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Building Nunavut Together
Nunavut iuuqatigiingniq
Bâtir le Nunavut ensemble

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Department of Community and Government Services
Nunalingni Kavamatkunnilu Pivikhaqautikkut
Ministère des Services Communautaires et gouvernementaux

December 8, 2014

HQ File No: IQAL-235(40-2)14-008
City: SK-IQAL-001-2014

Director, CD, CGS
PO Box 490,
Rankin Inlet, NU, X0C 0G0

Sketch Plan Approval
Gravel Pit and Access Road – Northwest Iqaluit Aggregate Deposit,
SK-IQAL-001-2014, Iqaluit, Nunavut

Please be advised that a Preliminary Sketch Plan Approval for the above subdivision application has been issued by Community Development, of the Department of Community & Government Services (CGS) "with two conditions".

The Preliminary Sketch Plan Approval Report and Approved Sketch Plan are attached for your review. Should you have any questions, please contact William Patch, Territorial Community Planner, at (867) 982-7654 quoting the above file number.

Sincerely,


Robert Chapple
Senior Manager, Planning and Lands

cc: Department of Planning and Development, City of Iqaluit
SGB, NRCan, Iqaluit



SKETCH PLAN APPROVAL

FILE NUMBER: HQ: IQAL-235(40-2)14-008
SKETCH PLAN: CITY: SK-IQAL-001-2014
COMMUNITY: August 27, 2014
SUBJECT SITES: Iqaluit
Untitled Municipal Lands

REQUIRED APPROVALS:

Council Approval: September 23, 2014
Motion No.: 14-328

***Was a Complete Planning Report
Provided by the City/Region?***

☒ Yes – Proceed to Section D & see Annex

☐ Partial – Proceed to Section A

☐ No – Proceed to Section A

A. PURPOSE OF SUBDIVISION:

See Annex.

B. LAND TENURE ISSUES:

See Annex.

C. PLANNING ANALYSIS:

See Annex.

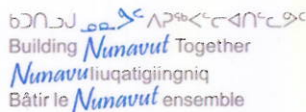
D. ANALYSIS AGAINST TERRITORIAL DIRECTIVES AND POLICIES

This subdivision supports the orderly development of this community and hence contributes to Inuuqatigiittiarniq (healthy communities).

E. RECOMMENDATION:

APPROVAL, with two conditions:

1. Signed Council Minutes to be submitted prior to Final Survey Plan Approval; and,
2. Required Zoning By-law Amendment to be submitted for Ministerial Approval prior to Final Survey Plan Approval.





Prepared by FOTENH Consultants Inc. : 06

Legend

- Survey Boundary ———
- Existing legal survey ———
- Lines to be surveyed - - - - -
- Lines to be removed - - - - -

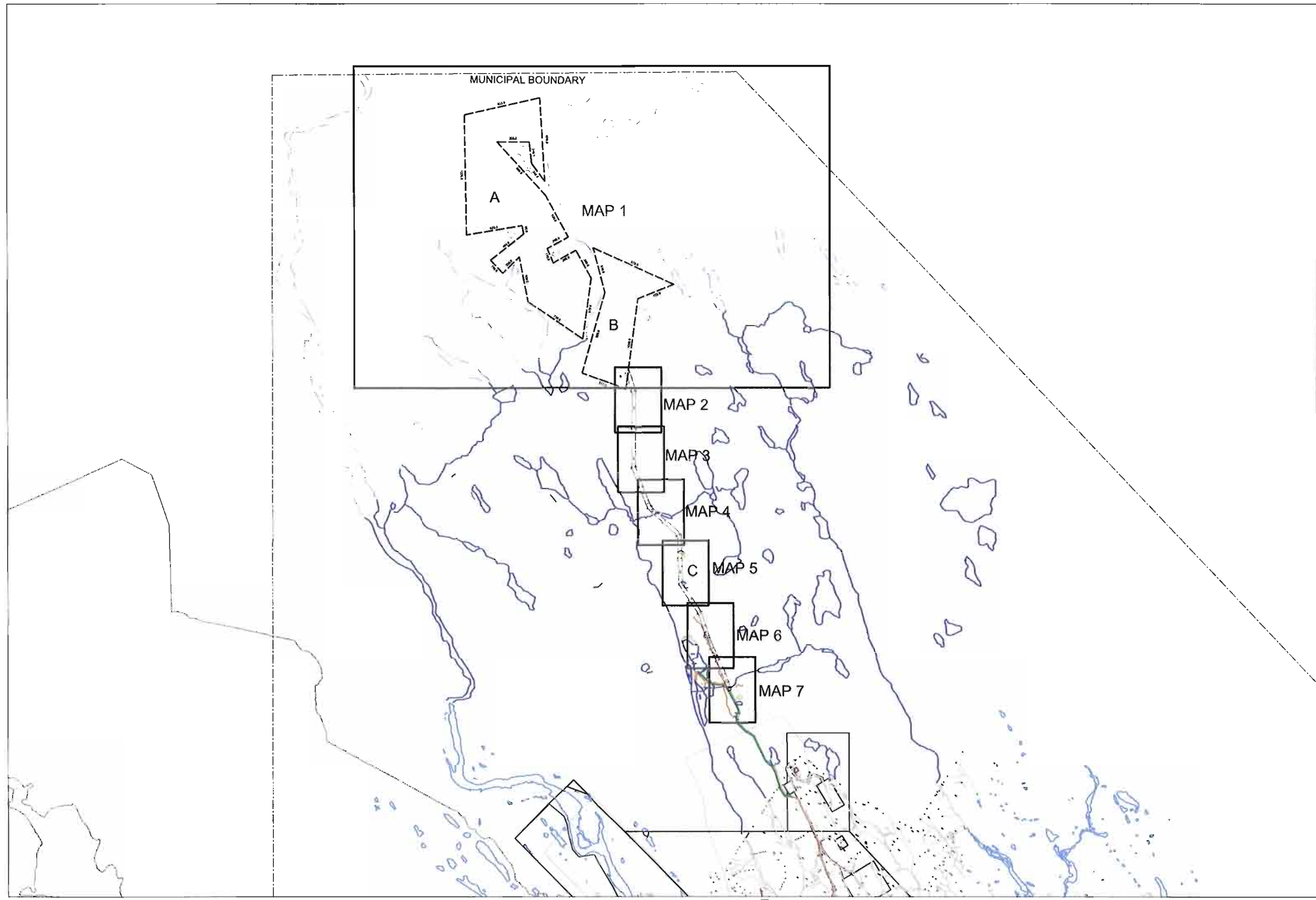
Date: AUGUST 27, 2014
Scale: 1:40,000

Survey Sketch

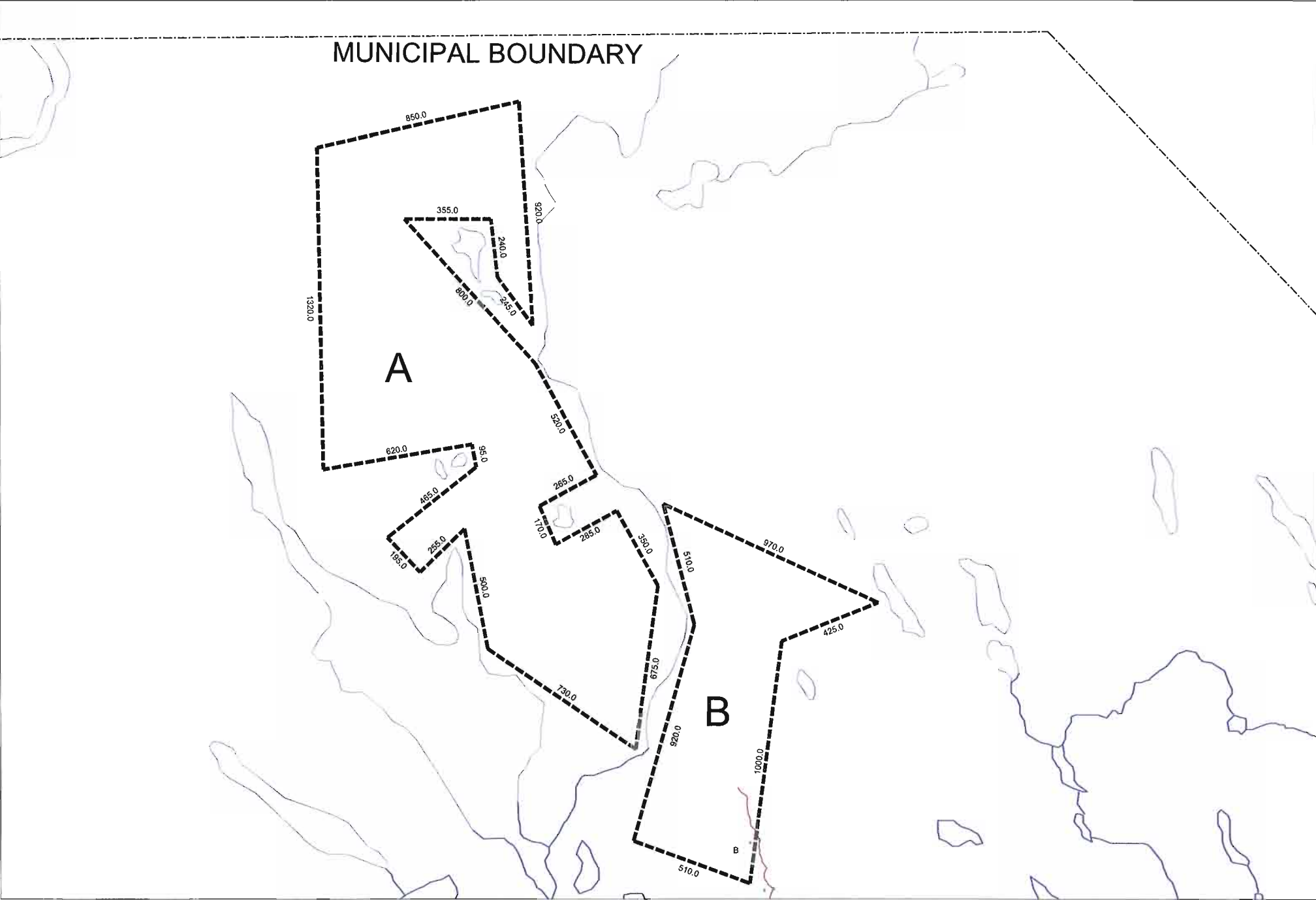
Northwest Iqaluit Aggregate Area and access road

Notes:

- All measurements are approximate, to be confirmed upon survey
- Survey to be tied to all control points in the vicinity
- Ties are required to all buildings and improvements including roads, lakes and ponds
- Lands are Untitled Municipal Lands
- Fit to existing roads



<p>Council Approval</p> <p>14-328</p> <p>_____ Mayor</p>	<p>Approved</p> <p>_____ Director of Planning / Date</p>	<p>Approved Subject to Conditions Listed in Attached Letter</p> <p><i>Ant Cloutier</i> _____ Director of Planning / Date</p>	<p>Sketch Number: SK-IQAL-001-2014</p> <p>Initials: _____</p> <p>KEY MAP</p>
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Prepared by FOTENY Consultants Inc. : DG

Legend

- Survey Boundary
- Existing legal survey
- Lines to be surveyed
- Lines to be removed

Date: AUGUST 27, 2014
Scale: 1 : 15 000

Survey Sketch
Northwest Iqaluit Aggregate Area

- Notes:
- All measurements are approximate, to be confirmed upon survey
 - Survey to be tied to all control points in the vicinity
 - Ties are required to all buildings and improvements including roads, lakes and ponds
 - Lands are Untitled Municipal Lands
 - survey lines to be a minimum of 30 m from water bodies



Council Approval 14-328 <small>Motion No.</small>	Approved <small>Director of Planning / Date</small>	Approved Subject to Conditions Listed in Attached Letter <i>Not Claude Dec 8/4</i> <small>Director of Planning / Date</small>	Sketch Number: SK-IQAL-001-2014 MAP 1 Initials:
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Model No.

Director of Planning / Date _____

Director of Planning / Data

Initials:

Map 3

Proposed Road

Existing Road

0 100 Feet

North Arrow

C

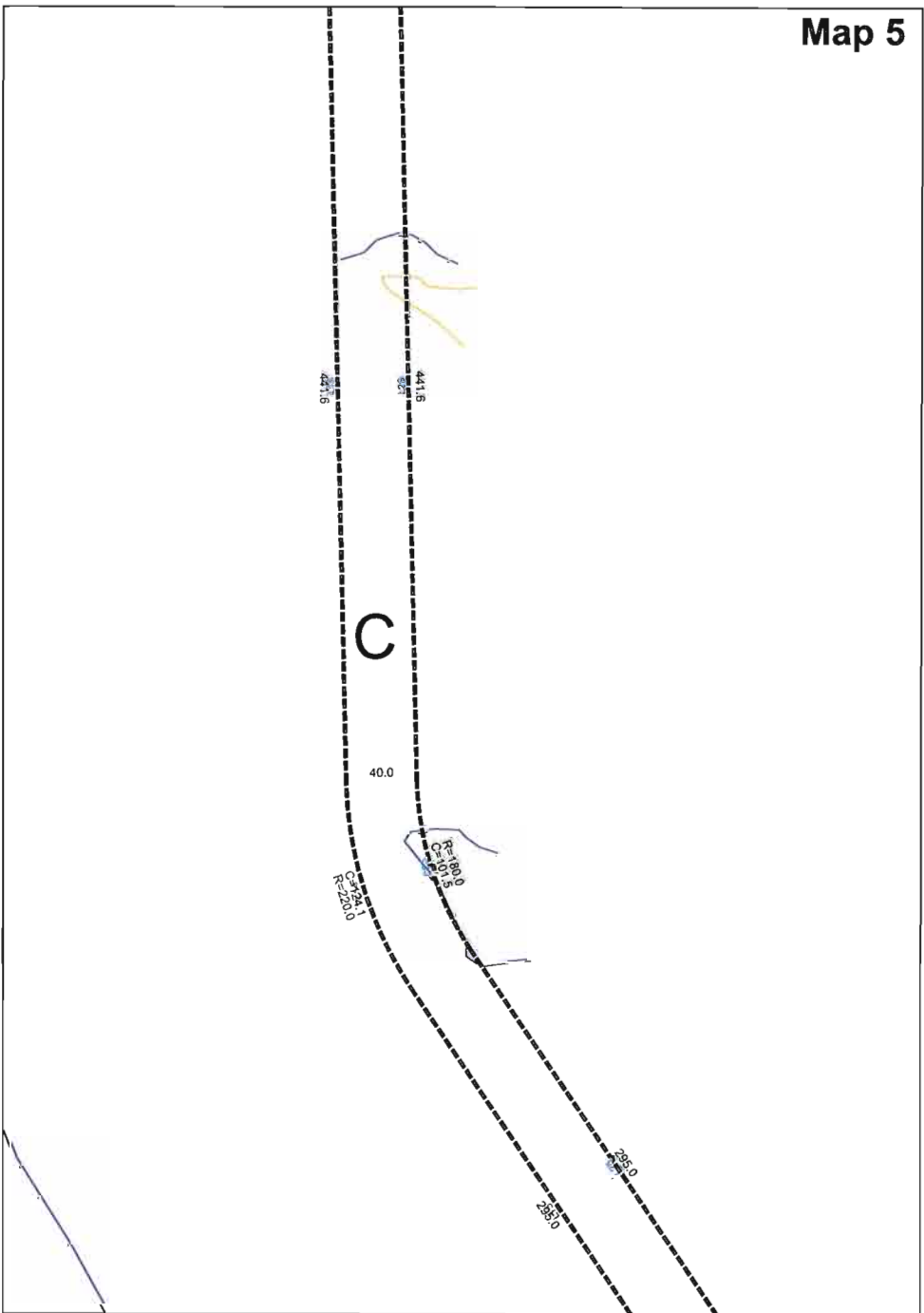
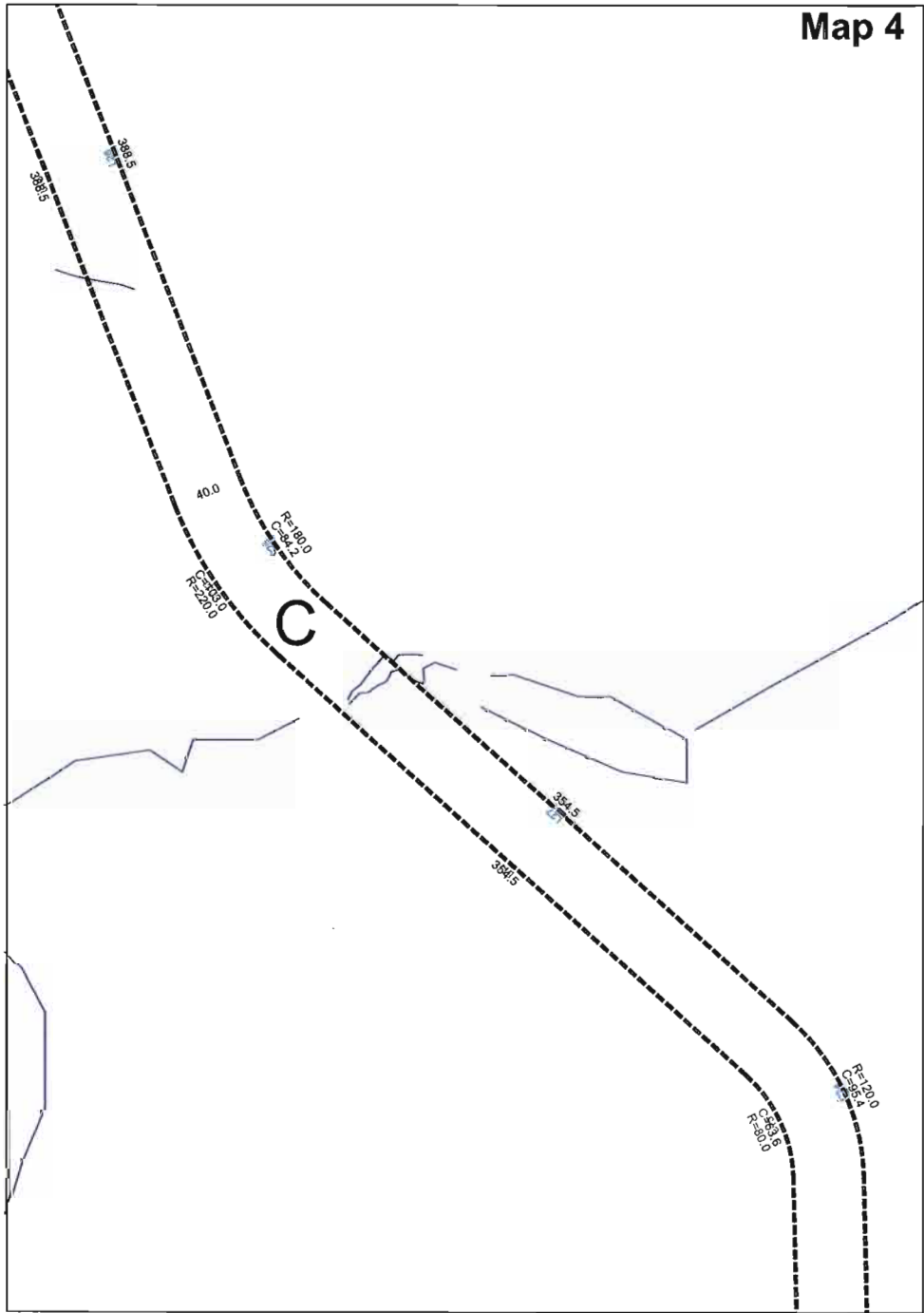
40.0


R=180.0
C=86.1
C=84.3
R=220.0

385.5
386.5

770.8
809.2











Prepared by FOTENI Consultants Inc. : D6

Legend

Survey Boundary 

Existing legal survey 

Lines to be surveyed 

Lines to be removed 

Date: AUGUST 27, 2014

Scale: 1 : 3 000

Survey Sketch

Northwest Iqaluit Aggregate Area

Notes:

- All measurements are approximate, to be confirmed upon survey
- Survey to be tied to all control points in the vicinity
- Ties are required to all buildings and improvements including roads, lakes and ponds
- Lands are Untitled Municipal Lands
- Fit to existing roads



<p>Council Approval</p> <p>14-328</p> <p><small>Motion No.</small></p>	<p>Approved</p> <p><small>Director of Planning / Date</small></p>	<p>Approved Subject to Conditions</p> <p><small>Letter of Approval</small></p> <p><i>Not Stated</i></p> <p><small>Signature of Planning Director</small></p>	<p>Sketch Number: SK-IQAL-001-2014</p> <p>Initials: MAPS 4 & 5</p>
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Model No.

Director of Planning / Date

C. *Weather of Landing Date* 50/5

1

Map 7

POLYTRAIL5

400

C

1885

1883

381

386



SK-IQAL-001-2014
MAPS 6 & 7

**Report to Council
August 28, 2014**

**Submitted by:
Mélodie Simard, Director, Planning and Development**

SUBJECT: Survey Sketch SK-IQAL-001-2014
New Gravel Pit – Northwest Iqaluit Aggregate Deposit

RECOMMENDATION:

That Council:

- 1. Approve survey sketch SK-IQAL-001-2014 for the survey of the City's proposed new gravel pit known as the Northwest Iqaluit Aggregate Deposit.**
-

BACKGROUND

The Trail Area deposits north of the populated area in Iqaluit have been depleted and the City is seeking to open a new gravel pit in the Northwest Iqaluit Aggregate Area (NIAA). The NIAA is located within the City of Iqaluit municipal boundary, and is on untitled Municipal Land. A related Zoning By-law Amendment to permit the proposed aggregate extraction use is also before Council.

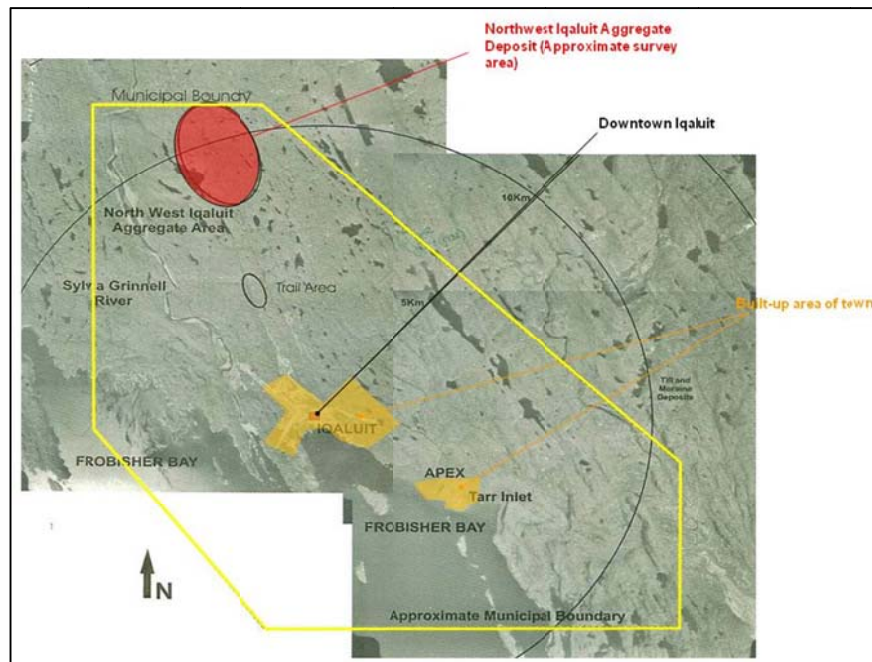


Figure 1: Deposit area in municipal context

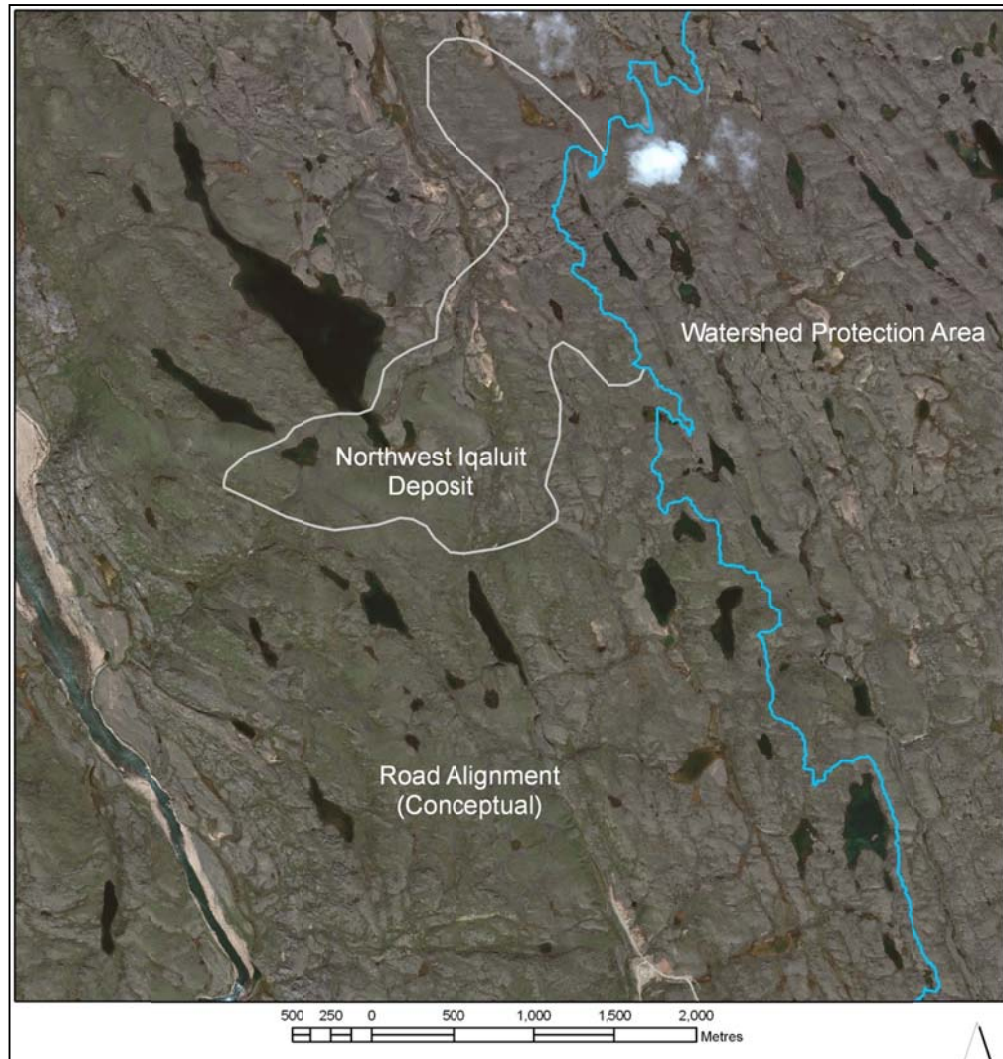


Figure 2: Approximate area of deposit lands

PURPOSE OF SURVEY

The proposed survey is required to transfer the land and the associated aggregate resource around the NIAA to the City of Iqaluit.

DESCRIPTION OF PROPOSED SURVEY

The lands affected by the proposed survey are shown on SK-IQAL-001-2014, which includes seven (7) magnified sections. The surveyed portions of the deposit are comprised of two (2) parcels (Area A and Area B), resulting from a stream that bisects the deposit. The sketch also illustrates a proposed access road from the south (Area C), which branches off from the Trail Deposit access road.

The deposit is located approximately 7 kilometres north of Upper Base, near the northern limits of the municipal boundary. The Northwest Iqaluit Aggregate Deposit measures approximately 3 kilometres long by 1 kilometre wide. The boundaries of the aggregate resources are shown on Figure A of the General Plan.

The proposed survey represents an area in size smaller than the Aggregate Resources in Figure A. The surveyed area was carefully designed to exclude all waterbodies, accounting for a 30-metre buffer around each. As a stream bisects the deposit, the lands are divided into two (2) surveyed areas: Area A (177.6 ha) and Area B (65.1 ha). The surveyed access road is labelled Area C (15.3 ha).

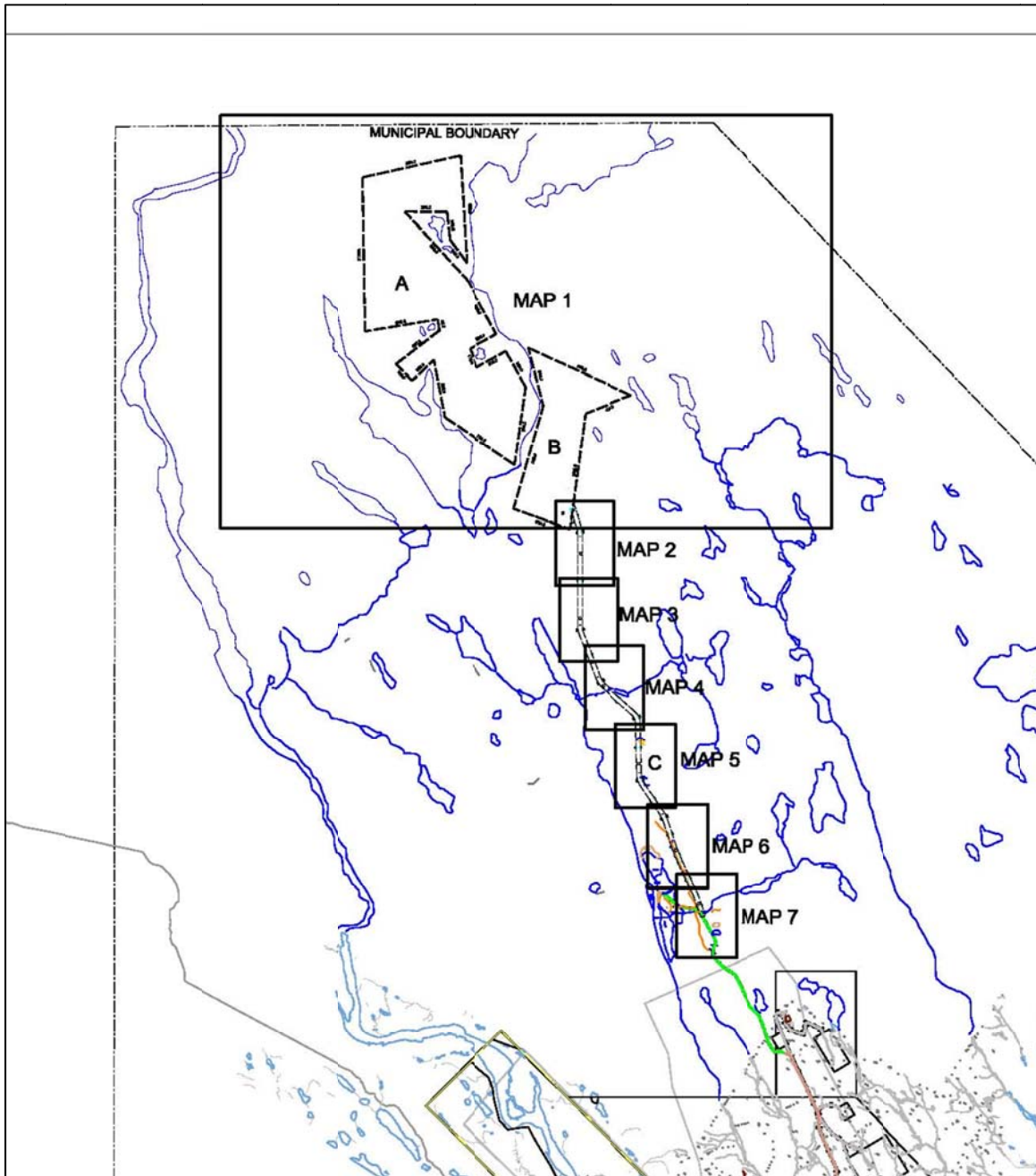


Figure 3: Survey sketch key map

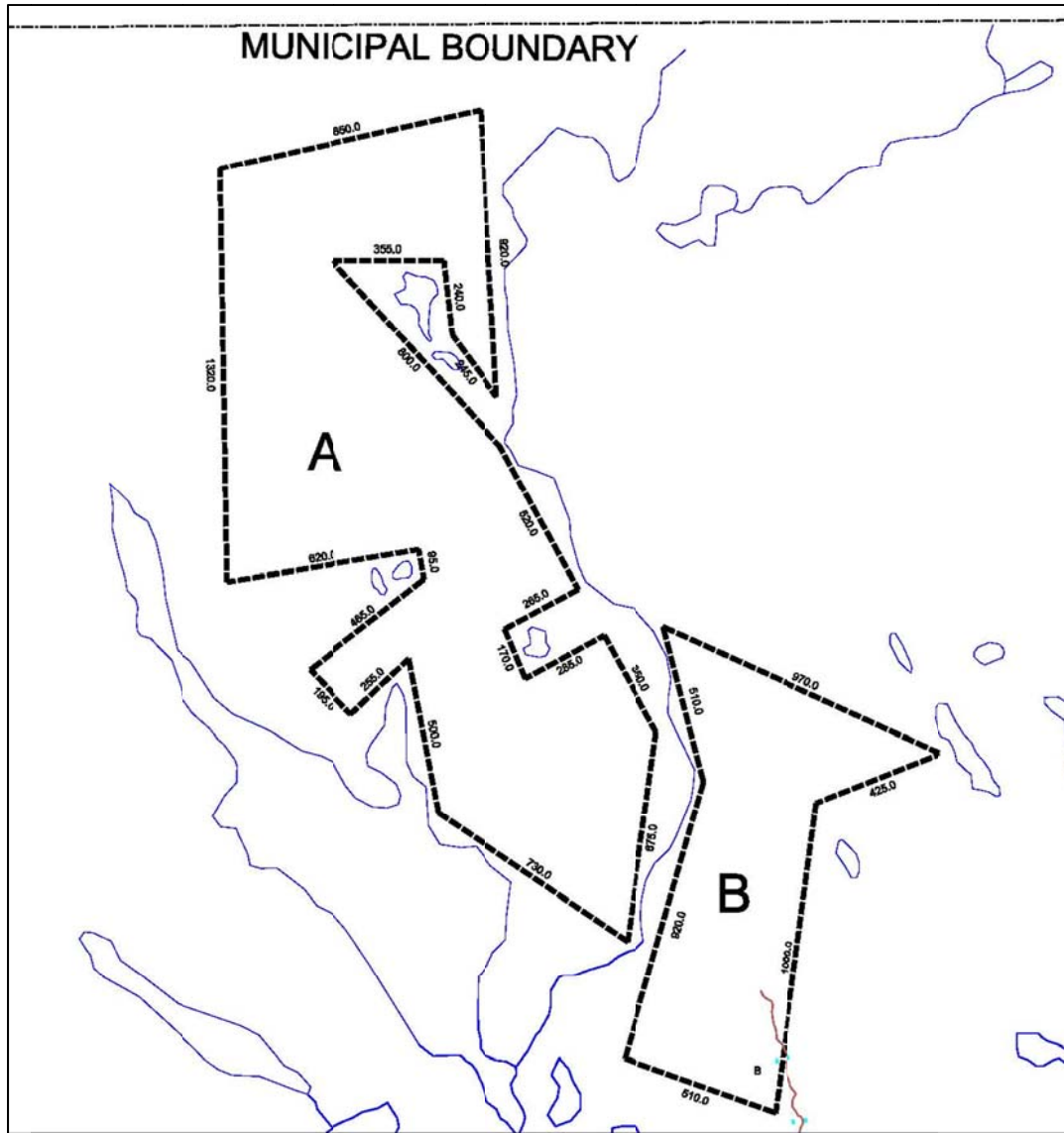
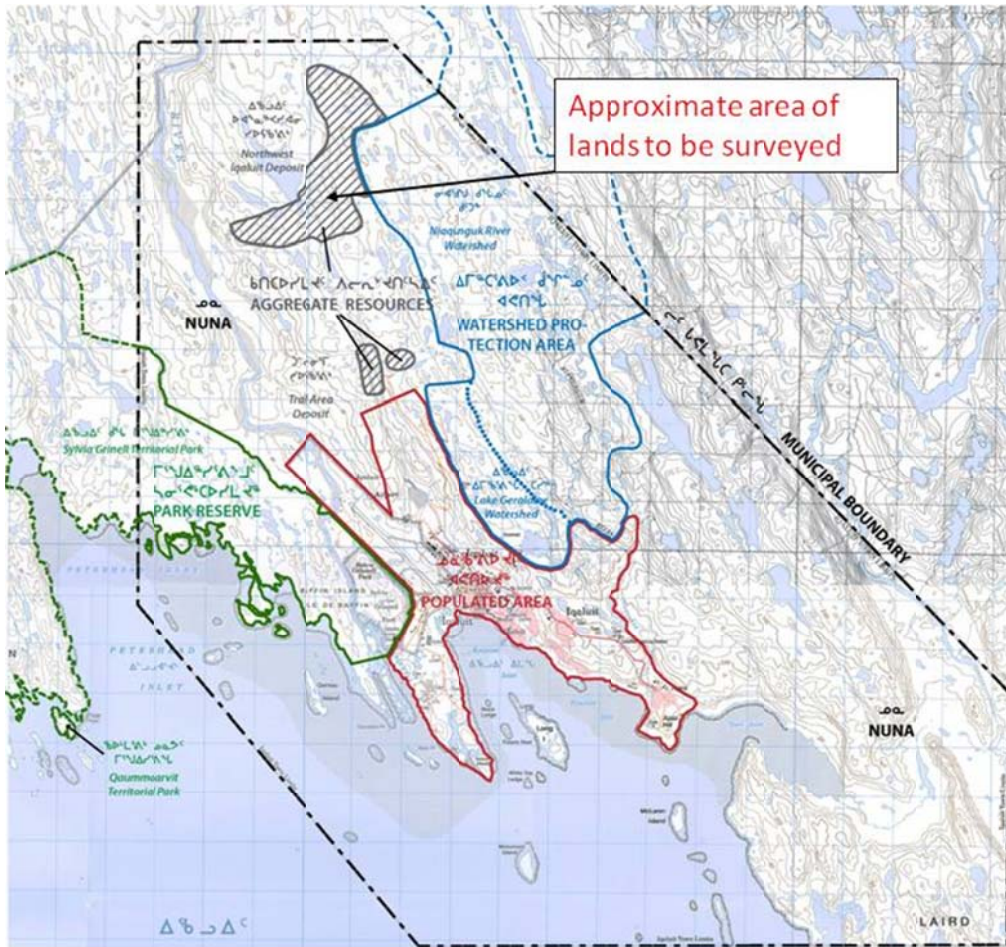


Figure 4: Survey of deposit lands

GENERAL PLAN NO.703

Areas A and B of the lands to be surveyed are designated **Aggregate Resources**, as shown on Figure A of the General Plan. As such, the General Plan envisions aggregate extraction for the deposit.



Section 4.4 of the General Plan contains policies related to the Aggregate Resources Designation. The policies are designed to ensure protection of resources, as well as preserving the environmental integrity of the land.

Policy 1 restricts permitted uses in the designation to pit and quarry activities, which may include portable asphalt plants and other uses associated with resource extraction. New or existing recreational uses or other temporary uses compatible with future resource extraction shall also be permitted. Policy 3 allows other land uses to be considered after resource exhaustion.

Policy 5 directs that restoration and rehabilitation of the site shall begin immediately upon abandonment or termination of resource extraction to preserve the environmental integrity of the deposit lands and its surroundings.

Area C (access road) is designated Nuna in the General Plan. The proposed road is consistent with the Nuna policies in Section 4.1 of the General Plan.

The proposed survey meets the policies and intent of the General Plan.

ZONING BY-LAW NO.704

As shown on the map below, Areas A and B of the lands are currently zoned **Municipal Reserve (MR)**, which does not permit gravel pits. The Zoning By-law Amendment before Council proposes to rezone the lands to **Mineral Resources and Extraction Zone (ME)**, which permits a pit, a quarry, and an asphalt plant.

The ME Zone does not contain provisions related to lot size or frontage. Consequently, the proposed survey meets the applicable provisions of the Zoning By-law.

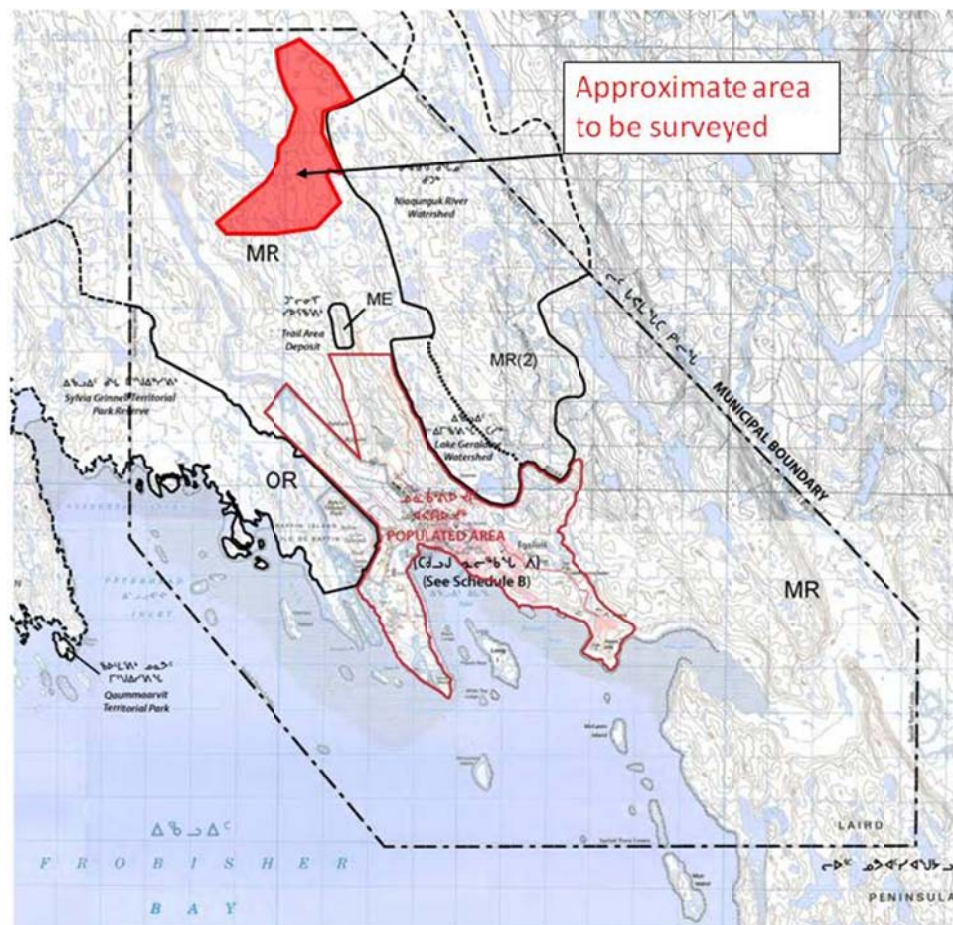


Figure 6: Extract from Schedule A, City of Iqaluit Zoning By-law No. 704

ROAD ACCESS

As part of the Trail Area Deposit Plan, a road was constructed linking the deposit to Upper Base. It is proposed that this road will be extended to the Northwest Iqaluit Aggregate Area along an existing ATV trail. The proposed road right-of-way is shown as Area C of the Survey Sketch. The road will be designed according to municipal standards.

SITE CONDITIONS

The topography is relatively gentle, with occasional 100-foot elevation differences. The land is well-drained and contains no marshy or swampy areas. The DIAND report ("Evaluation of the

Northwest Iqaluit and Trail Area Aggregate Deposits”) identified the area as having been lightly used for hunting, fishing, and camping activities. Camping and fishing is largely confined to the area around the large lake on the west side of the area. Hunting occurs everywhere across the site, although it is generally used as a starting-point for hunting grounds further north.

CONCLUSION

The Northwest Iqaluit Aggregate Area is identified as Aggregate Resources on Figure A of the General Plan, and is intended for future extraction uses. The proposed survey will permit the land with the aggregate to be transferred to the City of Iqaluit, along with the land for an access road.

City of Iqaluit - Request for Decision

Topic: Survey Sketch SK-IQAL-001-2014 New Gravel Pit – Northwest Iqaluit Aggregate Deposit	Date: September 16, 2014 Proposed By: Mélodie Simard, Director, Planning and Development
Proposal Summary: <p>The City is seeking to open a new gravel pit in the Northwest Iqaluit Aggregate Area, as indicated on Figure A of the General Plan. The proposed survey is required to transfer the lands to the City of Iqaluit to commence extraction activities.</p> <p>The lands affected by the proposed survey are shown on SK-IQAL-001-2014. There are 7 maps that define the survey. Area A (177.6 ha) and Area B (65.1 ha) show the granular deposits to be surveyed. A stream splits the two areas. Area C is a proposed access road that connects to the Trail Deposit access road.</p> <p>The proposed survey represents an area in size smaller to the Aggregate Resources in Figure A of the General Plan. The proposed survey sketch was carefully designed to exclude all waterbodies, accounting for a 30-metre buffer around each.</p>	
Benefits: <ol style="list-style-type: none"> 1. The proposed survey will allow the transfer of the lands and associated aggregate resources to the City. 	
Disadvantages: <ol style="list-style-type: none"> 1. No disadvantages have been identified. 	
Policy Implications <p>The lands to be surveyed are designated Aggregate Resources, as shown on Figure A of the General Plan. The General Plan anticipates aggregate extraction for this area. The proposed survey meets the policies and intent of the General Plan.</p> <p>The Zoning By-law Amendment before Council proposes to rezone the lands to Mineral Resources and Extraction Zone (ME), which permits a gravel pit. The proposed survey meets the provisions of the Zoning By-law.</p>	
Options: <ol style="list-style-type: none"> 1. Make a decision; 2. Refer the item back to staff for more information. 	
Costs: Survey cost to be assumed by the City of Iqaluit.	Source of Funding: n/a
Staff Recommendations/Comments: <p>That Council:</p> <p>Approve survey sketch SK-IQAL-001-2014 for the survey of the City's proposed new gravel pit (Northwest Iqaluit Aggregate Deposit) and associated access road.</p>	

CAO's Review/Comments/Initials: