



**CITY OF IQALUIT
PUBLIC HEARING #02
City Council Chambers
February 24, 2026 at 5:30 p.m.
AGENDA**

ITEMS

1. By-law No. 1031, Amendment to General Plan By-law No. 898 for Lots 1 and 3, Block 239, Plan 4565 [GPA 26-001]
2. By-law No. 1032, Amendment to Zoning By-law No. 899 for Lots 1 and 3, Block 239, Plan 4565 [ZBA 26-001]

ADJOURNMENT

Public Hearing

#	By-law	Project Summary	Date of 1 st reading	Conflict
1	By-law No. 1031, Amendment to General Plan By-law No. 898 for Lots 1 and 3, Block 239, Plan 4565 [GPA 26-001]	An amendment to allow a four-storey apartment on Fred Coman by removing the site from the Sijjanga District Overlay.	February 10, 2026	Sheppard
2	By-law No. 1032, Amendment to Zoning By-law No. 899 for Lots 1 and 3, Block 239, Plan 4565 [ZBA 26-001]	An amendment to allow a four-storey apartment on Fred Coman by rezoning the site from Sijjanga to a High Density Residential Exception Zone. The Exception Zone will allow the apartment to be built closer to Fred Coman and the neighboring lot than normally permitted.	February 10, 2026	Sheppard

THE CORPORATION OF THE CITY OF IQALUIT

BY-LAW # 1031

AMENDMENT TO GENERAL PLAN # 898

A By-law of the City of Iqaluit in Nunavut to amend By-law No. 898, The City of Iqaluit General Plan, 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 General Plan (By-law No. 898), in accordance with the *Planning Act*, and

WHEREAS Council wishes to amend the General Plan to allow an apartment on Lot 1 & 3, Block 239, Plan 4565;

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 1 & 3, Block 239 Plan 4565, as shown on Schedule A of this By-law, is hereby removed from the *Sijjanga District Overlay*.
4. Figure B of By-law No. 898 containing the Populated Area Land Use 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 10th day of February, 2026.

Solomon Awa
Mayor

Steve England
Chief Administrative Officer

After due notice and a Public Hearing held on _____.

READ a second time this ____ day of _____, 2026.

Solomon Awa
Mayor

Steve England
Chief Administrative Officer

APPROVED by the Minister of Community Services this ____ day of _____, 2026.

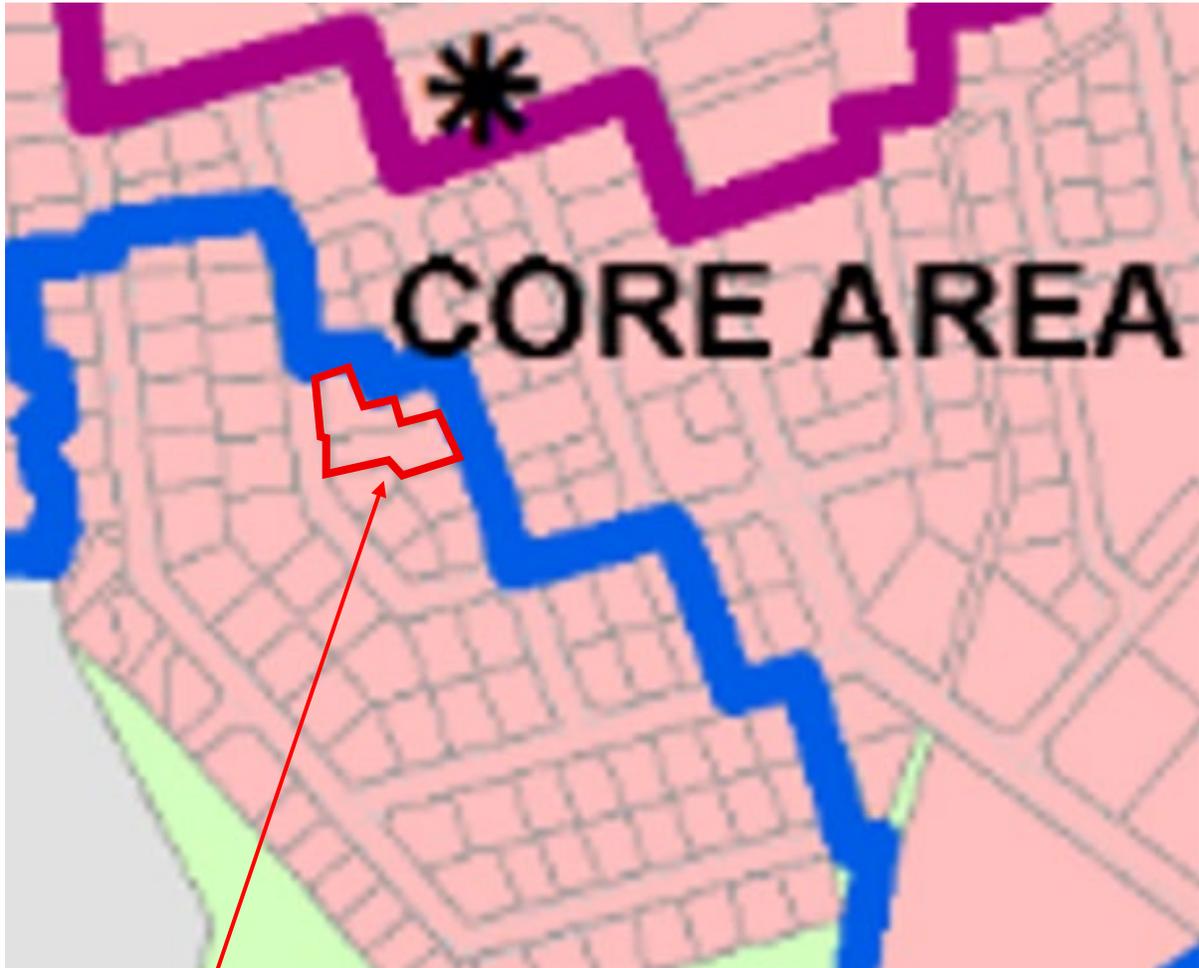
Minister, Community Services

READ a third and final time this ____ day of _____, 2026.

Solomon Awa
Mayor

Steve England
Chief Administrative Officer

Schedule A



Remove the *Sijjanga District Overlay* from Lots 1 & 3, Block 239, Plan 4565.

THE CORPORATION OF THE CITY OF IQUALUIT

BY-LAW # 1032

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 an apartment on Lots 1 & 3, Block 239, Plan 4565;

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 1 & 3, Block 239, Plan 4565, as shown on Schedule A of this By-law, is hereby rezoned from **Sijjanga Zone (S) to High Density Residential, Special Exception 4 (R3(4))**.
3. By-law No. 899 is hereby amended by adding the following sections immediately after Section 11.10, as follows:
 - 11.11 Notwithstanding the Zone Provisions in Section 11.7, on lands zoned R3(4) the front yard setback requirement shall be 3 m and the interior side yard setback, for the lot lines adjoining Lots 90 and 100, Plan 674, shall be 2 m. For this Special Exception Zone, the front lot line shall be the line abutting Fred Coman Street and the rear lot line shall be the line abutting Natsiq Street.
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 10th day of February, 2026.

Solomon Awa
Mayor

Steve England
Chief Administrative Officer

After due notice and a Public Hearing held on _____.

READ a second time this ____ day of _____, 2026.

Solomon Awa
Mayor

Steve England
Chief Administrative Officer

APPROVED by the Minister of Community Services this ____ day of _____, 2026.

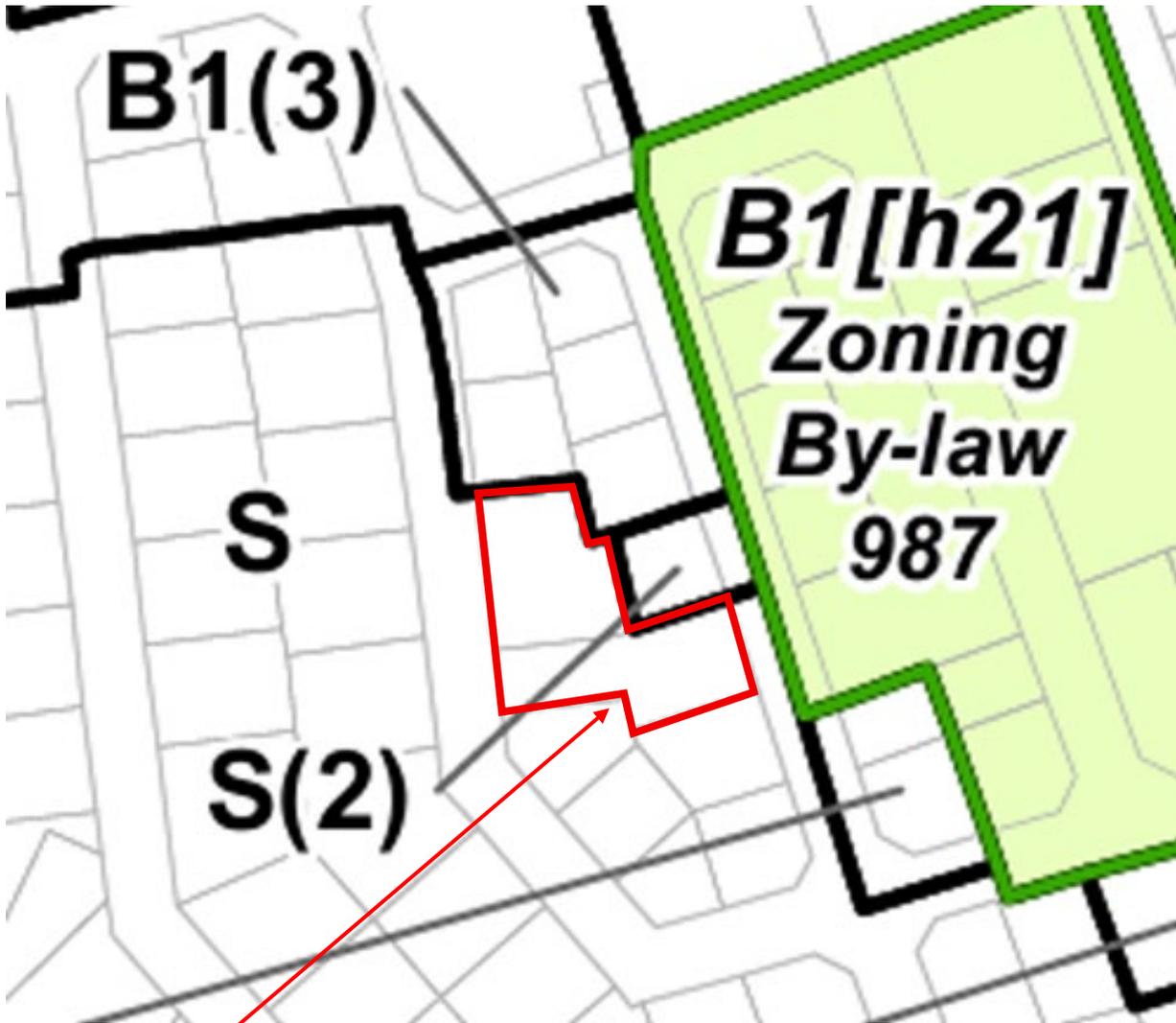
Minister, Community Services

READ a third and final time this ____ day of _____, 2026.

Solomon Awa
Mayor

Steve England
Chief Administrative Officer

Schedule A



Rezone Lots 1 & 3, Block 239, Plan 4565
from *Sijjanga Zone* to *High Density
Residential Zone, Special Exception 4*.