



**CITY OF IQALUIT
CITY COUNCIL MEETING #05
City Council Chambers
April 28, 2026 at 6:00 PM
AGENDA**

MOMENT OF SILENCE

SWEARING IN - None.

ADOPTION OF AGENDA

1. **MINUTES**

a) City Council Meeting #04 Minutes dated April 14, 2026

2. **DECLARATION OF INTEREST**

3. **DELEGATIONS**

None.

4. **AWARDS AND RECOGNITIONS**

None.

5. **STATEMENTS**

6. **DEFERRED BUSINESS AND TABLED ITEMS**

None.

7. **CORRESPONDENCE**

a) Nunavut Research Institute (NRI) – Scientific Research License Application – Sebastien Niessen, University of Bern, Switzerland

b) Information Item – Premier John Main, Minister Responsible for Liquor and Cannabis, Government of Nunavut – Summary of Feedback Received on Proposed Relocation of Enclosed Cannabis Store in Iqaluit

8. **BY-LAWS**

a) **First Reading of By-law(s).**

None.

- b) **Second Reading of By-law(s).**
 - i) By-law No. 1033, Amendment to Zoning By-law No. 899 [ZBA 25-040]
 - ii) By-law No. 1034, Amendment to Consolidated Fees and Charges By-law No. 813
 - c) **Third Reading of By-law(s).**
 - i) By-law No. 1035, Land Disposal By-law for Lot 2, Block 252, Plan 4972
9. **OLD BUSINESS**
- None.
10. **NEW BUSINESS**
- a) Presentation of 2025 Audited Financial Statements
Peter Tumilty, Chief Financial Officer
 - b) Request for Decision and Planning Report – Zoning By-law Amendment ZBA 26-003A
Two Apartment Buildings, Hospital Hill
Plan 2105, Lot 860
Applicant: Nunavut Housing Corporation
Mathew Dodds, Director of Planning & Development
11. **COMMITTEE REPORTS**
- a) Planning and Development Committee of the Whole Meeting #04 Report, dated April 21, 2026
Deputy Mayor Smith, Chair
12. **IN-CAMERA SESSION**
- As per Section 22(2)(a) of the Cities, Towns and Villages Act and By-law No. 526 Section 67
- a) Legal
13. **ADJOURNMENT**

Next City Council Meeting May 12, 2026

**CITY OF IQALUIT
CITY COUNCIL MEETING #04
APRIL 14, 2026 at 6:00 p.m.
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Mayor Solomon Awa
Deputy Mayor Kimberly Smith
Alternate Deputy Mayor Harry Flaherty
Councillor Amber Aglukark
Councillor Methusalah Kunuk
Councillor Simon Nattaq
Councillor Kyle Sheppard

ABSENT

Councillor Romeyn Stevenson

PRESENT FROM ADMINISTRATION

Steve England, Chief Administrative Officer
Jamie Evic, Deputy Chief Administrative Officer
Bill Williams, Deputy Chief Administrative Officer
Brianna Longworth, City Clerk
Katrina Sarmiento, Deputy City Clerk
Carol Nakanwagi, Executive Assistant
Kevin Kerr, Director of Engineering and Capital Projects – via teleconference
Mathew Dodds, Director of Planning and Development
Geoffrey Byrne, Communications and Customer Service Manager
Jeanie Eeseemailee, Senior Interpreter/Translator

MOMENT OF SILENCE

Mayor Awa opened the meeting at 6:00 p.m. with a moment of silence.

SWEARING IN

None

ADOPTION OF AGENDA

Motion #26-70

Moved by: Deputy Mayor Smith
Seconded by: Councillor Kunuk

Adoption of agenda as presented.

Unanimously Carried

1. **MINUTES**

a) **Planning and Development Committee of the Whole Meeting #03 Minutes dated March 17, 2026**

Motion #26-71

Moved by: Deputy Mayor Smith
Seconded by: Councillor Sheppard

Planning and Development Committee of the Whole Meeting #03 Minutes dated March 17, 2026.

Unanimously Carried

b) **Public Hearing #02 Minutes dated March 24, 2026**

Motion #26-72

Moved by: Councillor Sheppard
Seconded by: Deputy Mayor Smith

Public Hearing #02 Minutes dated March 24, 2026.

Unanimously Carried

c) **City Council Meeting #03 Minutes dated March 24, 2026**

Motion #26-73

Moved by: Alternate Deputy Mayor Flaherty
Seconded by: Deputy Mayor Smith

City Council Meeting #03 Minutes dated March 24, 2026.

Unanimously Carried

2. **DECLARATION OF INTEREST**

Alternate Deputy Mayor Flaherty and Councillor Sheppard declared a conflict of interest regarding:

7. **BY-LAWS**

- a) First Reading of By-law(s)
 - iii. By-law No. 1035, Land Disposal By-law for Lot 2, Block 252, Plan 4972
- b) Second Reading of By-law(s)
 - i. By-law No. 1035, Land Disposal By-law for Lot 2, Block 252, Plan 4972

3. **DELEGATIONS**

None

4. **AWARDS AND RECOGNITIONS**

None

5. **STATEMENTS**

Deputy Mayor Smith spoke about the Skills Canada Nunavut Territorial Skills Competition that was held over the weekend. She congratulated the student participants for their hard work, stating that they are inspiring and should be proud of themselves. She went on to say that she is looking forward to seeing the students represent Nunavut at the upcoming Skills Canada National Competition.

Councillor Aglukark discussed the Qimuksiq Dog Team races and congratulated the winners. She noted that a 35 km race would be held this Saturday.

Councillor Sheppard acknowledged the federal government announcement made last Monday. He stated that the City of Iqaluit would receive funding in the amount of \$109 million to support water and sewer infrastructure improvements. He noted that the City had budgeted for these upgrades over several upcoming years, and now those Capital funds could be used for other items, which would make a difference in the community for residents.

Councillor Sheppard went on to thank the Administration team for always being prepared and able to submit funding applications when they become available.

6. **DEFERRED BUSINESS AND TABLED ITEMS**

a) Discussion and Direction Item – Vacant Council Seat – Verbal

Steve England, Chief Administrative Officer, noted that at the last meeting, Council discussed the vacant Council seat. Mr. England provided the following summary based on the *Nunavut Elections Act*:

- Council shall fill the vacant Council seat as soon as reasonably practicable by appointing a person who is eligible to be a candidate for the office by:
 - Appointing a candidate from the previous election, who was not elected but had the highest number of votes, if they are still eligible and willing to accept the appointment
 - Publicly requesting applicants for appointment using a Council approved form

Deputy Mayor Smith made the following comments:

- Public call-out should be used

- Important to fill the vacant Council seat in May or June as it will be more difficult to have a quorum during summer months with people going out on the land and/or leaving Iqaluit for holidays

Alternate Deputy Mayor Flaherty made the following comment:

- Agrees that the vacant Council seat should be filled prior to the summer months

Councillor Aglukark made the following comment:

- Agrees that a public call-out should be used to fill the vacant Council seat prior to summer, at the May or June Council meeting

Councillor Sheppard made the following comments:

- Encouraged people to apply to make a more representative body, especially women and Inuit
- Councillors should encourage people who would be a good fit for Council
- Proposed that the public call-out close on May 22
 - Council could then invite prospective candidates to participate at a June meeting

Councillor Nattaq made the following comments:

- Will encourage residents to submit their names during the public call-out
- Could also consider the candidates with the next highest amount of votes from the last election

Mayor Awa made the following comment:

- Majority of councillors would like to hold a public call-out

Deputy Mayor Smith made the following comments:

- Explained that being a councillor was a considerable amount of work and requires research
- Legislation that governs how Council works
- Anyone interested in submitting their names should speak to any councillor as they are a wealth of information

Motion #26-74

Moved by: Deputy Mayor Smith

Seconded by: Councillor Nattaq

Council directs Administration to hold a public call-out for the vacant Council seat, with a cut-off date being May 22, 2026 and a candidate being selected on June 23, 2026.

Unanimously Carried

Alternate Deputy Mayor Flaherty made the following comments:

- Being a councillor can sometimes be challenging
 - Candidates need to understand they have to be dedicated and work as a team member
 - Work well with Administration and staff who are also a great resource
- Encourage younger generation to submit their names as young people are not often represented in government
 - Would be nice to hear a younger voice on matters
 - Younger person would complement Council

7. **BY-LAWS**

a) **First Reading of By-law(s)**

- i) By-law No. 1033, Amendment to Zoning By-law No. 899 (ZBA 25-040)

Motion #26-75

Moved by: Deputy Mayor Smith

Seconded by: Councillor Sheppard

Council approves First Reading of By-law No. 1033, Amendment to Zoning By-law No. 899 (ZBA 25-040).

**For – Smith, Nattaq, Aglukark, Kunuk, Sheppard
Abstained – Flaherty
Carried**

Alternate Deputy Mayor Flaherty abstained from voting; however, a reason was not provided for the abstention.

- ii) By-law No. 1034, Amendment to Consolidated Fees and Charges By-law No. 813

Motion #26-76

Moved by: Councillor Sheppard

Seconded by: Deputy Mayor Smith

Council approves First Reading of By-law No. 1034, Amendment to Consolidated Fees and Charges By-law No. 813.

Unanimously Carried

- iii) By-law No. 1035, Land Disposal By-law for Lot 2, Block 252, Plan 4972

Alternate Deputy Mayor Flaherty and Councillor Sheppard declared a conflict of interest and left the room.

Motion #26-77

Moved by: Deputy Mayor Smith

Seconded by: Councillor Kunuk

Council approves First Reading of By-law No. 1035, Land Disposal By-law for Lot 2, Block 252, Plan 4972.

Unanimously Carried

b) Second Reading of By-law(s)

- i) By-law No. 1035, Land Disposal By-law for Lot 2, Block 252, Plan 4972

Alternate Deputy Mayor Flaherty and Councillor Sheppard declared a conflict of interest and remained outside of the Council Chambers.

Motion #26-78

Moved by: Councillor Aglukark

Seconded by: Deputy Mayor Smith

Council approves Second Reading of By-law No. 1035, Land Disposal By-law for Lot 2, Block 252, Plan 4972.

Unanimously Carried

Following the vote, Alternate Deputy Mayor Flaherty and Councillor Sheppard returned to the meeting.

c) Third Reading of By-law(s)

None

8. OLD BUSINESS

None

9. NEW BUSINESS

a) Information Item – Engineering Department Projects Update

Kevin Kerr, Director of Engineering and Capital Projects, provided an update on Engineering Department Projects. Mr. Kerr provided an update on the following projects:

- Long-term Water Project
 - Water Distribution Upgrades
 - Raw Water Supply and Storage – new reservoir

Due to technical difficulties, the presentation was stopped and deferred until the next meeting.

b) 2026 Council Meeting Calendar

Brianna Longworth, City Clerk, presented the 2026 Council Meeting Calendar from May to December. The following are her comments:

- Calendar is based on Council's decision to consolidate the committees of Council into the Governance and Priorities Committee of the Whole
- Calendar was developed taking into account events throughout the year that may impact meetings
 - Conferences
 - Important community events
 - Seasonal on-the-land activities
- Most months will follow a new structure
 - Governance and Priorities Committee of the Whole meetings on the first and third Tuesday of the month
 - Regular Council meetings on the second and fourth Tuesday of the month
- Reduced summer schedule
 - One regular Council meeting and one Governance and Priorities Committee of the Whole meeting per month during June, July and August
- Based on Council's feedback, proposing to cancel meetings that would fall on the day immediately following an extended weekend
 - Ensures that Council has adequate working time to review agenda packages
 - Avoid potential difficulties with quorum
- Based on the *Cities, Towns and Villages Act*, Council is required to hold one regular Council meeting a month
 - Should a meeting be cancelled during the months that have only one scheduled regular Council meeting, Department of Community Services would have to be notified

Motion #26-79

Moved by: Deputy Mayor Smith

Seconded by: Councillor Aglukark

Council approves the 2026 City Council Meeting Calendar for May to December and authorizes the Mayor to make changes as required.

Unanimously Carried

c) Appointment of Deputy Chief Administrative Officer, Jamie Evic, as Authorized Acting Chief Administrative Officer when Designated by Chief Administrative Officer - Verbal

Steve England, Chief Administrative Officer, presented the appointment of Deputy Chief Administrative Officer, Jamie Evic, as Authorized Acting Chief Administrative Officer when Designated by Chief Administrative Officer. Mr. England noted that earlier this year, Council approved team members that could be appointed as Acting Chief Administrative Officer during an absence.

Motion #26-80

Moved by: Deputy Mayor Smith

Seconded by: Councillor Aglukark

Council authorizes Jamie Evic, Deputy Chief Administrative Officer, to act as the Chief Administrative Officer as designated from time to time by the Chief Administrative Officer, during periods where the Chief Administrative Officer is absent or otherwise unable to fulfill their duties.

Unanimously Carried

10. **COMMITTEE REPORTS**

None

11. **CORRESPONDENCE**

**a) Nunavut Tunngavik Inc. (NTI) – Inuit Circumpolar Council (ICC)
General Assembly – Sponsorship Request**

Mayor Awa noted that Nunavut Tunngavik Inc. (NTI) was seeking financial contributions to help cover key areas of the Inuit Circumpolar Council General Assembly.

Deputy Mayor Smith made the following comments:

- Incredible event for the city to host
- Supports providing in-kind services such as the use of recreational facilities
- Does not support a financial contribution

Councillor Sheppard made the following comment and asked the following question, which Mr. England answered:

- Event will have a meaningful economic impact in Iqaluit

- Could Administration communicate with Nunavut Tunngavik Inc. to determine if there is any in-kind support that the City could provide?
 - Administration has had a meeting with the organizing and planning team and are determining what in-kind supports the City can provide

Councillor Aglukark made the following comments:

- Agreed with providing in-kind donations
- Acknowledged the Inuit Circumpolar Council as she attended the first Inuit Women's Summit, which was an incredible experience
- Good opportunity for Iqaluit to host the event
- Important that members are welcomed

Alternate Deputy Mayor Flaherty made the following comments:

- Inuit Circumpolar Council is for Inuit worldwide
- In some instances, large events like this are not advertised.
- Important that Nunavummiut are aware of the conference and welcome attendees
- City should work with the organization to determine ways to support the event

Mayor Awa made the following comments:

- Met with the event planning committee to determine what facilities are available that can be utilized
- Understood that a craft fair will be held
- Event will include Inuit from the Circumpolar region including Alaska, Denmark and Russia
- City must provide a welcoming community for all attendees and not just Canadians
- Some attendees will be staying in Inuit homes
- Musicians will also be attending the event to provide a cultural component
- City has the ability to provide in-kind support
- Event planning meetings will continue

Mr. England made the following comments:

- Administration understands that Council wants to provide in-kind support only
- Administration will continue to work with the Planning Committee to provide in-kind support

Councillor Sheppard made the following comment:

- Once Administration determines the in-kind support, it can be presented to Council.

b) Inuit Heritage Trust (IHT) – Archaeology Permit Application – Elizabeth Robertson, Adventure Canada (Heart of the Arctic Expedition)

Motion #26-81

Moved by: Deputy Mayor Smith

Seconded by: Councillor Aglukark

Inuit Heritage Trust – Application: The “Heart of the Arctic” Expedition on the vessel “Ocean Nova”, proposed to depart from Kangerlussuaq, Greenland on August 2, 2026 and arrive in Iqaluit on August 15, 2026, Elizabeth Robertson, Adventure Canada.

Unanimously Carried

c) Inuit Heritage Trust (IHT) – Archaeology Permit Application – Elizabeth Robertson, Adventure Canada (Circling the Midnight Sun Expedition)

Motion #26-82

Moved by: Councillor Aglukark

Seconded by: Deputy Mayor Smith

Inuit Heritage Trust – Application: The “Circling the Midnight Sun” Expedition on the vessel “Ocean Nova”, proposed to depart from Iqaluit on August 15, 2026 and arrive in Kangerlussuaq, Greenland on August 28, 2026, Elizabeth Robertson, Adventure Canada.

Unanimously Carried

d) Nunavut Research Institute (NRI) – Scientific Research License Application – Andrea Monahan, Qaujigiartiit Health Research Centre (QHRC)

Motion #26-83

Moved by: Deputy Mayor Smith

Seconded by: Councillor Aglukark

Nunavut Research Institute – Application: “Building Youth Networks and an Understanding of Youth Perspectives on Wellness in Iqaluit through Inuit Qaujimajatuqangit”, proposed to take place from April 21, 2026 to December 31, 2026, Andrea Monahan, Qaujigiartiit Health Research Centre.

Unanimously Carried

12. IN CAMERA SESSION

() as per Section 22 (2) (a) *Cities, Towns and Villages Act* and By-law No. 526
Section 67

13. ADJOURNMENT

Motion #26-84

Moved by: Deputy Mayor Smith

Seconded by: Councillor Kunuk

Council adjourns at 6:52 p.m.

Unanimously Carried

Mayor Solomon Awa
Chair

Brianna Longworth
City Clerk

Approved by City Council on the ____ day of _____ 2026.

COUNCIL CORRESPONDENCE – April 28, 2026

	<u>Author</u>	<u>Message</u>	<u>Action</u>
(a)	Mosha Cote, Manager, Research Liasion – Nunavut Research Institute (NRI)	Application: Sebastien Niessen, from the University of Bern, Switzerland. The research is titled “International Minority Rights & Intangible Cultural Heritage” and is proposed to take place from July 13, 2026 to August 7, 2026.	Motion Requested
(b)	Premier John Main, Minister Responsible for Liquor and Cannabis – Government of Nunavut	Summary of feedback received during community consultations regarding the proposed relocation of an existing enclosed cannabis store in Iqaluit from 760 Queen Elizabeth Way to 613 Mattaaq Crescent.	Information



City of Iqaluit Correspondence Summary

Please identify the individual, the organization, the school, and the home community of those doing the research.

My name is Sebastian Niessen, and I do a PhD at the University of Bern in Switzerland, where I also live.

Please list a timeline for your work, including dates of consultations and the amount of time you will spend in our community.

I will spend the period 13th of July until 7th of August 2026 in Iqaluit. This period will include consultations with potential research partners and stakeholders as well as interviews for the actual research. I may come back for a follow-up, period yet to be determined.

Please give the field of study and the subject of study for this project.

It is an interdisciplinary research project (international law and legal anthropology). The subject of the study is the nexus of international minority & Indigenous rights and intangible cultural heritage/cultural rights, and how these legal frameworks are used by communities to advocate for issues important to them (which may go beyond the strictly cultural – e.g., food security, resource management).

Does this project involve any community other than Iqaluit: If so, where and how?

In 2027, I will do additional interviews with members of the Meshketian Turk community in Almaty County (Kazakhstan), in order to have a complementary perspective by another community (a diasporic one) on international law.

The City of Iqaluit appreciates community involvement from researchers. How will your group be willing to communicate your findings to the population?

Ideally, there will be research partnerships or similar with community members, and in that case the most appropriate form of communicating the findings will be discussed with them. The research participants will also be asked which way they prefer the results to be communicated (e.g., privately or publicly). Options for public communication include: call-in radio show, presentations in community centers or schools. Either way, ideally it is a setting in which it is possible to interact and get feedback, also as to make sure that the results resonate and that local perspectives are not misrepresented.

First Reading

#	By-law	Project Summary	Date reviewed by Committee	Conflict at Committee

Second Reading

#	By-law	Project Summary	Date of 1 st reading	Conflict
8(b)(i) + Public Hearing	By-law No. 1033, Zoning By-law Amendment 25-040 for Lot 483, Plan 911	A site-specific rezoning to permit a Cannabis Establishment at 609 Mattaaq Crescent.	April 14, 2026	None
8(b)(ii)	By-law No. 1034, Amendment to the Consolidated Fees and Charges By-law No. 813	Amends the fees and charges schedule of By-law No. 813, and adds a provision to the by-law to allow for the schedule to be updated by Council resolution. <i>*If this by-law passes second reading, Council may make a motion to amend the agenda and add the by-law for third reading. Motions to amend the agenda during a meeting must be unanimous.</i>	April 14, 2026	None

Third Reading

#	By-law	Project Summary	Date(s) of 1 st and 2 nd readings	Conflict
8(c)(i)	By-law No. 1035, Land Disposal By-law for Lot 2, Block 252, Plan 4972	This Disposal By-law must be read in order to lease the "SIDA" lands to Qikiqtani Inuit	April 14, 2026	Flaherty, Sheppard, and Stevenson (<i>Land</i>)

		Association, who will be developing the lands. The draft lease is included in the disposal by-law, and is in alignment with the Land Disposal Agreement that was reviewed and approved by Council on December 9 2025.		<i>Disposal Agreement item)</i>
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THE CORPORATION OF THE CITY OF IQALUIT

**BY-LAW # 1033
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 a Cannabis Establishment on Lot 483, Plan 911;

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. Lot 483, Plan 911, as shown on Schedule A of this By-law, is hereby rezoned from **Central Business Zone (B1[h16]) to Central Business Zone – Special Exception Zone (B1(8)[h16])**.
3. By-law No. 899 is hereby amended by adding the following sections immediately after Section 15.20, as follows:
 - “15.21 Notwithstanding the conditional uses in Section 15.2, on lands zoned B1(8)[h16], a Cannabis Establishment is a conditional use subject to the following criteria:
 - a) Council considers playgrounds and schools as conflicting land uses;
 - b) The Cannabis Establishment is located a minimum of 130m from a Playground in an Open Area Zone, as measured from the lot lines;
 - c) The Cannabis Establishment is located a minimum of 130m from a school in a Public/Institutional Zone, as measured from the lot lines.”
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.

READ a first time this 14th day of April, 2026.

Solomon Awa
Mayor

Steve England
Chief Administrative Officer

After due notice and a Public Hearing held on April 28, 2026.

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.

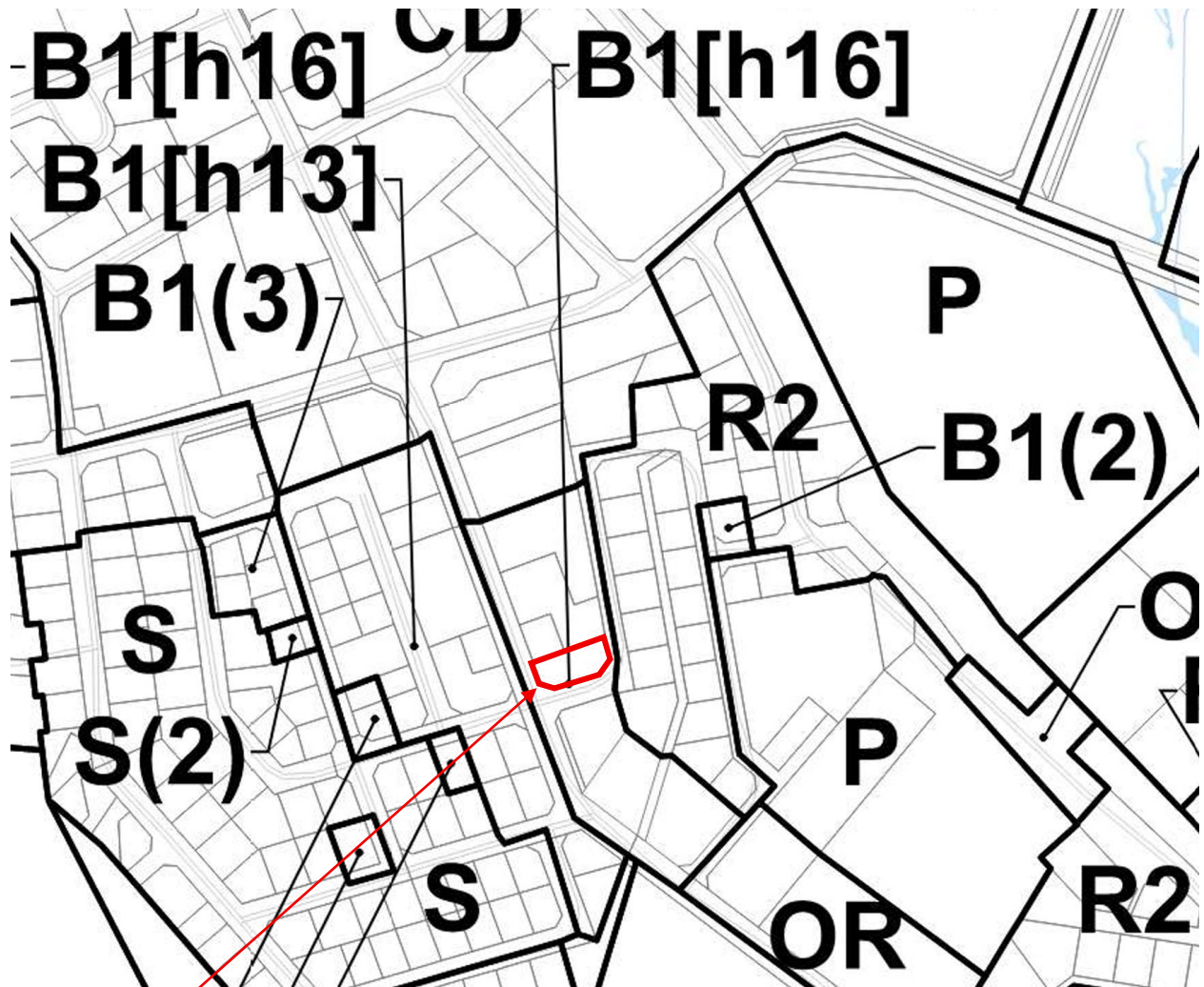
Minister, Community Services

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

Solomon Awa
Mayor

Steve England
Chief Administrative Officer

SCHEDULE A



Lands outlined in red to be rezoned to Central Business Zone, Special Exception Zone 8 (B1(8)[h16]).

THE CORPORATION OF THE CITY OF IQALUIT
BY-LAW No. 1034
CONSOLIDATED FEES AND CHARGES BY-LAW AMENDMENT

A BY-LAW of the City of Iqaluit to amend Consolidated Fees and Charges By-law No. 813;

WHEREAS the *Cities, Towns and Villages Act* RSNWT (Nu) 1988, c. C-8, allows the Council for the City of Iqaluit (“Council”) to establish, by by-law, fees and/or other charges for Services;

WHEREAS pursuant to the *Cities, Towns, and Villages Act*, R.S.N.W.T. 1988, c. C-8, section 65, a Council may, by by-law, amend or repeal a by-law;

NOW, THEREFORE, THE COUNCIL OF THE MUNICIPAL CORPORATION OF THE CITY OF IQALUIT, in regular sessions duly assembled, enacts as follows:

1. Section 12 and section 13 of By-Law 813 are renumbered as section 13 and 14 respectively and the following added directly after section 11:
 12. Schedule “A” of this by-law may be amended and updated from time to time as required by resolution of Council and not require a by-law amendment.
2. Schedule A of By-law 813 shall be replaced by Schedule “A” of this By-law; and
3. That By-laws No. 831, 927 and 955 are hereby repealed.

THIS BY-LAW READ a First Time this 14th day of April 2026.

Solomon Awa
Mayor

Steve England
Chief Administrative Officer

THIS BY-LAW READ a Second Time this ____ day of _____, 2026

Solomon Awa
Mayor

Steve England
Chief Administrative Officer

THIS BY-LAW READ a Third Time this ____ day of _____, 2026

Solomon Awa
Mayor

Steve England
Chief Administrative Officer

CITY OF IQALUIT
SCHEDULE “A”

DESCRIPTION OF SERVICE, PROGRAM, DOCUMENT, ETC.	FEE/CHARGE
DEPARTMENT OF PUBLIC WORKS	
Municipal Services – Deposit	\$ 175.00
Municipal Services – Application	\$ 40.00
Municipal Services – Call-out	\$ 350.00
Meter Installation – 1 inch	at cost
Meter Installation – 1.5 inch	at cost
Meter Installation – larger than 1.5 inch	Developer Expense
Meter Reading	\$ 60.00
Meter Test	\$ 220.00
Utility Connection and Disconnection Permit – Base Fee	\$ 750.00 Plus \$1,000 deposit refundable upon inspection
Utility Connection and Disconnection Permit – Surcharge for Work Performed Outside Business Hours	\$ 750.00
Road Cut Permit – Unpaved	\$ 400.00 Plus \$1,000 deposit refundable upon inspection
Road Cut Permit – Paved	\$ 400.00 Plus \$5,000 deposit refundable upon inspection
Road Closure Permit	\$ 300.00
EQUIPMENT RENTALS	
Heavy Equipment Loader per hour	\$ 325.00
320 Excavator per hour	\$ 325.00
Dump Truck per hour	\$ 325.00

DESCRIPTION OF SERVICE, PROGRAM, DOCUMENT, ETC.		FEE/CHARGE
Flat Deck Truck	per hour	\$ 250.00
Utility Trailer	per hour	\$ 150.00
Asphalt Trailer	per hour	\$ 200.00
Mechanic Rate	per hour	\$ 180.00
Frost Fighter	per hour	\$ 125.00
Light Plant Generator	per hour	\$ 100.00
Motor Grader	per hour	\$ 325.00
Snow Blower Attachment	per hour	\$ 325.00
CB14B Roller	per hour	\$ 200.00

After Hours Call-Out Service (Holidays, Weekends, Evenings, & Nights)

Residential Call Out Fee – WATER	\$ 350.00
Residential Call Out Fee – SEWAGE	\$ 350.00
Commercial or Government Call Out Fee – WATER	\$ 450.00
Commercial or Government Call Out Fee – SEWAGE	\$ 450.00

Water and Sewer Rates

Residential Water Rate (per Litre)	\$ 0.0100
Commercial/Weekend Water Rate (per Litre)	\$ 0.0350
Government Water Rate (per Litre)	\$ 0.0800
Temporary Site Sewer Service - per month	\$ 800.00

Sanitation Rates

Residential Monthly Garbage Pick-up	\$ 54.98
Commercial Garbage Pick-up (per unit) – 3-5 times per week	\$ 549.74
Commercial Garbage Pick-up (per unit) – 1-2 times per week	\$ 366.50
Government Garbage Pick-up (per unit) – 3-5 times per week	\$ 549.74
Government Garbage Pick-up (per unit) – 1-2 times per week	\$ 366.50
Unscheduled Garbage Pick-up (per pick-up)	\$ 900.00

DESCRIPTION OF SERVICE, PROGRAM, DOCUMENT, ETC.	FEE/CHARGE
Non standard Garbage Pick-up (per pick-up)	\$ Negotiated
Tipping Fees	
Car/Truck Body Disposal	\$ 575.00
Snowmobile Disposal	\$ 225.00
Large Appliance Disposal (per item)	\$ 115.00
Refrigerator/Freezer/ACU Disposal (per item)	\$ 140.00
Bulk Items (larger than truck body disposal (per m ³))	\$ 160.00
Mixed Waste (un-segregated)	\$ Not Accepted
Electronic-Waste (per unit)	\$ 50.00
Automotive Battery Disposal (each)	\$ 40.00
Oil Tank Disposal (each)	\$ 250.00
Tire Disposal (each)	\$ 35.00
Segregated Salvageable Wood Disposal (per m ³)	\$ 15.00
Construction Debris Disposal (per m ³)	\$ 135.00

DEPARTMENT OF ENGINEERING AND CAPITAL PROJECTS	
Engineering Review Fee - Base Fee (applies to any Development Permit application involving at least 1 dwelling unit/secondary suite, a residential addition involving 2 or more bedrooms, or addition of non-residential floor space greater than 300m ²)	\$ \$350 for Residential Development \$700 for Non- Residential Development
Engineering Review Fee - Servicing Study	\$ 500.00
Engineering Review Fee - Piped Infrastructure Model Check (applies to any Development Permit application involving 18 units or more)	\$ up to \$4,500 for Sewer Capacity Check up to \$3,500 for Water Capacity Check
Engineering Review Fee - Snow Study	\$ 300.00

DESCRIPTION OF SERVICE, PROGRAM, DOCUMENT, ETC.	FEE/CHARGE
Engineering Review Fee - Grading & Drainage Plan	\$ 600.00
Engineering Review Fee - Traffic Impact Study	\$ 600.00
Engineering Review Fee - Resubmission	\$ \$200 for initial review submission +\$100 for subsequent reviews
Water and Sewer Modeling Fee - Base Fee (applies to any Development Permis Application involving at least 1 dwelling unity, or at least 75 m ² of plumbed non-residential floor Area.	\$ 50.00
Water and Sewer Modeling Fee - Residential	\$ 214.00/unit
Water and Sewer Modeling Fee - Non-residential	\$ 2.86/M2

DEPARTMENT OF EMERGENCY AND PROTECTIVE SERVICES	
MEDEVAC to and from: Airport/Home/Nursing/Other Area to Hospital	\$ 2,500.00 one way
Emergency Medical Transport	\$ 1,500.00
Non-Emergency Transport on request of the Department of Health	\$ 1,500.00
Refusal of service by patient/client/parent or Guardian	\$ 900.00
Ambulance Standby (Unit M1, M2 & M3)	\$ 200.00 /Hr
Department personnel (Other)	\$ 60.00 /Hr
Department personnel Lieutenant	\$ 70.00 /Hr
Department personnel Captain	\$ 80.00 /Hr
Department personnel Deputy Chief	\$ 100.00 /Hr
Department personnel Chief	\$ 125.00 /Hr
Residential Alarm Monitoring (Single family use) Paid by owner/occupant (First Type of Monitoring)	\$ 100.00 /Month

DESCRIPTION OF SERVICE, PROGRAM, DOCUMENT, ETC.	FEE/CHARGE
Residential Alarm Monitoring (Single family use) Paid by owner/occupant (Each Additional Type of Alarm Added)	\$ 50.00 /Month
Commercial Alarm Monitoring (First Type of Monitoring)	\$ 250.00 /Month
Commercial Alarm Monitoring (Each Additional Type of Monitoring)	\$ 100.00 /Month
Alarm Monitoring - Elevator Emergency Telephone	\$ 250.00 /Month
Commercial Call Receiving and Dispatch Services	\$ 250.00 /Month
Voice Pager-Pager buyout (per unit)	\$ 700.00
Voice Pager Paging Service (per unit)	\$ 5.00
Portable Radio Rental (per unit)	\$ 100.00
Standby Fee	500.00 per day \$ 300.00 per half day Plus manpower per unit
File Search (fire inspections, reports and investigations; non-mandated)	\$ 75.00 per search \$5.00 per copy
Occupancy Load Permits by request	\$ 75.00 per certificate
Fire Inspections by request	\$ 100.00 /Hr
Re-inspections with outstanding code violations with written orders	\$ 100.00 per visit
Undue number of false alarms (Six-Month Timeframe)	\$ Written notice
False Fire Alarm Response	\$ 500.00
False Fire Alarm Response (Second)	\$ 1,000.00
False Fire Alarm Response (Third & Subsequent False Alarms)	\$ 1,500.00
Fire Engine Truck	\$ 500.00 /Hr
Aerial Ladder Truck	\$ 700.00 /Hr

DESCRIPTION OF SERVICE, PROGRAM, DOCUMENT, ETC.	FEE/CHARGE
Fire Engine (503)	\$ 300.00 /Hr
Passenger Vehicle Standby (4x4)	\$ 75.00 /Hr
Utility Vehicle Standby (UTV)	\$ 100.00
Small Motorized Equipment	\$ 180.00
Non-Motorized Equipment & Supplies	\$ 50.00
Perishable Supplies	\$ actual replacement costs x 3
Training Centre Rental (includes facilities, outdoor and indoor props and pumps)	\$ 500.00 per day
Fire Apparatus rental for training (503)	\$ 400.00 per day Plus expenses
Air refills (breathing air)	\$ 15.00 per cylinder
	\$ 40.00 per cascade cylinder
Training Ground rental (outside only)	\$ 250.00 per day Plus consumables
Training Centre Clean up (if required)	\$ 500.00 per day Plus manpower
SCBA Rental	\$ 50.00 per day per unit Plus refill rates
Residential Firefighting (Single & Semi-Detached Buildings)	\$ 2,500.00/2hrs or less flat rate
Motor Vehicle Firefighting	\$ 500.00 per
Other Buildings Firefighting (Multi-family occupancy, commercial, institutional, industrial building)	\$ 2,500.00/2hrs or more plus personnel and vehicles

DESCRIPTION OF SERVICE, PROGRAM, DOCUMENT, ETC.	FEE/CHARGE
Prevention of fire motor vehicle accident / with or without auto extrication	\$ 500.00 per

MUNICIPAL ENFORCEMENT

Responsible Pet Owners By-law #796	
Male or Female Unaltered dog	\$ No Fee
Spayed or Neutered Dog	\$ No Fee
Unaltered dog under 6 months	\$ No Fee
Vicious Animal	\$ 250.00
Male or Female Unaltered Cats	\$ No Fee
Spayed or Neutered Cats	\$ No Fee
Unaltered Cat (under 6 months)	\$ No Fee
Replacement Tag	\$ 15.00
Dog Impound Fees	\$ 150.00
Subsequent impoundment fee for an animal within a 12-month period.	
2 nd offense	\$ 250.00
3 rd offense	\$ 300.00
4 th offense	\$ 350.00
Cat Impound Fees	\$ 125.00
Subsequent impoundment fee for an animal within a 12-month period.	
2 nd offense	\$ 150.00
3 rd offense	\$ 175.00
4 th offense	\$ 200.00
Vicious Animal Impound Fees	\$ 250.00
Subsequent impoundment fee for an animal within a 12-month period.	
2 nd offense	\$ 300.00
3 rd offense	\$ 400.00
4 th offense	\$ 500.00
Dog Care and Sustenance Daily	\$ 30.00
Cat Care and Sustenance Daily	\$ 15.00
Destruction of Dog or Cat	\$ 40.00

DESCRIPTION OF SERVICE, PROGRAM, DOCUMENT, ETC.	FEE/CHARGE
Traffic Safety By Law # 894	
Towing Fee	Fees are based on the annual negotiated rates with the City's service provider
Impound and Storage Fee – per day	
Administrative Fee	\$ 25.00
All-Terrain Vehicle By-Law #557	
Towing Fee	Fees are based on the annual negotiated rates with the City's service provider
Impound and Storage Fee	
Administrative Fee	\$ 25.00
Snow Emergency By-Law #797	
Towing Fee	Fees are based on the annual negotiated rates with the City's service provider
Impound and Storage Fee	
Administrative Fee	\$ 25.00
All-Terrain Vehicle By-Law #557	
Motorized Snow Machine Registration	\$ 25.00
Outside Agency Training	
Officer Safety Course (5 Full Days)	\$ 500.00 per
OC Spray – One (1) Day	\$ 250.00 per
Impact Weapon – One (1) Day	\$ 250.00 per
Firearms Certification (Full 5 Days)	\$ 500.00 per
High Risk Vehicle Stop – Three (3) Days	\$ 500.00 per
Radar / Laser – Two (2) Days	\$ 250.00 per

DESCRIPTION OF SERVICE, PROGRAM, DOCUMENT, ETC.	FEE/CHARGE
Interdepartmental Request Overtime	
Enforcement Vehicle (per vehicle)	\$ 200.00 /Hr
Enforcement Officer	\$ 60.00 /Hr
Sergeant	\$ 80.00 /Hr
Chief	\$ 125.00 /Hr
False Alarm Response (call out)	
Enforcement Officer	\$ 35.00 4-hour minimum
Enforcement Vehicle	\$ 200.00 /Hr
Outside Agency Request (No MOU)	
Enforcement Vehicle (per vehicle)	\$ 200.00 /Hr
Enforcement Officer	\$ 60.00 /Hr
Sergeant	\$ 80.00 /Hr
Chief	\$ 125.00 /Hr
Taxi By-Law #590	
Livery License	\$ 500.00
Tax Vehicle License	\$ 150.00
Taxi Vehicle / License Transfer	\$ 100.00
Tax Driver's License	\$ 125.00
Replacement License Fee or Amendment	\$ 50.00
DEPARTMENT OF PLANNING AND DEVELOPMENT	
Amendment Applications	
General Plan Amendment	\$ 5,000.00
Zoning Amendment	\$ 5,000.00
General Plan and Zoning Amendment – submitted concurrently	\$ 6,750.00
Development Permit Application	
Residential - 1 to 6 dwelling units	\$ 900.00 for 1 unit plus \$350 for each additional unit

DESCRIPTION OF SERVICE, PROGRAM, DOCUMENT, ETC.	FEE/CHARGE
Residential - more than 6 dwelling units	\$ 3,500.00 for 7 units plus \$175 for each additional unit
Non-residential - less than 1000 m ² (GFA)	\$ 2,000.00 plus \$5 for each m2 in excess of 500 m2
Non-residential - greater than 1,000 m ² (GFA)	\$ 6,000.00 plus \$5 for each m2 in excess of 1000 m2
Mixed Use – Development Officer approval	\$ 2,000.00 plus \$5 for each m2 in excess of 500 m2
Mixed Use – Council approval	\$ 3,500.00 plus \$5 for each m2 in excess of 500 m2
Residential Addition – where no existing Development Permit to amend	\$ 600.00
Construction or enclosure of steps, patio, or deck	\$ 150.00
Accessory building or structure, including signs	\$ 150.00
Minor Development – no structure (e.g. gravel fill)	\$ 250.00
MINOR Change of Use – home-based business, secondary suite or any other similar change of use deemed minor by the Development Officer	\$ 250.00
MAJOR Change of Use – where Development Officer deems major and where no existing Development Permit on file	\$ 600.00
MINOR Development Permit Amendment – Staff decision and where Development Officer deems minor	\$ 600.00
MAJOR Development Permit Amendment – Council decision and where Development Officer deems major	\$ 1,350 .00 or 50% of new application cost, whichever is less
Temporary Development	\$ 1,350.00
Temporary Development – when combined with Land Use Permit	\$ 600.00

DESCRIPTION OF SERVICE, PROGRAM, DOCUMENT, ETC.	FEE/CHARGE
Variances	
Variance Request	\$ 750.00 For a variance discerning one provision, plus \$150.00 for each additional non-conforming provision.
Survey Applications	
Survey Application – road widening and/or registration of easement in favour of City ONLY	\$ -
Survey Application – creation of lots, lot line adjustments, merging of lots, or splitting of lots	\$ 2,000.00 for two lots, plus \$275.00 for each additional lot being created or included in survey boundary
Survey Application Revision	\$ 750.00
Extension to Survey Approval	\$ 250.00
Other Fees	
Extension to a Development Permit	\$ 175.00
Condo Plan Review and Endorsement	\$ 50.00
Development Agreement	\$ 1,000.00
Demolition Permit – submitted without a Development Permit	\$ 250.00
Easements / Encroachment Agreements	\$ 575.00
Administration Fee – where application is withdrawn prior to review and refund is requested	\$ 150.00
MINOR Zoning Compliance Letter – 1 or 2 residential units or less than 500m ² of non-residential development	\$ 350.00

DESCRIPTION OF SERVICE, PROGRAM, DOCUMENT, ETC.	FEE/CHARGE
MAJOR Zoning Compliance Letter – 3 or more residential units or more than 500m ² of non-residential development	\$ 600.00
Building Number Atlas	\$ 25.00
City Map - Digital (PDF)	\$ 25.00
City Map – Small (24 x 36 or smaller)	\$ 50.00
City Map – Large (larger than 24 x 36)	\$ 80.00

Land Administration Fees

Land Application	\$ 400.00
Land Use Permit Application	\$ 600.00
Land Use Permit Renewal – no change to land area or uses	\$ 300.00
Call for Proposal	\$ 700.00
New Lease	\$ 600.00
Mortgage Consent	\$ 350.00
Transfer of Lease	\$ 550.00
Transfer of Lease & Mortgage Consent – submitted concurrently	\$ 600.00
Surrender of Lease	\$ 100.00
Amendment to Lease – extension of lease term	\$ 600.00
Extension of Lease Construction Timelines	\$ 1,000.00
Transaction-related Land Title Search	\$ 40.00

Fee Reduction

Reduced fees for affordable housing developments delivered by non-profit, non-governmental organizations	All application fees reduced by 50%
Reduced fees for as-of-right community-oriented development delivered and fully occupied by non-profit, non-governmental organizations	As-of-right permit application fees reduced by 50%

DESCRIPTION OF SERVICE, PROGRAM, DOCUMENT, ETC.	FEE/CHARGE
Accessible dwelling unit(s)	All application fees reduced by 10% per unit, up to a max 50% reduction
Accessible addition (e.g., ramp, new or enlarged porch/deck, accessible parking spaces)	All application fees reduced by 50%

Document Request

Document Request (Certificate of Title, Lease, Mortgage Agreement, Transfer, etc.) – electronic or paper	\$ 50.00 for the first document and 20 for each subsequent document
Courier Fee	150.00

DEPARTMENT OF RECREATION

ICE PROGRAM

<i>Public Skate</i>	
under 2	\$ FREE
2 – 12 years	\$ FREE
13 – 18 years**	\$ FREE
Adult (19+)**	\$ 5.00
Family**	\$ 10.00
Attendant (accompanying person with disability)	\$ FREE
<i>3-month Skate Pass</i>	\$ FREE
<i>Skate Rentals</i>	\$ 3.00
<i>Prime Hockey/Figure/Broomball</i>	
Adults (19+) per hour*	\$ 150.00
Youth per hour	\$ 70.00
Combined	\$ n/a
<i>Non-Prime Hockey/Figure/Broomball</i>	
Adults (19+) per hour*	\$ 100.00
Youth per hour	\$ 54.00

DESCRIPTION OF SERVICE, PROGRAM, DOCUMENT, ETC.	FEE/CHARGE
<i>Arena Birthday Party</i> (1 hour ice/1 hour lobby/skate rental)*	\$ 219.00
AWG INDOOR SPORTS FIELD	
<i>Prime Time</i>	
Adults (+19) per hour*	\$ 94.00
Youth per hour	\$ 56.40
Combined	\$ n/a
<i>Non-Prime Time</i>	
Adults (+19) per hour*	\$ 70.00
Youth per hour	\$ 42.00
Combined	\$ n/a
Bouncy Castle (on turf) – per hour*	\$ 125.00
Bouncy Castle (on turf) – per day*	\$ 600.00
<i>Turf Birthday Party Package (2 hours turf/2 hour lobby)</i>	
Turf and Lobby*	\$ 253.00
Inflatable Bouncer x 1*	\$ 350.00
Inflatable Bouncer x 2*	\$ 510.00
Indoor Skateboard Park	
<i>Admission Fees</i>	
12 & under	\$ 3.00
13+**	\$ 4.00
Family**	\$ 8.00
Attendant (accompanying a person with disability)	\$ FREE
<i>Monthly Pass</i>	
12 & under	\$ 25.00
13+**	\$ 35.00
Family**	\$ 70.00
<i>Skate Park Birthday Party</i>	
2 hours park, lobby and equipment*	\$ 250.00
Skate Park Rental – per hour* (incl. Lobby)	\$ 125.00
Facility Rentals	
<i>Abe Okpik Hall</i>	
NFP/Private per hour*	\$ 65.00
Commercial per hour*	\$ 80.00
NFP/Private per day*	\$ 390.00
Commercial per day*	\$ 480.00
<i>Elders Qammaq</i>	
NFP/Private per hour*	\$ 65.00

DESCRIPTION OF SERVICE, PROGRAM, DOCUMENT, ETC.	FEE/CHARGE
Commercial per hour*	\$ 80.00
NFP/Private per day*	\$ 390.00
Commercial per day*	\$ 480.00
<i>AWG Lobby</i>	
NFP/Private per hour*	\$ 65.00
Commercial per hour*	\$ 80.00
NFP/Private per day*	\$ 390.00
Commercial per day*	\$ 480.00
<i>AWG Arena Floor</i>	
NFP/Private per hour*	\$ 150.00
Commercial per hour*	\$ 180.00
NFP/Private per day*	\$ 800.00
Commercial per day*	\$ 960.00
<i>Ice Panel Installation</i>	
Base Rate (install/remove)*	\$ 1,650.00
Per day – Weekends*	\$ 1,000.00
Per day – Weekdays*	\$ 750.00
<i>Curling Leagues</i> – Curling Club per season	\$ 18,000.00
<i>Curling Rink Ice (4 Sheets)</i>	
NFP/Private per hour – bonspiels and rentals*	\$ 100.00
Commercial per hour – bonspiels and rentals*	\$ 120.00
NFP/Private per hour youth*	\$ 60.00
<i>Curling Rink Birthday Party</i>	\$ 200.00
<i>Curling Ring Floor</i>	
NFP/Private per hour*	\$ 150.00
Commercial per hour*	\$ 180.00
NFP/Private per day*	\$ 750.00
Commercial per day*	\$ 900.00
<i>Facility Reservation Deposit</i>	\$ 500.00
Equipment Rental	
<i>Tables</i> – per day*	\$ 7.00
<i>Chairs</i> – per day*	\$ 10.00
<i>Port-a-potties</i> – per unit/day, includes delivery and pump-out*	\$ 150.00
<i>Full Stage – 20 pieces</i>	
per event*	\$ 800.00
per piece/day*	\$ 50.00

DESCRIPTION OF SERVICE, PROGRAM, DOCUMENT, ETC.	FEE/CHARGE
Barricades – per day – booking fee*	\$ 25.00
<i>Outdoor Facilities</i>	
Soft ball field – league play – per team**	\$ 250.00
Soft ball field – Tournaments or rentals per hour*	\$ 35.00
Park/Iqaluit Square Rental – booking fee per day*	\$ 25.00
<i>Miscellaneous Programs and Services</i>	
Break Camp – 6-12 years/week no lunch	\$ 90.00
Break Camp – second child	\$ N/A
Summer Day Camp – 6-12 years/week no lunch	\$ 50.00
Lunch Supervision/day	\$ 10.00
Soccer Program (fall/winter or spring/summer) – 4-14 years/seasons	\$ 60.00
Soccer Program (summer) 4-14 years/season	\$ 60.00
After School Recreation Program – per week (3 days)	\$ 30.00
Auxiliary Power use AWG – per day*	\$ 300.00
Storage Locker – Ice Season (per season)*	\$ 100.00
Storage Locker – Turf Season (per person)*	\$ 60.00
Vendor Fee (per day, per table or unit)*	\$ 20.00
Recreation Worker Fee – per worker, per hour*	\$ 46.00
Reissuing receipts – per receipt**	\$ 15.00
Refund processing fee-programs – per refund**	\$ 25.00
Refund processing fee-facilities – per refund**	\$ 25.00
<i>Licensed Tournament/Competition</i>	
Licensed Event Fee – large event (arenas, curling rink, indoor sports, field, ball field, hall rental)*	\$ 200.00

DESCRIPTION OF SERVICE, PROGRAM, DOCUMENT, ETC.	FEE/CHARGE
Licensed Event Fee – small event (curling rink lobby and AWG lobby)*	\$ 100.00
* +GST	
** GST included	

ADVERTISING	
AWG Centre ice logo	\$ 5,000 /season
AWG Arena Prime ice Logo	\$ 1,000 /season
AWG arena non-Prime ice logo:	\$ 750 /season
AWG arena wall boards	\$ 1,200 /season
AWG arena Rink boards	\$ 1,200 /season
AWG canteen sponsorship	\$ 2,000 /season
AWG Zamboni	\$ 3,000 /season
AWG change rooms	\$ 500 /season
Arnaitok centre ice logo	\$ 5,000 /season
Arnaitok prime ice logo	\$ 1,000 /season
Aranitok non-prime ice logo	\$ 750 /season
Aranitok wall boards	\$ 1,200 /season
Arnaitok rink boards	\$ 1,200 /season
Aranitok canteen sponser	\$ 2,000 /season
Arnaitok Zamboni	\$ 3,000 /season
Arnaitok change rooms	\$ 500 /season

Aquatic centre (pool and Gym combined)

Drop in	
youth (13-18)	\$ 9.00
Adult 19+	\$ 12.00
Family (max of 5)	\$ 24.00
Day Pass	
youth (13-18)	\$ 13.13
Adult 19+	\$ 17.50
Family (max of 5)	\$ 35.00

2 Week Pass

DESCRIPTION OF SERVICE, PROGRAM, DOCUMENT, ETC.	FEE/CHARGE
youth (13-18)	\$ 47.25
Adult 19+	\$ 63.00
Family (max of 5)	\$ 126.00
Monthly Pass	
youth (13-18)	\$ 78.75
Adult 19+	\$ 105.00
Family (max of 5)	\$ 210.00
Annual Pass	
youth (13-18)	\$ 787.50
Adult 19+	\$ 1,050.00
Family (max of 5)	\$ 2,100.00
Aquatic centre (Pool ONLY)	
2 Week Pass	
Child (2-12)	FREE
youth (13-18)	FREE
Adult 19+	\$ 50.50
Family (max of 5)	\$ 100.75

DEPARTMENT OF CORPORATE SERVICES	
Tax Certificate	\$ 125.00
Copies of Accounts/Invoices (up to 2 copies)	\$ 25.00
Cheque Replacement	\$ 50.00
Payments by credit cards (Visa & MasterCard only)	\$ a 2.5% transaction fee will be charged on payments made by credit card exceeding \$5,000 per month

DEPARTMENT OF ADMINISTRATION	
Business Licensing By-law #859	
Resident, Class 1, New (full year) or Renewal after February 1 st	\$ 500.00
Resident, Class 1, Renewal on or prior to January 31 st	\$ 450.00
Resident, Class 2, New (full year) or Renewal after February 1 st	\$ 300.00

DESCRIPTION OF SERVICE, PROGRAM, DOCUMENT, ETC.	FEE/CHARGE
Resident, Class 2, Renewal on or prior to January 31 st	\$ 250.00
Resident, Class 3, New (full year) or Renewal after February 1 st	\$ 200.00
Resident, Class 3, Renewal on or prior to January 31 st	\$ 150.00
Resident, Class 4, New (full year) or Renewal after February 1 st	\$ 100.00
Resident, Class 4, Renewal on or prior to January 31 st	\$ 50.00
Resident, Class 5, New (full year) or Renewal after February 1 st	\$ 50.00
Resident, Class 5, Renewal on or prior to January 31 st	\$ 25.00
Non-Resident, Class 1, New (full year) or Renewal after February 1 st	\$ 1,000.00
Non-Resident, Class 1, Renewal on or prior to January 31 st	\$ 900.00
Non-Resident, Class 2, New (full year) or Renewal after February 1 st	\$ 750.00
Non-Resident, Class 2, Renewal on or prior to January 31 st	\$ 650.00
Non-Resident, Class 3, New (full year) or Renewal after February 1 st	\$ 500.00
Non-Resident, Class 3, Renewal on or prior to January 31 st	\$ 400.00
Non-Resident, Class 4, New (full year) or Renewal after February 1 st	\$ 250.00
Non-Resident, Class 4, Renewal on or prior to January 31 st	\$ 150.00
Non-Resident, Class 5, New (full year) or Renewal after February 1 st	\$ 125.00
Non-Resident, Class 5, Renewal on or prior to January 31 st	\$ 75.00
Non-Government/Charitable/Non-Profit Organization with Employees	\$ 100.00
Volunteer-operated Non-Government/Charitable/Non-Profit Organization	\$ -
Exempt Business Licence	\$ -

DESCRIPTION OF SERVICE, PROGRAM, DOCUMENT, ETC.	FEE/CHARGE
Replacement of Lost or Defaced Business Licence	\$ 50.00
Transfer of Business Licence	\$ 50.00
Amendment of Business Licence	\$ 50.00
Administrative Fee Renewal (after February 15 th)	\$ 50.00

MUNICIPAL CORPORATION OF THE CITY OF IQALUIT, NU

BY-LAW # 1035

LAND DISPOSAL BY-LAW

A BY-LAW of the City of Iqaluit, a Municipal Corporation in Nunavut authorizing the City to dispose Real Property, pursuant to Section 53.5(5) of the Cities, Towns and Villages Act, R.S.N.W.T., 1988 c.C-8.

AND WHEREAS certain real property is available for disposal by the City of Iqaluit;

NOW THEREFORE the Council of the Municipal Corporation of the City of Iqaluit in a duly assembled meeting enact as follows:

1. That the Municipal Corporation of the City of Iqaluit is hereby authorized to dispose of the lands identified in the attached Schedule “A”, which forms part of this by-law, by way of a *lease*.
2. That the Mayor and Chief Administrative Officer of the City of Iqaluit, or lawful deputy of either of them, are hereby authorized in the name and on the behalf of the City of Iqaluit, to execute all such forms of application, deeds, leases, indentures, and other documents as may be necessary to give effect to this By-law and to affix thereto the corporate seal of the City of Iqaluit as the act and deed thereof, subscribing their names in attestation of such execution. Notwithstanding section 42 of the Land Administration Bylaw, the lease shall be substantially in the form of the draft lease attached hereto, subject to such minor modifications as may be approved by the Mayor and Chief Administrative Officer.
3. That this By-law shall come into effect upon receiving third reading.

THIS BY-LAW READ a First Time this 14th day of April, 2026.

Solomon Awa
Mayor

Steve England
Chief Administrative Officer

THIS BY-LAW READ a Second Time this 14th day of April, 2026.

Solomon Awa
Mayor

Steve England
Chief Administrative Officer

READ a Third and Final Time this _____ day of _____, 2026.

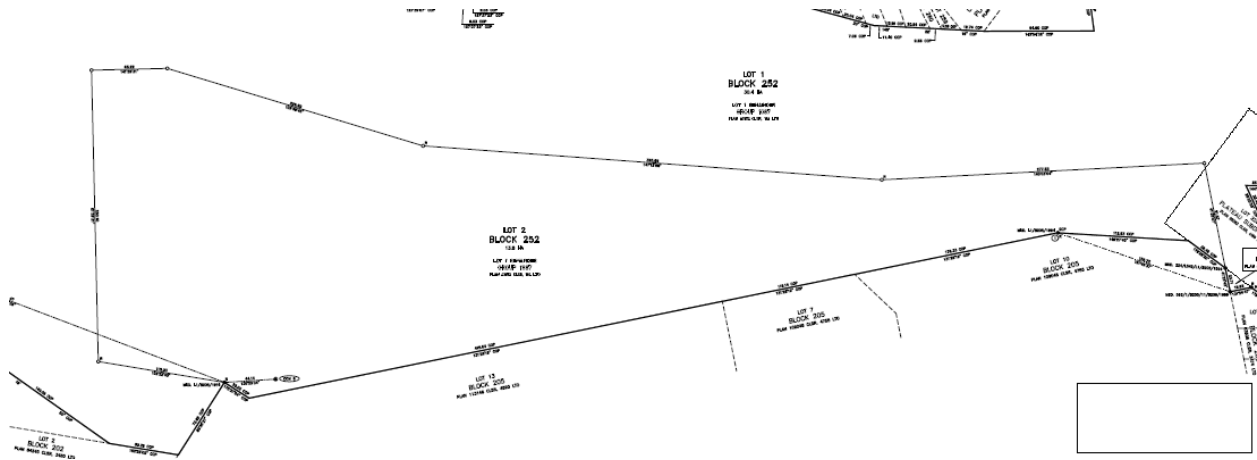
Solomon Awa
Mayor

Steve England
Chief Administrative Officer

SCHEDULE "A"

LAND DISPOSAL BY-LAW # 1035

1. Lot 2, Block 252, Plan 4972



SCHEDULE "B" – DRAFT LEASE



Lease #XXXX
File # XX-252-2

ORIGINAL LEASE

Pursuant to the **Land Disposal Agreement**, (the "**Agreement**") executed on the xth Day of Month, 202x, made between the lessor and lessee as listed below, this lease agreement is made to accomplish the **Sivumugiaq Development Area Project**, (the "**Subdivision**"). The **Agreement** shall form part of this lease and be registerable to any record(s) of title consequent of this lease.

The **Municipal Corporation of the City of Iqaluit** (the "City") being (or entitled to be) registered owner of an estate in fee simple subject to the encumbrances and interests provided by law, of land described as follows:

Lot 2
Block 252
Plan 4972
Iqaluit, NU
(the "land")

leases to **Qikiqtani Inuit Association**, (the "**Lessee**"), of the City of Iqaluit, in Nunavut, all its estate and interest in the land to be held by the **Lessee**, as tenant, commencing the **x day of Month, 202x** for a term of **Ninety-nine (99) years**, at a total rent of One Hundred Thousand Dollars (\$100,000.00) plus any applicable Goods and Services Tax ("the Total Rent"), the receipt whereof, prior to the date hereof, is hereby acknowledged by the City.

This lease is subject to the reservations, exceptions, terms, and conditions provided or implied at law.

THE PARTIES COVENANT AND AGREE AS FOLLOWS:

COMPLIANCE

1. The **Lessee** agrees in all respects to abide by and comply with all lawful rules, regulations and by-laws of the Federal Government, Territorial Government and or any other governing body whatsoever that have been or may be enacted and, in any manner, affect the said land.

PAYMENT

2. The **Lessee** has paid in full the total rent in the amount of One Hundred Thousand Dollars (\$100,000.00). plus any applicable Goods and Services Tax. The **Lessee** shall during the said term, pay all taxes, rates and assessments charged upon the land or upon the **Lessee** in respect thereof.

LATE PAYMENT FEE

3. Where any rental payment is outstanding longer than 30 days past its due date, the **Lessee** shall pay a late payment fee of 1.0% per month, compounded annually (12% annual percentage rate), or at such other rate as may be specified by bylaw passed by the City from time to time.

EQUITY

4. Upon receipt of payment in full of the Total Rent, including any interest owing, the annual lease rental will be reduced to one (\$1.00) dollar per annum for the balance of the term.

REFUND OF EQUITY

5. If this lease is *surrendered* with the consent of the **City**, rental paid by the **Lessee** shall be refunded in accordance with the provisions of the City's Land Administration By-Law in effect from time to time. Upon subdivision of the land, the **City** shall apply the rental paid herein to one or more new leases acknowledging a pre-paid equity cost to be issued to the **Lessee** in substitution for this lease.

TRANSFER OF TITLE

6. The **City** has advised the **Lessee** that Article 14 of the Nunavut Agreement presently prevents the **City** from transferring fee simple title in the land to the **Lessee**. It is the intention of the parties hereto that the **City** transfer such fee simple title to the **Lessee** once this restriction ceases to apply. Accordingly, if, at any time during the term of this lease or any renewals or extensions thereof, the **City** is no longer restricted by Article 14 of the Nunavut Agreement from transferring fee simple title in the land, and there are no other legal impediments to doing so, and the **Lessee** has made payment in full of the "total rent", including any interest owing, fee simple title to the land shall, as soon as reasonably possible, be transferred by the **City** to the **Lessee** without the **Lessee** being required to pay any additional consideration other than such reasonable administration fee as the **City** may establish by bylaw from time to time for the preparation and execution of a transfer of the fee simple interest. The fee simple estate shall be free and clear of any financial encumbrances, but subject to any equities or encumbrances chargeable to the **Lessee**. The fee simple estate may be subject to non-financial registrations or statutory rights such as easements, utility rights of way and consents that are normally found registered against property of this nature and which do not affect the use, value or marketability of the property.

BOUNDARIES

7. The **City** is not responsible for the establishment on the ground of the boundaries of the land.

LAND USE

8. The **Lessee** shall use the land for design, development and construction purposes only to fulfil the objectives of the **Subdivision**.

DEVELOPMENT OF SUBDIVISION

9. The Lessee shall develop the **Subdivision** in a manner satisfactory to the City, acting reasonably. Construction of the **Subdivision** shall commence within thirty-six (36) months of the effective date of this lease and shall be completed within ten (10) years of the effective date of this lease unless an extension is otherwise granted by City Council.

BREACH OF CONSTRUCTION OBLIGATIONS

10. The City may terminate this lease if the Lessee:
 - a. fails to complete construction of the **Subdivision** within the time required by Clause 9 of this lease; or
 - b. fails to conform to local bylaws, construction standards, the **Agreement**, or regulations applicable to the construction of such improvements.

TRANSFER OF LEASE

11. The Lessee is strictly prohibited from transferring or subletting this lease to any third party without the prior written consent of the City. Any such attempt shall constitute a fundamental breach of this lease, entitling the City to terminate this lease. The City agrees to allow the transfer to a mortgagee or third-party purchaser as part of mortgage enforcement proceedings.

LAND FILL

12. On the termination of this lease, except where one or more new leases are issued in substitutions of this Lease, the **Lessee** may sever and remove from the land all structures, fixtures, and improvements, belonging to the **Lessee**, saving and except any land fill (whether in the form of soil, topsoil, sand, gravel, rock, crushed rock, glacial till, concrete, asphalt, or any combination thereof).

RESTORATION

13. On the termination of this lease, except where one or more new leases are issued in substitutions of this Lease, the **Lessee** shall deliver up possession of the land either with the improvements removed and the land restored to its original condition, or in accordance with **City By-laws**, other than improvements installed as of the subdivision process, which shall become the property of the City.

EASEMENTS

14. The **City** may, where it deems it necessary in the public interest, establish easements through, under or over any portion of the land for any public utility purpose, but said

easements shall not unreasonably interfere with the rights granted to the **Lessee** hereunder, under the Agreement, or with any improvements made by the **Lessee** on the land.

ACCESS

15. The **City** or any *person* authorized by the **City** may at all reasonable times, on reasonable notice and in a reasonable manner, enter upon the land for the purpose of examining the condition thereof.

ENVIRONMENT

16. Notwithstanding anything herein to the contrary, the **Lessee** shall, at all times, keep the land in a condition in compliance with **City By-Laws** and any provision at law having application.

CONSENT TO MORTGAGES

17. The **Lessee** shall not mortgage or charge, whether in whole or in part, this lease or the **lessee's** interest in the land without the consent of the **City** in writing. The **City's** consent shall be subject to the requirements of the Land Administration Bylaw in effect at the time such consent is requested, including payment of any fees that may be set by bylaw.

NON-COMPLIANCE

18. Where the **City** intends to terminate this lease because of non-compliance by the **Lessee** with any of the **lessee's** obligations hereunder, the **City** shall first provide not less than ninety (90) days' notice in writing of such intention to the **Lessee** and to each mortgagee and caveator with an interest registered against title to the land (such mortgagees and caveators being hereafter referred to as "Interested Parties") at the address of each of the Interested Parties shown on the Land Titles Office records in respect of such interest. Such written notice shall allow the Lessee or Interested Party to remedy the default or breach within the ninety (90) day period or to commence to remedy a default or breach reasonably incapable of being completely remedied within the ninety (90) day period, in which latter event, the remedial steps shall be diligently undertaken continuously to completion.

TERMINATION

19. Termination of this lease shall not prejudice the **City's** right to unpaid rental or any other right with respect to a breach of any covenant or agreement herein contained.

TIME

20. Time shall be of the essence in this agreement.

WAIVER

21. The **City** shall not be deemed to have waived any breach by the **Lessee** of any of the covenants or agreements herein contained unless such breach is waived in writing. A waiver shall relate only to the specific breach to which it refers.

IMPLICATION

22. No implied covenant or implied liability on the part of the **City** is created by the use of the words "demise and lease" contained herein. References herein to gender or number shall be construed and applied in grammatical conformity herewith.

CITY PERMITS

23. Nothing in this lease relieves the Lessee from the obligation to comply with the Zoning Bylaw and other applicable bylaws in developing, maintaining or using the land.

SURVIVORSHIP

24. This lease enures to the benefit of, and is binding upon, the **City** and the **Lessee** and his respective successors and assigns, in whatever capacity.

**CITY OF IQALUIT
CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025**

DRAFT - For finance committee discussion only

CITY OF IQALUIT
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DECEMBER 31, 2025

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ADMINISTRATION'S RESPONSIBILITY FOR FINANCIAL REPORTING

Municipal Council, which is responsible for, among other things, the preparation of the financial statements of the City of Iqaluit, delegates to Administration the responsibility of the financial statements. Municipal Council appoints independent auditors to examine and report directly to them on the financial statements. Administration prepared the financial statements. Accounting principles have been followed in accordance Public Sector Accounting Standards.

Administration maintains a system of internal accounting controls to ensure that transactions are accurately recorded on a timely basis, are properly approved and result in reliable financial statements. There are limits inherent in all systems based on the recognition that the cost of such systems should not exceed the benefits to be derived. Administration believes its system provides the appropriate balance in this respect.

Municipal Council carries out its responsibility for review of the financial statements primarily through the Finance Committee. The Committee meets regularly with Administration to discuss financial matters, including the results of audit examinations. The Committee reports its findings to Municipal Council for its consideration in approving the financial statements for issuance.

The financial statements have been reported on by Baker Tilly Arctic Inc., Chartered Professional Accountants. The auditor's report outlines the scope of their audit and their opinion on the presentation of the information included in the financial statements.

Steven England
Chief Administrative Officer
City of Iqaluit

Date

INDEPENDENT AUDITS' REPORT

To the Mayor and Council of the City of Iqaluit

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of the City of Iqaluit (the City), which comprise the consolidated statement of financial position as at December 31, 2025, and the consolidated statements of operations, changes in net financial assets (debt) and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the City as at December 31, 2025 and its financial performance and its cash flows for the year then ended in accordance with Canadian Public Sector Accounting Standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the City in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter

Without modifying our opinion, we draw attention to Note 2 to the consolidated financial statements which indicates that the comparative information presented as at and for the year ended December 30, 2024 has been restated.

Responsibilities of Administration and Those Charged with Governance for the Consolidated Financial Statements

Administration is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Canadian Public Sector Accounting Standards, and for such internal control as administration determines is necessary to enable the preparation of consolidated financial statements that are free of material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, administration is responsible for assessing the City's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless administration either intends to liquidate the City or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the City's financial reporting process.

Auditors' Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by administration.

- Conclude on the appropriateness of administration's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the City's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the City to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Other Legal and Regulatory Requirements

As required by Section 144 of the *Cities, Towns and Villages Act* of Nunavut we report that, in our opinion, these principles have been applied on a basis consistent with that of the preceding year.

We further report in accordance with the *Cities, Towns and Villages Act* of Nunavut that, in our opinion, proper books of account have been kept by the City, the consolidated financial statements are in agreement with the records maintained by the City and the transactions that have come under our notice have, in all significant respects, been within the statutory powers of the City.

Iqaluit, Nunavut
Pending Approval

Chartered Professional Accountants

CITY OF IQALUIT
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2025

	<u>2025</u>	<u>2024</u> (Restated - Note 2)
Financial Assets		
Cash and cash equivalents (Note 3)	\$ 76,621,119	\$ 73,343,314
Accounts receivable		
Taxes and grants in lieu (Note 4)	1,918,807	2,575,861
Trade and other (Note 4)	17,447,606	17,781,518
Land held for resale (Note 5)	1,423,687	904,929
Land leases receivable (Note 6)	<u>1,290,834</u>	<u>2,649,759</u>
Total Financial Assets	<u>98,702,053</u>	<u>97,255,381</u>
Liabilities		
Accounts payable and accrued liabilities	12,531,451	25,654,456
Deposits	123,924	120,724
Performance bonds payable	409,665	409,665
Post-employment benefits payable	2,349,453	1,900,931
Asset retirement obligations (Notes 7 and 14)	18,700,315	18,155,645
Deferred revenue (Note 8)	7,141,518	11,112,157
Long term debt (Note 9)	18,187,793	20,382,297
Obligation under development agreement (Note 10)	<u>813,615</u>	<u>813,615</u>
Total Liabilities	<u>60,257,734</u>	<u>78,549,490</u>
Net Financial Assets	<u>38,444,319</u>	<u>18,705,891</u>
Non-Financial Assets		
Prepaid expenses	283,549	1,104,138
Consumable inventories	1,688,952	1,595,866
Tangible capital assets (Schedule 16)	<u>301,093,086</u>	<u>294,591,958</u>
Total Non-Financial Assets	<u>303,065,587</u>	<u>297,291,962</u>
Accumulated Fund Balances (Schedule 1)	<u>\$341,509,906</u>	<u>\$315,997,853</u>

Contingent Liabilities (Note 14)
Commitments (Note 15)

Approved on behalf of the City of Iqaluit:

Mayor

Chief Administrative Officer

CITY OF IQALUIT
CONSOLIDATED STATEMENT OF OPERATIONS
FOR THE YEAR ENDED DECEMBER 31, 2025

	2025 <u>Budget</u>	2025 <u>Actual</u>	2024 <u>Actual</u> (Restated - Note 2)
Revenues			
Taxation and user charges			
Taxes and grants in lieu (Schedule 2)	\$ 27,819,300	\$ 27,444,183	\$ 25,085,560
Water and sewer (Schedule 3)	25,418,100	22,678,734	19,961,152
Sanitation (Schedule 4)	6,000,000	6,741,387	6,360,364
Land development and administration (Schedule 5)	2,432,400	1,488,581	2,031,828
Other revenue from own sources (Schedule 7)	3,091,000	3,744,324	3,924,711
Emergency services (Schedule 9)	3,928,600	3,349,940	3,321,522
By-law enforcement (Schedule 10)	137,800	114,315	138,261
Recreational and cultural (Schedule 12)	1,398,200	1,056,884	1,348,734
Government transfers			
Equalization contribution (Schedule 2)	2,189,300	2,189,302	2,189,307
Water and sewer subsidy (Schedule 3)	1,257,900	1,257,903	1,257,913
Water and sewer projects (Schedule 3)	-	-	22,500
Sanitation projects (Schedule 4)	-	-	182,894
Land contributions (Schedule 5)	855,000	1,855,727	488,415
Other government transfers (Schedule 7)	78,000	124,379	41,112
By-law enforcement (Schedule 10)	-	10,000	24,700
Public works and transportation (Schedule 11)	-	-	190,000
Recreational and cultural transfers (Schedule 12)	118,000	921,086	789,410
Economic development contribution (Schedule 14)	-	170,434	203,882
Community funding (Schedule 15)	<u>5,318,700</u>	<u>10,752,269</u>	<u>4,324,500</u>
	<u>80,042,300</u>	<u>83,899,448</u>	<u>71,886,765</u>
Expenses			
Water and sewer (Schedule 3)	11,057,600	16,852,887	15,873,870
Sanitation (Schedule 4)	6,902,100	5,287,595	7,326,496
Land development and administration (Schedule 5)	3,018,100	3,655,333	1,693,933
General government (Schedule 8)	12,785,700	6,245,973	5,628,780
Emergency services (Schedule 9)	6,324,700	6,711,864	5,166,821
By-law enforcement (Schedule 10)	1,932,400	1,357,097	1,170,791
Public works and transportation (Schedule 11)	9,619,600	5,161,809	4,707,305
Recreational and cultural (Schedule 12)	8,520,000	8,465,675	7,037,251
Engineering services (Schedule 13)	2,022,000	967,785	1,174,704
Economic development (Schedule 14)	383,700	170,434	223,244
Community funding (Schedule 15)	5,324,600	10,752,269	4,324,500
Depreciation (Schedule 16)	<u>9,124,900</u>	<u>13,478,502</u>	<u>10,850,859</u>
	<u>77,015,400</u>	<u>79,107,223</u>	<u>65,178,554</u>
Excess Revenues Before Other	<u>3,026,900</u>	<u>4,792,225</u>	<u>6,708,211</u>
Other			
Government transfers relating to capital (Schedule 17)	<u>60,961,540</u>	<u>20,719,828</u>	<u>32,221,712</u>
Excess Revenues	<u>\$ 63,988,440</u>	<u>\$ 25,512,053</u>	<u>\$ 38,929,923</u>

The accompanying notes are an integral part of these consolidated financial statements.

CITY OF IQALUIT
CONSOLIDATED STATEMENT OF CHANGES IN NET FINANCIAL ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2025

	2025 <u>Budget</u>	2025 <u>Actual</u>	2024 <u>Actual</u> (Restated - Note 2)
Excess Revenues	\$ 63,988,440	\$ 25,512,053	\$ 38,929,923
Tangible capital assets purchased	(68,245,353)	(21,236,201)	(40,591,614)
Depreciation	9,124,900	13,478,502	10,850,859
Write-down of tangible capital assets	-	-	242,817
Tangible capital asset adjustment	-	<u>1,256,571</u>	<u>-</u>
	<u>4,867,987</u>	<u>19,010,925</u>	<u>9,431,985</u>
Change in prepaid expenses	-	820,589	(973,867)
Change in consumable inventories	<u>-</u>	<u>(93,086)</u>	<u>391,669</u>
Increase in Net Financial Assets	4,867,987	19,738,428	8,849,787
Net Financial Assets, opening	<u>18,705,891</u>	<u>18,705,891</u>	<u>9,856,104</u>
Net Financial Assets, closing	<u>\$ 23,573,878</u>	<u>\$ 38,444,319</u>	<u>\$ 18,705,891</u>

The accompanying notes are an integral part of these consolidated financial statements.

CITY OF IQALUIT
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2025

	<u>2025</u>	<u>2024</u> (Restated - Note 2)
Operating Activities		
Excess revenues	\$ 25,512,053	\$ 38,929,923
Items not requiring cash:		
Depreciation	13,478,502	10,850,859
Write-down of tangible capital assets	-	242,817
Loss on disposal and adjustment	<u>1,256,571</u>	<u>-</u>
	40,247,126	50,023,599
 Cash provided by (used for) changes in non-cash working capital:		
Taxes and grants in lieu receivable	657,054	2,945,588
Trade and other receivables	333,914	5,531,695
Land held for resale	(518,757)	(832,415)
Land leases receivable	1,358,924	(733,274)
Accounts payable and accrued liabilities	(13,123,006)	6,472,835
Deposits	3,200	(7,225)
Performance bond payable	-	46,500
Post-employment benefits payable	448,522	422,290
Closure/post-closure liabilities	544,669	1,028,805
Deferred revenue	(3,970,640)	1,602,956
Prepaid expenses	820,589	(973,867)
Consumable inventory	<u>(93,086)</u>	<u>391,670</u>
Cash from (used for) operations	<u>26,708,509</u>	<u>65,919,157</u>
 Capital Activities		
Tangible capital assets purchased	<u>(21,236,201)</u>	<u>(40,591,614)</u>
Cash from (used for) capital transactions	<u>(21,236,201)</u>	<u>(40,591,614)</u>
 Financing Activities		
Long term debt repaid	(2,194,503)	(2,215,329)
Obligations under development agreement	<u>-</u>	<u>813,615</u>
Cash from (used for) financing activities	<u>(2,194,503)</u>	<u>(1,401,714)</u>
 Increase in Cash	3,277,805	23,925,829
 Cash and Cash Equivalents, opening	<u>73,343,314</u>	<u>49,417,485</u>
 Cash and Cash Equivalents, closing	<u>\$ 76,621,119</u>	<u>\$ 73,343,314</u>

The accompanying notes are an integral part of these consolidated financial statements.

CITY OF IQALUIT
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025

1. SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements of the City of Iqaluit (the "City"), are the representations of Administration and in Administration's opinion, have been properly prepared within reasonable limits of materiality within the framework of the significant accounting policies summarized below:

(a) Reporting Entity

These consolidated financial statements reflect the assets, liabilities, revenues and expenditures of the General Operating Fund, Water Sewer Fund, Sanitation Program Fund, Land Development Fund and Reserve Fund and include all the activities of all committees of Council. All inter-fund assets, liabilities, revenues, and expenditures are eliminated.

The City receives significant funding from the Government of Nunavut in the form of operating and capital contributions. Administration is of the opinion that discontinuance of funding would significantly disrupt operations.

(b) Basis of Accounting

The consolidated financial statements of the City are prepared in accordance with Public Sector Accounting Standards as recommended by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada (CPA Canada).

(c) Use of Estimates

The preparation of the consolidated financial statements of the City requires Administration to make estimates and approximations based on information available as of the date of the consolidated financial statements. Significant estimates include assumptions used in estimating provisions for accrued liabilities, asset retirement obligations, allowance for doubtful accounts, valuations of employee future benefits and useful life of tangible capital assets. Actual results could differ from those estimates and approximations.

CITY OF IQALUIT
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025

1. SIGNIFICANT ACCOUNTING POLICIES (continued)

(d) Fund Accounting

The City maintains the General Operating Fund, Water Sewer Fund, Sanitation Program Fund, Land Development Fund and Reserve Fund. Transfers between funds are recorded as adjustments to the appropriate fund balance.

(e) Financial Instruments

Financial instruments are financial assets or liabilities of the City where, in general, the City has the right to receive cash or another financial asset from another party or the City has the obligation to pay another party cash or other financial assets.

The City initially measures its financial assets and liabilities originated or exchanged in arm's length transactions at fair value. Financial assets and liabilities originated or exchanged in related party transactions, except for those that involve parties whose sole relationship with the City is in the capacity of management, are initially measured at cost.

The cost of a financial instrument in a related party transaction depends on whether the instrument has repayment terms. If it does, the cost is determined using its undiscounted cash flows, excluding interest and dividend payments, less any impairment losses previously recognized by the transferor. Otherwise, the cost is determined using the consideration transferred or received by the City in the transaction.

The City subsequently measures all its financial assets and financial liabilities at amortized cost or at cost.

Financial assets measured at amortized cost include cash and cash equivalent, accounts receivable, and land leases receivable.

Financial liabilities measured at amortized cost include accounts payable and accrued liabilities, other current payables, deposits and performances bond payable and long-term debt.

(f) Budget

Budget figures were originally approved by Council on December 10, 2024 and reflect revisions made by Council during the year.

(g) Cash and Cash Equivalents

Cash and cash equivalents are comprised of bank account balances net of outstanding cheques and short term highly liquid investments that are readily convertible to cash. Short term investments are recorded at the lower of cost or market value.

CITY OF IQALUIT
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025

1. SIGNIFICANT ACCOUNTING POLICIES (continued)

(h) Inventory

Inventory for Consumption

Inventories other than for resale are recorded at the lower of cost, determined on a weighted average basis, and net replacement cost.

Inventory of Land Held for Resale

Land held for resale are recorded at cost. Cost consists of development costs accumulated until the land is sold.

(i) Tangible Capital Assets

Tangible capital assets are recorded at cost. Depreciation is provided using methods and rates intended to depreciate the cost of assets over their estimated useful lives. Estimated useful life and depreciation methods are set forth below:

<u>Category</u>	<u>Threshold (\$)</u>	<u>Estimated Useful Life</u>	<u>Depreciation Method</u>
Buildings	10,000	40 years	Straight-line
Cemetery development	All	Indefinite	NA
Computer equipment - hardware	5,000	3 years	Straight-line
Computer software	5,000	3 years	Straight-line
Furniture and fixtures	5,000	5 years	Straight-line
Granular source	All	Indefinite	NA
Infrastructure - water and sewer	10,000	30 years	Straight-line
Infrastructure - sewage treatment	10,000	30 years	Straight-line
Infrastructure - waste	10,000	30 years	Straight-line
Land	All	Indefinite	NA
Assets under construction	All	NA	NA
Machinery and equipment - office	10,000	5 years	Straight-line
Machinery and equipment - heavy equipment	10,000	18 years	Straight-line
Playgrounds - recreation	10,000	18 years	Straight-line
Roads	All	30 years	Straight-line
Vehicles	All	7 years	Straight-line

(j) Contributed Tangible Capital Assets

Tangible capital assets acquired as contributions are recorded at their fair value on the date received. Equivalent amounts are recorded as other capital contributions on the consolidated statement of operations.

CITY OF IQALUIT
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025

1. SIGNIFICANT ACCOUNTING POLICIES (continued)

(k) Interest Capitalization

Interest expenses incurred relating to the tangible capital assets under construction are capitalized until the point that the construction is complete and the tangible capital asset is ready for use.

(l) Deferred Revenue

Certain amounts are received pursuant to legislation, regulation or agreement and may only be used in the conduct of certain programs or in the completion of specific work. In addition, certain user charges and fees are collected for which the related services have yet to be performed. These amounts are recorded as deferred revenue and are recognized as revenue in the year during which the related expenses are incurred provided eligibility criteria and stipulates have been met.

(m) Leases

Leases are classified as capital or operating leases. Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as capital leases. All other leases are accounted for as operating leases and the related lease payments are charged to expenditures as incurred.

(n) Post Employment Benefits

Under the terms and conditions of employment, City employees may earn benefits for retirement, vested sick leave, severance and removal costs upon termination of employment. The estimated liability for these benefits is recorded as the benefits are earned by the employees. Severance liabilities are also recorded when employees are identified for lay-off.

CITY OF IQALUIT
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025

1. SIGNIFICANT ACCOUNTING POLICIES (continued)

(o) Asset Retirement

A liability for an asset retirement obligation is recognized at the best estimate of the amount required to retire a tangible capital asset at the financial statement date when there is a legal obligation for the City to incur retirement costs, the past transaction or event giving rise to the liability has occurred, it is expected that future economic benefits will be given up, and a reasonable estimate of the amount can be made. The best estimate of the liability includes all costs directly attributable to asset retirement activities, based on information available at year-end. The best estimate of an asset retirement obligation incorporates a present value technique, when the cash flows required to settle or otherwise extinguish an asset retirement obligation are expected to occur over extended future periods.

When a liability for an asset retirement obligation is initially recognized, a corresponding asset retirement cost is capitalized to the carrying amount of the related tangible capital asset. The asset retirement cost is amortized over the useful life of the related asset. Asset retirement obligations which are incurred incrementally with use of the asset are recognized in the period incurred with a corresponding asset retirement cost expensed in the period.

At each financial reporting date, the City reviews the carrying amount of the liability. The City recognizes period-to-period changes to the liability due to the passage of time as accretion expense. Changes to the liability arising from revisions to either the timing, the amount of the original estimate of undiscounted cash flows or the discount rate are recognized as an increase or decrease to the carrying amount of the related tangible capital asset. The City continues to recognize the liability until it is settled or otherwise extinguished. Disbursements made to settle the liability are deducted from the reported liability when they are made.

CITY OF IQALUIT
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025

1. SIGNIFICANT ACCOUNTING POLICIES (continued)

(p) Tax Revenue

Property taxes are a function of assessed values and mill rates. The assessed values are determined through application of Territorial legislation and the mill rates are set by Council. The revenue is recognized in the period the taxes are levied.

(q) Government Transfers

Government transfers are recognized in the consolidated financial statements as revenues when:

- 1) a transfer without eligibility criteria or stipulations is authorized.
- 2) a transfer with eligibility criteria but without stipulations is authorized and all eligibility criteria have been met.
- 3) a transfer with or without eligibility criteria but with stipulations is authorized and all eligibility criteria have been met, except when and to the extent that the transfer gives rise to an obligation that meets the definition of a liability.

(r) Land Lease Revenue

Land lease revenue is recognized based on the date of the lease.

(s) Fees and User Charges

Fees and user charges relate to water, sewer and solid waste; fees for use of various programming and facilities and fees imposed based on specific activities. Revenue is recognized when the activity is performed or when the services are rendered.

(t) Expenses

Expenses are reported on the accrual basis of accounting, which recognizes expenses as they are incurred and measurable, as a result of receipt of goods or services.

Expenses which are wholly attributable to a particular fund are charged directly to the appropriate fund. Where expenses are not wholly attributable to a specific fund these expenses are allocated amongst the applicable funds based on administration's estimates of the time, effort and resources required to support these activities.

CITY OF IQALUIT
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025

1. SIGNIFICANT ACCOUNTING POLICIES (continued)

(u) Reserves

Reserves are established at the discretion of Council to set aside funds for future expenditures. Transfers to and/or from reserves are reflected as an adjustment to the respective fund and not as revenues or expenditures in the consolidated statement of operations.

The reserves as established by Council and their purposes are as follows:

General Operating Fund

- General reserve was established to accumulate funds for general operations or budget shortfalls.
- Building reserve was established to accumulate funds for purchasing or constructing new buildings.
- Road reserve was established to accumulate funds for future road paving, maintenance or development.
- Minor equipment reserve was established to accumulate funds for replacement of minor equipment.
- Vehicle reserve was established to accumulate funds for purchasing new vehicles.
- Heavy equipment reserve was established to accumulate funds for purchasing or repair of heavy equipment.
- R.E.A.C.H. reserve was established to accumulate sponsorship and donated funds for future R.E.A.C.H. program expenditures.
- Quarry development reserve was established to accumulate funds for future quarry development.

Water Sewer Fund

- General reserve was established to accumulate funds for water sewer operations or budget shortfalls.

Sanitation Program Fund

- Equipment reserve was established to accumulate funds for purchasing or repair of equipment.

Land Development Fund

- General reserve was established to accumulate funds for land operations or budget shortfalls.
- Land improvements reserve was established to accumulate funds for land improvements or development.

CITY OF IQALUIT
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025

2. PRIOR PERIOD ADJUSTMENT

The December 31, 2025, consolidated financial statements have been prepared taking into account changes for corrections to, and restatement of previously reported balances. The following summarizes the changes to the 2024 comparative balances included in these consolidated financial statements.

It was determined that certain costs that were incurred in the prior fiscal year relating to community safety programming and prevention initiatives met the eligibility criteria for reimbursement under the Building Safer Communities Fund (BSCF) funding agreement with the Government of Canada. In the prior year, the revenue relating to the BSCF funding agreement had been deferred. As a result, the ending December 31, 2024, excess revenues and the accumulated fund balances have increased by \$666,604 from what was previously reported, and deferred revenue has decreased by the same amount.

During the year, the City identified that a development agreement required the City to reimburse a development for infrastructure improvement using future lease revenues earned from the benefiting area. This obligation had not been recorded in the prior year. As a result, the prior year liabilities and land held for resale have increased by \$813,615, and capital assets and accumulated fund balances have increased by \$1,076,208.

3. CASH AND CASH EQUIVALENTS

General Operating Fund maintains the cash and cash equivalents for other funds not fully funded on their own. The actual cash and cash equivalents position is as follows:

	<u>2025</u>	<u>2024</u>
General operating fund	\$ 43,956,603	\$ 33,845,317
Aquatic centre funds	66,721	845,418
Capital projects funds	11,721,983	16,259,248
Land development funds	2,959,826	5,023,995
Internally restricted funds	1,818,532	1,763,063
Reserve funds	<u>16,097,454</u>	<u>15,606,273</u>
	<u>\$ 76,621,119</u>	<u>\$ 73,343,314</u>

Cash and cash equivalents consist of operating and savings accounts with the Royal Bank of Canada. Cash invested in savings accounts earns interest at variable rates.

Included in the land development fund is \$409,665 (2024 - \$409,665) of performance bonds held in trust.

3. CASH AND CASH EQUIVALENTS (continued)

CITY OF IQALUIT
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025

Included in the general operating and capital projects fund is \$2,269,350 (2024 - \$2,367,174) relating to Gas Tax Funding, \$1,130,517 (2024 - \$0) relating to Block Funding and \$2,919,405 (2024 - \$6,829,264) related to Canada Mortgage and Housing Corporation Funding. The interest earned on these funds is added to the funding for the capital projects for which the funds were originally received. The use of this cash and cash equivalent is restricted to approved projects under various capital project agreements.

4. ACCOUNTS RECEIVABLE

Taxes and grants in lieu

	<u>2025</u>	<u>2024</u>
Total municipal taxes receivable	\$ 6,433,078	\$ 6,512,779
Allowance for doubtful collection	<u>(4,514,271)</u>	<u>(4,056,906)</u>
	1,918,807	2,455,873
Grants in lieu receivable	<u>-</u>	<u>119,988</u>
	<u>\$ 1,918,807</u>	<u>\$ 2,575,861</u>

Trade and other

	<u>2025</u>	<u>2024</u>
Water and sewer service	\$ 6,118,366	\$ 6,871,844
General accounts receivable	11,691,817	11,517,740
GST refundable	1,157,321	1,105,241
Contracts	787,514	444,231
Lower base accounts receivable	125	5,105
Allowance for doubtful accounts	<u>(2,307,537)</u>	<u>(2,162,643)</u>
	<u>\$ 17,447,606</u>	<u>\$ 17,781,518</u>

Included in General accounts receivable is amounts due from funders related to capital projects.

CITY OF IQALUIT
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025

5. LAND HELD FOR RESALE

Land held for resale represents the following balances.

	2025		2024 (Restated - Note 2)	
	<u>Number of Lots for Resale</u>	<u>Value</u>	<u>Number of Lots for Resale</u>	<u>Value</u>
Lake subdivision	0	\$ -	1	\$ 4,314
Joamie court	1	-	1	-
West 40 Subdivision	1	523,072	0	-
Plateau subdivision 1	1	-	1	-
Other	15	900,615	13	900,615
	18	\$1,423,687	16	\$ 904,929

6. LAND LEASES RECEIVABLE

	2025	2024
Land leases receivable	\$ 704,990	\$ 1,993,982
Land leases receivable - in arrears	1,144,501	1,139,129
	1,849,491	3,133,111
Allowance for doubtful collection	(558,657)	(483,352)
	\$ 1,290,834	\$ 2,649,759

Land leases receivable bear various interest rates from 10% to 12%, are due in various periods from 1 year to 25 years and are secured by a leasehold interest in land.

CITY OF IQALUIT
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025

7. ASSET RETIREMENT OBLIGATIONS

The City's asset retirement obligations (ARO) relate to the estimated costs of safely removing, remediating, packaging, and disposing of hazardous materials, including asbestos, underground fuel tanks, landfills, and quarry sites. These obligations arise from present legal requirements to retire tangible capital assets and remediate affected land and infrastructure owned by the City.

Asset retirement obligations are initially recognized at fair value based on management's best estimate of the costs to be incurred. The corresponding amount is capitalized as part of the carrying value of the related tangible capital assets, primarily granular source assets and water and sewage infrastructure. The capitalized asset retirement costs are amortized on a straight-line basis over the estimated useful lives of the related assets. Amortization expense is included in the Consolidated Statement of Operations and Accumulated Surplus.

Total asset retirement obligations:

	<u>2025</u>	<u>2024</u>
Balance, beginning of year	\$ 18,155,645	\$ 17,126,840
Liabilities incurred	-	500,000
Liabilities settled	-	-
Accretion expense	<u>544,670</u>	<u>528,805</u>
	<u>\$ 18,700,315</u>	<u>\$ 18,155,645</u>

8. DEFERRED REVENUE

	<u>2025</u>	<u>2024</u>
		(Restated - Note 2)
Gas tax program	\$ 2,269,350	\$ 2,367,174
GN other	134,697	64,052
GN Block Funding	1,130,517	-
Government of Canada	588,931	304,297
Other	98,620	102,254
Canada Mortgage and Housing Corporation	2,919,403	6,829,265
Child's First Initiative	-	1,445,115
Community health program	-	-
	<u>\$ 7,141,518</u>	<u>\$ 11,112,157</u>

CITY OF IQALUIT
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025

9. LONG TERM DEBT

	<u>2025</u>	<u>2024</u>
VersaBank, secured by a general debenture on capital projects, repayable in blended monthly installments of \$7,942 with interest at 5.70%. Repaid during the year.	\$ -	\$ 77,384
VersaBank, secured by a general debenture related to the lower base capital project, repayable in blended monthly installments of \$4,728 with interest at 5.72%. Repaid during the year.	-	40,787
Royal Bank of Canada, secured by a general debenture related to the Plateau subdivision phase 3, repayable in blended monthly installments of \$38,550 with interest at 5.77%. Repaid during the year.	-	447,150
Royal Bank of Canada, secured by a general debenture related to the Plateau subdivision phase 4, repayable in blended monthly installments of \$25,576 with interest at 5.63%, maturing October 2027.	533,904	802,506
Federation of Canadian Municipalities debenture, unsecured, repayable in blended semi-annual installments of \$105,075 with interest at 4.25%, maturing August 2035.	1,697,419	1,831,238
Federation of Canadian Municipalities debenture, unsecured, repayable in blended semi-annual installments of \$70,060 with interest at 4.25%, maturing July 2035.	1,131,777	1,220,981
Federation of Canadian Municipalities debenture, unsecured, repayable in blended semi-annual installments of \$115,863 with interest at 4.25%, maturing August 2035.	1,871,693	2,019,251

CITY OF IQALUIT
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025

9. LONG TERM DEBT (continued)

	<u>2025</u>	<u>2024</u>
Royal Bank of Canada, secured by a general debenture related to the Aquatic Centre, repayable in monthly principal installments of \$65,000 plus interest and stamping fee at 2.77%, maturing December 2026.	<u>12,953,000</u>	<u>13,943,000</u>
	<u>\$ 18,187,793</u>	<u>\$ 20,382,297</u>

Long term debt is estimated to be repayable as follows:

2026	\$ 13,623,337
2027	652,589
2028	419,907
2029	438,335
2030	456,969
2031 and thereafter	<u>2,596,656</u>
	<u>\$ 18,187,793</u>

10. OBLIGATION UNDER DEVELOPMENT AGREEMENT

Qikiqtaaluk Business Development Corporation (QDBC) development agreement issued under development permit no. 17-001, \$813,615 (2024 - \$813,615), unsecured, repayable through amounts recovered from lessees and/or landowners of the developed area, Plan 2997, Block 205, part of Lot 1, expiring October 2044.

CITY OF IQALUIT
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025

11. EXPENDITURES BY OBJECT

The following is a summary of the expenditures reported on the Consolidated Statement of Operations by the object of expenditures:

	<u>2025</u>	<u>2024</u>
Salaries and benefits	\$ 28,829,562	\$ 24,577,547
Legal fees	302,480	196,421
Professional fees	147,438	152,602
Contracted services	16,598,363	8,767,048
Rental	846,524	956,673
Telecommunications	385,029	345,727
Materials and supplies	5,358,313	4,244,044
Advertising	19,478	23,941
Service charges	153,142	148,161
Interest on long term debt	633,375	655,149
Bad debts (Note 12)	762,771	670,401
Professional development and training	337,388	197,055
Electricity	3,558,018	2,969,715
Heating fuel	1,848,894	1,534,178
Repairs and maintenance	1,295,759	1,508,337
Vehicle fuel	673,144	727,447
Vehicle repairs and maintenance	1,157,247	843,365
Travel and accommodation	119,372	64,484
Promotion	3,297	11,854
Sponsorships, memberships and fees	57,352	44,180
Insurance	1,075,084	795,416
Recruitment	73,949	70,655
Other expenditures	<u>480,958</u>	<u>276,835</u>
	64,716,937	49,781,235
Cost of lot sales	367,114	24,600
Decommissioning of West 40 Landfill	-	3,888,588
Write-off of tangible capital assets	-	104,467
Accretion expenses	544,670	528,805
Depreciation	<u>13,478,502</u>	<u>10,850,859</u>
	<u>\$ 79,107,223</u>	<u>\$ 65,178,554</u>

CITY OF IQALUIT
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025

12. OTHER INFORMATION

Change in Allowance for Doubtful Accounts Receivable and Related Bad Debts Expense (Recovery)

The following amounts owed to the City have been considered doubtful of collection during the year and have been recorded as a bad debts expense (recovery) in their respective funds:

	<u>2025</u>	<u>2024</u>
Municipal taxes receivable	\$ 542,571	\$ 389,449
General accounts receivable	100,894	194,858
Municipal services receivable	44,000	(26,000)
Land leases receivable	<u>75,306</u>	<u>112,094</u>
	<u>\$ 762,771</u>	<u>\$ 670,401</u>

13. FINANCIAL ASSETS AND LIABILITIES

The significant financial risks to which the City is exposed are credit risk, liquidity risk and interest rate risk.

a) Credit risk

The financial instruments that potentially subject the City to a significant concentration of credit risk consist primarily of cash and accounts receivable. The City mitigates its exposure to credit loss by placing its cash with major financial institutions. The City routinely assesses the financial strength of its counterparties and, as a consequence, believes that its accounts receivable credit risk exposure is limited. Municipal taxes and services receivable mitigate credit risk by ultimate collection upon sale of property.

b) Interest rate risk

The City is exposed to interest rate cash flow risk to the extent that a portion of the long-term debt bears interest as a floating interest rate. The City is exposed to interest rate price risk to the extent that a portion of the long-term debt is at a fixed interest rate. The City does not use derivative financial instruments to alter the effects of the risk.

c) Liquidity risk

Liquidity risk is the risk that the City cannot repay its obligations when they become due to its creditors. The City mitigates this risk by keeping track of when payments are due and maintaining adequate cash resources, including a line of credit, if necessary.

CITY OF IQALUIT
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025

14. CONTINGENT LIABILITIES

Environmental

The City of Iqaluit has identified various environmentally hazardous sites within the municipal boundaries of the City. Environmental problems include contaminated soil and groundwater and a sewage treatment facility in need of upgrades. Responsible government authorities have been notified of these environmental risks for remedial action. As the outcome of these environmental hazards is not presently determinable, no provision for a loss has been accrued in these consolidated financial statements.

Statements of Claim

The City was served with a fire-related statement of claim filed against several defendants, seeking damages for general negligence, punitive damages and aggravated damages. The total amount being sought is \$14,500,000, the likelihood of the outcome is unknown. The amount of any contingent loss has not been recorded in these financial statements. The dispute is being handled by the City's insurer. The maximum exposure would be limited to the applicable deductible in the situation. The amount of an expense, if any, will be recorded in the period known.

The City was served with a statement of claim filed against several parties, seeking damages following an environmental spill on a property. The total amount being sought is \$1,200,000, the likelihood of the outcome is unknown. The amount of any contingent loss has not been recorded in these financial statements. The amount of an expense, if any, will be recorded in the period known.

Quarry Site Restoration

Upon termination of the Quarry Administration Agreement between the City and the Government of Nunavut, the City is required to deliver up possession of the quarry site restored to the satisfaction of the Government of Nunavut. To date the City does not have complete information required to estimate restoration costs. As such these costs have not been recorded in these consolidated financial statements. The amount of an expense, if any, will be recorded in the period known.

Insurance

The City participates in the Nunavut Association of Municipalities Insurance Exchange. Under these programs the City is insured for property, automotive and liability. Under the terms of membership, the City could become liable for its proportionate share of any claim losses in excess of the funds available. Any liability incurred would be accounted for in the year the losses are determined.

CITY OF IQALUIT
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025

15. COMMITMENTS

Premises Rent

The City rents premises for space under lease agreements that expire between 2026 and 2031. Annual minimum lease payments under the terms of the leases are as follows:

2026	\$ 687,199
2027	616,632
2028	516,632
2029	501,632
2030	501,632
2031 and thereafter	<u>863,235</u>
	<u>\$ 3,686,962</u>

In addition to the commitments noted above, the City has multiple construction and service commitments spanning one to three years, with values ranging from \$100,000 to \$1,800,000.

16. RELATED PARTY TRANSACTIONS

During the year, the City acquired goods and services in the amount of \$5,005,101 from businesses where a Councilor serves as president/CEO of the parent company. These transactions were recorded at the exchange amounts which was determined to be the fair value of the transactions.

17. COMPARATIVE AMOUNTS

Certain 2024 financial statement amounts have been reclassified to conform to the financial statement presentation adopted in the current year.

CITY OF IQALUIT
CONSOLIDATED SCHEDULE OF CHANGES IN ACCUMULATED FUND BALANCES
FOR THE YEAR ENDED DECEMBER 31, 2025

	General Operating <u>Fund</u>	Water Sewer <u>Fund</u>	Sanitation Program <u>Fund</u>	Land Development <u>Fund</u>	<u>Reserve Fund</u>	Equity in Tangible <u>Capital Assets</u>	2025 Municipal <u>Position Total</u>	2024 Municipal <u>Position Total</u> (Restated - Note 2)
EXCESS REVENUES (EXPENSES)	\$ 11,401,056	\$ 16,473,317	\$ (2,051,295)	\$ (311,025)	\$ -	\$ -	\$ 25,512,053	\$ 38,929,923
Net interfund transfers								
Transfers to reserves	(401,284)	(32,494)	(22,860)	(34,542)	491,180	-	-	-
Tangible capital assets purchased	(6,985,569)	(13,934,287)	(316,345)	-	-	21,236,201	-	-
Tangible capital asset adjustment	1,256,569	-	-	-	-	(1,256,569)	-	-
Long term debt repaid	(1,394,161)	(84,575)	-	-	-	1,478,736	-	-
Depreciation	5,164,103	4,492,967	3,821,432	-	-	(13,478,502)	-	-
	<u>(2,360,342)</u>	<u>(9,558,389)</u>	<u>3,482,227</u>	<u>(34,542)</u>	<u>491,180</u>	<u>7,979,866</u>	<u>-</u>	<u>-</u>
CHANGE IN FUND BALANCES	9,040,714	6,914,928	1,430,932	(345,567)	491,180	7,979,866	25,512,053	38,929,923
BALANCES, OPENING	<u>19,706,249</u>	<u>4,173,904</u>	<u>168</u>	<u>8,061,020</u>	<u>7,930,570</u>	<u>274,383,127</u>	<u>314,255,038</u>	<u>275,949,671</u>
Prior period reinstatement	1,742,815	(1,076,208)	-	-	-	1,076,208	1,742,815	1,118,259
BALANCES, OPENING ADJUSTED	<u>21,449,064</u>	<u>3,097,696</u>	<u>168</u>	<u>8,061,020</u>	<u>7,930,570</u>	<u>275,459,335</u>	<u>315,997,853</u>	<u>277,067,930</u>
BALANCES, CLOSING	<u>\$ 30,489,778</u>	<u>\$ 10,012,624</u>	<u>\$ 1,431,100</u>	<u>\$ 7,715,453</u>	<u>\$ 8,421,750</u>	<u>\$ 283,439,201</u>	<u>\$ 341,509,906</u>	<u>\$ 315,997,853</u>

The accompanying notes are an integral part of these consolidated financial statements.

CITY OF IQALUIT
GENERAL OPERATING FUND
FOR THE YEAR ENDED DECEMBER 31, 2025

	2025 <u>Budget</u>	2025 <u>Actual</u>	2024 <u>Actual</u> (Restated - Note 2)
Revenues			
User charges			
Taxes	\$ 17,641,900	\$ 15,456,049	\$ 14,814,300
Grants in lieu (Schedule 7)	<u>10,177,400</u>	<u>11,988,134</u>	<u>10,271,260</u>
	27,819,300	27,444,183	25,085,560
Other revenue from own sources (Schedule 7)	3,091,000	3,744,324	3,924,711
Emergency services (Schedule 9)	3,928,600	3,349,940	3,321,522
By-law enforcement (Schedule 10)	137,800	114,315	138,261
Recreational and cultural (Schedule 12)	<u>1,398,200</u>	<u>1,056,884</u>	<u>1,348,734</u>
	36,374,900	35,709,646	33,818,788
Government transfers			
Equalization contribution	2,189,300	2,189,302	2,189,307
Economic development (Schedule 14)	-	170,434	203,882
Emergency services (Schedule 9)	-	-	-
By-law enforcement (Schedule 10)	-	10,000	24,700
Public works and transportation (Schedule 11)	-	-	190,000
Recreational and cultural (Schedule 12)	118,000	921,086	789,410
Government operating transfers (Schedule 7)	78,000	124,379	41,112
Community funding (Schedule 15)	<u>5,318,700</u>	<u>10,752,269</u>	<u>4,324,500</u>
	<u>44,078,900</u>	<u>49,877,116</u>	<u>41,581,699</u>
Expenses			
General government (Schedule 8)	12,785,700	6,245,973	5,628,780
Emergency services (Schedule 9)	6,324,700	6,711,864	5,166,821
By-law enforcement (Schedule 10)	1,932,400	1,357,097	1,170,791
Public works and transportation (Schedule 11)	9,619,600	5,161,809	4,707,305
Recreational and cultural (Schedule 12)	8,520,000	8,465,675	7,037,251
Engineering services (Schedule 13)	2,022,000	967,785	1,174,704
Economic development (Schedule 14)	383,700	170,434	223,244
Community funding (Schedule 15)	<u>5,324,600</u>	<u>10,752,269</u>	<u>4,324,500</u>
	46,912,700	39,832,906	29,433,396
Depreciation	<u>4,185,900</u>	<u>5,164,103</u>	<u>4,166,209</u>
	<u>51,098,600</u>	<u>44,997,009</u>	<u>33,599,605</u>
Excess Revenues (Expenses) before Other	(7,019,700)	4,880,107	7,982,094
Other			
Government transfers relating to capital	<u>1,965,000</u>	<u>6,520,949</u>	<u>14,778,601</u>
Excess Revenues (Expenses)	<u>\$ (5,054,700)</u>	<u>\$ 11,401,056</u>	<u>\$ 22,760,695</u>

CITY OF IQALUIT
WATER SEWER FUND
FOR THE YEAR ENDED DECEMBER 31, 2025

	2025 <u>Budget</u>	2025 <u>Actual</u>	2024 <u>Actual</u> (Restated - Note 2)
Revenues			
User charges			
Residential	\$ 2,421,400	\$ 2,433,130	\$ 2,868,652
Commercial	4,324,100	2,591,659	2,954,912
Government and industrial	18,069,600	16,556,049	13,413,821
Development charges	-	798,759	370,754
Other fees	<u>603,000</u>	<u>299,137</u>	<u>353,013</u>
	<u>25,418,100</u>	<u>22,678,734</u>	<u>19,961,152</u>
Government transfers			
Government of Nunavut - Projects	-	-	22,500
Government of Nunavut - Subsidies	<u>1,257,900</u>	<u>1,257,903</u>	<u>1,257,913</u>
	<u>26,676,000</u>	<u>23,936,637</u>	<u>21,241,565</u>
Expenses			
Salaries and benefits	4,672,300	4,547,047	4,077,044
Transmission and distribution (utilidor)	5,968,300	4,469,562	4,952,389
Bad debts (recovery)	-	44,000	(26,000)
Write-down of tangible capital assets	-	-	72,239
Vehicle operations and maintenance	417,000	664,830	553,167
Asset retirement obligation accretion	<u>-</u>	<u>190,962</u>	<u>185,400</u>
	11,057,600	9,916,401	9,814,239
Net allocations from:			
General government	-	3,365,857	2,895,344
Bylaw enforcement	-	116,759	102,489
Public works and transportation	-	3,244,363	2,805,576
Engineering services	<u>-</u>	<u>209,507</u>	<u>256,222</u>
	11,057,600	16,852,887	15,873,870
Depreciation	<u>4,677,000</u>	<u>4,492,967</u>	<u>4,577,684</u>
	<u>15,734,600</u>	<u>21,345,854</u>	<u>20,451,554</u>
Excess Revenues Before Other	10,941,400	2,590,783	790,011
Other			
Government transfers relating to capital	<u>-</u>	<u>13,882,534</u>	<u>3,953,543</u>
Excess Revenues	<u>\$ 10,941,400</u>	<u>\$ 16,473,317</u>	<u>\$ 4,743,554</u>

CITY OF IQALUIT
SANITATION PROGRAM FUND
FOR THE YEAR ENDED DECEMBER 31, 2025

	<u>2025</u> <u>Budget</u>	<u>2025</u> <u>Actual</u>	<u>2024</u> <u>Actual</u>
Revenues			
User charges			
Sanitation services	\$ 4,900,000	\$ 5,041,567	\$ 4,969,486
Solid waste tipping fees	1,100,000	1,699,820	1,379,595
Other	-	-	11,283
	<u>6,000,000</u>	<u>6,741,387</u>	<u>6,360,364</u>
Government of Nunavut - Projects	-	-	182,894
	<u>6,000,000</u>	<u>6,741,387</u>	<u>6,543,258</u>
Expenses			
Salaries and benefits	2,097,200	1,866,425	1,512,331
Rent	50,400	4,200	50,400
Vehicle operations and maintenance	240,000	242,565	187,621
Materials and supplies	180,000	82,012	126,260
Contracted services - equipment rental	4,263,500	1,066,069	259,921
Telecommunications	3,000	2,024	2,375
Utilities	68,000	555,535	68,903
Asset retirement obligation accretion	-	224,380	217,845
Decommissioning of West 40 Landfill	-	-	3,888,588
	<u>6,902,100</u>	<u>4,043,210</u>	<u>6,314,244</u>
Net allocations from:			
General government	-	814,320	700,487
Public works and transportation	-	430,065	311,765
	<u>6,902,100</u>	<u>5,287,595</u>	<u>7,326,496</u>
Depreciation	<u>262,000</u>	<u>3,821,432</u>	<u>2,106,966</u>
	<u>7,164,100</u>	<u>9,109,027</u>	<u>9,433,462</u>
Excess Expenses Before Other	(1,164,100)	(2,367,640)	(2,890,204)
Other			
Government transfers relating to capital	<u>7,050,000</u>	<u>316,345</u>	<u>13,489,568</u>
Excess Revenues (Expenses)	<u>\$ 5,885,900</u>	<u>\$ (2,051,295)</u>	<u>\$ 10,599,364</u>

CITY OF IQALUIT
LAND DEVELOPMENT FUND
FOR THE YEAR ENDED DECEMBER 31, 2025

	<u>2025</u> <u>Budget</u>	<u>2025</u> <u>Actual</u>	<u>2024</u> <u>Actual</u>
Revenues			
User charges			
Equity land lease revenue	\$ -	\$ 798,000	\$ 1,177,912
Interest on land leases	210,000	205,141	277,779
Standard land lease revenue	-	463	2,283
Other	25,000	14,700	21,900
Fees	<u>2,197,400</u>	<u>470,277</u>	<u>551,954</u>
	<u>2,432,400</u>	<u>1,488,581</u>	<u>2,031,828</u>
Government transfers			
Government of Canada	765,000	1,723,596	385,286
Government of Nunavut - Other	-	25,418	-
Government of Nunavut - Land administration	<u>90,000</u>	<u>106,713</u>	<u>103,129</u>
	<u>855,000</u>	<u>1,855,727</u>	<u>488,415</u>
	<u>3,287,400</u>	<u>3,344,308</u>	<u>2,520,243</u>
Expenses			
Salaries and benefits	957,300	777,110	433,919
Write-down of land inventory	-	-	24,600
Cost of land sold	-	367,114	-
Interest on long-term debt	191,600	50,294	94,944
Materials and supplies	90,200	47,892	18,698
Advertising and promotion	-	-	-
Memberships and dues	27,000	24,189	672
Office and miscellaneous	40,500	39,826	-
Professional fees	15,000	2,379	-
Professional development and training	39,000	25,936	16,423
Telecommunications	700	1,104	1,372
Utilities	86,600	5,336	26,723
Vehicle operations and maintenance	3,100	3,702	5,466
Survey, appraisal and title search fees	162,100	15,794	7,819
Contracted services - reviews and studies	390,000	1,485,007	94,104
Contracted services - planning and development	1,015,000	455,313	611,029
Contracted services - janitorial	-	7,590	12,574
Bad debts - land leases	<u>-</u>	<u>75,306</u>	<u>112,094</u>
	3,018,100	3,383,892	1,460,437
Net allocations from:			
General government	<u>-</u>	<u>271,441</u>	<u>233,496</u>
	<u>3,018,100</u>	<u>3,655,333</u>	<u>1,693,933</u>
Excess Revenues (Expenses)	<u>\$ 269,300</u>	<u>\$ (311,025)</u>	<u>\$ 826,310</u>

**CITY OF IQALUIT
RESERVE FUND
FOR THE YEAR ENDED DECEMBER 31, 2025**

	2025 <u>Actual</u>	2024 <u>Actual</u>
The reserve fund is allocated as follows:		
General Operating Fund		
General reserve	\$ 2,453,855	\$ 2,378,983
Building reserve	2,047,743	1,805,862
Roads reserve	877,856	840,068
Minor equipment reserve	117,382	111,467
Vehicle reserve	19,194	18,581
Heavy equipment reserve	52,199	42,620
R.E.A.C.H. reserve	373,832	362,425
Quarry development reserve	598,599	579,372
Water Sewer Fund		
General reserve	198,965	166,470
Sanitation Fund		
Equipment reserve	550,064	527,204
Land Development Fund		
General reserve	279,378	270,853
Land improvements reserve	<u>852,683</u>	<u>826,665</u>
	<u>\$ 8,421,750</u>	<u>\$ 7,930,570</u>

CITY OF IQALUIT
GENERAL OPERATING FUND - REVENUES
FOR THE YEAR ENDED DECEMBER 31, 2025

	2025 <u>Budget</u>	2025 <u>Actual</u>	2024 <u>Actual</u>
Grants in Lieu			
Government of Canada	\$ 1,062,800	\$ 1,014,300	\$ 1,020,234
Government of Nunavut	8,881,900	10,741,966	9,024,945
Qulliq Energy Corporation	<u>232,700</u>	<u>231,868</u>	<u>226,081</u>
	<u>\$ 10,177,400</u>	<u>\$ 11,988,134</u>	<u>\$ 10,271,260</u>
Government Operating Transfers			
Government of Canada	\$ -	\$ 49,875	\$ 15,512
Government of Nunavut	<u>78,000</u>	<u>74,504</u>	<u>25,600</u>
	<u>\$ 78,000</u>	<u>\$ 124,379</u>	<u>\$ 41,112</u>
Other Revenue from Own Sources			
Interest earned	\$ 2,250,000	\$ 2,025,868	\$ 2,383,764
Penalties and interest	625,000	895,451	859,554
Tax certificates	-	22,700	22,200
Business licences	70,000	96,168	90,782
Rent recovery	127,000	137,074	97,521
Other licences and permits	15,000	2,800	10,700
Other income	<u>4,000</u>	<u>564,263</u>	<u>460,190</u>
	<u>\$ 3,091,000</u>	<u>\$ 3,744,324</u>	<u>\$ 3,924,711</u>

CITY OF IQALUIT
GENERAL GOVERNMENT
FOR THE YEAR ENDED DECEMBER 31, 2025

	2025 <u>Budget</u>	2025 <u>Actual</u>	2024 <u>Actual</u> (Restated - Note 2)
Expenses			
Mayor's and councillors' salaries and benefits	\$ 402,300	\$ 441,444	\$ 435,352
Salaries	4,676,900	3,941,117	3,327,276
Employee benefits	896,700	768,501	576,595
Recruitment	150,000	73,949	70,655
Materials and supplies	373,800	409,056	561,784
Professional development and training	700,900	226,854	149,112
Advertising, promotion and sponsorships	113,600	30,345	27,023
Travel and accommodation	216,000	40,790	40,944
Bad debts	500,000	643,466	584,307
Write down of tangible capital assets	-	-	1,742
Council initiated programs	50,000	-	-
Other expenses	15,000	37,647	95
Insurance	450,000	913,410	753,994
Memberships, subscriptions and dues	43,300	30,424	30,397
Bank charges	130,000	153,142	148,161
Cemetery operations and maintenance	74,000	45,500	-
Professional fees	509,300	447,539	349,023
Contracted services - administration	450,000	180,703	189,465
Contracted services - janitorial	100,000	85,008	67,377
Contracted services - information technology	606,000	713,166	529,886
Contracted services - studies and project costs	192,000	10,507	63,634
Contracted services - translation	350,000	289,742	339,890
Rent	779,000	631,306	702,996
Telecommunications	357,000	445,445	395,191
Utilities	127,500	116,858	98,909
Vehicle operations and maintenance	22,400	20,790	11,184
Interest on long-term debt	500,000	882	3,115
	<u>12,785,700</u>	<u>10,697,591</u>	<u>9,458,107</u>
Net allocation (to) from:			
Water and sewer fund	-	(3,365,857)	(2,895,344)
Sanitation fund	-	(814,320)	(700,487)
Land development fund	-	(271,441)	(233,496)
	<u>12,785,700</u>	<u>6,245,973</u>	<u>5,628,780</u>
Depreciation	<u>456,400</u>	<u>457,000</u>	<u>514,372</u>
	<u>\$ 13,242,100</u>	<u>\$ 6,702,973</u>	<u>\$ 6,143,152</u>

CITY OF IQALUIT
EMERGENCY SERVICES
FOR THE YEAR ENDED DECEMBER 31, 2025

	<u>2025</u> <u>Budget</u>	<u>2025</u> <u>Actual</u>	<u>2024</u> <u>Actual</u>
Revenues			
User charges			
Ambulance services	\$ 3,420,000	\$ 2,867,800	\$ 2,890,500
Alarm monitoring services	321,300	282,613	275,717
Other recoveries	<u>187,300</u>	<u>199,527</u>	<u>155,305</u>
	3,928,600	3,349,940	3,321,522
Government transfers			
Government of Nunavut	<u>-</u>	<u>-</u>	<u>-</u>
	<u>3,928,600</u>	<u>3,349,940</u>	<u>3,321,522</u>
Expenses			
Salaries and benefits	5,376,100	5,706,424	4,622,884
Vehicle operations and maintenance	99,300	78,471	78,471
Office and miscellaneous	-	7,616	3,718
Write down of tangible capital assets	-	-	21,943
Materials and supplies	429,600	376,565	199,731
Telecommunications	10,400	12,106	10,842
Utilities	175,300	246,155	187,591
Repairs and maintenance	59,000	66,392	4,816
Training	50,000	28,676	19
Contracted services - medical director, fire response, project costs	125,000	148,059	26,747
Contracted services - janitorial	<u>-</u>	<u>41,400</u>	<u>10,059</u>
	6,324,700	6,711,864	5,166,821
Depreciation	<u>221,000</u>	<u>393,656</u>	<u>260,285</u>
	<u>6,545,700</u>	<u>7,105,520</u>	<u>5,427,106</u>
Excess Expenses	<u>\$ (2,617,100)</u>	<u>\$ (3,755,580)</u>	<u>\$ (2,105,584)</u>

CITY OF IQALUIT
BY-LAW ENFORCEMENT
FOR THE YEAR ENDED DECEMBER 31, 2025

	2025 <u>Budget</u>	2025 <u>Actual</u>	2024 <u>Actual</u>
Revenues			
User charges			
Fines	\$ 109,000	\$ 77,165	\$ 110,161
Licences and permits	<u>28,800</u>	<u>37,150</u>	<u>28,100</u>
	137,800	114,315	138,261
Government transfers			
Government of Nunavut	<u>-</u>	<u>10,000</u>	<u>24,700</u>
	<u>137,800</u>	<u>124,315</u>	<u>162,961</u>
Expenses			
Salaries and benefits	1,598,100	1,173,246	1,024,887
Vehicle operations and maintenance	100,000	81,334	81,125
Materials and supplies	127,000	147,916	63,154
Asset retirement obligation accretion	-	15,450	15,000
Municipal Enforcement	-	-	7,718
Telecommunications	8,200	6,408	7,115
Utilities	28,200	5,337	26,723
Contracted services - janitorial	-	6,072	10,059
Training	31,000	50	-
Dog pound expenses	<u>39,900</u>	<u>38,043</u>	<u>37,499</u>
	1,932,400	1,473,856	1,273,280
Net allocation (to) from:			
Water and Sewer Fund	<u>-</u>	<u>(116,759)</u>	<u>(102,489)</u>
	1,932,400	1,357,097	1,170,791
Depreciation	<u>46,500</u>	<u>68,575</u>	<u>68,575</u>
	<u>1,978,900</u>	<u>1,425,672</u>	<u>1,239,366</u>
Excess Expenses	<u>\$ (1,841,100)</u>	<u>\$ (1,301,357)</u>	<u>\$ (1,076,405)</u>

CITY OF IQALUIT
PUBLIC WORKS AND TRANSPORTATION
FOR THE YEAR ENDED DECEMBER 31 2025

	<u>2025</u> <u>Budget</u>	<u>2025</u> <u>Actual</u>	<u>2024</u> <u>Actual</u>
Revenues			
Government transfers			
Government of Nunavut	\$ <u> -</u>	\$ <u> -</u>	\$ <u> 190,000</u>
Expenses			
Salaries and benefits	\$ 4,039,500	\$ 3,970,739	\$ 3,927,093
Vehicle operations and maintenance	492,700	697,613	638,785
Building repairs and maintenance	480,000	317,660	323,755
Materials and supplies	354,000	360,424	457,161
Street lighting	300,000	249,808	232,132
Traffic services	50,000	56,049	28,081
Rent	96,500	195,600	131,439
Telecommunications	10,900	9,824	9,900
Utilities	298,000	522,179	380,470
Contracted services - As & When, roads	2,530,000	1,576,930	806,558
Contracted services - janitorial	145,000	75,210	30,997
Staff training	25,000	-	-
Asset retirement obligation accretion	-	113,877	110,560
Cemetery operations and maintenance	58,000	36,145	47,082
Road repairs and maintenance	<u>740,000</u>	<u>654,179</u>	<u>700,633</u>
	9,619,600	8,836,237	7,824,646
Net allocation (to) from:			
Water and sewer fund	-	(3,244,363)	(2,805,576)
Sanitation fund	<u> -</u>	<u>(430,065)</u>	<u>(311,765)</u>
	9,619,600	5,161,809	4,707,305
Depreciation	<u>2,010,000</u>	<u>2,923,407</u>	<u>2,026,820</u>
	<u>11,629,600</u>	<u>8,085,216</u>	<u>6,734,125</u>
Excess Expenses	<u>\$ 11,629,600</u>	<u>\$ 8,085,216</u>	<u>\$ 6,544,125</u>

CITY OF IQALUIT
RECREATIONAL AND CULTURAL
FOR THE YEAR ENDED DECEMBER 31, 2025

	2025 <u>Budget</u>	2025 <u>Actual</u>	2024 <u>Actual</u> (Restated - Note 2)
Revenues			
User charges			
Abe Okpik Community Centre	\$ 80,000	\$ 53,269	\$ 65,878
Arctic Winter Games Complex	191,500	100,704	166,426
Arnaitok Arena	86,500	33,249	65,726
Curling rink	205,200	15,960	144,900
Elders' facility	28,000	248	4,313
Recreation fundraising	52,000	16,675	22,683
Parks, playgrounds and ballfields	7,000	3,250	4,250
Programs and special events	120,000	119,004	123,132
Aquatic centre	622,000	714,525	751,426
Youth centre	6,000	-	-
	<u>1,398,200</u>	<u>1,056,884</u>	<u>1,348,734</u>
Government transfers			
Government of Canada	71,000	837,707	697,894
Government of Nunavut	47,000	83,379	91,516
	<u>118,000</u>	<u>921,086</u>	<u>789,410</u>
	<u>1,516,200</u>	<u>1,977,970</u>	<u>2,138,144</u>
Expenses			
Administration			
Salaries and benefits	411,800	528,226	408,727
Other administration expenses	40,700	34,732	28,547
Fundraising expenses	10,000	-	-
Write down tangible capital assets	-	-	8,543
Vehicle operations and maintenance	35,000	44,416	27,128
	<u>497,500</u>	<u>607,374</u>	<u>472,945</u>
Facilities			
Abe Okpik Community Centre	50,100	15,006	16,077
Aquatic centre	4,486,100	4,319,668	3,877,237
Arctic Winter Games Complex	1,313,600	1,598,973	1,184,334
Arnaitok Arena	686,400	602,063	665,574
Curling rink	177,500	158,514	173,101
Elders' facility	138,700	140,494	124,655
Parks, playgrounds and ballfields	28,500	6,321	5,882
Programs and special events	714,500	583,722	273,753
Youth centre	427,100	433,540	243,693
	<u>8,520,000</u>	<u>8,465,675</u>	<u>7,037,251</u>
Depreciation	1,452,000	1,315,989	1,290,681
	<u>9,972,000</u>	<u>9,781,664</u>	<u>8,327,932</u>
Excess Expenses	<u>\$ (8,455,800)</u>	<u>\$ (7,803,694)</u>	<u>\$ (6,189,788)</u>

The accompanying notes are an integral part of these consolidated financial statements.

CITY OF IQALUIT
ENGINEERING SERVICES
 FOR THE YEAR ENDED DECEMBER 31, 2025

	<u>2025</u> <u>Budget</u>	<u>2025</u> <u>Actual</u>	<u>2024</u> <u>Actual</u>
Expenses			
Salaries and benefits	\$ 920,000	\$ 842,085	\$ 679,328
Vehicle operations and maintenance	11,000	8,374	5,255
Office and miscellaneous	9,500	(858)	(8,261)
Telecommunications	4,500	1,511	1,921
Utilities	-	-	-
Materials and supplies	317,000	2,868	2,455
Contracted services - engineering support, project costs	760,000	245,181	717,368
Travel and Accomodation	<u>-</u>	<u>78,131</u>	<u>32,860</u>
	2,022,000	1,177,292	1,430,926
Net allocation (to) from:			
Water and sewer fund	<u>-</u>	<u>(209,507)</u>	<u>(256,222)</u>
	2,022,000	967,785	1,174,704
Depreciation	<u>-</u>	<u>5,476</u>	<u>5,476</u>
Excess Expenses	<u>\$ 2,022,000</u>	<u>\$ 973,261</u>	<u>\$ 1,180,180</u>

CITY OF IQALUIT
ECONOMIC DEVELOPMENT
 FOR THE YEAR ENDED DECEMBER 31, 2025

	<u>2025</u> <u>Budget</u>	<u>2025</u> <u>Actual</u>	<u>2024</u> <u>Actual</u>
Revenues			
Government transfers			
Government of Nunavut	\$ -	\$ 168,434	\$ 203,882
Other	-	<u>2,000</u>	<u>-</u>
	<u>-</u>	<u>170,434</u>	<u>203,882</u>
Expenses			
Salaries and benefits	176,200	149,672	159,807
Advertising, promotion and sponsorships	2,500	2,500	2,534
Professional development and training	4,000	5,536	-
Travel and accommodation	4,000	1,249	-
Materials and supplies	800	325	459
Contracted services - consultants	175,000	1,295	50,676
Rent	20,000	8,210	8,210
Telecommunications	700	808	795
Utilities	<u>500</u>	<u>839</u>	<u>763</u>
	<u>383,700</u>	<u>170,434</u>	<u>223,244</u>
Excess Expenses	<u>\$ (383,700)</u>	<u>\$ -</u>	<u>\$ (19,362)</u>

**CITY OF IQALUIT
COMMUNITY FUNDING
FOR THE YEAR ENDED DECEMBER 31, 2025**

	<u>Child's First Initiative</u>	<u>Reaching Home</u>	<u>CMHC Multi-plex</u>	<u>2025 Total</u>	<u>2024 Total</u>
Revenues					
Government transfers					
Government of Canada	\$ <u>2,106,040</u>	\$ <u>3,646,229</u>	\$ <u>5,000,000</u>	\$ <u>10,752,269</u>	\$ <u>4,324,500</u>
Expenses					
Contracted services -	-	3,171,869	-	3,171,869	2,503,508
Community funding					
Multi-plex	-	-	5,000,000	5,000,000	-
Materials and supplies -					
Community Funding	1,987,661	-	-	1,987,661	1,403,500
Materials and supplies	-	9,048	-	9,048	8,973
Administration	61,341	465,312	-	526,653	346,257
Professional Fees	-	-	-	-	36,250
Salaries and benefits	<u>57,038</u>	<u>-</u>	<u>-</u>	<u>57,038</u>	<u>26,012</u>
	<u>2,106,040</u>	<u>3,646,229</u>	<u>5,000,000</u>	<u>10,752,269</u>	<u>4,324,500</u>
Excess Revenues	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

CITY OF IQALUIT
TANGIBLE CAPITAL ASSETS AND ACCUMULATED DEPRECIATION
FOR THE YEAR ENDED DECEMBER 31, 2025

	Cost				Accumulated Depreciation				Net Book Value	
	Balance Opening	Additions	Transfers	Disposals	Balance Closing	Balance Opening	Depreciation	Disposals		Balance Closing
Buildings	\$ 69,858,571	\$ -	\$ 61,667,634	\$ -	\$ 131,526,205	\$ 23,681,087	\$ 3,324,397	\$ -	\$ 27,005,484	\$ 104,520,721
Cemetery development	2,869,190	-	2,026,105	-	4,895,295	-	-	-	-	4,895,295
Computer hardware	1,939,337	-	-	-	1,939,337	1,398,667	313,447	-	1,712,114	227,223
Computer software	866,788	-	-	-	866,788	866,788	-	-	866,788	-
Feasibility studies	-	-	-	-	-	-	-	-	-	-
Furniture and fixtures	377,491	-	-	-	377,491	366,689	6,652	-	373,341	4,150
Granular source	1,474,641	-	-	-	1,474,641	650,887	81,805	-	732,692	741,949
Infrastructure - water and sewer	115,204,136	-	410,601	-	115,614,737	46,305,870	3,263,898	-	49,569,768	66,044,969
Infrastructure - sewage treatment	22,483,465	-	-	-	22,483,465	11,948,904	856,006	-	12,804,910	9,678,555
Infrastructure - waste	14,794,340	-	26,717,228	-	41,511,568	6,426,350	2,899,969	-	9,326,319	32,185,249
Land	10,489,032	-	-	(362,800)	10,126,232	-	-	-	-	10,126,232
Machinery and equipment - office	622,829	223,030	-	-	845,859	583,341	39,488	-	622,829	223,030
Machinery and equipment - heavy	20,342,117	4,460,428	-	-	24,802,545	10,063,144	873,601	-	10,936,745	13,865,800
Machinery and equipment - residential	-	-	-	-	-	-	-	-	-	-
Playgrounds	456,839	-	-	-	456,839	253,469	15,480	-	268,949	187,890
Roads	40,698,963	-	6,480,077	-	47,179,040	19,019,430	1,497,743	-	20,517,173	26,661,867
Vehicles	8,624,218	1,117,267	-	-	9,741,485	7,957,845	306,016	-	8,263,861	1,477,624
	<u>311,101,957</u>	<u>5,800,725</u>	<u>97,301,645</u>	<u>(362,800)</u>	<u>413,841,527</u>	<u>129,522,471</u>	<u>13,478,502</u>	<u>-</u>	<u>43,000,973</u>	<u>270,840,554</u>
Assets under construction	<u>113,012,472</u>	<u>15,435,476</u>	<u>97,301,645)</u>	<u>(893,771)</u>	<u>30,252,532</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>30,252,532</u>
Total	<u><u>\$ 424,114,429</u></u>	<u><u>\$ 21,236,201</u></u>	<u><u>\$ -</u></u>	<u><u>\$ (1,256,571)</u></u>	<u><u>\$ 444,094,059</u></u>	<u><u>\$ 129,522,471</u></u>	<u><u>\$ 13,478,502</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 43,000,973</u></u>	<u><u>\$ 301,093,086</u></u>

DRAFT - For finance committee discussion only

CITY OF IQALUIT
TANGIBLE CAPITAL ASSET ADDITIONS BY FUNDING SOURCE
FOR THE YEAR ENDED DECEMBER 31, 2025

	<u>Gas Tax</u> <u>Contribution</u> <u>Agreement</u>	<u>Government of</u> <u>Nunavut -</u> <u>Other</u>	<u>Government</u> <u>of Canada and</u> <u>Other</u>	<u>Transfers from</u> <u>Reserves</u>	<u>General</u> <u>Operating Fund</u>	<u>Land Fund</u>	<u>Water Sewer</u> <u>Fund</u>	<u>Sanitation</u> <u>Fund</u>	<u>Total</u>
Curling Rink Improvements	\$ -	\$ 71,390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,390
Staff Housing Upgrades	-	-	-	-	49,408	-	-	-	49,408
City of Iqaluit Operations Centre	-	220,393	-	-	-	-	-	-	220,393
Waste Transfer Station	-	158,921	-	-	-	-	-	-	158,921
Apex Cemetery Strategy	-	899,417	-	-	-	-	-	-	899,417
Federal Road Utilidor Expansion	-	-	14,140	-	-	-	-	-	14,140
Scada Upgrades	-	-	70,870	-	-	-	-	-	70,870
Solid Waste Facility - Landfill	-	157,424	-	-	-	-	-	-	157,424
Council AV System	-	-	-	-	223,030	-	-	-	223,030
Steel Structure for parts and supplies	-	-	-	-	45,179	-	-	-	45,179
Dump truck (purchased in 2024)	-	270,697	-	-	-	-	-	-	270,697
Dump truck	-	271,455	-	-	-	-	-	-	271,455
Dangerous Goods Rates Seacan (2)	-	57,552	-	-	-	-	-	-	57,552
Mobile Light Tower	-	18,272	-	-	-	-	-	-	18,272
Lowboy Flatbed Trailer	-	144,708	-	-	-	-	-	-	144,708
4 Post Lift for Shop	-	-	-	-	53,836	-	-	-	53,836
Mobile Inflatable Bouncer	-	15,212	-	-	-	-	-	-	15,212
Rebuild AWG Compressor	-	18,729	-	-	-	-	-	-	18,729
Hot Water Pressure Washer	-	29,436	-	-	-	-	-	-	29,436
Sewer Truck	-	308,770	-	-	-	-	-	-	308,770
#938 CAT Loader	-	491,292	-	-	-	-	-	-	491,292
#938 CAT Loader	-	491,292	-	-	-	-	-	-	491,292
Telehandler w/man basket	-	159,610	-	-	-	-	-	-	159,610
Vacuum Truck	-	683,798	-	-	-	-	-	-	683,798
#938 Tracked Loader	-	814,754	-	-	-	-	-	-	814,754
Water Truck	-	366,733	-	-	-	-	-	-	366,733
Snow Bucket For 950 CAT	-	25,076	-	-	-	-	-	-	25,076
Hydraulic BA-30 Angler Sweeper	-	36,739	-	-	-	-	-	-	36,739
Hydraulic BA-30 Angle Sweeper	-	36,739	-	-	-	-	-	-	36,739
CAT Grapple Bucket for Tracked Loader	-	41,346	-	-	-	-	-	-	41,346
Forks for #938 CAT Loader	-	8,247	-	-	-	-	-	-	8,247

The accompanying notes are an integral part of these consolidated financial statements.

CITY OF IQALUIT
TANGIBLE CAPITAL ASSET ADDITIONS BY FUNDING SOURCE
FOR THE YEAR ENDED WEDNESDAY, DECEMBER 31, 2025

	<u>Gas Tax Contribution Agreement</u>	<u>Government of Nunavut - Other</u>	<u>Government of Canada</u>	<u>Transfers from Reserves</u>	<u>General Operating Fund</u>	<u>Land Fund</u>	<u>Water Sewer Fund</u>	<u>Sanitation Fund</u>	<u>Total</u>
Two Way Angle Blade for #938M	-	28,776	-	-	-	-	-	-	28,776
Camera for sewer line inspections	-	-	-	-	-	-	13,349	-	13,349
Compressor motor for ice plant	-	10,845	-	-	-	-	-	-	10,845
Reuild compressor for ice plant	-	17,987	-	-	-	-	-	-	17,987
Apex Bridge Replacement	-	209,792	-	-	-	-	-	-	209,792
Sina Street Paving	-	159,190	-	-	-	-	-	-	159,190
Street Lighting	-	-	-	-	82,322	-	-	-	82,322
Garbage Truck	-	261,768	-	-	-	-	-	-	261,768
Garbage Truck	-	261,768	-	-	-	-	-	-	261,768
Ford F250	-	78,927	-	-	-	-	-	-	78,927
Ambulance	-	257,402	-	-	-	-	-	-	257,402
Ambulance	-	257,402	-	-	-	-	-	-	257,402
WTP - Chlorine Room Updates	-	69,992	-	-	-	-	-	-	69,992
Intake, Conveyance, Reservoir Design	-	-	2,975,932	-	-	-	-	-	2,975,932
Sewer Repairs AV341 to AV335	2,848,310	-	-	-	-	-	-	-	2,848,310
Utilidor Upgrades	-	-	3,118	-	-	-	-	-	3,118
Owners Engineer & Specialized Study	-	-	267,569	-	-	-	-	-	267,569
New Garage Storage	-	-	-	-	7,353	-	-	-	7,353
DMAF - LTWP Engineering Support Program	-	-	939,278	-	-	-	-	-	939,278
Guiderail - Saputi & Ikaluktuutiak Drive	-	6,891	-	-	-	-	-	-	6,891
Lift Station #1 & Sewer System Protection Upgrades	99,448	-	-	-	-	-	-	-	99,448
Critical Pipeline Renewals	-	-	312,638	-	-	-	-	-	312,638
AV341 - AV335 Water Upgrades	-	-	2,851,777	-	-	-	-	-	2,851,777
WTP - Generator	-	42,692	-	-	-	-	-	-	42,692
Scada Upgrades	-	-	10,494	-	-	-	7,224	-	17,718
Backwash Pumps	-	168,373	-	-	-	-	-	-	168,373
Sewer Upgrades - Lower Plateau PTA2 to LS#1	-	591,928	-	-	-	-	-	-	591,928

The accompanying notes are an integral part of these consolidated financial statements.

CITY OF IQALUIT
TANGIBLE CAPITAL ASSET ADDITIONS BY FUNDING SOURCE
FOR THE YEAR ENDED DECEMBER 31, 2025

	<u>Gas Tax Contribution Agreement</u>	<u>Government of Nunavut - Other</u>	<u>Government of Canada</u>	<u>Transfers from Reserves</u>	<u>General Operating Fund</u>	<u>Land Fund</u>	<u>Water Sewer Fund</u>	<u>Sanitation Fund</u>	<u>Total</u>
Trigram Reheat Station	-	-	2,014,638	-	-	-	-	-	2,014,638
Culvert Replacement - QEW	-	30,316	-	-	-	-	-	-	30,316
Culvert Replacement - Nipisa Street Fuel Tank	-	31,724	-	-	-	-	-	-	31,724
Sewer Upgrades - Ikaluktuutuak Dr	-	27,841	-	-	-	-	17,336	-	27,841
Water Upgrades - Ikaluktuutuak Dr	-	-	-	-	-	-	17,336	-	17,336
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>17,336</u>	<u>-</u>	<u>17,336</u>
Total	<u>\$ 2,947,758</u>	<u>\$ 8,311,616</u>	<u>\$ 9,460,454</u>	<u>\$ -</u>	<u>\$ 461,128</u>	<u>\$ -</u>	<u>\$ 55,245</u>	<u>\$ -</u>	<u>\$ 21,236,201</u>
								Government transfers relating to capital Internally funded	\$ 20,719,828 <u>516,373</u>
									<u>\$ 21,236,201</u>

**CITY OF IQALUIT
TANGIBLE CAPITAL ASSET DISPOSALS
FOR THE YEAR ENDED DECEMBER 31, 2025**

The following assets were disposed of during the year

<u>Asset Identification</u>	<u>Net Book Value</u>	<u>Proceeds</u>	<u>Gain (Loss)</u>
None	\$ -	\$ -	\$ -

Topic	ZBA 26-003A: Hospital Hill Rezoning - Two Apartment Buildings		
Approval Type	Zoning By-law Amendment		
Presented To	City Council		
Date	April 28 2026		
Presented By	Mathew Dodds, Director of Planning and Development		
Applicant/Proponent	Nunavut Housing Corporation		
Location	Plan 2105, Lot 860	538 Niaqunngusiaruaq Rd	Tundra Ridge
CAO Review	✓ S.E., CAO		



REQUEST FOR DECISION

After full review, staff consider the proposed Zoning By-law Amendment to be **supportable** ✓ pending conditional approval of a Development Permit application.

Options

1. Give 1st reading to Zoning By-law Amendment ZBA 26-003A, and direct staff to schedule a Public Hearing.
2. Refuse Zoning By-law Amendment ZBA 26-003A.

Staff Recommendation

That the Planning and Development Committee recommend Council to,

1. Give 1st reading to Zoning By-law Amendment ZBA 26-003A, and direct staff to schedule a Public Hearing and 2nd reading, for Plan 2105, Lot 860.
2. If 2nd reading is given to ZBA 26-003A, withhold 3rd reading until a Development Permit for the proposed apartment buildings has been conditionally approved by Council.

PLANNING REPORT

Proposal Description

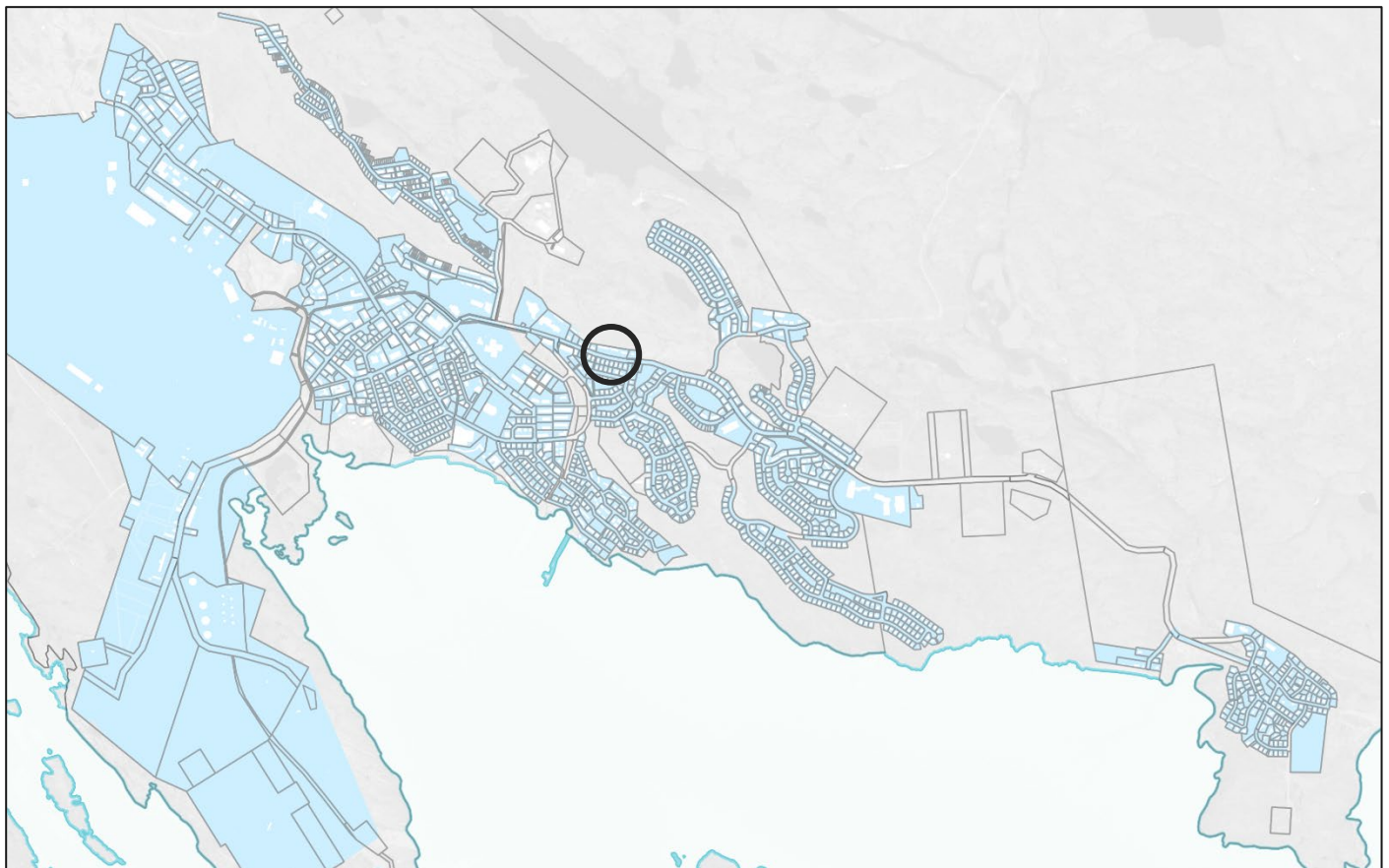
The applicant is seeking a site-specific rezoning to **R3 - High Density Residential – Special Exception Zone** to permit the development of two apartment buildings with a reduced parking requirement, and reduced rear yard. The lot is vacant due to the demolition of 21 rowhouses in 2023; and is currently zoned **R2 – Medium Density Residential**. The lot is adjacent to Institutional land uses including the Hospital and Boarding House; and is across the street from a small block of single-family dwellings. Behind the lot is a significant green space that includes “Hospital Hill”.

The proposed apartment buildings and zone would introduce a total of 116 dwelling units with no less than 1 parking stall for every 3 residential units, and a reduced 6m rear yard setback. (**Attachment 2**).

Land Use(s)	Residential Community
Current Zone	R2
Proposed Zone	R3(4)

Height	5 storeys
Structure(s)	2 apartment buildings
Dwelling Units	116 public housing units

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** meet requirements therefore requires a zoning by-law amendment.

Policy	Conformity	Notes
Zoning By-law – Section 4.14 – Capacity	✓	As per section 4.14, when increasing the height and density of a lot, there must be adequate servicing capacity. The proposed development was analyzed in the City’s water and sewer models. Local servicing capacity is understood to be adequate pending the completion of the “AV 205 to 601” capital project, which is scheduled for this summer.
Zoning By-law – General Provisions	<i>Rezone</i>	As per section 6.1 of the zoning by-law, apartment buildings proposed outside of the Core Area must provide 1 parking stall per 1 residential unit, and 1 visitor stall every 10 residential units. Required – 1:1 = 116 stalls + 12 visitor Proposed – 1:2.6 = 44 stalls + 12 visitor ZBA 26-003A – 1:3 = 39 stalls + 12 visitor The developer is proposing 56 stalls. The proposed special exception zone would require 51 stalls.
Zoning By-law – R2	<i>Rezone</i>	The lot is currently zoned R2. The R2 zone does not allow apartment buildings. Therefore, rezoning is required to permit an apartment building. The R2 zone permits a density of up to 70 units/ha, which would equate to a maximum of 43 residential units for the lot in question. Rezoning is required to permit a higher density (201 units/ha).
General Plan – Land Use	✓	The proposed development is within the Residential Community land-use designation. The designation supports a wide range of housing types including apartments.
General Plan	✓	The General Plan generally supports using infill and intensification of existing lots where appropriate, to satisfy Iqaluit’s housing targets.

Discussion

The proponent is seeking to rezone their lot to support a higher density of public housing. If the rezoning is read for a 2nd time, the proponent will be required to submit a detailed development permit application to staff. The drawings provided for this report only represent the proposal in limited detail, for rezoning purposes. At the development permit stage, the developer is required to submit a snow/wind study, servicing study, traffic study, architectural plans, renderings, and a detailed site plan for staff review and Council approval. Third reading of ZBA 26-003A is not recommendable until an approvable development application is in place. The abovementioned studies will need to confirm that the development's scale and intensity is appropriate for this lot.

The Zoning by-law amendment is required because the current R2 zoning limits residential density and does not permit apartment buildings. The amendment would allow redevelopment of a vacant site that was previously occupied by older row housing. The proposed development aligns with the long-range growth strategy presented to Committee in February 2026. That strategy identified this exact area as a priority location for residential intensification to help meet Iqaluit's housing targets.

Density and Land Use

The property is directly adjacent to the Core Area and is surrounded by existing institutional and residential uses. Due to the site's walkability and proximity to nearby Core Area amenities, the location is appropriate for a higher-density residential use. Therefore, from a planning perspective, the proposed density and land-use in the by-law amendment are both supportable.

Parking

The proposed zone would allow for a parking ratio of 1 stall per 3 residential units instead of the R3 Zone's typical requirement of 1 stall per 1 residential unit. This represents a significant 66% reduction from what is normally permitted. Despite the large discrepancy, the reduction is considered acceptable given the site's unique adjacency to the Core Area, where residents have strong pedestrian access to stores, services, and employment. This standard aligns with Council's recent decision to permit the same 1:3 parking ratio for developments within the Core Area, recognizing that walkability and reduced vehicle dependency justify a lower parking requirement. In 2024 the City completed a parking utilization study that examined various sample sites in the R3 zone to understand Iqaluit's actual parking demand in different neighbourhoods. The following parking demand calculations are comparables, for consideration:

- A nearby R3 lot (358/359) located at a 300m walking distance from the proposed site demonstrated a peak parking utilization at 1 stall per 3.8 units.
- An R3 lot in Road to Nowhere (4100/4102,4104), located at a 750m walking distance from the proposed site, demonstrated a peak parking utilization at 1 stall per 1.6 units.

Rear Setback

The standard rear yard setback requirement for the R3 zone is 8m. One of the two proposed apartment buildings is positioned 6m from the rear lot line, therefore the R3(4) Zone drafted in ZBA 26-003A includes a provision that would instead require a 6m rear yard setback. The site is backing onto green space. There are no rear abutting properties—therefore the impact of this reduction is minimal. A 2m setback reduction is supportable from a planning perspective, pending further commentary that is to come in the Snow/Wind Study.

ZBA 26-003A

The applicant's prior by-law amendment ZBA 26-003 was not supported. The applicant has proposed a new by-law, ZBA 26-003A, to respond to Committee feedback. As such, the by-law includes provisions requiring recreational vehicle parking on-site. The ratio of 1 recreational stall per 10 residential units aligns with the City's actual recreational stall demand for apartments, as studied in the 2024 Parking Utilization Study.

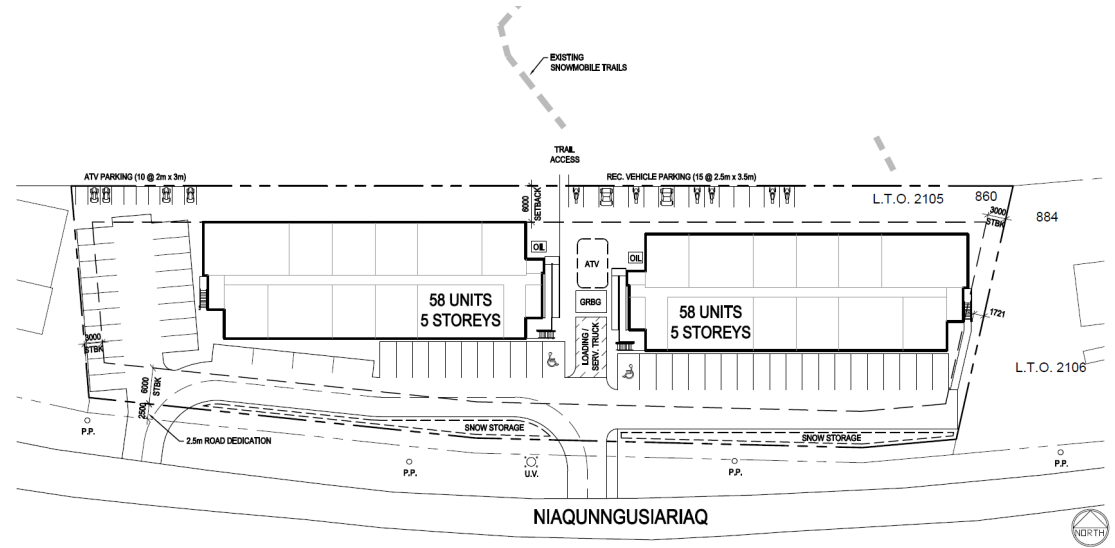
Attachments

1 Location Map

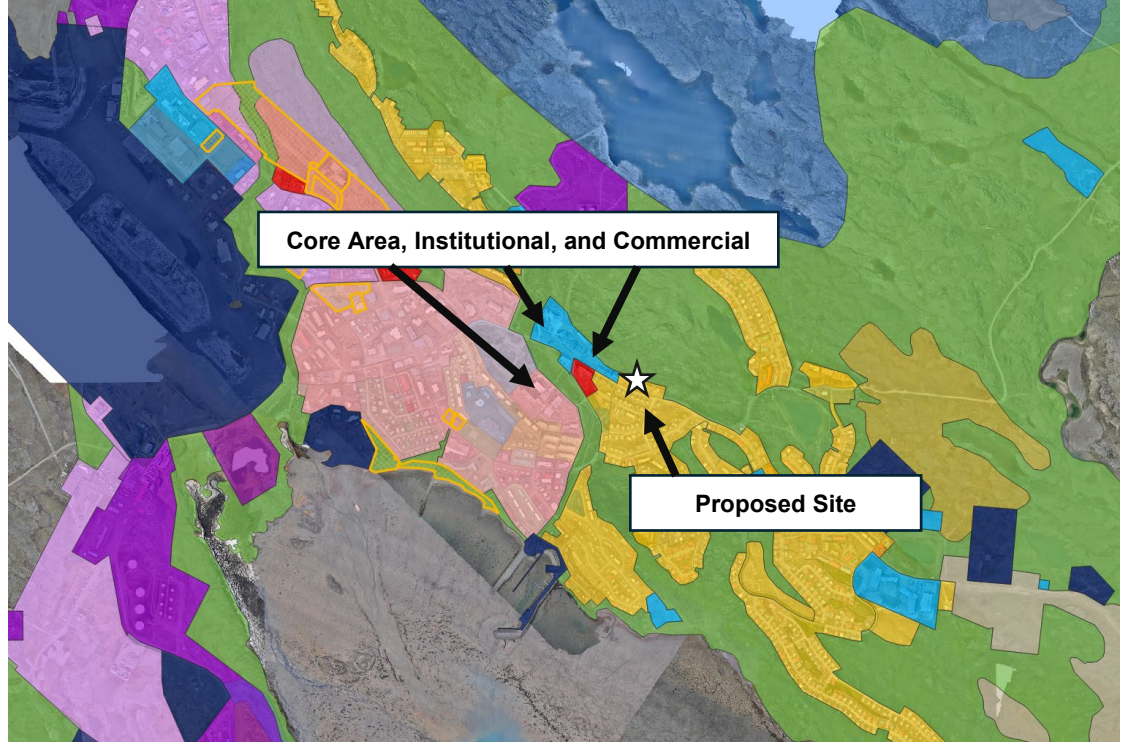


 Proposed Site

2 Concept Plan



3
Land Use



ZBA 26-003A

THE CORPORATION OF THE CITY OF IQALUIT

BY-LAW # ____

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 a fourplex on Lot 860, Plan 2105;

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. Lot 860, Plan 2105, as shown on Schedule A of this By-law, is hereby rezoned from **Medium Density Residential Zone (R2) to High Density Residential Special Exception Zone 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 6.1 and 11.7, on lands zoned R3(4) the minimum rear yard setback shall be 6 m; the minimum requirement for parking spaces shall be “1 per 3 dwelling units plus 1 visitor space per 10 dwelling units”; **and the minimum requirement for recreational vehicle parking spaces shall be “1 per 10 dwelling units”**.
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. Third reading of this by-law shall be withheld until a Development Permit for the proposed apartment buildings has been conditionally approved by Council.
5. This by-law shall come into effect on the date of its third reading.

READ a first time this ____ day of _____, 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.

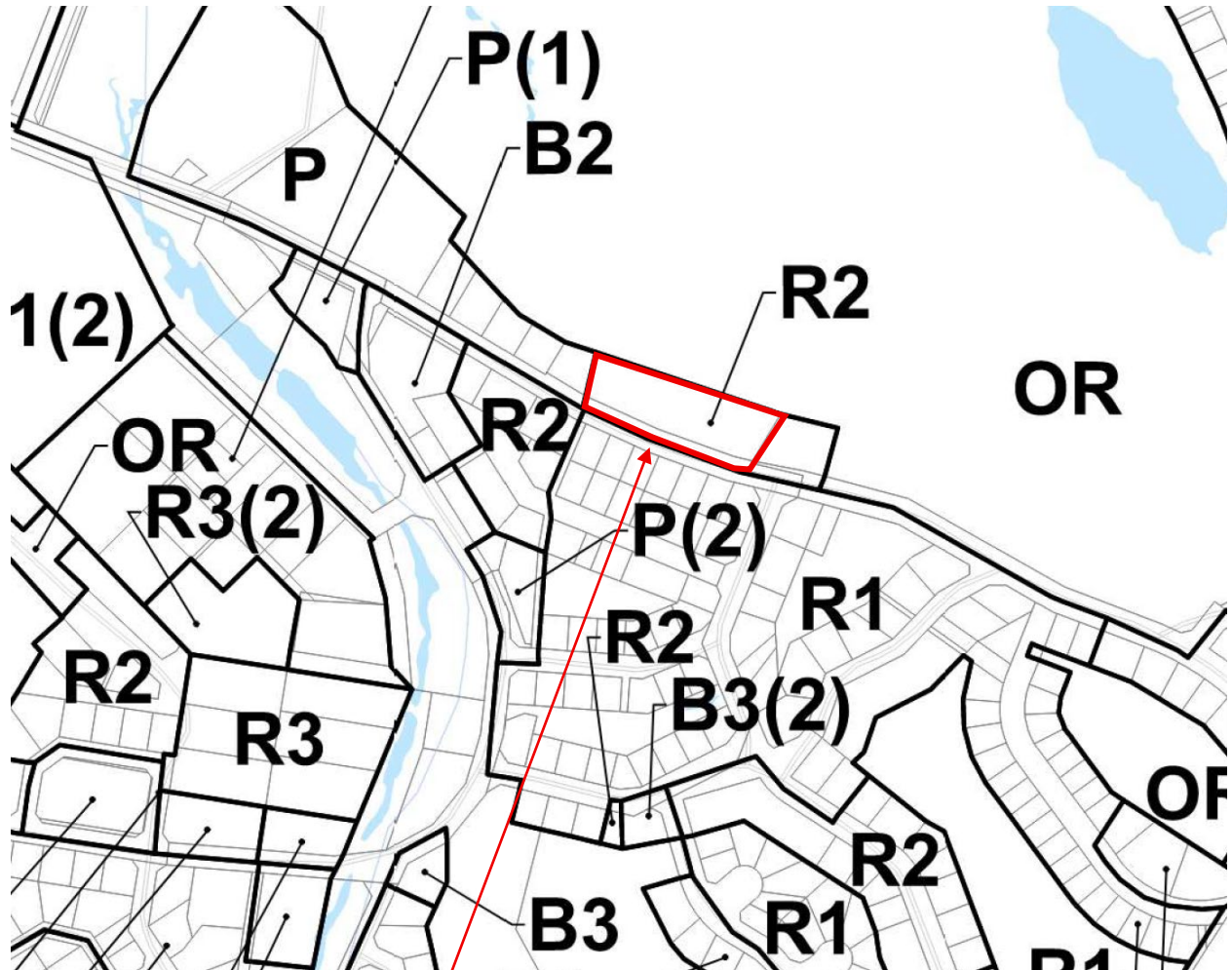
Minister, Community Services

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

Solomon Awa
Mayor

Steve England
Chief Administrative Officer

BY-LAW # __ SCHEDULE A



Lands outlined in red to be rezoned to High Density Residential, Special Exception 4 – R3(4)

2026 Planning & Development Motion Report

Meeting #04 April 21, 2026

PD 26-22

M: Kunuk

S: Flaherty

Unanimous

Committee recommends that Council approve:

1. Development Permit Application DP 26-006 to permit the development of a 4-storey apartment building with commercial space on the ground floor, subject to the Special Conditions, the City's Standard Conditions, and in accordance with the plans referenced in Section 2.
2. Survey Sketch SK 26-002.