Minutes of the Regular Council Meeting
Hamlet of Cambridge Bay
Number # 010
Monday June 26, 2017 @ 5:30pm

Present	Staff
Mayor Ehaloak, Jeannie (Chair)	SAO Limousin, Marla
Deputy Mayor Ohokannoak, Joe	Land Development Office Taylor, Kevin
Councillor Mulhern, Christina	Recreation Coordinator Muise, Fred
Councillor Taipana, Jamie	Council Officer Pigalak, Gailene
Councillor Wilcox, Wilf	
Councillor Omilgoitok, Andrea	**Members of the Public**
Councillor Kaosoni, David	
Councillor Mohammed, Wiz	
Councillor Jancke, Sarah	

1. Call to Order

Mayor Ehaloak called meeting to order at 5:34pm.

2. Opening Prayer

Councillor Kaosoni said the opening prayer.

3. Adoption of Agenda

a. RCM#010 June 26, 2017 Agenda
Removal of 7.a. Hamlet Staff Housing

Motion

To adopt the Agenda of RCM#010 June 26th, 2017 with the minor changes.

Moved By: Deputy Mayor Ohokanoak
Seconded By: Councillor Omilgoitok

CARRIED #-17-066

4. Declaration of Interest

5. Delegations and Petitions

6. Adoption of Minutes of Council

a. RCM#009 June 12, 2017 Minutes

Councillor Mohammed stated that he is pleased that the speed limit was addressed and will be reviewed and approved for seasonal limits.

Councillor Jancke apologized for missing the meeting as she forgot about the change to summer hours.

Motion

To approve RCM#009 June 12, 2017 Minutes.

Moved By: Councillor Omilgoitok
Seconded By: Councillor Taipana

CARRIED #-17-067

7. Old Business

a. Hamlet Staff Housing - Tabled

8. Committee Report

a. Lands Development Committee

Council discussed the applications brought forth from TBG for Lot 21 Block 63, Lots 20&21 Block 54, Lot 22 Block 54, Lot 17 Block 54, and Lot 21 Block 32. Council requested more information from Polar Knowledge at the last council meeting regarding the housing for CHARS. The request was to have confirmation regarding the email that Jim sent to Matthew and David. The first response was from Matthew Hough who is the Chief Engineer for CHARS, the second was from David Scott the President of Polar Knowledge stating that this year Polar Knowledge will not be submitting any RFP's for housing for CHARS. We are at the point where a motion needs to be made for the 5 land applications for TBG.

Mayor Ehaloak asked Council if they had any questions or comments.

Deputy Mayor Ohokannoak "I missed the last few comments I didn't quite hear you, what you were saying about TBG".

Mayor Ehaloak "Polar Knowledge indicated that they are not going to build any more houses, they are going to be renting for staff housing. I spoke to David when he was here and Polar Knowledge is not going to be building more houses. They are pushing for staff to build their own houses. They don't plan on building anymore so they are going to rent and give the option of staff members to build their own homes so that the businesses in the

community can benefit instead of them owning their own houses. TBG, they have been told by Polar Knowledge that they are not going to be building their own houses so TBG want to continue with building these multiplexes.

Councillor Jancke "Are these to rent out privately?"

Mayor Ehaloak "They may go out as corporate lessees, they may go out individually, they have one of the buildings that they own leased to KC".

Councillor Jancke "So they already have buildings here then".

Mayor Ehaloak "Yes, they would like to build more, that is what these land applications are for."

Keven "I don't know if Sarah is aware, right now they are just finishing off building an 8 plex and a duplex. They were who were awarded contracts for the CHARS units, other than that they are going to be building on speculation."

Councillor Mohammed "These are the 8 plexes that were going to be rented out, now they are leased out to CHARS?"

Councillor Wilcox "The 10 that they built are on a 25 year lease to CHARS, there was an RFP put out, but if you look they already have their material here for what they want to build.

Mayor Ehaloak "I drove up there to check it out and those lots are full of material".

Councillor Jancke "Have they started building yet?"

Mayor Ehaloak "No they haven't started building yet, but I see a lot of material up there"

Councillor Jancke "can we invoice them for storing up there on the lot?"

Councillor Mohammed "What is the up side and the down side, if we do move forward with this?"

Mayor Ehaloak "The down side is, if we deny their applications for those lots they can appeal and there is nothing to indicate that we can say no to them, they would win their appeal."

SAO Limousin "In the Land Development Policy of the GN, there is nothing in the Hamlet's Act or in the Planning Act that allows a Council to say no you cannot have those Lots

because your speculating. It doesn't enter into the picture so as we were talking the last time, the up side of this development is that you have development in your community, people are working, and we have money for land that we are leasing to develop more lots. I think that the request went to CHARS and to Polar because it was believed by some Council members that they were going under the radar this time. We received the letters from CHARS and Polar that they won't be procuring any housing."

Councillor Jancke "Would they have to change their application then, just to say that it is for public?"

Marla "The application has bene made for multi-family housing. It does not matter who rents it, the Land lease is for the actual land use itself."

Mayor Ehaloak "I did talk to Northern Properties again, people are asking why they are sitting empty and they want to know what they are going to charge. I contacted Northern Properties and asked them for something in writing so that I can let people know what they are going to be charging. A bachelor unit is $1,500/month, 1 bedroom is $1,975/month, 2 bedroom is $2,300/month, and a 3 bedroom is $2,800/month that is including all utilities."

Councillor Wilcox "I wrote the MLA about the Housing Corporation's policies and he never replied. The thing is that these guys are probably going to be living in sea cans and do whatever when they are building these, and they'll come to the Hamlet expecting us to rent, and I hope we never do."

Mayor Ehaloak "We can put something in the Development Permits and we can approve the lots right now, then when they come back for the development permit can we put the conditions on."

SAO Limousin " That was one of the discussions at the last meeting so we sent an email to CG&S and to Housing Corporation about how they protect that about renting local accommodations that are approved and that have business licenses by the Municipality. We haven't had an answer back yet, but I believe they do it within the contracts."

Councillor Mohammed "They are done within the government contracts, but this is private and really no leverage there or very little if anything else. The fact of the matter is that if the lawyer said that there are no grounds for an appeal then we have to approve the permit, there are no if and or buts around it. Whether or not there are ways to have thing put in place to protect the local businesses is a different question, I really don't see ways right now. Another thing I am worried about is when the Housing Corporation does put in an application for Tender, can these guys go and flip these units around for public housing? It would be bad for local businesses. That is my concern."

Taylor "When they came into town, they asked me if there were any houses for sale and at the time there was the one house up for sale, so they bought the house and use it for staffing. There are units in town that they do lease. They are constantly asking about accommodations or about job shacks that they are able to rent to have on site. I try to accommodate them with as much information as I can. I'll find the information for them when it comes to when local people can benefit leasing or renting their units. I'm sure that they are willing to do that."

Councillor Mohammed "Who are the local companies that is benefiting or have a play in the construction of those units."

Councillor Wilcox "Kalvik"

Deputy Mayor Ohokannoak "I don't think we can put any conditions on the application"

Mayor Ehaloak "Not with housing."

Councillor Wilcox "We can make them have proper washrooms and stuff like that"

Councillor Mohammed "So the thing before us is the approval of the Land Applications. We have no choice but to approve it, then afterwards we can deal with the rest after staff have arranged it all".

Councillor Wilcox "Lands got this just 6 weeks ago and then we made sure that the letter is written so that we can get some insight from CHARS and I think that the GN procurement policies are there and they can do it. It's their money and we need to think and say, here they are on our land and making snow drifts and chewing up lots, there is an opportunity to learn from that and I think that's why at the lands committee and we know and we can type blindly what Marla's answers are going to be about how you got to do it. There isn't going to be a way to stop it which puzzles me because you can't have a house in downtown Cambridge Bay that doesn't have a business in it now I think but yet someone can come in and build 17 units just for the heck of it but you can't build a house in downtown Cambridge."

Mayor Ehaloak "Andrea you had a question"

Councillor Wilcox "I wasn't really finished"

Mayor Ehaloak "Oh Sorry"

Councillor Wilcox "We try to do our diligence to be a good committee we found this was

out of the norm and we knew where it was going to go and we had some good assurances and we see these guys out there and roasting a wiener with the kids and raising money for the kids and we hope all the best. I also think that some of these other rules and stuff like that are going to have to take an ease back how necessary are they."

SAO Marla "The comment about having to or can't live in a house, I think that Councillor Wilcox is referring to the Core Area. I just want to set the record straight, the Core Zoning states that you must have residential on the second floor and commercial on the first floor. The intent of that is to intensify the whole downtown area of a community so that it is accessible to everyone and not just consumed by single family residential or any multiuse family residential. This area should be the heart of commerce in a community. Zoning is a control of land use that you can put in place because it can dictate what the land can be used for. This is a different issue, you are now talking about what you can do while you build in this community. We cannot stop speculation. It not a 'land use issue' it is 'why something gets constructed and a business case issue'. We can probably suggest to them about becoming good corporate citizens and renting from people with business licenses, but it is totally different than what you have identified in a land use plan.

The types of multiplex units that we are seeing in the same area is creating another issue. We have one letter of protest and a second one coming that expresses that a single family residential should not be placed beside a multiplex. Past Councils wanted to mix these densities together to not create a "ghetto" of multifamily. We are now at a point where people want to protect their investment. We will take it to the lands committee first before it comes to council, but it's about this whole idea that Council always wanted to have mixed residential use, so you can have a 14 plex right beside a single family unit and at the time the concept was to not have ghettos, not have all these big density land uses together, but now you have single family residential people putting in $400,00 who want to protect their neighborhood, so that will be a discussion at the lands committee next. This is then again controlling a land use to benefit the community in total."

Councillor Omilgoitok "Can we just not deliver them water or sewage services? Can we state that we cannot deliver to a sea can or to a tent you need to be at a permanent address."

Councillor Wilcox "You just don't give them the permit until they agree to the conditions of the permit".

Taylor "Those are the conditions as a council can decide on"

Mayor Ehaloak "For now are we going to approve the land application and then once they come with the development permit then we can further discuss?"

Councillor Wilcox "But the Development Permit is submitted."

Taylor "Only the five land applications are submitted at this time. That is the stage we are at right now, they are just inquiring about the land applications."

Councillor Jancke "How long have they been storing their material because that concerns me, because we get charged for everything, like if I build a shack I have to pay the $50 a year and then why is it ok for these guys come here from Iqaluit to come a drop those stuff on for free and not be charged for it?"

Taylor "With a Development Permit, like say you wanted to build a shack on the side of your house and it all complies within the setbacks and everything is all good and then you pay the $50 and then you're done. With the material left over from the 8 plex and duplex, they had to get all the material moved off the site and just like with everyone else I try to accommodate them with a place elsewhere in town. With the materials that they have we have located them to the Lots that they have are hoping that they get and have applied for if approved".

Councillor Jancke "With the amount of surplus material it all sounds intentional. Why did they buy a surplus know that they have planned to do this and why are we accommodating them to store the material while they are a big enough company to pay for that accommodation of that material?"

Taylor "That is exactly what we as a Municipality are designing a general industrial type area, because right now we can't accommodate anybody for this type of laydown area. We just make do and try to make it work, but now that we are moving forward with this concept of the proposed industrial area, we can then accommodate almost every company in town because it is a need that we require."

SAO Limousin "It is hard to know how much material it takes to build something so we had no idea until we saw the amount of surplus materials that was left over at the end of the season. The letter has gone to them to remove it. In future we can provide a Temporary Land Use permit."

Councillor Jancke "Can we charge them for that, because you don't buy million dollars' worth of extra material? I've seen quotes and they go right down to every piece of wood, every screw, every nail that goes in there?"

SAO Limousin "And we don't have the expertise on staff to know when too much material is coming in for a building but what we can do is issue a temporary land use permit for the areas that they are occupying while they build.

Mayor Ehaloak "Can you come up with a draft and then present to council and then we can present to them and say look you are storing on land that is not even yours, that will answer some of Sarah's questions?"

Councillor Mohammed "I think that we need to do something before the Development Permits comes forward so that the notion on speculation, because speculating on land for a building and for housing is the same. If we had done things with the other guys who were speculating on land we should be doing the same bloody thing with the people that are speculating on housing. Put something in a ByLaw such as a moratorium on how long vacant units to be left vacant so that there is no speculation. It can be for one year or two years, I don't know what the number is; put something in there, some caveat so that they don't continue to keep it like that. This comes back to the point that I raised earlier, what if NHC wanted to put the 10 plex and 5 plex whatever they are going to build out there for tender and the specs are pretty close to what these guys are building they'll just flip it and then the local business' are going to lose out on it."

Councillor Wilcox "Marla, you say we can't say no, but we don't really have a complete idea as to what these guys what to do. They are saying that they want to build apartments, right? What is it that they are applying for?"

Taylor "There are 5 applications for 14 units in total. There is one 10plex, a duplex and a single family dwelling with a granny suite. I did approach them about the current bylaw and we have seen how fast the two 12 plexes went up. They do know that with the current bylaw they have two year timeframe to build."

Councillor Wilcox "Well what happens if they say oh we would like to call this 10 plex a hotel, can they do that? I guess so cause they are not in the built up area."

Marla "No, the current zoning for the area is residential. A hotel is a commercial designation. If they wanted to convert it to a hotel in this area, they would need to request changes to the Zoning ByLaw by requesting an amendment to the Zoning Bylaw from Residential Use to Commercial Use. They then would have to apply for a business license for the hotel."

Kevin "I have a form, an amendment form that you can apply to amend the zoning bylaw. The request would be submitted to Council and the Community for review."

Mayor Ehaloak "So in the future if they wanted to make it into a hotel we can deny it?"

SAO Limousin "In essence, with good reason Council can. If it is denied, the applicant has the right to appeal it through the Appeals Committee. The binding decision is made by this group of community residents."

Councillor Wilcox "What does your lawyer say about that?"

Marla "Are you referring to the development appeal board or the binding decision?"

Councillor Wilcox "No the hamlet lawyer, what do they say about that?"

Marla "The creation of a Development Appeal Board is provided for in the Planning Act and as such, in Cambridge Bay Zoning Bylaw. The community has never to the best of my knowledge exercised an appeal."

Councillor Wilcox "These guys are pushing the envelope a bit, can't we push it back a little? We could say, hey look guys, you are going to have to live with this, this is a residential that's what we are approving."

Marla "The land use is stated in the lease and in the Development Permit so it is stated twice."

Taylor "It is even in the clause of the lease itself too as well."

Councillor Mohammed "We always seem to be giving, giving and giving, people take these initial applications and we have examples from before where people have temporary construction camp and turning it in to a hotel. We give and we give and now these guys know how we operate and then these guys will roll over us and they will just build. I hate to agree with Wilf but, it could be very well that down the range they could turn this into a hotel and they will come and apply for a commercial lot and again we will give because we have done it in the past. One thing I have said before is that we have to be black and white in all of this stuff and we seem to give and be in a grey area in all of this and it is really frustrating that we have people knowing that they can take advantage of this community and doing speculating type stuff."

Councillor Wilcox "Well why don't we just ask them to come and do a presentation to Council. We can say hey, we haven't met you guys and you are speculating in our town. It's all very nice, come say hello and tell us what you are thinking. It's a lot of money and it's not like we are holding their hand to the fire, they have done this in Rankin and Baker and then they find people to lease it to and stuff like that and it just kind of falls into place. That was supposed to be the big fear of land sales right people will speculate, I guess we got a surprise now, people that have properties have nothing, they can have things taken away from them and turned around and twisted because they don't have security they have fee simple where at least it takes a lot more process to change things and it's hard to battle these things because they can package nicely. Let's do this cause it's going to make sense in time. I think that in this situation we probably have to say yes, but we can ask

them if they would like to come and do a presentation and talk about their thing. Is that fair Marla?"

Marla "From a long term relationship yes it is an excellent idea because the business, but for these applications before you, it may not be able to happen in a timely manner."

Councillor Wilcox "Before we approve anything, ask them to come and talk to us."

Councillor Jancke "Well they have been here already right? So they can make themselves present if they're already investing into the community. This is the time they can say they are a good corporate citizen, do you help out the community, and put a face to a name."

Mayor Ehaloak "Is it your decision that before council approves this land application we would like them to come in and do a presentation?"

Councillor Wilcox "Well I'm just putting it out there, I don't think that I should say that is what I want, just saying that is an idea right, if we all agree."

SAO Limousin "As I said before I think it's great to talk about the long range plan, but on the other side of the coin is that the barge cut off is going to be really soon, so we need to recognize how long this has been on the table now and what their date is for barge?"

Councillor Jancke "June 1st the application was submitted, these land applications are dated June 1st."

Mayor Ehaloak "I think that we can approve their land applications and have them come in and do a presentation on their long term plans."

Councillor Wilcox "What's the point then?"

Councillor Jancke "They waited pretty late too, though they knew we would be under pressure."

Councilor Wilcox "Well the thing is there's a difference between last year and this year. Last year, they had a contract to build ten units and we were being nice and this was for CHARS and we got through it. This year it's a little different because they are obviously not going to be building these places for the good of their health. They have a business piece they are going to spend. Like if they want to do that, they can come and talk to us."

Councillor Taipana "We have seen this with other companies before where they know that barge cut off is here and it is coming in very shortly and they put in the applications and say 'here barge cut off is in a month and can we have this approved.' If we can ask them to

come and have a chat with us and have a forum like this, can we have a Special Meeting just to talk about that? Our next scheduled meeting is not until July 10th, if we can ask them to come and speak with us and we make ourselves available."

SAO Limousin "As long as the decision does not hold up their deadlines for barge. We will let them know that Council would like to meet with them and discuss their long range plan and to please let us know when they can meet ASAP.
We met with Housing Corporation and they are going to be building three five plexes next year and we went out looking at Lots. In accordance with our Land Administration ByLaw, they are prioritized for land that is available and we are asking TBG if they are willing to exchange a couple of lots. Housing Corporation is recognizing how fast the land is being leased and if we can have them secure Lots for next year then we would know what is available."

Councillor Jancke "I would like to just say one thing and I don't know if you would be happy with this, but there are a lot of people out there looking for housing, young professionals that are looking for a place to rent so I'm really cautious and not very happy that a company from Newfoundland has to come and to do this but I think that it will help a lot of people that need housing right now."

SAO Limousin "On the other side of it, either you are a pro-development town or you are not. The tone will be set in the Economic Development Plan and how we review applications and make land available."

Kevin "We know what the price is and that they are open to fill up for people to rent."

Mayor Ehaloak "I spoke with Northern Properties and told them that they need to advertise to the community if they would like the units filled. There hasn't been any information around and from what people are hearing is that it is going to be $2,800 without the utilities."

Wilcox "We didn't haul Northern Properties in and they built these 20 units. I don't think that we are totally out of bounds by asking these guys to shift around if we are nice about it maybe we could get some answers."

Mayor Ehaloak "Marla can call about this tomorrow and ask when they would be available for a meeting."

Kevin 'The site manager in charge is coming over soon, but can we can have a conference call if they are not able to attend."

b. Recreation Committee Report

Fred Muise presented the April 2017 report as per Council's request. The arena season was great and was open seven days a week and since we have made changes since the last collective bargaining agreement we are now able to have the recreation department working until midnight. Now we are looking at extending and expanding the recreation area. The curling ice has not been used within the last two years and the year before that it was used for a total of 80 hours in the last five years which brings us to an average of 16 hours a year for the last five years. What our conversation and discussion have been was to have this changed to some type of youth facility, possibly an indoor play ground for the young ones, a place cadets can use. I don't want to say that these are the definite uses. We would like to reach out to the youth and MYAC and see what their ideas are and reach out to the other communities that have the indoor playground and see what challenges they face and how it has worked for them. We have a rock climbing wall in storage that belongs to us that can potentially go into this space. Fred asks council for their input.

Councillor Jancke "We have talked about the building of the playground and it may be in the minutes and I don't know if we have made a motion."

Marla "It was discussed but a motion was not made last year because the curling club had requested trying another year. They never curled, even though we had the ice in so it is safe to say that curling is not a popular sport in the community and the space can be repurposed."

Mayor Ehaloak "We can reach out to the user groups and the youth and have ideas as to what they would like in there."

Councillor Jancke "We need to plan who is going to be looking after this and what do we need to have this working. I am into reaching out to the community that way they can take ownership and have this for them."

Fred continued with the report. The playgrounds are being improved and we have a design for them. We will be starting to work on them in the next week.

We have four lifeguards and we have a lifeguard who is certified to train others to become life guards but unfortunately we don't have a long enough pool. We have a young lady who is a resident here and has reached the end of her swimming lessons here and is about three courses away from becoming a lifeguard. We have many youth who have the potential to become lifeguards. We are encouraging them and showing them the information as to what they would need to become a lifeguard.

The frolics have come and gone, I am currently working on my report which will have all of

my recommendations, most of the frolic events were coordinated by the recreation department with very little help from the recreation committee. Andrea, Wayne and Allen held a working group meeting because we have tried several times and couldn't get quorum so a lot of the decisions were made internally because we couldn't make them with the committee. Jeannie as mentioned in the report, was coordinating the frolic snowmobile races and preparation.

One of the recommendations is that we scale back activities and days as we do not have the resources to deal with the length of time it currently is. It will all be in the report.

Mayor Ehaloak stated that during the 8 days of races there was the three of them that ran the races and that every day they had to look for volunteers and spotters and this was very stressful.

One of the recommendations I would like to make was for next year instead of eight days of races cut them down to 3 or 4 days, from Friday to Monday. Deputy Mayor Ohokannoak agrees with the idea of scaling back. It does take a lot of people to do a good job and it has become a weeklong event.

Councillor Jancke stated it is not the right time to be making a decision and that we should look at the report.

Mayor Ehaloak stated that this takes a lot out of people and would like council to think about the idea of scaling back next year.

Christmas and Frolics are our two biggest events and without the volunteers it cannot be a success.

Fred presented the plan for Canada Day and encouraged council to attend.

9. Management Reports

10. Correspondence

11. Around the Table

a. **Councillor Wilcox**
   1. . would like to know how the garbage guys are going, there seems to be a lot of garbage around.

Marla stated that we have started the bulk garbage clean up and this week it's going to be the community clean up. Mayor Ehaloak stated that are postings and that housing is

getting their tenants to clean. Council would like a BBQ at both of the community clean ups.

b. **Councillor Kaosoni - None**

c. **Councillor Taipana – None**

d. **Councillor Jancke**
   a. If we could take about bear safety and have the community aware of the hazards
   b. The sound system at the hall is not good quality and I tried to turn it on at the community hall during an event and there needs to be someone in charge of it or if we can have someone in there to run it.
   c. The funding from Nunavut Suicide Prevention Strategy has been announced. I will keep an eye out for that. I don't know how we communicate it but we have someone on council to do just that.

e. **Deputy Mayor Ohokannoak**
   a. Stated it is nice to hear about the playground. There are still a lot of kids playing out at the non-equipped one by our house that needs to be addressed as soon as you can.
   b. The speed limit for our municipal service trucks in town they seem to be speeding quite a bit, especially when they are coming in to town from the sewage lagoon.

f. **Councillor Omilgoitok**
   a. Stated the gyms are not being able to be used and it would be great if we would be able to have the time during the summer, and would like to open up the conversation for us to come up with ideas that may be able to work.
   b. Stated that she was at the playground recently and there is no place for people to be throwing their garbage, perhaps placing a couple of oil drums at the playground so that people can have a place to throw their garbage.
   c. There were some people around town asking about the dust suppressant and I asked Marla about this. I am glad that we are working to have this addressed. It was nice to get back to people and let them know what is happening.

g. **Councillor Mohammed**
   a. We have talked about the steps with reducing the speed around town. By my house there is a sign to slow down because there are kids at play but it seems to have a reverse affect because they are speeding up rather than slowing down. Maybe the Bylaw Officer can park and if seen, guys are going to start to

slow down.

b. I will be away July 4 to 18.

h. **Mayor Ehaloak - None**

i. **SAO Marla Limousin - None**

j. **Kevin Taylor - None**

12. New Business

a. **Projects Around the Community**

13. Adjournment

Motion

To adjourn at 7:15pm.

Moved By: Councillor Taipana

CARRIED #-17-068

Chair - Mayor Ehaloak	**SAO - Marla Limousin**