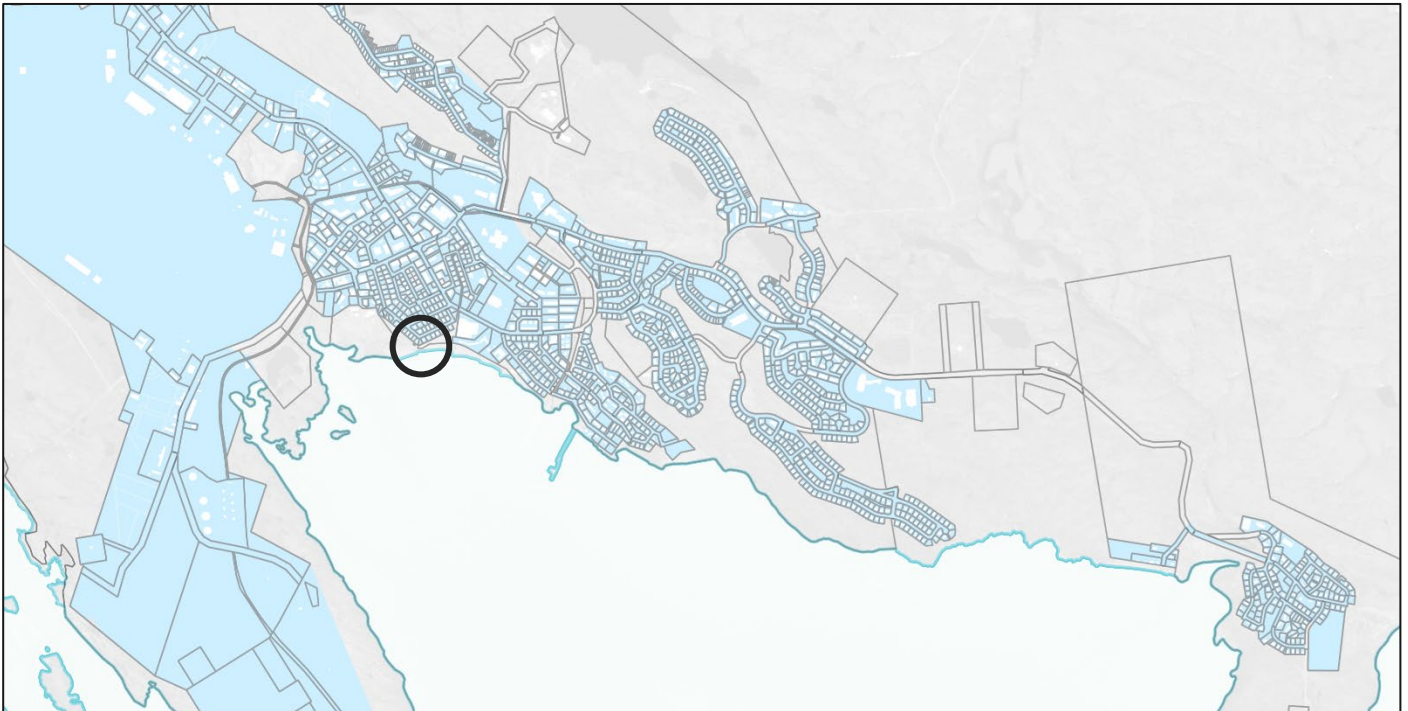
1. Approve Survey application SK 26-003 on Plan 768, Lot 394 to establish an access easement in favour of the City for the Pump Station #1 drive aisle.

## PLANNING REPORT

### Proposal Description

Nunavut Housing Corporation was issued a Development Permit (DP 24-008) for four six-unit stacked row dwellings on Lots 394 to 399, Plan 768 in 2024. As a condition of approval, NHC is required to complete a survey and enter into an easement agreement to protect City access to the existing drive aisle for Pump Station #1 that encroaches on Lot 394. The access easement will apply to a 42 m<sup>2</sup> triangle at the corner of the lot.

### Proposal Location



### Committee Criteria for Planning Decisions (General Plan section 8.1.4)

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### Land Administration By-law

The proposed development meets all requirements of the Land Administration By-law.

Policy	Conformity	Notes
Land Administration By-law – Encroachment and Easement Agreements	✓	The City may establish an easement if necessary in the public interest. The existing access drive is required to maintain circulation and access around the Pump Station. The proposed easement does not interfere with the approved stacked row dwellings.

### Drawings and Plans

Location Map



