



CITY OF IQALUIT
CITY COUNCIL MEETING #09
City Council Chambers
July 28, 2026 at 6:00 PM
AGENDA

MOMENT OF SILENCE

SWEARING IN

- a) City Councillor – Kuthula Matshazi

ADOPTION OF AGENDA

1. **APPEAL HEARING – PER UNSIGHTLY LAND BY-LAW NO. 714**

- a) Appeal of Clean Up Order
Lot 3, Block 10, Plan 1986
House 3266, Jack Anawak Street
Appellant: Keven Brouillette

2. **MINUTES**

- a) Governance and Priorities Committee of the Whole Meeting #04 Minutes dated June 16, 2026
b) City Council Meeting #08 Minutes dated June 23, 2026

3. **DECLARATION OF INTEREST**

4. **DELEGATIONS**

- a) Structured Exercise Program for Cancer Survivors – Request to Waive Recreation Facility Fees for Participants
Dr. Matthew Kwon – Family Physician, Qikiqtani General Hospital
- b) Caribou Cabs – Proposed Amendments to Vehicle for Hire By-law No. 997
Danny Savard – Caribou Cabs Ltd.
Ronnie McGregor – Caribou Cabs Ltd.
- c) Amaruq Hunters and Trappers Association – Qalugiaq Bowhead Whale Hunt – Sponsorship Request
Sally Mikijuk – Manager, Amaruq Hunters and Trappers Association
Teena Kakee – Secretary of the Qalugiaq Bowhead Whale Committee, Amaruq Hunters and Trappers Association
- d) Iqaluit RCMP Detachment
Monthly Reports – May and June 2026
Corporal Darick Ramminger
- e) ATII Nunavut Inc. – Livery License Application - Verbal
ATII Nunavut Inc.

5. **AWARDS AND RECOGNITIONS**

None.

6. **STATEMENTS**

7. **DEFERRED BUSINESS AND TABLED ITEMS**

None.

8. **BY-LAWS**

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

None.

b) **Second Reading of By-law(s).**

None.

c) **Third Reading of By-law(s).**

None.

9. **OLD BUSINESS**

None.

10. **NEW BUSINESS**

a) Request for Decision - Livery License Application – ATII Nunavut Inc.
Steven Allen, Chief Enforcement Officer

b) Request for Decision – Private Land Development PLD 26-001: The Expansion of Tundra Ridge
Approval of Land Disposal Agreement
Applicant: Tom Fitzgerald Construction
Mathew Dodds, Director of Planning and Development

c) Request for Decision – Disposal of Assets
Bill Williams, Deputy Chief Administrative Officer

11. **COMMITTEE REPORTS**

None.

12. **CORRESPONDENCE**

a) Dr. Matthew Kwon, Family Physician, Qikiqtani General Hospital – Request to Waive Recreation Facility Fees for Participants in Structured Exercise Program for Cancer Survivors

b) Amaruq Hunters and Trappers Association – Qalugiaq Bowhead Whale Hunt – Sponsorship Request

c) Nunavut Research Institute (NRI) – Scientific Research License Application – Mathieu Landriault, Observatoire de la Politique et de la Sécurité de l'Arctique, École Nationale d'Administration Publique

- d) Nunavut Research Institute (NRI) – Scientific Research License Application – Dimitri della Faille, Department of Social Sciences, Université du Québec en Outaouais
 - e) Inuit Heritage Trust (IHT) – Archaeology Permit Application – Murielle Nagy, Atlas Ocean Voyages
 - f) Inuit Heritage Trust (IHT) – Archaeology Permit Application – Kristian Pedersen, Silversea Cruises
 - g) Information Item – Support Letters Issued Under Council Policy CNCL-26-001: Support Letter 26-001 – Victoria Perron – Funding Application
13. **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
14. **ADJOURNMENT**

Next City Council Meeting August 25, 2026

Request for Decision

Topic: Unsightly Property 3266 – Cleanup Order - Appeal	Date: July 28 th , 2026
Proposal Summary: In conjunction with Iqaluit Fire Chief Tagak, property at 3266 in Apex has been deemed a Fire Hazard as well as an unsightly property as per the unsightly bylaw, due to 10+ vehicles in various states of repair scattered around the property, road allowance and adjacent property, 70+ vehicle tires stacked in piles, oil drums, propane tanks, along with miscellaneous debris. Unsightly warning bypassed due to fire hazard designation, Clean Up order issued May 29th, 2026, to clean property by June 12th, 2026. Representative of the property owner submitted an appeal requesting extension of 90 days to September 10th, 2026. Neighbouring property owners have filed complaints about the unsightly yard and potential fire hazard to neighbouring yards. It is believed there is an unlicensed mechanic repair shop being operated on property in an unpermitted constructed garage structure that sits partially on this property and adjacent lot, that directly contributes to the unsightly and fire hazard violations. Since the initial issuance of the clean up order on May 29th, 2026, there has been little to no effort by the property owner or representative of the owner to initiate a cleanup of the property or fire hazard issues as identified.	Proposed By: Steven Allen Presented to: Council
Options: 1. Deny request for extension order crews proceed with cleanup. 2. Approve request for extension. -	
Policy Implications: - Denying the extension emphasizes the municipality's priority to enforce bylaws promptly to mitigate hazards and maintain neighborhood safety and standards. - Approval of the extension request could set a precedent that encourages other property owners to delay compliance, undermining enforcement efforts.	
Benefits/Outcome: - Mitigate Fire Hazard, Comply with Unsightly Bylaw, bring neighbourhood into state of likeness with neighbouring properties.	

Disadvantages/Challenges: - Granting the extension will prolong exposure to fire hazards and unsightly conditions, potentially increasing risks to neighboring properties and public safety.	
Strategic Plan:	
Costs: - All associated costs will be billed back to property owner as indicated in Unsightly Bylaw 714 s. 8.12	Source of Funding:
Staff Recommendations/Comments: - That Council deny the request for extension and order cleanup to begin as per bylaw 714.	
CAO's Review/Comments/Initials: S.E., CAO	

Case # :

2026-000301



CITY OF IQALUIT
MUNICIPAL ENFORCEMENT SERVICES -
PO BOX 460
IQALUIT, NU, X0A0H0

Case Report

Reported By: **BIAS, JASMINE LEI**

Incident Types Label	Offender	Incident Disposition
IQALUIT : UNSIGHTLY PREMISE		CLOSED
Report Disposition	Method of Reporting	
CLOSED	SELF INITIATED	
Incident Occurred Date	Incident Occurred End Date	Incident Discovered / Called In
2026/05/28 at 2:23 PM	2026/05/28 at 2:50 PM	2026/05/28 at 2:23 PM
Location	Specific Location	
3000 AREA	HOUSE 3266	
Manager/Supervisor On Duty	Manager/Supervisor Notified	
CHIEF ALLEN	YES	
Report Synopsis/Overview		
this writer will open the unsightly property for house 3266.		

List of supplemental reports

Follow Up 2026-000301_1

Follow Up 2026-000301_2

List of contacts in this report

	COMPLAINANT	2026-000301_2
BROUILLETTE, KEVEN	CONTACT	2026-000301
PAULIDIS, CHRISTOS	OWNER	2026-000301

Contact # 1 (OWNER)

Full Name

CHRISTOS PAULIDIS

Drivers License

Province / Territory

Email Address

Age

Date of Birth

Gender

Race

Addresses

Street Name

HOUSE 3266,

City

Province / Territory

Postal Code

Country

Address Type

IQALUIT

NUNAVUT

X0A0H0

[IMPORTED]

Phones :

Prepared By:

BIAS, JASMINE LEI(j.bias)

Submitted Date

2026/06/12 1:40 PM

Signature

Reviewed By/Date

Other Id Numbers	
Id Type	ID Number

Contact # 2 (CONTACT)				
Full Name				
KEVEN BROUILLETTE				
Drivers License	Province / Territory	Email Address		
Age	Date of Birth	Gender	Race	

Addresses				
Street Name				
City	Province / Territory	Postal Code	Country	Address Type

Street Name				
3266 JACK ANAWAK STREET				
City	Province / Territory	Postal Code	Country	Address Type
IQALUIT	NU	X0A 2H0		HOME

Prepared By:	Submitted Date
BIAS, JASMINE LEI(j.bias)	2026/06/12 1:40 PM
Signature	Reviewed By/Date

Digital Media List

Digital Media # 1

Title

Description

email from fire services



Prepared By:	Submitted Date
BIAS, JASMINE LEI(j.bias)	2026/06/12 1:40 PM
Signature	Reviewed By/Date

Title

Description

CLEAN UP ORDER



BIAS, JASMINE LEI(j.bias)

2026/06/12 1:40 PM

Reviewed By/Date

Digital Media # 3

Title	Description
front of house 3266	front of house 3266 photo taken by j.bias

Prepared By: BIAS, JASMINE LEI(j.bias)		Submitted Date 2026/06/12 1:40 PM
Signature	Reviewed By/Date	

Digital Media # 4

Title	Description
front of house 3266	inoperable blue subaru in front of house 3266 photo taken by i bias



Prepared By: BIAS, JASMINE LEI(j.bias)	Submitted Date 2026/06/12 1:40 PM
Signature	Reviewed By/Date

Digital Media # 5

Title	Description
front of house 3266	in front of house 3266, multiple inoperable vehicles photo taken by j.bias

Prepared By: BIAS, JASMINE LEI(j.bias)		Submitted Date 2026/06/12 1:40 PM
Signature	Reviewed By/Date	

Digital Media # 6

Title	Description
side of house 3266	side of 3266, multiple inoperable vehicles photo taken by i bias



Prepared By: BIAS, JASMINE LEI(j.bias)	Submitted Date 2026/06/12 1:40 PM
Signature	Reviewed By/Date

Digital Media # 7

Title
side of house 3266

Description
side of house 3266, multiple inoperable vehicles photo taken by j.bias



Prepared By:
BIAS, JASMINE LEI(j.bias)

Submitted Date
2026/06/12 1:40 PM

Signature

Reviewed By/Date

Digital Media # 8

Title	Description
side of the house 3266	side of the house 3266, multiple inoperable vehicles, general debris and inappropriate stored tires photo taken by j.bias



Prepared By: BIAS, JASMINE LEI(j.bias)	Submitted Date 2026/06/12 1:40 PM
Signature	Reviewed By/Date

Digital Media # 9

Title
side of house 3266

Description
side of house 3266, multiple inoperable vehicles, general debris and inappropriate stored tires photo taken by j.bias



Prepared By:
BIAS, JASMINE LEI(j.bias)

Submitted Date
2026/06/12 1:40 PM

Signature

Reviewed By/Date

Digital Media # 10	
Title	Description
side of shed located behind house 3266	pile of general debris, tires, inoperable appliances next to shed photo taken by i bias
	

Prepared By:		Submitted Date	
BIAS, JASMINE LEI(j.bias)		2026/06/12 1:40 PM	
Signature		Reviewed By/Date	

Digital Media # 11	
Title	Description
side of shed behind house 3266	pile of general debris, tires, inoperable appliances next to shed photo taken by j.bias
	

Prepared By:		Submitted Date	
BIAS, JASMINE LEI(j.bias)		2026/06/12 1:40 PM	
Signature		Reviewed By/Date	

Digital Media # 12

Title	Description
side of house 3266	side of house 3266, pile of inappropriately stored tires, multiple inoperable vehicles and general debris photo taken



Prepared By: BIAS, JASMINE LEI(j.bias)	Submitted Date 2026/06/12 1:40 PM
Signature	Reviewed By/Date

Digital Media # 13	
Title	Description
side of house 3266	side of house 3266, pile of inappropriate stored tires, multiple inoperable vehicles, and general debris photo
	

Prepared By:		Submitted Date	
BIAS, JASMINE LEI(j.bias)		2026/06/12 1:40 PM	
Signature		Reviewed By/Date	

Digital Media # 14

Title

side shed behind house 3266

Description

inoperable vehicle, inappropriate stored tires/rims, oil drums, general debris photo taken by i bias



Prepared By:

BIAS, JASMINE LEI(j.bias)

Submitted Date

2026/06/12 1:40 PM

Signature

Reviewed By/Date

Digital Media # 15	
Title	Description
side of house 3266	inoperable vehicle, pile of inappropriate stored tires, general debris photo taken by i bias
	

Prepared By:		Submitted Date
BIAS, JASMINE LEI(j.bias)		2026/06/12 1:40 PM
Signature	Reviewed By/Date	

Digital Media # 16

Title

side of house 3266

Description

multiple inoperable vehicles with items stored in the back,
pile of inappropriate stored tires and general debris photo

Prepared By:

BIAS, JASMINE LEI(j.bias)

Submitted Date

2026/06/12 1:40 PM

Signature

Reviewed By/Date

Digital Media # 17	
Title	Description
rear of house 3266	inoperable vehicle with tires stored in the back, pile of inappropriate stored tires and general debris photo taken
	

Prepared By:		Submitted Date
BIAS, JASMINE LEI(j.bias)		2026/06/12 1:40 PM
Signature	Reviewed By/Date	

Digital Media # 18	
Title	Description
rear of house 3266	multiple inoperable vehicles, and general debris photo taken by j.bias
	

Prepared By:		Submitted Date	
BIAS, JASMINE LEI(j.bias)		2026/06/12 1:40 PM	
Signature		Reviewed By/Date	

Digital Media # 19	
Title	Description
rear of house 3266	multiple inoperable vehicles, and general debris photo taken by bias
	

Prepared By: BIAS, JASMINE LEI(j.bias)	Submitted Date 2026/06/12 1:40 PM
Signature	Reviewed By/Date

Digital Media # 20	
Title	Description
rear of house 3266	pile of inappropriate stored tires , and general debris photo taken by j.bias
	

Prepared By:		Submitted Date
BIAS, JASMINE LEI(j.bias)		2026/06/12 1:40 PM
Signature	Reviewed By/Date	

Digital Media # 21	
Title	Description
behind the shed at the rear of 3266	general debris and oil drum photo taken by j.bias
	

Prepared By: BIAS, JASMINE LEI(j.bias)		Submitted Date 2026/06/12 1:40 PM
Signature	Reviewed By/Date	

Digital Media # 22	
Title	Description
rear of house 32666	general debris photo taken by j.bias
	

Prepared By:		Submitted Date	
BIAS, JASMINE LEI(j.bias)		2026/06/12 1:40 PM	
Signature		Reviewed By/Date	

Digital Media # 23

Title	Description
rear of house 3266	pile of inappropriate stored tires and general debris photo taken by j.bias



Prepared By: BIAS, JASMINE LEI(j.bias)	Submitted Date 2026/06/12 1:40 PM
Signature	Reviewed By/Date

Digital Media # 24

Title	Description
rear of house 3266	inoperable vehicle and general debris photo taken by j.bias



Prepared By: BIAS, JASMINE LEI(j.bias)	Submitted Date 2026/06/12 1:40 PM
Signature	Reviewed By/Date

Digital Media # 25

Title	Description
rear of the house 3266	multiple inoperable vehicles, and general debris photo taken by j.bias



Prepared By: BIAS, JASMINE LEI(j.bias)		Submitted Date 2026/06/12 1:40 PM	
Signature		Reviewed By/Date	

Digital Media # 26

Title	Description
rear of house 3266	inoperable vehicle photo taken by j.bias

A photograph showing the rear of a red SUV parked on a dirt and snow-covered ground. The vehicle has a black roof rack and a license plate that reads "015 443". In the background, there are snow-covered hills under a blue sky with wispy clouds. The rear of a white car is visible in the bottom right corner of the frame.

Prepared By: BIAS, JASMINE LEI(j.bias)		Submitted Date 2026/06/12 1:40 PM
Signature	Reviewed By/Date	

Digital Media # 27

Title	Description
rear of house 3266	multiple inoperable vehicles, and general debris photo taken by j.bias



Prepared By: BIAS, JASMINE LEI(j.bias)		Submitted Date 2026/06/12 1:40 PM
Signature	Reviewed By/Date	

Digital Media # 28	
Title	Description
rear of house 3266	inoperable vehicle, and general debris photo taken by j.bias
	

Prepared By:		Submitted Date
BIAS, JASMINE LEI(j.bias)		2026/06/12 1:40 PM
Signature	Reviewed By/Date	

Digital Media # 29

Title	Description
rear of house 3266	multiple inoperable vehicles, and general debris photo taken by bias



Prepared By:

BIAS, JASMINE LEI(j.bias)

Submitted Date

2026/06/12 1:40 PM

Signature

Reviewed By/Date

Digital Media # 30	
Title	Description
rear of house 3266	inoperable trailer, storing an inoperable snow mobile and general debris photo taken by i bias
	

Prepared By:		Submitted Date	
BIAS, JASMINE LEI(j.bias)		2026/06/12 1:40 PM	
Signature		Reviewed By/Date	

Digital Media # 31

Title

rear of house 3266

Description

inoperable vehicle photo taken by j.bias



Prepared By:

BIAS, JASMINE LEI(j.bias)

Submitted Date

2026/06/12 1:40 PM

Signature

Reviewed By/Date

Digital Media # 32

Title	Description
rear of house 3266	multiple inoperable vehicles, general debris photo taken by j.bias



Prepared By:

BIAS, JASMINE LEI(j.bias)

Submitted Date

2026/06/12 1:40 PM

Signature

Reviewed By/Date

Digital Media # 33	
Title	Description
rear of house 3266	inoeprable vehicle and general debris photo taken by j.bias
	

Prepared By:		Submitted Date	
BIAS, JASMINE LEI(j.bias)		2026/06/12 1:40 PM	
Signature		Reviewed By/Date	

Digital Media # 34	
Title	Description
rear of the house 3266	multiple inoperable vehicles, stored tires, and general debris photo taken by i bias
	

Prepared By:		Submitted Date
BIAS, JASMINE LEI(j.bias)		2026/06/12 1:40 PM
Signature	Reviewed By/Date	

Digital Media # 35	
Title	Description
side of house 3266	inoperable vehicle photo taken by j.bias
	

Prepared By:		Submitted Date
BIAS, JASMINE LEI(j.bias)		2026/06/12 1:40 PM
Signature	Reviewed By/Date	

Digital Media # 36	
Title	Description
side of house 3266	inoperable vehicle photo taken by j.bias
	

Prepared By: BIAS, JASMINE LEI(j.bias)		Submitted Date 2026/06/12 1:40 PM
Signature	Reviewed By/Date	

Narrative text

On May 28, 2026, this writer, J.Bias, was working a shift in the City of Iqaluit, Nunavut. This writer was working as a Peace Officer for the Municipal Enforcement Department.

At approximately 1423hrs, this writer was on patrol in the 3000 area and noted that house 3266 was unsightly due:

Multiple derelict/inoperable vehicles

- Blue Subaru, Hatchback, no plate number attached.
- Black Toyota Matrix, with plate number 012343 attached plate does not belong to the vehicle.
- Black Ford F350 Truck, with plate number 013794 attached not belonging to the vehicle, plate expired since 11/2023, loose tires and other materials stored in the back of the truck.
- Red Chevrolet Truck, no front passenger tire, truck being supported with cement block on top of a rim, missing multiple body parts, rear trunk used to store garbage.
- Black Chevrolet Truck, no plate attached, flat tires, missing body parts (taillights, tailgate), using the rear trunk to store tires and garbage debris.
- Blue Honda Odyssey, flat tires, no rear windshield with plate number 016346, plate expired since 02/2026, front windshield crack.
- Blue Honda Odyssey, no front passenger tire, supported with rim and wood, no rear windshield, and no plate attached.
- Red Kia Sportage with plate 015443, plate expired since 06/2024, damage to the rear end bumper, multiple lights missing.
- Gold Toyota Rav4 with plate number 016378, plate expired since 12/2025, missing rear wheel cover.
- Black Toyota Camry without plate attached, no rear bumper and flat tires.
- Black Chevrolet Avalanche with plate number 012735, Plate does not belong to vehicle, plate expired since 06/2022.
- Inoperable trailer missing tires, with an inoperable snow mobile that is missing parts, othe automotive parts and garbage stored on top of the trailer.
- Large number of Automotive parts throughout the property, including but not limited to tires, rims, bumpers, batteries
- Large number of tires, approximately 50-70 tires inappropriately stored throughout the property, some with rims and others without rims.
- General refuse/garbage throughout the property such as car batteries, beer cans, wood debris, inoperable appliance, damage/rusted oil drums, buckets, milk crates.

The individual name, Mr. Keven Brouillette was at house 3266 and advised this writer that he lives at the house and is taking care of the house while Mr. Cristos Paulidis' gone.

Mr. Brouillette advised this writer that property 3266 will be clean in few weeks because he hired multiple people to clean the property and some of the vehicles will be moved and will be at the dump.

This writer took pictures of the property 3266 and cleared at approximately 1435 hrs.

On May 29, 2026, at approximately 1134 hrs, the fire chief, Mr. Sol Tagak sent an email to Chief Allen regarding the property 3266 that all those vehicles and rubber tires would be classified as exposure risks and that it would impede the work of fire department responders and that he supports the City of Iqaluit to issue a clean-up order to the property owner for the safety of the occupant, neighboring property owners, as well as IFD emergency responders.

The screenshot email of Mr. Tagak has been attached on this report.

At approximately 1340hrs, this writer along with Officer Goodwin and Officer Brar arrived at house 3266 and served the Clean-up order in both English and Inuktitut to Mr. Keven Brouillette as a tenant of the property.

This writer took pictures of all the vehicles' VIN numbers in the property to identify the owners.

This writer along with other officers cleared at approximately 1425hrs.

On June 3, 2026, at approximately 0930hrs, this writer called all the vehicles last registered owners that were identified through MVIS data base for the vehicles on the property of 3266.

End of report.

Officer Bias 76001

Prepared By:

BIAS, JASMINE LEI(j.bias)

Submitted Date

2026/06/12 1:40 PM

Signature

Reviewed By/Date

Case # :

2026-000301_1



CITY OF IQALUIT
MUNICIPAL ENFORCEMENT SERVICES -
PO BOX 460
IQALUIT, NU, X0A0H0

Follow Up

Reported By: **CHIEF ALLEN**

Parent Report Information

Report Type

Case Report

Report Recorder

BIAS, JASMINE LEI

Related Number:

Reference Number

2026-000301

Report Disposition

CLOSED

Tracking Number

137772

Follow Up Information

Synopsis

CLEAN UP ORDER SERVED TO OWNER PAULIDIS

Prepared By:

CHIEF ALLEN(70001)

Submitted Date

2026/06/10 4:15 PM

Signature

Reviewed By/Date

CHIEF ALLEN 2026/06/10 4:15 PM

Narrative text

2026-05-29

THISA WRITER CALLED OWNER CHRISTOS PAULIDIS ON HIS CELLPHONE WHO ADVISED HE IS IN THE SOUTH AND WILL NOT RETURN FOR A COUPLE OF WEEKS.

THIS WRITER ADVISED PAULIDIS OF THE CONDITION OF HIS PROPERTY AND HE IS IN VIOLATION OF THE UNSIGHTLY BYLAW AND THAT WE NEED TO SERVE HIM A LETTER TO CLEAN IT UP. PAULIDIS ADVISE HE KNOWS ABOUT THE PROPERTY AND HAS TOLD THE TENANT TO START CLEANING IT.

THIS WRITER ASKED FOR PAULIDIS'S EMAIL ADDRESS WHICH HE SUPPLIED AND THE CLEAN UP ORDER IN ENGLISH AND INUTKITUT ALONG WITH A PSA ON THE UNSIGJHTLY PROPERTY ENFORCMEENT PROCESS WAS ALSO ATTACHED IN ALL THREE LANGUAGES.

2026-06-03

THIS WRITER CALLED PAULIDIS ON HIS CELLOPHONE AT 0925 HRS AND CONFIRMED HE DID RECIEVE THE CLEAN UP ORDER VIA EMAIL AND HAS AGAIN INSTRUCTED THE TENANT TO CLEAN THE PROPERTY.

END OF REPORT

CHIEF ALLEN #70001

Prepared By:

CHIEF ALLEN(70001)

Submitted Date

2026/06/10 4:15 PM

Signature

Reviewed By/Date

CHIEF ALLEN 2026/06/10 4:15 PM

RE: Concern of fire code violations 3266

From Sol Tagak <S.Tagak@iqaluit.ca>
Date Fri 5/29/2026 11:34 AM
To Steve Allen <S.Allen@iqaluit.ca>
Cc Campbell, Erik <ECampbell2@GOV.NU.CA>

Good morning Chief Allen,

Following up on our meeting, I wish to inform you that the vehicles lined around the house do pose a significant risk to the occupant, the neighbors as well as fire department personnel. In the event the Iqaluit fire department was called to 3266 Jack Anawak street to respond to a working fire, all of those vehicles and rubber tires are would be classified as exposure risks. They would impede the work of fire department responders to safely and effectively contain and suppress a fire occurring inside the structure or a victim rescue. Furthermore if those vehicles or rubber tires became involved in the fire due to their close proximity to the building, they become an even greater risk of total loss of the original building and involving buildings of the neighboring properties through the increased radiant heat generated by the building, vehicles and tires. The items and debris that can be seen in the spaces between the vehicles and the building itself also increase the risk of injury to any fire department responder having to work on three sides of that property.

As the Chief of the Iqaluit Fire department, I would support the City of Iqaluit to issue a clean up order to this property owner for the safety of the occupant, the neighboring property owners as well as IFD emergency responders.



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Sol Tagak · Fire Chief · Chef des
Pompier
867.979.5653 S.Tagak@iqaluit.ca
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Iqaluit · Ville d'Iqaluit
867.979.5600 www.iqaluit.ca

From: Sol Tagak
Sent: May 27, 2026 4:12 PM
To: Steve Allen <S.Allen@iqaluit.ca>

Subject: Concern of fire code violations 3266

Chief Allen of Municipal Enforcement approached me on Monday May 25th to relay fire safety concerns at 3266 Jack Anawak street. DC Storrington and myself attended the property today to see for ourselves. Attached are pictures of the property along with a few of the relevant sections from the National Fire Code that apply to a few fire hazard concerns observed.

- **Section 2.4.1.1 – Accumulation of Combustible Materials**

- From an operational standpoint, each of these vehicles and pile of rubber tires is a potential fire exposure that poses a significant risk to the originating property, to adjacent properties, and responding emergency personnel.



**Sol Tagak · Fire Chief · Chef des
Pompiers**
867.979.5653 S.Tagak@iqaluit.ca
ᓄᓇᑦᑕᑦᑕᑦᑕᑦ ᑕᓇᑦᑕᑦᑕᑦ · City of

Iqaluit - Ville d'Iqaluit
867.979.5600 www.iqaluit.ca



Municipality of the City of Iqaluit, NU
By-law No. 714

CLEAN UP ORDER

To: CHRISTOS PAULIDIS
3266, PO [REDACTED]
IQALUIT, NUNAVUT
X0A 0H0

RE: those premises located at Lot: 3 Block: 10
Plan: 1986
Civic Address: 3266
in the Municipality of the City of Iqaluit

Whereas an Enforcement Officer has deemed the above property to be unsightly as defined in By-law No. 714, "Unsightly Land By-Law" by reasons of:

5.01- If an Enforcement Officer, in consultation with the Fire Chief, deems an Unsightly Property or Vacant Building to be or likely to become a fire hazard or safety hazard for the occupants or general public, the Enforcement Officer may issue a Clean-up Order requiring items on the Property be amended, altered or removed to eliminate the fire or safety hazard.

7.01 / 7.02 NO OWNER / OCCUPANT SHALL CAUSE OR PERMIT REFUSE, LITTER, APPLIANCES, INOPERABLE VEHICLES, OR CONSTRUCTION DEBRIS TO ACCUMULATE ON THEIR PROPERTY UNLESS DESIGNATED AS A SANITARY LANDFILL SITE

The following actions are required:

-REMOVAL OF DERELICT AND/OR INOPERABLE VEHICLES.

-REMOVAL OF GENERAL REFUSE/ GARBAGE (TIRES, WOODS)

-REMOVAL OR ORGANIZATION OF CONSTRUCTION DEBRIS.

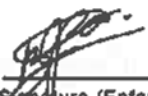
To be completed no later than: JUNE 12, 2026

If the required actions are not carried out by the above date, the Municipality may carry out the actions required and charge the cost thereof against the Owner of the property. If the Owner does not pay the costs, the costs shall be charged against the property concerned as Municipal Service Costs due and owing in respect of that property.

An appeal may be made to Council, if the appeal is lodged in writing to the Chief Administrative Officer Within twenty-one (21) days of issuance of this Order.

A copy of the Unsightly Land By-law is available upon request.

May 27, 2024
Date of Notice

 7-6
Signature (Enforcement Officer)



✉: Christos Paulidis
3266, Po [REDACTED]
Iqaluit, Nunavut
X0A 0H0

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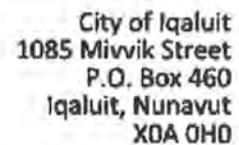
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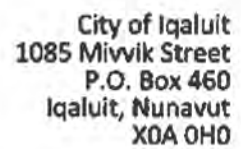
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May 27, 2026 – Iqaluit, Nunavut

Media releases are available in Inuktitut, English and French at www.igaluit.ca
Les communiqués de presse sont disponibles en inuktitut, en anglais et en français au www.igaluit.ca



Steven Allen

City of Iqaluit

867-979-5674 | s.allen@iqaluit.ca



Ville d'Iqaluit
1085, rue Mivvik
C.P. 460
Iqaluit (Nunavut)
X0A 0H0

Message d'intérêt public

Grand nettoyage du printemps et entretien de la communauté

27 mai 2026 — Iqaluit (Nunavut)

Alors que la neige fond, des déchets, des objets endommagés, des matériaux inutilisés et divers débris apparaissent dans les cours et les espaces extérieurs un peu partout à Iqaluit.

La Ville demande aux citoyennes et citoyens et aux propriétaires de prendre un moment ce printemps pour nettoyer leurs propriétés au besoin. Il n'est pas nécessaire d'attendre un avis pour commencer le nettoyage. Les petits efforts déployés sur chaque propriété contribuent de façon importante à garder nos quartiers propres, sécuritaires et accueillants.

En effet, garder les propriétés propres contribue à réduire les risques pour la sécurité et empêche les débris de se répandre dans la communauté.

Des agents de l'autorité municipale visiteront les différents secteurs de la ville dans le cadre de mesures municipales prises en vertu du règlement 714 sur les terrains négligés. Les propriétaires dont le terrain nécessite une intervention pourraient recevoir un avis précisant les travaux de nettoyage à effectuer.

La Ville comprend que le nettoyage printanier peut prendre du temps, surtout alors que la neige continue de fondre et que les conditions météorologiques changent. Les propriétaires disposeront de 30 jours à compter de la date de l'avis pour remédier à la situation. Si rien n'est fait, la Ville peut émettre un avis accordant un délai supplémentaire de 14 jours pour se conformer. Si la situation n'est toujours pas résolue, la Ville peut imposer une amende et prendre des dispositions pour le nettoyage, et les frais seront imputés au propriétaire de l'immeuble conformément au règlement.

Les résidentes et résidents qui ont des questions sont invités à s'adresser aux agents de l'autorité municipale lorsqu'ils se trouvent dans leur secteur, à se rendre au bâtiment 1549, ou à écrire à municipal-enforcement@iqaluit.ca.

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Ville d'Iqaluit
1085, rue Mivvik
C.P. 460
Iqaluit (Nunavut)
X0A 0H0

La Ville remercie les citoyennes et citoyens ainsi que les propriétaires pour leur contribution à la propreté de leur communauté.

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Pour de plus amples renseignements, veuillez communiquer avec :

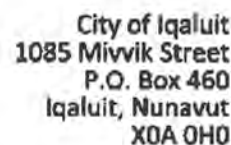
Steven Allen

Chef de l'autorité municipale

Ville d'Iqaluit

867-979-5674 | s.allen@iqaluit.ca

À l'attention des médias : Les communiqués de presse sont disponibles en inuktitut, en anglais et en français au www.iqaluit.ca
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City of Iqaluit
1085 Mivvik Street
P.O. Box 460
Iqaluit, Nunavut
X0A 0H0

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867-979-5674 | s.allen@iqaluit.ca

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**Letter of Appeal from
Keven BROUILLETTE
for Property 3266**

Subject: Appeal of Cleanup Order and Request for 90-Day Extension – 3266 Jack Anawak Street

Dear Chief Administrative Officer,

I am writing to formally appeal the cleanup order issued for my property located at 3266 Jack Anawak Street and to respectfully request a 90-day extension beyond the current compliance deadline of June 12, 2026.

I understand that the order was issued due to concerns regarding the number of vehicles located on the property and the appearance of the site. I acknowledge the City's concerns and appreciate the importance of maintaining community standards. I am committed to bringing the property into compliance and addressing the matters identified in the order.

My request for an extension is based on several circumstances that have significantly affected my ability to complete the required cleanup within the prescribed timeframe. First, I am currently experiencing financial hardship, which has limited my ability to secure the necessary equipment, transportation, and assistance required to remove and relocate the vehicles. Second, I do not presently have access to sufficient equipment to safely move all vehicles from the property.

Additionally, winter conditions and the prolonged presence of snow and ice made cleanup efforts difficult and impractical for much of the year. With the recent spring thaw and improved site conditions, I am now able to begin making meaningful progress toward resolving the issues identified by the City.

I respectfully request a 90-day extension, until **September 10, 2026**, to allow adequate time to arrange resources, remove vehicles in an orderly manner, and fully comply with the cleanup requirements. During this extension period, I am prepared to demonstrate ongoing progress and cooperate with City officials as required.

My intention has never been to disregard the City's concerns. Rather, I am seeking a reasonable opportunity to address the situation responsibly and effectively while managing the financial and logistical challenges I currently face.

In addition, I would like to provide some context regarding the vehicles located on my property. As a mechanic a startup/future business owner serving the community of Iqaluit, many of these vehicles and parts have been retained for the purpose of providing affordable repairs, used vehicle parts, and mechanical assistance to local residents. Due to the high cost of shipping, freight, and long delivery times associated with obtaining replacement parts in Nunavut, salvaged and recycled vehicle components can often provide a practical and cost-effective solution for community members who require urgent repairs.

Over the years, I have assisted many residents by maintaining their vehicles, sourcing used parts, and helping keep essential transportation on the road. In many cases, parts removed from vehicles on my property have been reused to support repairs that would otherwise require lengthy shipping delays and significant freight expenses. This practice has helped reduce waste through recycling and has provided a valuable service to individuals and families facing the high costs of vehicle ownership in the North.

While I recognize the City's concerns regarding the appearance of the property and the number of vehicles present, I respectfully ask that the City consider the community benefit that these parts and vehicles have provided. My goal is not to create a nuisance but rather to support local residents by offering affordable mechanical assistance and recycled vehicle components where possible. With the requested extension, I intend to organize the property, remove unnecessary vehicles, and ensure that any remaining materials are managed in a manner that complies with municipal requirements.

I respectfully ask that the City consider my circumstances and grant this request for a 90-day extension. I appreciate your time, understanding, and consideration of this appeal and look forward to working cooperatively toward a satisfactory resolution.

Here attached is pictures of the public service announcement made on May 27, 2026 and I received my cleanup order 14 day notice on May 29, 2026 without having a 30 day written/verbal notice. I was advised that they were starting theyre unsightly procedure

around the community but was never told i had 30 days to comply or a cleanup order would follow and considering the snow just melted a week prior to that , still having vehicles stuck in the ice as well.

Thank you for your consideration.

Sincerely,

Keven Brouillette

3266 Jack Anawak Street

Iqaluit, NU X0A 2H0



**MINUTES
CITY OF IQALUIT
GOVERNANCE AND PRIORITIES
COMMITTEE OF THE WHOLE MEETING #04
JUNE 16, 2026 at 6:00 p.m.
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Councillor Romeyn Stevenson, Chair
Deputy Mayor Kimberly Smith
Alternate Deputy Mayor Harry Flaherty
Councillor Amber Aglukark
Councillor Methusalah Kunuk
Councillor Simon Nattaq
Councillor Kyle Sheppard

ABSENT

Mayor Solomon Awa

PRESENT FROM ADMINISTRATION

Steve England, Chief Administrative Officer
Jamie Evic, Deputy Chief Administrative Officer
Brianna Longworth, City Clerk
Katrina Sarmiento, Deputy City Clerk
Carol Nakanwagi, Executive Assistant
Mathew Dodds, Director of Planning and Development
Reiko Kobayashi, City Planner
Maiya Twerdin, Planning and Development Clerk
Dominik Gagné, Economic Development Officer
Donna Keenainak, Receptionist/Finance Clerk

MOMENT OF SILENCE

Councillor Stevenson opened the meeting at 6:00 p.m. with a moment of silence.

ADOPTION OF AGENDA

Motion GP 26-18

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

Adoption of agenda as presented.

Unanimously Carried

1. DECLARATION OF INTEREST

Councillor Sheppard declared a conflict of interest regarding:

5. NEW BUSINESS

- b) Request for Decision – Commissioner Land Use Permit Application LUP 26-001 – Portion of Lot 1, Group 1087, Plan 184 (North 40)
- c) Request for Decision – Quarry Permit QP 26-001 – Lot 1, Block 250, Plan 4960
- j) Request for Decision – Commissioner Land Use Permit Application LUP 26-006 – Portion of Lot 1, Group 107, Plan 184 (North 40)
- k) Request for Decision – City Land Use Permit Application LUP 26-007 – Portion of Lot 1, Block 237, Plan 4131 (Trail)
- l) Request for Decision – Quarry Permit QP 26-004 – Lot 1, Block 251, Plan 4960

7. IN CAMERA – Legal Item

Councillor Stevenson declared a conflict of interest regarding:

7. IN CAMERA – Legal Item

Before the meeting, Alternate Deputy Mayor Flaherty declared a conflict of interest regarding:

7. IN CAMERA – Legal Item

2. PUBLIC ENGAGEMENT ITEMS

None

3. DEPARTMENT UPDATES

a) Information Item – Economic Development

Dominik Gagné, Economic Development Officer, provided an update on the Strategic Initiative, Partnerships and Capacity Building Activities in support of Council's priorities, organizational sustainability, and long-term economic resilience.

Councillor Sheppard made the following comments:

- Spoke about the positive growth in the economic development role over the years to leverage funding investments
- Community impact is noticeable

Councillor Nattaq made the following comment:

- Considerable amount of community growth over the years

Alternate Deputy Mayor Flaherty asked the following question, which Mr. Gagné answered:

- How can Economic Development assist entrepreneurs with startup companies?
 - Many businesses have varying needs
 - Meets with individuals to provide information, resources and guidance

Deputy Mayor Smith made the following comment:

- Spoke about the need for a small business incubator space that offers small individual rooms at an affordable rent

Councillor Aglukark made the following comments and asked the following question, which Mr. Gagné answered:

- Spoke about investing in community well-being
- At the recent Federation of Canadian Municipalities Conference, attended a study tour on advancing reconciliation and anti-racism, which highlighted bridging the gap between youth and the working community
- Do the 2026 initiatives for school programming in youth leadership include reconciliation and anti-racism?
 - Most school programming falls under the Department of Recreation
 - Economic Development collaborates with the Recreation Department to apply for funding, assist with financial reporting and final funding reporting
 - Offered to meet to discuss information obtained at the conference
- Agreed it was important to meet to discuss the information which could be adopted in the community

4. DEFERRED BUSINESS AND TABLED ITEMS

a) Discussion Item – Council Support Letter Policy

Brianna Longworth, City Clerk, presented a Discussion Item regarding the Council Support Letter Policy. The following are the highlights of the presentation:

- At the last Governance and Priorities Committee of the Whole meeting, a draft Policy for Support Letter Requests was presented and feedback was provided.
- Based on the feedback, Administration has made some changes to the draft policy:
 - Section 5 – Application Requirements - Process to submit support letter requests – send to City Clerk’s Office
 - Section 7 - Criteria of Approval – added Clause “A” - outlines the procedure for a request to be reviewed and provided to the signing authority
 - Provision for due diligence and requirement of a second signature – included a clause that requires the deputy mayor or alternate to provide written agreement for the letter to be signed by the mayor without a Council resolution
 - Copies of all letters signed by the mayor will be included on the next regular Council Meeting Agenda for information
 - Section 10 - Discretionary Referral – refined to provide clarity

- o Inuktitut copy has been corrected

Motion GP 26-19

Moved by: Deputy Mayor Smith

Seconded by: Alternate Deputy Mayor Flaherty

Committee recommends that Council approve the Council Support Letter Policy as presented.

Unanimously Carried

5. NEW BUSINESS

a) Memo – 2026 Quarry and Land Use Permits

Mathew Dodds, Director of Planning and Development, presented an update on the 2026 Land Use Permit Renewals and Quarry Permits at the North 40 Quarry and Trail Areas.

Deputy Mayor Smith made the following comment:

- Consideration should be given to delegating authority for yearly Quarry Permits providing that the City has no changes for the area and the users comply with the permit and conditions from the previous year

Alternate Deputy Mayor Flaherty made the following comment and asked the following question, which Mr. Dodds answered:

- Agrees with Deputy Mayor Smith to grant delegated authority for renewing the yearly permits
- Is consideration given to applicants having any outstanding arrears?
 - o Based on the Land Administration By-law and General Plan, staff are required to determine if an applicant has any outstanding arrears

Councillor Stevenson made the following comments:

- History and users of the land have caused many complications
- Due to the years of work, administration of permits is well-organized
- Was not in favour of delegating authority at this time

Deputy Mayor Smith asked the following question:

- What are other councillors' thoughts on delegating authority?

Councillor Sheppard made the following comments:

- Land Administration By-law process requires Council to approve Land Use Permits
- Felt it was Council's responsibility to review the yearly applications
- Noted that only a few years ago, there was no formalized Land Use Permits

- Process of reviewing yearly applications allows councillors to be aware of potential growth and how the land is distributed and access is provided

Steve England, Chief Administrative Officer, made the following comment:

- Administration could develop a Request for Decision for a policy that would address concerns, if delegating authority was considered, so that Council would be aware of Land Use Permits

Deputy Mayor Smith made the following comment:

- Clarified that she was referring to the Land Use Permits for the quarry only, as the yearly permits are consistent

Alternate Deputy Mayor Flaherty made the following comment:

- Only applications relating to quarry permits that have concerns should be brought to the committee

b) Request for Decision – Commissioner Land Use Permit Application LUP 26-001 – Portion of Lot 1, Group 1087, Plan 184 (North 40)

Councillor Sheppard declared a conflict of interest and left the Council Chambers.

Motion GP 26-20

Moved by: Deputy Mayor Smith

Seconded by: Councillor Aglukark

Committee recommends that Council:

1. Approve Land Use Permit Application LUP 26-001, authorizing 4577 Nunavut Ltd., O/A Baffin Building Systems Ltd., to occupy a portion of Lot 1, Group 1087, Plan 184, as listed in Attachment 2 and subject to the conditions in Attachment 1.
2. Set the land rental fee in accordance with the Land Use Permit Fee Policy and that the fee amount be set at 7.5% of the value of the land to be charged annually.

Unanimously Carried

Councillor Stevenson made the following comments and asked the following question, which Mr. Dodds answered:

- Will the Land Use Permits be transferred to leases?
 - o Future of the Land Use Permits is dependent on if the area is remediated through the Federal Contaminated Sites Program or Government of Nunavut's program
 - o Until the City takes ownership of the area, the Land Use Permit allows Council to administer the land
 - o For approximately nine years, quarry fees were not collected based on extracted aggregate

- During this time, Land Use Permits were implemented, which allowed the City to collect some revenue based on the amount of land being used for stockpiling
- City currently does not have a Quarry By-law, which could be adopted under the *Cities, Towns and Villages Act*
- Discussion regarding a Quarry By-law or policy would be the next step to determine how land would be managed for quarry businesses
- Currently, there are royalty fees based on aggregate being extracted
- Council does have the option to change from Land Use Permits to Quarry Permits
 - Allows for stockpiling within the Quarry Permit area
 - Revenue is collected based on what is extracted and not the material used for stockpiling
- Most of the above will depend on whether the land is remediated, the future of the quarry, and the amount of land available for businesses involved in quarrying within City-owned land
- Construction companies have expressed concern regarding the cost of aggregate; the quarry companies have indicated that the City is charging more to quarry the aggregate
- City is now requiring quarry companies to pay for the aggregate that they were not being charged for previously

c) Request for Decision – Quarry Permit QP 26-001 – Lot 1, Block 250, Plan 4960

Councillor Sheppard declared a conflict of interest and remained outside of the room.

Motion GP 26-21

Moved by: Deputy Mayor Smith

Seconded by: Councillor Aglukark

Committee recommends that Council:

1. Approve Quarry Permit Application QP 26-001, authorizing 4577 Nunavut Ltd., O/A Baffin Building Systems Ltd., to occupy a portion of Lot 1, Block 250, Plan 4960, as listed in Attachment 2 and subject to the conditions in Attachment 1.
2. Set the extraction fee to \$7.50 per cubic metre of extracted material.

Unanimously Carried

Following the vote, Councillor Sheppard returned to the meeting.

d) Request for Decision – Commissioner Land Use Permit Application LUP 26-002 – Portion of Lot 1, Group 1087, Plan 184 (North 40)

Motion GP 26-22

Moved by: Deputy Mayor Smith

Seconded by: Councillor Sheppard

Committee recommends that Council:

1. Approve Land Use Permit Application LUP 26-002, authorizing Kudlik Construction Ltd. to occupy a portion of Lot 1, Group 1087, Plan 184, as listed in Attachment 2 and subject to the conditions in Attachment 1.
2. Set the land rental fee in accordance with the Land Use Permit Fee Policy and that the fee amount be set at 7.5% of the value of the land to be charged annually.

Unanimously Carried

e) Request for Decision – City Land Use Permit Application LUP 26-003 – Portion of Lot 1, Block 250, Plan 4960 (North 40)

Motion GP 26-23

Moved by: Deputy Mayor Smith

Seconded by: Councillor Sheppard

Committee recommends that Council:

1. Approve Land Use Permit Application LUP 26-003, authorizing Kudlik Construction Ltd. to occupy a portion of Lot 1, Block 250, Plan 4960, as listed in Attachment 2 and subject to the conditions in Attachment 1.
2. Set the land rental fee in accordance with the Land Use Permit Fee Policy and that the fee amount be set at 3.3% of the value of the land to be charged annually.

Unanimously Carried

f) Request for Decision – Quarry Permit QP 26-002 – Lot 1, Block 250, Plan 4960

Motion GP 26-24

Moved by: Deputy Mayor Smith

Seconded by: Councillor Sheppard

Committee recommends that Council:

1. Approve Quarry Permit Application QP 26-002, authorizing Kudlik Construction Ltd. to occupy a portion of Lot 1, Block 250, Plan 4960, as listed in Attachment 2 and subject to the conditions in Attachment 1.
2. Set the extraction fee to \$7.50 per cubic metre of extracted material.

Unanimously Carried

g) Request for Decision – Commissioner Land Use Permit Application LUP 26-004 – Portion of Lot 1, Group 1087, Plan 184 (North 40)

Motion GP 26-25

Moved by: Deputy Mayor Smith

Seconded by: Councillor Sheppard

Committee recommends that Council:

1. Approve Land Use Permit Application LUP 26-004, authorizing Tower Arctic Ltd. to occupy a portion of Lot 1, Group 1087, Plan 184, as listed in Attachment 2 and subject to the conditions in Attachment 1.
2. Set the land rental fee in accordance with the Land Use Permit Fee Policy and that the fee amount be set at 7.5% of the value of the land to be charged annually.

Unanimously Carried

h) Request for Decision – City Land Use Permit Application LUP 26-005 – Portion of Lot 1, Block 251, Plan 4960 (North 40)

Motion GP 26-26

Moved by: Deputy Mayor Smith

Seconded by: Councillor Sheppard

Committee recommends that Council:

1. Approve Land Use Permit Application LUP 26-005, authorizing Tower Arctic Ltd. to occupy a portion of Lot 1, Block 251, Plan 4960, as listed in Attachment 2 and subject to the conditions in Attachment 1.
2. Set the land rental fee in accordance with the Land Use Permit Fee Policy and that the fee amount be set at 3.3% of the value of the land to be charged annually.

Unanimously Carried

i) Request for Decision – Quarry Permit QP 26-003 – Lot 1, Block 250, Plan 4960 and Lot 1, Block 251, Plan 4960

Motion GP 26-27

Moved by: Alternate Deputy Mayor Flaherty
Seconded by: Councillor Kunuk

Committee recommends that Council:

1. Approve Quarry Permit Application QP 26-003, authorizing Tower Arctic Ltd. to occupy a portion of Lot 1, Block 250, Plan 4960 and Lot 1, Block 251, Plan 4960, as listed in Attachment 2 and subject to the conditions in Attachment 1.
2. Set the extraction fee to \$7.50 per cubic metre of extracted material.

Unanimously Carried

j) Request for Decision – Commissioner Land Use Permit Application LUP 26-006 – Portion of Lot 1, Group 1087, Plan 184 (North 40)

Councillor Sheppard declared a conflict of interest and left the Council Chambers.

Motion GP 26-28

Moved by: Alternate Deputy Mayor Flaherty
Seconded by: Councillor Kunuk

Committee recommends that Council:

1. Approve Land Use Permit Application LUP 26-006, authorizing Nunavut Excavating 2007 Ltd. to occupy a portion of Lot 1, Group 1087, Plan 184, as listed in Attachment 2 and subject to the conditions in Attachment 1.
2. Set the land rental fee in accordance with the Land Use Permit Fee Policy and that the fee amount be set at 7.5% of the value of the land to be charged annually.

Unanimously Carried

k) Request for Decision – City Land Use Permit Application LUP 26-007 – Portion of Lot 1, Block 237, Plan 4131 (Trail)

Councillor Sheppard declared a conflict of interest and remained outside the of the room.

Motion GP 26-29

Moved by: Deputy Mayor Smith
Seconded by: Councillor Aglukark

Committee recommends that Council:

1. Approve Land Use Permit Application LUP 26-007, authorizing Nunavut Excavating 2007 Ltd. to occupy a portion of Lot 1, Block 237, Plan 4131, as listed in Attachment 2 and subject to the conditions in Attachment 1.
2. Set the land rental fee in accordance with the Land Use Permit Fee Policy and that the fee amount be set at 7.5% of the value of the land to be charged annually.

Unanimously Carried

l) Request for Decision – Quarry Permit QP 26-004 – Lot 1, Block 251, Plan 4960

Councillor Sheppard declared a conflict of interest and remained outside of the room.

Motion GP 26-30

Moved by: Alternate Deputy Mayor Flaherty

Seconded by: Deputy Mayor Smith

Committee recommends that Council:

1. Approve Quarry Permit Application QP 26-004, authorizing Nunavut Excavating 2007 Ltd. to occupy a portion of Lot 1, Block 251, Plan 4960, as listed in Attachment 2 and subject to the conditions in Attachment 1.
2. Set the extraction fee to \$7.50 per cubic metre of extracted material.

Unanimously Carried

Following the vote, Councillor Sheppard returned to the meeting.

m) Request for Decision – Disposal of Lot for Utility – Lot 40, SK 26-001 – West 40 Subdivision

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for Disposal of Lot for Utility for Lot 40, SK 26-001 in the West 40 Subdivision.

Councillor Sheppard asked the following question, which Mr. Dodds answered:

- Has consideration been given to the direction of line of sight to ensure that it will not impose limitations on the abutting north lot?
 - o Utility providers need land in specific locations
 - o CBC requires a clear line of site and will point their satellite across Koojesse Inlet
 - o Staff have advised CBC staff that there will be future development on the opposite side of Iglulik Drive, which was not a concern by the CBC team
 - o No easement will be registered

- o If CBC requires a clear line of site, Council will have to approve a Sketch Plan

Motion GP 26-31

Moved by: Deputy Mayor Smith

Seconded by: Councillor Aglukark

Committee recommends that Council:

1. Approve the direct disposal of Lot 40, SK 26-001 in the West 40 Subdivision to Canadian Broadcasting Corporation (CBC) at market value for utility purposes only; and
2. Direct staff to coordinate with the Department of Community Services to issue a sketch lease to CBC, and upon completion and registration of the legal survey, surrender the sketch lease and issue a City 99-year lease to CBC.

Unanimously Carried

n) Request for Decision and Planning Report – Approval of Survey Sketch SK 26-006 – Lot 5, Block 134, Plan 4902

Mathew Dodds, Director of Planning and Development, presented a Request for Decision and Planning Report to approve Survey Sketch SK 26-006 for Lot 5, Block 134, Plan 4902.

Deputy Mayor Smith made the following comment:

- Consideration should be given to developing a playground in the area, which is also near the same location as the three buildings with the 116 units that are being constructed

Councillor Stevenson made the following comments:

- Places are needed for children to play
- During a recent trip to Nuuk, Greenland, noticed that they have trails within the city that are used for cross country skiing in the winter and biking in the summer, and are used all the time

Motion GP 26-32

Moved by: Deputy Mayor Smith

Seconded by: Alternate Deputy Mayor Flaherty

Committee recommends that Council approve Survey Sketch SK 26-006 for Lot 5, Block 134, Plan 4902.

Unanimously Carried

o) Request for Decision and Planning Report – Development Permit Application DP 26-009 and Request for Variance – Lot 12, Plan 1673

Mathew Dodds, Director of Planning and Development, presented a Request for Decision and Planning Report for Development Permit Application DP 26-009 and Request for Variance for Lot 12, Plan 1673.

Motion GP 26-33

Moved by: Councillor Sheppard

Seconded by: Deputy Mayor Smith

Committee recommends that Council approve Development Permit Application DP 26-009 and Request for Variance for Lot 12, Plan 1673 to permit the extension of an existing warehouse.

Unanimously Carried

p) Request for Decision and Planning Report – Development Permit Application DP 26-015 and Request for Variance – Lot 868, Plan 2152

Reiko Kobayashi, City Planner, presented a Request for Decision and Planning Report for Development Permit Application DP 26-015 and Request for Variance for Lot 868, Plan 2152.

Deputy Mayor Smith made the following comments:

- Originally felt this was not an area for a home-based daycare
- Three new buildings containing 116 units will be constructed in the same area
- Reiterated that consideration should be given to developing a playground in the area, as this property is in close proximity as an earlier request and the 116 units being constructed

Councillor Sheppard made the following comments:

- Was originally concerned about the location for the home-based daycare
- Sivumugiaq Street and other adjacent roads will become residential in the future
- Industrial areas will move once land becomes available
- Expressed concern with the proposed location, however, daycare is needed
- Encouraged applicants to put safety measures in place due to the close proximity of the three new buildings being constructed

Motion GP 26-34

Moved by: Deputy Mayor Smith

Seconded by: Councillor Aglukark

Committee recommends that Council approve:

1. Development Permit Application DP 26-015 for Lot 868, Plan 2152 to change the use of 1354B Ulu Lane to include a home-based business (daycare).
2. Request for Variance to permit a home-based daycare in a row dwelling, despite Section 5.2 of Zoning By-law No. 899.

Unanimously Carried

q) Request for Decision and Planning Report – On-the-Land Facility OTL 2026-001 – Survey Sketch SK 26-OTL-001, Sketch Lease and Lot Disposal

Maiya Twerdin, Planning and Development Clerk, presented a Request for Decision and Planning Report for On-the-Land Facility OTL 2026-001, Survey Sketch SK 26-OTL-001, Sketch Lease and Lot Disposal.

Motion GP 26-35

Moved by: Councillor Aglukark

Seconded by: Deputy Mayor Smith

Committee recommends that Council approve:

1. Survey Sketch SK 26-OTL-001.
2. Disposal of sketch lot identified in SK 26-OTL-001 in the form of a ten-year Standard Lease with the conditions listed in Attachment 1, to enable the establishment of an On-the-Land Facility for the Qaggiavuut Nunavut Performing Arts Centre.

Unanimously Carried

r) Request for Decision and Planning Report – On-the-Land Facility OTL 2026-002 – Survey Sketch SK 26-OTL-002, Sketch Lease and Lot Disposal

Maiya Twerdin, Planning and Development Clerk, presented a Request for Decision and Planning Report for On-the-Land Facility OTL 2026-002, Survey Sketch SK 26-OTL-002, Sketch Lease and Lot Disposal.

Councillor Sheppard made the following comments:

- Thanked the Qajuqturvik Community Food Centre for their work in the community
- Provides a dignified social safety net for a large number of residents in the community

Motion GP 26-36

Moved by: Councillor Sheppard
Seconded by: Councillor Aglukark

Committee recommends that Council approve:

1. Survey Sketch SK 26-OTL-002.
2. Disposal of sketch lot identified in SK 26-OTL-002 in the form of a ten-year Standard Lease with the conditions listed in Attachment 1, to enable the establishment of an On-the-Land Facility for the Qajuqturvik Community Food Centre.

Unanimously Carried

s) Request for Decision and Planning Report – On-the-Land Facility OTL 2026-004 – Survey Sketch SK 26-OTL-004, Sketch Lease and Lot Disposal

Maiya Twerdin, Planning and Development Clerk, presented a Request for Decision and Planning Report for On-the-Land Facility OTL 2026-004, Survey Sketch SK 26-OTL-004, Sketch Lease and Lot Disposal.

Deputy Mayor Smith made the following comment:

- Thanked staff for their work to find an effective solution

Motion GP 26-37

Moved by: Deputy Mayor Smith
Seconded by: Councillor Kunuk

Committee recommends that Council approve:

1. Survey Sketch SK 26-OTL-004.
2. Disposal of sketch lot identified in SK 26-OTL-004 in the form of a five-year Standard Lease with the conditions listed in Attachment 1, to enable the establishment of an On-the-Land Facility for the Iqaluit Ski Association.
3. Land Use Permit LUP 26-008 as per Attachment 2 for a nine-month term to facilitate the relocation of their ski facility.

Unanimously Carried

Councillor Stevenson asked the following question, which Mathew Dodds, Director of Planning and Development, answered:

- Will all the assets from the current location be moved to the new location?
 - The nine-month extension of the existing Land Use Permit will provide adequate time to remove all the encumbrances from the Land Use Permit area

- o On-the-Land facility area will require a development permit
- o Development Permit Application has not been submitted so staff are unable to determine if it will look the same
- o Staff understand that some of the items will be moved

Councillor Sheppard ask the following question, which Ms. Twerdin answered:

- Is it the intention to vacate the lot and relinquish the current Land Use Permit, which will not be renewed after the nine-month extension?
 - o Nine-month extension allows the association to remove all the encumbrances and relocate to the new area

6. OPEN DISCUSSION ITEMS

None

7. IN CAMERA SESSION

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

- Legal

Motion GP 26-38

Moved by: Councillor Aglukark

Seconded by: Deputy Mayor Smith

Committee goes In Camera at 7:17 p.m.

Unanimously Carried

Councillor Sheppard, Councillor Stevenson and Alternate Deputy Mayor Flaherty declared a conflict of interest and left the Council Chambers.

Deputy Mayor Smith took the Chair.

Motion GP 26-39

Moved by: Councillor Aglukark

Seconded by: Councillor Kunuk

Committee returns to Regular Session at 7:33 p.m.

Unanimously Carried

Motion GP 26-40

Moved by: Councillor Aglukark
Seconded by: Councillor Nattaq

Committee recommends that Council award Tom Fitzgerald Construction Private Land Development Agreement PLD 26-001 for the expansion of Tundra Ridge.

Unanimously Carried

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

Councillor Stevenson took the Chair.

8. ADJOURNMENT

Motion GP 26-41

Moved by: Councillor Sheppard
Seconded by: Deputy Mayor Smith

Committee adjourns at 7:36 p.m.

Unanimously Carried

Councillor Romeyn Stevenson
Chair

Brianna Longworth
City Clerk

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

**CITY OF IQALUIT
CITY COUNCIL MEETING #08
JUNE 23, 2026 at 6:00 p.m.
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Mayor Solomon Awa
Deputy Mayor Kimberly Smith
Councillor Methusalah Kunuk
Councillor Kyle Sheppard
Councillor Romeyn Stevenson – via teleconference

ABSENT

Alternate Deputy Mayor Harry Flaherty
Councillor Amber Aglukark
Councillor Simon Nattaq

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
Peter Tumilty, Chief Financial Officer
Kevin Kerr, Director of Engineering and Capital Projects
Dominik Gagné, Economic Development Officer
Reiko Kobayashi, City Planner
Donna Keenainak, Receptionist/Finance Clerk

MOMENT OF SILENCE

Mayor Awa opened the meeting at 6:01 p.m. with a moment of silence.

SWEARING IN

None

ADOPTION OF AGENDA

Change:

7. NEW BUSINESS

- g) Appointment of City Councillor – Filling of Vacant Council Seat
TO
- i) Appointment of City Councillor – Filling of Vacant Council Seat

Add:

7. NEW BUSINESS

- g) Road Improvement Project – Recommendation of Award – Verbal
- h) Long-Term Water Project – Critical Pipeline Renewal – Recommendation of Award – Verbal

Motion #26-124

Moved by: Deputy Mayor Smith

Seconded by: Councillor Kunuk

Adoption of agenda as amended.

Unanimously Carried

1. **MINUTES**

a) **Public Hearing #04 Minutes dated May 26, 2026**

Motion #26-125

Moved by: Councillor Sheppard

Seconded by: Deputy Mayor Smith

Public Hearing #04 Minutes dated May 26, 2026.

Unanimously Carried

b) **City Council Meeting #07 Minutes dated May 26, 2026**

Motion #26-126

Moved by: Deputy Mayor Smith

Seconded by: Councillor Sheppard

City Council Meeting #07 Minutes dated May 26, 2026.

Unanimously Carried

2. **DECLARATION OF INTEREST**

Councillor Sheppard declared a conflict of interest regarding:

10. COMMITTEE REPORTS

- a) Governance and Priorities Committee of the Whole Meeting #04- June 16, 2026 Report pertaining to the following:
 - i. Commissioner Land Use Permit Application LUP 26-001 – Portion of Lot 1, Group 1087, Plan 184 (North 40)

- ii. Quarry Permit QP 26-001 – Lot 1, Block 250, Plan 4960
- iii. Commissioner Land Use Permit Application LUP 26-006 – Portion of Lot 1, Group 1087, Plan 184 (North 40)
- iv. City Land Use Permit Application LUP 26-007 – Portion of Lot 1, Block 237, Plan 4131 (Trail)
- v. Quarry Permit QP 26-004 – Lot 1, Block 251, Plan 4960
- vi. Award of Private Land Development Agreement PLD 26-001

Mayor Awa declared a conflict of interest regarding:

11. **CORRESPONDENCE**

- a) Amaruq Hunters and Trappers Association – Qalugiaq Bowhead Whale Hunt – Sponsorship Request

3. **DELEGATIONS**

a) **Concerns Regarding Short-Term Rentals – Verbal**

Kenny Bell was in attendance to make a presentation regarding Short-Term Rentals. The following are the highlights of the presentation:

- Short-term rentals and/or Airbnbs are becoming popular in the city
- Not just Mom and Pop renting out a room to help offset their mortgage or rent
- Companies and/or corporations who own three- and four-bedroom houses are operating them as Airbnbs
- Companies are not using the Airbnb website, but are using their own individual website to advertise
- Understands the City has a rule in place for short-term rentals in Zoning By-law No. 899 under Section 5.7
 - o Only permits short-term rentals in a primary residence
 - o Permits entire unit rental up to 180 times a year
- Spoke about the concern for housing
- In 2021, Council accepted the Housing Action Plan, which identified that the city needed 1,400 units
- Requesting Council to direct staff to enforce the by-law and report back to Council on a regular basis
- Short-term rentals eliminate housing availability for residents
- Important to add housing in the city
- Spoke about companies taking advantage of limited housing for residents

Councillor Sheppard made the following comments:

- Expressed concern with short-term rentals during the housing crisis, which is unacceptable
- Concern with the ability to enforce short-term rentals
- Can consider business licenses
- Planning Department and Municipal Enforcement staff could review the matter and develop a plan of action

- Important to limit the expansion of short-term rentals
- Resident housing should be a priority at this time

Mr. Bell made the following comments:

- Understands that companies need to make money, but there are a considerable number of residents that need housing
- Some companies are not conforming to the by-laws

Mayor Awa made the following comment:

- Council has heard the concerns and will consider what action they wish to take

b) Real Life Research Institute Request for In-Kind Support – Verbal

Ernest Lequimboh, Project Manager, Real Life Research Institute, was in attendance via teleconference to make a presentation Requesting In-Kind Support. The following are the highlights of the presentation:

- Requesting support for Iqaluit Love and Unity Race
- A successful event was held last year, which brought together the city and athletes to have fun and learn the culture
- Event will be held on June 27, 2026 with a feast and soccer match
- Invited councillors to join in the multi-cultural event
- Requesting the use of the Arctic Winter Games (AWG) Arena, tents and staff support

4. AWARDS AND RECOGNITIONS

None

5. STATEMENTS

Deputy Mayor Smith recognized the Recreation Department for successfully hosting the Jimmy Kilabuk Fun Run/Walk.

Councillor Kunuk stated that he attended the Federation of Canadian Municipalities (FCM) Conference in Edmonton and heard various topics relating to the environment regarding flooding and forest fires. Councillor Kunuk advised that Mayor Awa was the first person to speak in Inuktitut at the conference.

Mayor Awa spoke about the Federation of Canadian Municipalities Conference, which was attended by a large number of councillors and staff from municipalities across Canada. He noted that the conference allowed municipalities to understand work being carried out across Canada to improve communities. Mayor Awa stated that attendees also learned about various funding opportunities and projects.

Mayor Awa advised that he attended the Arctic Development Expo, which was held in Inuvik from June 16 to 18, 2026. Mayor Awa stated that he, along with mayors from Yellowknife, Whitehorse and Inuvik, met to discuss the theme of the Expo - Arctic Security – A Shared Responsibility.

Mayor Awa thanked Alianait for holding a successful Arts Festival from June 18 to 21. He indicated that the festival was a series of concerts, shows and events showcasing Inuit cultural performances.

Mayor Awa thanked the community for participating in the annual spring cleanup held on June 19, 2026. He encouraged residents to be diligent in keeping the community clean.

6. DEFERRED BUSINESS AND TABLED ITEMS

None

7. NEW BUSINESS

a) Decision Item – Real Life Research Institute Request for In-Kind Support – Verbal

Deputy Mayor Smith made the following comments:

- Spoke about the successful event that was held last year
- Expressed concern with a request for support being presented to Council so close to the event

Steve England, Chief Administrative Officer, made the following comments:

- Spoke about the Recreation Department being involved with various activities:
 - Ongoing summer camps
 - Completion of Jimmy Kilabuk Run/Walk
 - Upcoming Canada Day celebrations and Nunavut Day activities
- Request for support to hold Iqaluit Love and Unity Race on June 27 was a tight timeline
- Possible to host the event in late July
- Noted that events were planned and scheduled months in advance
- Due to the tight timeline, staff would try their best to provide support

Deputy Mayor Smith asked the following question, which Mr. Lequimboh answered:

- Could the event be held later in the summer when Recreation staff have more availability?
 - There are volunteers that can support the event on June 27 as it is the Canadian Multiculturalism Day
 - Government of Nunavut have sponsored the food that will be provided
 - Organization requires the use of the Arctic Winter Games (AWG) Arena and tents to hold the event from 11:00 a.m. to 2:00 p.m.

Councillor Sheppard made the following comments:

- Expressed concern that a request for support for an event that would be held in four days was not adequate time and placed additional burden on Recreation staff
- Appeared that the Recreation Department had not reviewed the request
- Reiterated that the Recreation Department had recently held two large events and there were two upcoming events
- Use of the facility required sufficient notice to user groups

Deputy Mayor Smith made the following comments:

- Successful and fun event held last year
- Based on the current Recreation staff workload and short notice for request, unable to accommodate the request this year
- Understood this was a National Day of Celebration, but wondered if the event could be held at a later date

b) Community Cleanup Acknowledgement and Prize Draw – Verbal

Dominik Gagné, Economic Development Officer, provided an overview of the Community Cleanup Event. The following are the highlights of the presentation:

- Deputy Mayor Smith would conduct the Community Cleanup Prize Draw
- Community Cleanup was organized by a collaborative committee
- Committee consists of representatives from Department of Environment, Department of Health, Department of Community Services, World Wildlife Fund (WWF), Ampere, and the City
- Cleanup received tremendous support from the community
- More than 2,000 cleanup bags and pairs of gloves were donated by Malvina Cleaning and C & K Services
- Cleanup kits were distributed as follows:
 - o 1,500 to 1,700 at the event
 - o 300 to the school
 - o 150 to the Correctional Healing Facility
- Expressed thanks to Kaapitaarvik and Innirvik Support Services for their assistance at the event
- Local organizations and partners donated prizes for the draws
- Expressed thanks to all the partners, volunteers and organizers who contributed to making the event a success

Deputy Mayor Smith conducted the prize draw provided by the following sponsors:

- World Wildlife Fund (WWF)
- Ampere
- Government of Nunavut Department of Health
- Arctic Ventures
- Northern Shopper
- Nunavut Sealink and Supply Inc. (NSS)

- Canadian North

Deputy Mayor Smith thanked the sponsors, residents for participating in the cleanup, and Recreation staff for organizing the event.

Mr. Gagné advised that the winners would be contacted tomorrow.

c) Request for Decision – Mural Project Partnership with Create to Get Closer Program

Dominik Gagné, Economic Development Officer, presented a Request for Decision for a Mural Project Partnership with the Create to Get Closer Program group.

Deputy Mayor Smith made the following comments:

- Great project and suggested the mural be installed at City Hall
- Good opportunity to showcase Iqaluit culture in City Hall

Councillor Sheppard made the following comments and asked the following question, which Mr. Gagné answered:

- What type of mural will be created?
 - o The mural will be painted on plywood or alupanel, which will be chosen by Council
 - o Proposed budget is for alupanel
 - o Organization recommends that alupanel be used if the mural is installed outside and plywood if the mural is installed inside
 - o Average mural size is 16 feet by 8 feet, but can be smaller if requested
 - o City participation is limited in creation of the mural
 - o Mural is painted at school and once completed, will be owned by the City
 - o École des Trois-Soleils has been identified as one local partner and the organization requires a second partner from an English-speaking school
- City needs to showcase public art that promotes the history of Iqaluit, Inuit culture and Inuit founding families
- Encourage Economic Development Department to work toward larger projects that showcase Inuit art
- Wide variety of public art that was not created by Inuit and does not reflect the city

Motion #26-127

Moved by: Deputy Mayor Smith

Seconded by: Councillor Sheppard

Council approves a partnership with the Create to Get Closer Program group to facilitate the development of a community mural created by youth in Iqaluit, to a maximum contribution of \$3,000.

Unanimously Carried

Councillor Stevenson made the following comments:

- Agreed that there should be historical representation of art/history in City Hall
- Separate from this proposal, work should be carried out on a project to display art to celebrate Iqaluit's history

d) Request for Decision – 2026 Operating Budget Amendment Proposal

Peter Tumilty, Chief Financial Officer, presented a Request for Decision for the 2026 Operating Budget Amendment Proposal. He noted that the proposed amendment in the amount of \$916,000 was for various items for continued service delivery, to address maintenance and budget gaps, and sustain departmental operations. He advised that the changes fit within the budget framework.

Motion #26-128

Moved by: Councillor Sheppard

Seconded by: Deputy Mayor Smith

Council approves the proposed amendment to the 2026 Operating Budget as presented in the amount of \$916,000.

Unanimously Carried

e) Request for Decision – 2026 Capital Budget Amendment Proposal #02

Peter Tumilty, Chief Financial Officer, presented a Request for Decision for the 2026 Capital Budget Amendment Proposal #02. He noted that the proposed amendment reallocates \$6,625,000, which was based on various projects, with some project budgets being reduced while others will increase. He advised that the changes fit within the fiscal framework for the Capital Budget.

Motion #26-129

Moved by: Councillor Sheppard

Seconded by: Councillor Kunuk

Council approves the proposed amendment #02 to the 2026 Capital Budget as presented in the amount of \$6,625,000.

Unanimously Carried

**f) Request for Decision and Planning Report – Development Permit
Application DP 26-027 and Survey Sketch SK 26-008 – Lot 860, Plan 2105**

Reiko Kobayashi, City Planner, presented a Request for Decision and Planning Report for Development Permit Application DP 26-027 and Survey Sketch SK 26-008 for Lot 860, Plan 2105.

Deputy Mayor Smith made the following comments:

- In favour of development
- Consideration should be given to providing a playground in the area

Motion #26-130

Moved by: Deputy Mayor Smith

Seconded by: Councillor Sheppard

Council approves:

1. Development Permit Application DP 26-027 as per the plans and special conditions in the appended Planning Report, for the development of two five-storey apartment buildings on Lot 860, Plan 2105.
2. Survey Sketch SK 26-008 to facilitate a 2.5 metre dedication of land to the abutting Municipal right-of-way.

Unanimously Carried

Councillor Stevenson asked the following question, which Ms. Kobayashi answered:

- Will there be an area reserved for the construction and installation of a sidewalk?
 - Road widening includes space for sidewalk infrastructure

Paul Dick, Birchcliff Development Ltd., made the following comment:

- Confirmed that a sidewalk was required and would be constructed along the entire length of the property line

Councillor Stevenson made the following comment:

- Important to have drainage and sidewalks

g) Road Improvement Project – Recommendation of Award – Verbal

Kevin Kerr, Director of Engineering and Capital Projects, presented a Recommendation of Award for the Road Improvement Project.

Mr. Kerr made the following comments:

- Paving Project Contract
- Apex Road – 750 metres
- Plateau – 500 metres
- Tender was called in accordance with the Procurement By-law

- One bidder was received from Pilitak Enterprises Ltd. in the amount of \$6,441,300

Councillor Sheppard asked the following question, which Mr. Kerr answered:

- Does the project include paving and hard surfacing?
 - o There is some re-engineering to improve the ditch, regrading and paving.
 - o Trying to maximize the benefit and value

Motion #26-131

Moved by: Councillor Sheppard

Seconded by: Deputy Mayor Smith

Council awards Pilitak Enterprises Ltd. the contract for the Road Improvement Project in the amount of \$6,441,300 plus GST.

Unanimously Carried

h) Long-Term Water Project – Critical Pipeline Renewal – Recommendation of Award – Verbal

Kevin Kerr, Director of Engineering and Capital Projects, presented a Recommendation of Award for the Long-Term Water Project - Critical Pipeline Renewal.

Mr. Kerr made the following comments:

- Construction services for Critical Pipeline Renewal
- Lower Iqaluit area
- Reviewed the scope of work
- Tender was called in accordance with the Procurement By-law
- Three bids were received and reviewed by the Engineer of Record and City staff
- Recommendation is to award the contract to the low bidder, Tower Arctic Ltd. in the amount of \$7,670,235 plus GST

Motion #26-132

Moved by: Councillor Sheppard

Seconded by: Deputy Mayor Smith

Council awards Tower Arctic Ltd. the contract for the Long-Term Water Project - Critical Pipeline Renewal in the amount of \$7,670,235 plus GST.

Unanimously Carried

Councillor Kunuk made the following comments and asked the following question, which Mr. Kerr answered:

- Will the pipes be buried underground?
 - o Confirmed that the pipes would be buried underground

- Does not understand why the pipes are buried underground in the north
- Must try and do better for the Arctic, like the infrastructure in Greenland

Deputy Mayor Smith made the following comments:

- Noted that this was an existing pipeline that has been designed for underground
- For this particular project, there was no option but to replace the buried pipeline

i) Appointment of City Councillor – Filling of Vacant Council Seat

Mayor Awa advised that applications from the following people were received to fill the vacant Council seat:

- Amoudla Kootoo
- Barry Blackmon
- Kuthula Matshazi
- Maher Natsheh
- Noah Papatsie
- Trevor Taylor
- William Glenn

Mayor Awa explained the selection process as follows:

- If there were no questions, councillors would vote on the candidate they would like to select
- Councillors who were not able to attend tonight's meeting or were joining via teleconference, would also have the opportunity to vote
- Each of the seven candidates would be scored from one to seven on the ballot
- Scores for each candidate would be added together by staff and assigned a total score
- Candidate with the highest cumulative score would be the successful candidate
- Once councillors had completed their vote, they were to fold the ballot in half, which would then be collected by the City Clerk.
- In the case of a tie, the candidate with the most number seven scores would be selected.

Deputy Mayor Smith made the following comments:

- In the future, suggested a different ranking process - councillors would vote for the top three candidates and should a candidate not be selected, another vote would be held
- Felt this process would be a more effective method

Mayor Awa noted that while the voting and tallying process was being carried out, Council would take a short break. The meeting resumed following the break.

Motion #26-133

Moved by: Councillor Sheppard
Seconded by: Deputy Mayor Smith

Council appoints Kuthula Matshazi to fill the vacant Council seat.

Unanimously Carried

Councillor Sheppard made the following comments:

- Kuthula Matshazi was previously a member of Council
- Looking forward to working with him again
- Will bring a wealth of experience and knowledge
- Extended congratulations to Kuthula Matshazi

Mayor Awa advised that Kuthula Matshazi would be sworn in at the next Council meeting.

8. BY-LAWS

a) First Reading of By-law(s)

None

b) Second Reading of By-law(s)

None

c) Third Reading of By-law(s)

- i.) By-law No. 1019, Zoning By-law Amendment 25-003 for Lot 19, Block 7, Plan 2871

Motion #26-134

Moved by: Councillor Sheppard
Seconded by: Deputy Mayor Smith

Council approves Third and Final Reading of By-law No. 1019, Zoning By-law Amendment 25-003 for Lot 19, Block 7, Plan 2871.

Unanimously Carried

- ii.) By-law No. 1033, Zoning By-law Amendment 25-040 for Lot 483, Plan 911

Motion #26-135

Moved by: Deputy Mayor Smith
Seconded by: Councillor Sheppard

Council approves Third and Final Reading of By-law No. 1033, Zoning By-law Amendment 25-040 for Lot 483, Plan 911.

Unanimously Carried

- iii.) By-law No. 1036, Zoning By-law Amendment 26-003A for Lot 860, Plan 2105

Motion #26-136

Moved by: Deputy Mayor Smith
Seconded by: Councillor Sheppard

Council approves Third and Final Reading of By-law No. 1036, Zoning By-law Amendment 26-003A for Lot 860, Plan 2105.

Unanimously Carried

9. OLD BUSINESS

None

10. COMMITTEE REPORTS

- a) Governance and Priorities Committee of the Whole Meeting #04 – June 16, 2026 Report**

Motion #26-137

Moved by: Councillor Stevenson
Seconded by: Deputy Mayor Smith

Council approves the Council Support Letter Policy.

Unanimously Carried

Councillor Sheppard declared a conflict of interest and left the Council Chambers.

Motion #26-138

Moved by: Councillor Stevenson
Seconded by: Deputy Mayor Smith

Council:

1. Approves Land Use Permit Application LUP 26-001, authorizing 4577 Nunavut Ltd., O/A Baffin Building Systems Ltd., to occupy a portion of Lot 1, Group 1087, Plan 184, as listed in Attachment 2 and subject to the conditions in Attachment 1.
2. Sets the land rental fee in accordance with the Land Use Permit Fee Policy and that the fee amount be set at 7.5% of the value of the land to be charged annually.

Unanimously Carried

Councillor Sheppard declared a conflict of interest and remained outside of the room.

Motion #26-139

Moved by: Councillor Stevenson

Seconded by: Deputy Mayor Smith

Council:

1. Approves Quarry Permit Application QP 26-001, authorizing 4577 Nunavut Ltd., O/A Baffin Building Systems Ltd., to occupy a portion of Lot 1, Block 250, Plan 4960, as listed in Attachment 2 and subject to the conditions in Attachment 1.
2. Sets the extraction fee to \$7.50 per cubic metre of extracted material.

Unanimously Carried

Following the vote, Councillor Sheppard returned to the meeting.

Motion #26-140

Moved by: Councillor Stevenson

Seconded by: Deputy Mayor Smith

Council:

1. Approves Land Use Permit Application LUP 26-002, authorizing Kudlik Construction Ltd. to occupy a portion of Lot 1, Group 1087, Plan 184, as listed in Attachment 2 and subject to the conditions in Attachment 1.
2. Sets the land rental fee in accordance with the Land Use Permit Fee Policy and that the fee amount be set at 7.5% of the value of the land to be charged annually.

Unanimously Carried

Motion #26-141

Moved by: Councillor Stevenson

Seconded by: Councillor Sheppard

Council:

1. Approves Land Use Permit Application LUP 26-003, authorizing Kudlik Construction Ltd. to occupy a portion of Lot 1, Block 250, Plan 4960, as listed in Attachment 2 and subject to the conditions in Attachment 1.
2. Sets the land rental fee in accordance with the Land Use Permit Fee Policy and that the fee amount be set at 3.3% of the value of the land to be charged annually.

Unanimously Carried

Motion #26-142

Moved by: Councillor Stevenson

Seconded by: Councillor Kunuk

Council:

1. Approves Quarry Permit Application QP 26-002, authorizing Kudlik Construction Ltd. to occupy a portion of Lot 1, Block 250, Plan 4960, as listed in Attachment 2 and subject to the conditions in Attachment 1.
2. Sets the extraction fee to \$7.50 per cubic metre of extracted material.

Unanimously Carried

Motion #26-143

Moved by: Councillor Stevenson

Seconded by: Deputy Mayor Smith

Council:

1. Approves Land Use Permit Application LUP 26-004, authorizing Tower Arctic Ltd. to occupy a portion of Lot 1, Group 1087, Plan 184, as listed in Attachment 2 and subject to the conditions in Attachment 1.
2. Sets the land rental fee in accordance with the Land Use Permit Fee Policy and that the fee amount be set at 7.5% of the value of the land to be charged annually.

Unanimously Carried

Motion #26-144

Moved by: Councillor Stevenson

Seconded by: Councillor Sheppard

Council:

1. Approves Land Use Permit Application LUP 26-005, authorizing Tower Arctic Ltd. to occupy a portion of Lot 1, Block 251, Plan 4960, as listed in Attachment 2 and subject to the conditions in Attachment 1.
2. Sets the land rental fee in accordance with the Land Use Permit Fee Policy and that the fee amount be set at 3.3% of the value of the land to be charged annually.

Unanimously Carried

Motion #26-145

Moved by: Councillor Stevenson

Seconded by: Deputy Mayor Smith

Council:

1. Approves Quarry Permit Application QP 26-003, authorizing Tower Arctic Ltd. to occupy a portion of Lot 1, Block 250, Plan 4960 and Lot 1, Block 251, Plan 4960, as listed in Attachment 2 and subject to the conditions in Attachment 1.
2. Sets the extraction fee to \$7.50 per cubic metre of extracted material.

Unanimously Carried

Councillor Sheppard declared a conflict of interest and left the Council Chambers.

Motion #26-146

Moved by: Councillor Stevenson

Seconded by: Deputy Mayor Smith

Council:

1. Approves Land Use Permit Application LUP 26-006, authorizing Nunavut Excavating 2007 Ltd. to occupy a portion of Lot 1, Group 1087, Plan 184, as listed in Attachment 2 and subject to the conditions in Attachment 1.
2. Sets the land rental fee in accordance with the Land Use Permit Fee Policy and that the fee amount be set at 7.5% of the value of the land to be charged annually.

Unanimously Carried

Councillor Sheppard declared a conflict of interest and remained outside of the room.

Motion #26-147

Moved by: Councillor Stevenson

Seconded by: Deputy Mayor Smith

Council:

1. Approves Land Use Permit Application LUP 26-007, authorizing Nunavut Excavating 2007 Ltd. to occupy a portion of Lot 1, Block 237, Plan 4131, as listed in Attachment 2 and subject to the conditions in Attachment 1.
2. Sets the land rental fee in accordance with the Land Use Permit Fee Policy and that the fee amount be set at 7.5% of the value of the land to be charged annually.

Unanimously Carried

Councillor Sheppard declared a conflict of interest and remained outside of the room.

Motion #26-148

Moved by: Councillor Stevenson

Seconded by: Deputy Mayor Smith

Council:

1. Approves Quarry Permit Application QP 26-004, authorizing Nunavut Excavating 2007 Ltd. to occupy a portion of Lot 1, Block 251, Plan 4960, as listed in Attachment 2 and subject to the conditions in Attachment 1.
2. Sets the extraction fee to \$7.50 per cubic metre of extracted material.

Unanimously Carried

Following the vote, Councillor Sheppard returned to the meeting.

Motion #26-149

Moved by: Councillor Stevenson

Seconded by: Deputy Mayor Smith

Council:

1. Approves the direct disposal of Lot 40, SK 26-001 in the West 40 Subdivision to Canadian Broadcasting Corporation (CBC) at market value for utility purposes only; and
2. Directs staff to coordinate with the Department of Community Services to issue a sketch lease to CBC, and upon completion and registration of the legal survey, surrender the sketch lease and issue a City 99-year lease to CBC.

Unanimously Carried

Motion #26-150

Moved by: Councillor Stevenson

Seconded by: Deputy Mayor Smith

Council approves Survey Sketch SK 26-006 for Lot 5, Block 134, Plan 4902.

Unanimously Carried

Motion #26-151

Moved by: Councillor Stevenson
Seconded by: Deputy Mayor Smith

Council approves Development Permit Application DP 26-009 and Request for Variance for Lot 12, Plan 1673 to permit the extension of an existing warehouse.

Unanimously Carried

Motion #26-152

Moved by: Councillor Stevenson
Seconded by: Deputy Mayor Smith

Council approves:

1. Development Permit Application DP 26-015 for Lot 868, Plan 2152 to change the use of 1354B Ulu Lane to include a home-based business (daycare).
2. Request for Variance to permit a home-based daycare in a row dwelling, despite Section 5.2 of Zoning By-law No. 899.

Unanimously Carried

Motion #26-153

Moved by: Councillor Stevenson
Seconded by: Deputy Mayor Smith

Council approves:

1. Survey Sketch SK 26-OTL-001.
2. Disposal of sketch lot identified in SK 26-OTL-001 in the form of a ten-year Standard Lease with the conditions listed in Attachment 1, to enable the establishment of an On-the-Land Facility for the Qaggiavuut Nunavut Performing Arts Centre.

Unanimously Carried

Motion #26-154

Moved by: Councillor Stevenson
Seconded by: Deputy Mayor Smith

Council approves:

1. Survey Sketch SK 26-OTL-002.
2. Disposal of sketch lot identified in SK 26-OTL-002 in the form of a ten-year Standard Lease with the conditions listed in Attachment 1, to enable the establishment of an On-the-Land Facility for the Qajuqturvik Community Food Centre.

Unanimously Carried

Motion #26-155

Moved by: Councillor Stevenson

Seconded by: Deputy Mayor Smith

Council approves:

1. Survey Sketch SK 26-OTL-004.
2. Disposal of sketch lot identified in SK 26-OTL-004 in the form of a five-year Standard Lease with the conditions listed in Attachment 1, to enable the establishment of an On-the-Land Facility for the Iqaluit Ski Association.
3. Land Use Permit LUP 26-008 as per Attachment 2 for a nine-month term to facilitate the relocation of their ski facility.

Unanimously Carried

Councillor Sheppard declared a conflict of interest and left the Council Chambers.

Motion #26-156

Moved by: Councillor Stevenson

Seconded by: Deputy Mayor Smith

Council awards Tom Fitzgerald Construction Private Land Development Agreement PLD 26-001 for the expansion of Tundra Ridge.

Unanimously Carried

Following the vote, Councillor Sheppard returned to the meeting.

11. CORRESPONDENCE

a) Amaruq Hunters and Trappers Association – Qalugiaq Bowhead Whale Hunt – Sponsorship Request

Mayor Awa declared a conflict of interest and left the Council Chambers.

Deputy Mayor Smith took the Chair.

Councillor Sheppard made the following comments:

- Bowhead Whale Hunt is a tradition for the community

- Feeds a large number of people who are food insecure
- Requests that Administration work with Amaruq Hunters and Trappers Association to finalize a recommendation to Council
- Request is very open-ended

Deputy Mayor Smith made the following comments:

- Agreed it would be beneficial to have a list of items being requested
- Encourages business community to help with the event
- Huge event for the city, which makes a difference to the residents

Following the discussion, Mayor Awa returned to the meeting and took the Chair.

**b) Nunavut Research Institute – Scientific Research License Application –
Michelle Blade, McGill University**

Motion #26-157

Moved by: Deputy Mayor Smith
Seconded by: Councillor Sheppard

Nunavut Research Institute – Application: “Assessing Changing Cryohydrogeologic Conditions with Locally-Relevant Landscape Indicators in Nunavut, Canada”, proposed to take place during the winter of 2026/2027, Michelle Blade, McGill University.

Unanimously Carried

12. IN CAMERA SESSION

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

- Legal

These items were removed from the agenda as Councillor Stevenson was present via teleconference and therefore could not participate in the In Camera session, resulting in quorum for the meeting being lost.

13. ADJOURNMENT

Motion #26-158

Moved by: Deputy Mayor Smith
Seconded by: Councillor Stevenson

Council adjourns at 8:00 p.m.

Unanimously Carried

Mayor Solomon Awa
Chair

Brianna Longworth
City Clerk

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



Dr. Matthew Kwon MD, CCFP(FPA) Family Physician
Qikiqtani General Hospital, Iqaluit, Nunavut
867-877-0884

12737

TAXI

VOUCHER

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PROPOSED AMENDMENTS TO VEHICLE FOR HIRE BYLAW NO. 997

Prepared by: Caribou Cabs Ltd.

Date:

The purpose of this submission is to recommend amendments to the Vehicle for Hire Bylaw No. 997 that will strengthen public safety, improve customer service standards, enhance accountability within the vehicle-for-hire industry, and modernize the regulatory framework governing taxi services within the City of Iqaluit.

These recommendations are not intended to benefit any individual operator or Livery License operator. Rather, the recommended amendments are intended to establish minimum standards that apply equally across the taxi industry, ensuring residents and visitors receive safe, professional, reliable, and accountable transportation services regardless of which Livery License operator they choose.

EXECUTIVE SUMMARY

Taxi and transportation services are an essential component of Iqaluit's transportation network. Residents rely on taxis to access employment, education, healthcare, shopping, recreation, and community services. For many Iqalumiut, including elders, youth, persons with disabilities, and residents without access to personal vehicles, taxi and transportation services are a necessity rather than a convenience.

As the taxi and transportation industry continues to evolve, there is an opportunity for the City of Iqaluit to modernize the Vehicle for Hire Bylaw No. 997 to better reflect current industry practices, community expectations, and public safety considerations, this would include any current and future opportunities for a Public Transit System.

The proposed amendments focus on five key areas:

- Standardized driver training and licensing requirements;
- Minimum organizational standards for licensed operators;
- Modernized payment and fare collection options;
- Measures to address fare evasion and improve driver safety;
- Enhanced vehicle safety and accountability technology.

Collectively, these amendments will contribute to a safer, more accountable, and more professional vehicle-for-hire industry while improving public confidence in the services provided.

BACKGROUND

Vehicle-for-hire operators provide a vital public service within Iqaluit. Drivers routinely transport individuals to medical appointments, schools, workplaces, shopping, recreational facilities, and community programs.

Unlike many other service industries, taxi drivers in Iqaluit regularly interact with vulnerable individuals, respond to challenging situations, and operate in varied weather and road conditions while maintaining responsibility for passenger safety.

Despite the important role taxis play within Iqaluit, the current bylaw framework provides limited requirements relating to driver training, operator accountability, safety management systems, customer service standards, and fare collection practices.

As a result, service standards may vary significantly between Livery License owners and operators, creating inconsistencies in customer experience, safety practices, and accountability mechanisms.

Establishing clear and consistent minimum standards across the industry would support both public confidence and effective regulatory oversight.

INDUSTRY LEADERSHIP AND BEST PRACTICES

Several vehicle-for-hire operators across Canada have voluntarily implemented enhanced safety, training, and accountability measures that exceed minimum regulatory requirements.

Examples of recognized industry's best practices include:

- Standardized driver training programs;
- Customer service and professionalism standards;
- Workplace conduct and respectful workplace policies;
- Occupational health and safety programs;
- Incident reporting and complaint resolution procedures;
- Audio and video safety systems;
- Driver qualification and screening processes;
- Electronic payment systems and modern fare collection methods.

The proposed amendments seek to establish reasonable baseline standards of the taxi industry in Iqaluit that encourage consistency throughout the industry while recognizing the unique operational realities of Iqaluit.

PROPOSED AMENDMENT #1

MANDATORY DRIVER TRAINING REQUIREMENTS

Recommendation

Require all applicants for a Taxi Driver License to successfully complete approved training prior to being issued a license.

Suggested Training Topics

- Cultural Awareness and Sensitivity;
- Customer Service Excellence;
- Professional Conduct and Ethics;
- Conflict Resolution and De-escalation;
- Anti-Harassment and Respectful Workplace Training;

- Defensive Driving; (Theory)
- Familiarization with Vehicle for Hire Bylaw No. 997.

Rationale

Drivers are entrusted with the transportation of residents and visitors throughout Iqaluit. Standardized training helps ensure drivers possess the skills, knowledge, and professionalism necessary to provide safe and respectful service.

Benefits

- Improved public safety;
- Increased professionalism;
- Enhanced customer service;
- Reduced complaints;
- Increased public confidence in licensed drivers.

PROPOSED AMENDMENT #2

MINIMUM ORGANIZATIONAL STANDARDS FOR LIVERY LICENCE HOLDERS

Recommendation

Require all Livery Licence Holders to establish and maintain minimum Human Resources and Occupational Health and Safety standards.

Human Resources Standards

- Code of Conduct;
- Respectful Workplace Policy;
- Anti-Harassment Policy;
- Complaint Investigation Procedures;
- Progressive Discipline Procedures;
- Driver Qualification Standards;
- Driver Record Review Procedures;
- Training and Professional Development Programs.

Occupational Health and Safety Standards

- Driver Safety Procedures;
- Incident Reporting Systems;
- Risk Management Practices;
- Passenger Safety Procedures;
- Vehicle Inspection and Maintenance Programs;
- Emergency Response Procedures.

Rationale

Minimum organizational standards create accountability, improve service consistency, and establish clear expectations for operators, drivers, and customers.

Benefits

- Improved accountability;
- Enhanced passenger safety;
- Consistent service standards;
- Reduced complaints and disputes;
- Improved regulatory oversight.

PROPOSED AMENDMENT #3

MODERNIZATION OF PAYMENT METHODS

Recommendation

Amend the bylaw to recognize and support modern payment methods including:

- Debit Card Payments;
- Credit Card Payments;
- Electronic Transfers;
- Mobile Payment Applications;
- Prepaid Fare Cards;
- Other approved electronic payment systems.

Rationale

Modern payment options improve accessibility, reduce fare disputes, and align vehicle-for-hire services with customer expectations.

Benefits

- Increased customer convenience;
- Reduced fare disputes;
- Improved fare accountability;
- Enhanced customer experience.

PROPOSED AMENDMENT #4

FARE EVASION PREVENTION AND DRIVER SAFETY

Recommendation

Establish a framework that supports fare collection while balancing customer service, accessibility, privacy considerations, and driver safety.

Potential Measures

- Making advance payment mandatory;
- Recognition of electronic payment options;
- Formal reporting procedures for fare evasion incidents; (Municipal Enforcement & RCMP)
- Recognition of video recordings, dispatch records, and electronic records as supporting evidence;
- Allowing Livery License Owners and Operators to refuse service where outstanding unpaid fares

exist;

- Creation of a bylaw offence for deliberate non-payment of taxi fares.

Rationale

Non-paying passengers negatively impact on drivers, Livery License owners, and the sustainability of taxi services. Establishing clear processes and enforcement mechanisms promotes accountability while protecting access to taxi services.

Benefits

- Improved driver safety;
- Reduced financial losses;
- Increased passenger accountability;
- Reduced disputes;
- Improved service sustainability.

PROPOSED AMENDMENT #5

VEHICLE SAFETY AND ACCOUNTABILITY TECHNOLOGY

Recommendation

Require all licensed vehicles to maintain appropriate safety and accountability technology, including:

- GPS Tracking Systems;
- Interior Audio and Video Recording Systems;
- Secure Data Retention Procedures.

Rationale

This should not be optional or discretionary, modern safety technology supports driver safety, passenger safety, incident investigations, and complaint resolution.

Benefits

- Enhanced public safety;
- Improved driver protection;
- Improved passenger protection;
- Reduced false complaints;
- Increased accountability.

COMPARABLE MUNICIPAL PRACTICES

Municipalities throughout Canada have modernized vehicle-for-hire regulations to address evolving industry expectations and public safety requirements.

Common regulatory approaches include:

- Mandatory driver screening and training;
- Enhanced customer service requirements;
- Electronic payment options;

- Vehicle safety standards;
- Operator accountability requirements;
- Driver and passenger safety measures.

The City of Iqaluit has an opportunity to adopt a made-in-Iqaluit approach that reflects local needs while incorporating proven practices utilized elsewhere in Canada.

IMPLEMENTATION CONSIDERATIONS

To support successful implementation, Council may wish to direct Administration to:

- Consult with industry stakeholders;
- Develop standardized training requirements;
- Approve qualified training providers;
- Establish phased implementation timelines;
- Integrate requirements into licensing and renewal processes;
- Develop compliance monitoring procedures.

RECOMMENDATION

That Council direct Administration to review and prepare amendments to the Vehicle for Hire Bylaw No. 997 incorporating:

1. Mandatory pre-licensing driver training requirements;
2. Minimum Human Resources standards for Livery License Holders;
3. Minimum Occupational Health and Safety standards for Livery License Holders;
4. Modernized payment and fare collection options;
5. Fare evasion prevention and enforcement measures; and
6. Vehicle safety and accountability technology standards.

CONCLUSION

The vehicle-for-hire industry is an essential public service within the City of Iqaluit. Modernizing the Vehicle for Hire Bylaw No. 997 presents an opportunity to improve public safety, strengthen consumer confidence, enhance accountability, and establish consistent expectations across the industry.

The proposed amendments are practical, achievable, and focused on delivering measurable benefits to residents, visitors, drivers, operators, and the city as a whole.

Caribou Cabs Ltd. respectfully requests that Council consider these recommendations and direct Administration to undertake a review of Vehicle for Hire Bylaw No. 997 with a view toward developing draft amendments for future consideration.



City Council of Iqaluit
1085 Mivvik Street
P.O. Box 460
Iqaluit, Nunavut
X0A 0H0
Tel: 867-979-5600
info@iqaluit.ca

Friday, July 3, 2026

Dear City Council of Iqaluit,

RE: 2026 BOWHEAD HUNT CONTRIBUTION: \$10,000.00

We are pleased to share with your Council that the Amarug Hunter's & Trappers Association has been granted a license to harvest a bowhead whale; providing another opportunity to feed many and keeping our Inuit traditions, values and heritage alive.

Should nature be so inclined, this grand embarkment commences on Friday, August 14, 2026 with over 30 members ranging in all ages. Preparations are already underway.

Although the ancient practice will take place in our territory's capital of Iqaluit, this remarkable experience will be passed on for generations to come.

We ask for a contribution of \$10,000.00CAD to help keep our historic practices alive and feed many families within the Qikiqtaaluk region. All funds will go toward gearing up and getting the meat distributed.

Qujannamiik,

Jimmy Akavak

Chairman, Amarug HTA

Naulaq Inookie

Chairman, Qaluglaq Planning Committee

1-208 Sinaa Street, Iqaluit, NU X0A 2H0 867-979-6848 amarug@baffinhto.ca

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Monthly Report

May 2026

COMMUNITY PROFILE

Detachment Commander: S/Sgt. Vlatko Nikolovski

Members: 26 Constables, 4 Corporals, 1 Sergeant

Population size: 7,429 (2021 Statistics Canada)

Alcohol restriction: Unrestricted

MONTHLY OVERVIEW

| | May | Year to Date |
|--|----------|--------------|
| Total Calls for Service | 1012 | 4680 |
| Calls Involving Alcohol | 408 | 1883 |
| Detainees | 136 | 936 |
| Community Engagement Initiatives | 21 | 60 |
| Persons Diverted | 1 | 2 |
| Intimate Partner Violence (Domestic Assault) | 18 | 69 |
| Firearm Related Calls | 5 | 8 |
| Quantity of liquor seized (l) | 0 | 0 |
| Quantity of drugs seized (g) | 3.1grams | 15 grams |

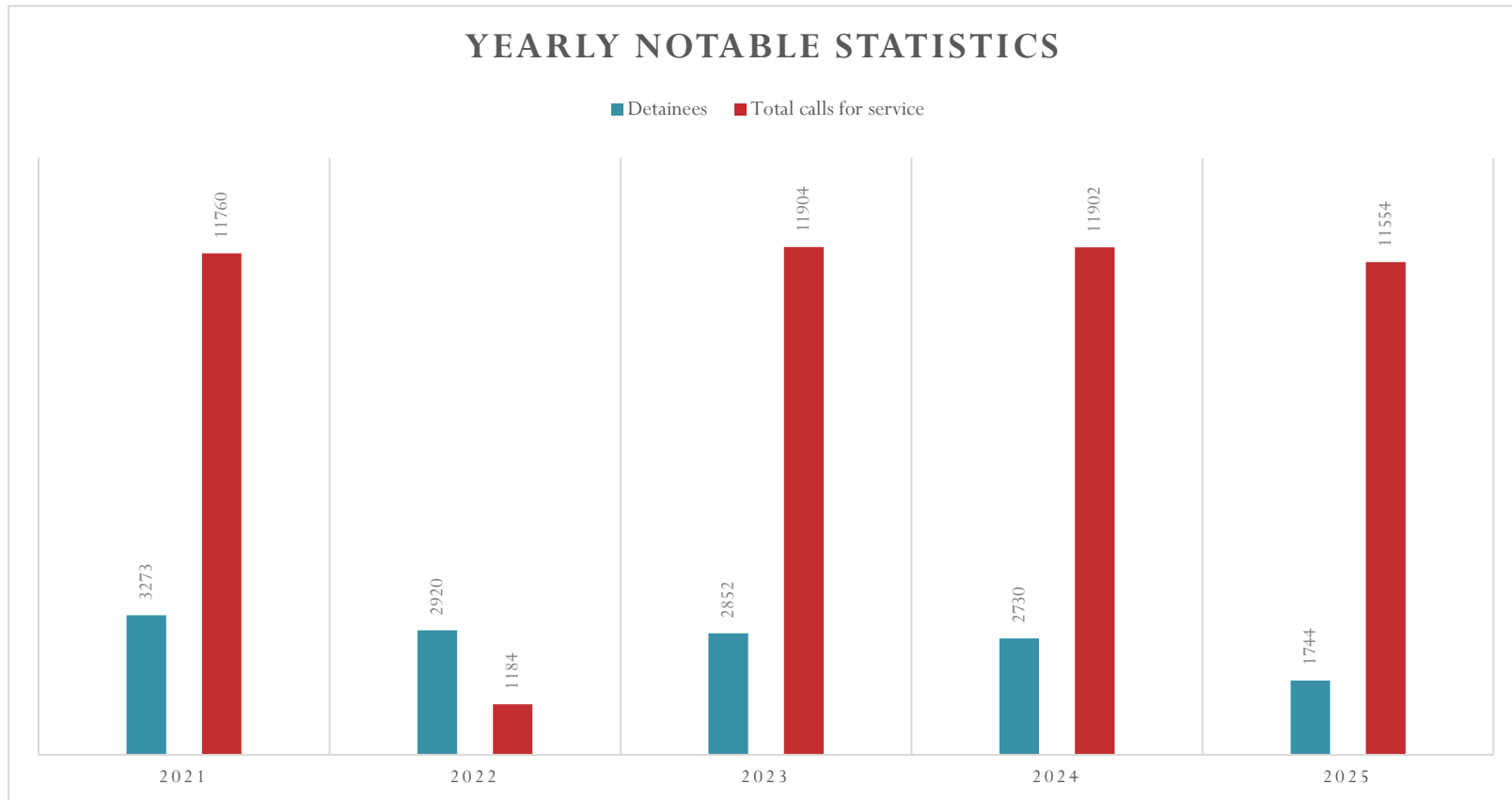
Iqaluit Monthly Report – May 2026

| RCMP STATISTICS – 2026 | | | | | | | | | | | | | |
|--|-------------|-------------|--------------|--------------|------------|-------------|-------------|-------------|--------------|-------------|-------------|-------------|---------------------|
| | Jan. | Feb. | March | April | May | June | July | Aug. | Sept. | Oct. | Nov. | Dec. | Yearly Total |
| Assault | 124 | 95 | 83 | 88 | 91 | | | | | | | | 481 |
| Sexual Assault/Sexual offences:
Victim over 16-years-old | 14 | 6 | 3 | 0 | 9 | | | | | | | | 32 |
| Sexual Assault/Sexual offences:
Victim under 16-years-old | 1 | 4 | 2 | 10 | 2 | | | | | | | | 19 |
| Theft/Shoplifting/Possession of
Stolen Property | 22 | 28 | 28 | 15 | 30 | | | | | | | | 123 |
| Impaired Operation of a Motor
Vehicle | 12 | 3 | 7 | 7 | 6 | | | | | | | | 35 |
| Mischief (damage to property and
obstruction of one's home or
property) | 250 | 229 | 274 | 309 | 275 | | | | | | | | 1337 |
| Disturbing the Peace | 145 | 151 | 127 | 139 | 166 | | | | | | | | 728 |
| Other Criminal Code | 156 | 86 | 93 | 93 | 105 | | | | | | | | 533 |

Iqaluit Monthly Report – May 2026

| RCMP STATISTICS – 2026 | | | | | | | | | | | | | |
|-------------------------------------|-----|-----|-----|-----|------|--|--|--|--|--|--|--|------|
| Controlled Drugs and Substances Act | 6 | 1 | 3 | 6 | 14 | | | | | | | | 30 |
| Nunavut Liquor Act | 19 | 14 | 22 | 24 | 34 | | | | | | | | 113 |
| Other Territorial Statutes | 5 | 18 | 2 | 3 | 8 | | | | | | | | 36 |
| Motor Vehicle Collisions | 7 | 1 | 4 | 7 | 6 | | | | | | | | 25 |
| Motor Vehicle Act Offences | 10 | 6 | 4 | 3 | 1 | | | | | | | | 24 |
| Cannabis Act | 0 | 0 | 0 | 0 | 0 | | | | | | | | 0 |
| Suicide | 2 | 1 | 0 | 0 | 2 | | | | | | | | 5 |
| Mental Health Act | 54 | 44 | 41 | 39 | 46 | | | | | | | | 224 |
| Other Duties/Calls for Service | 128 | 182 | 156 | 252 | 217 | | | | | | | | 935 |
| Monthly Total | 955 | 869 | 849 | 995 | 1012 | | | | | | | | 4680 |

Iqaluit Monthly Report – May 2026



COMMUNITY ENGAGEMENT

| Date | Event | Community Engagement
(General Partners/Youth/Elders) | Number in Attendance | Total Member Hours
(e.g., 2 members hold a 1h meeting = 2hrs) |
|------------|--|---|----------------------|--|
| 2026/05/01 | Members attended Toonik Tyme Kids Hockey Tournament | Community | 100 | 2 |
| 2026/05/02 | Members attended Toonik Tyme Kids Hockey Tournament | Community | 100 | 4 |
| 2026/05/03 | Checkstop | Community | 10 | 2 |
| 2026/05/04 | Members attended the Fire Department | Community | 100 | 2 |
| 2026/05/05 | Members attended the MMIWG march and interacted with people | Community | 150 | 2 |
| 2026/05/07 | Members gave out stickers to children at the hospital | Youth | 10 | 2 |
| 2026/05/08 | Members assisted Bylaw on their Commercial Vehicle Checkstop | Community | 120 | 4 |
| 2026/05/09 | Members helped out at the Mosque food bank | Community | 12 | 2 |

Iqaluit Monthly Report – May 2026

| Date | Event | Community Engagement
(General Partners/Youth/Elders) | Number in Attendance | Total Member Hours
(e.g., 2 members hold a 1h meeting = 2hrs) |
|--------------------------|--|---|-----------------------------|--|
| 2026/05/09 | Iqaluit RCMP hosted the Emergency Responders Week | Community | 200 | 12 |
| 2026/05/11 | Members attended dance recital held at the high school | Youth | 100 | 2 |
| 2026/05/12 | Proactive traffic stops | Community | 6 | 1 |
| 2026/05/12&13 | Handed out hockey cards and stickers to kids playing on the road | Youth | 20 | 4 |
| 2026/05/15 | Members had coffee with elders at the elders home | Elders | 10 | 2 |
| 2026/05/15 | Proactive traffic stops | Community | 8 | 2 |
| 2026/05/16 | Iqaluit RCMP hosted Religious Leaders meeting | Community | 8 | 3 |
| 2026/05/16 | Members attended judo tournament | Youth/Community | 20 | 2 |
| 2026/05/24 | Checkstop | Community | 12 | 2 |
| 2026/05/25 | Checkstop | Community | 15 | 2 |
| 2026/05/18-29 | Members interacted with kids at Nakashuk playground, gave out stickers, played | Youth | 60 | 10 |

| Date | Event | Community Engagement
(General Partners/Youth/Elders) | Number in Attendance | Total Member Hours
(e.g., 2 members hold a 1h meeting = 2hrs) |
|--------------|--------------------------|---|----------------------|--|
| | basketball and ping pong | | | |
| Total | 21 | | 1061 | 62 |



**Royal Canadian
Mounted Police**

**Gendarmerie royale
du Canada**

Divisional and Mayor's Report

During the month of May, the Iqaluit RCMP Detachment received complaints, assisted with numerous Commissioner of Oaths declarations, affidavit requests, and provided community assistance. Members responded to 1012 calls in total, and 136 persons were lodged in cells. At least 408 of those calls for service were liquor related, and 45 of those files resulted in new charges being recommended. Iqaluit RCMP members conducted more than 36 patrols in high-crime areas and proactively visited liquor establishments to deter impaired driving. Members also completed 12 curfew checks on prolific offenders within the community. These combined efforts increased police visibility, enhanced public safety, and strengthened relationships between the RCMP and the community.

DETACHMENT PRIORITIES

THE INITIATIVES ARE CONSISTENT WITH THE APP/VISION 150 OBJECTIVES AND VARIOUS PRIORITIES OFTEN OVERLAP

2026-2027 RCMP - Community Objectives

| | |
|---|--|
| <i>Reconciliation and Community-Based Policing Initiatives</i> | By participating in community-lead initiatives and leveraging the use of local Restorative Justice Program, share information and refer individuals at risk for better support |
| <i>Community Safety and Crime Reduction Initiatives</i> | Collaborate with partners to support community interests and priorities through local conversations and collaborative planning |

***Violence Mitigation Strategies
for Elders and Vulnerable
Persons***

Partnership with territorial and community-based organizations to find local solutions to prevent crime and victimization

Reconciliation and Community Based Policing Initiatives

During the month of May, members of the Iqaluit RCMP actively engaged with the community, further fostering trust and reconciliation. Members of the Iqaluit Detachment attended Toonik Tyme Hockey tournament and engaged with the kids involved in the tournament. They handed out stickers and chatted with kids. Members of the Iqaluit detachment supported the MMIWG March and interacted with attendees during the event. Iqaluit RCMP members supported the local mosque's food bank and organized a first of its kind gathering aimed at enhancing communication and collaboration among community faith groups. The Iqaluit Detachment hosted the Emergency Responders BBQ event with other emergency responders. The event drew a good crowd and was well received by the kids, who were excited to play with the police sirens and explore the fire trucks. The members presence at the schools was evident, they interacted with kids and played games, fostering a meaningful connection with the youth.

Community Safety and Crime Reduction Initiatives

Through May, the Iqaluit detachment members focused on enhancing proactive vehicle stops by conducting random check-stops and traffic stops. These efforts resulted in over 10 traffic safety initiatives, during which one illegal handgun and drugs were discovered and seized. Additionally, Iqaluit members collaborated with By-Law during the Commercial Vehicle Check-stop, a highly successful joint operation that will be repeated throughout the summer months. To further promote community safety and deter impaired driving, members also conducted several bar walks.

Violence Mitigation Strategies for Elders and Vulnerable Persons

Members of the Iqaluit detachment recognize the importance of fostering strong relationships with local elders and vulnerable individuals. During the month of May, they visited the local elder's home to share coffee and conversation, creating opportunities for meaningful engagement. These interactions reflect the member's ongoing commitment to understanding the community history and culture while building trust with the member of the community they serve.

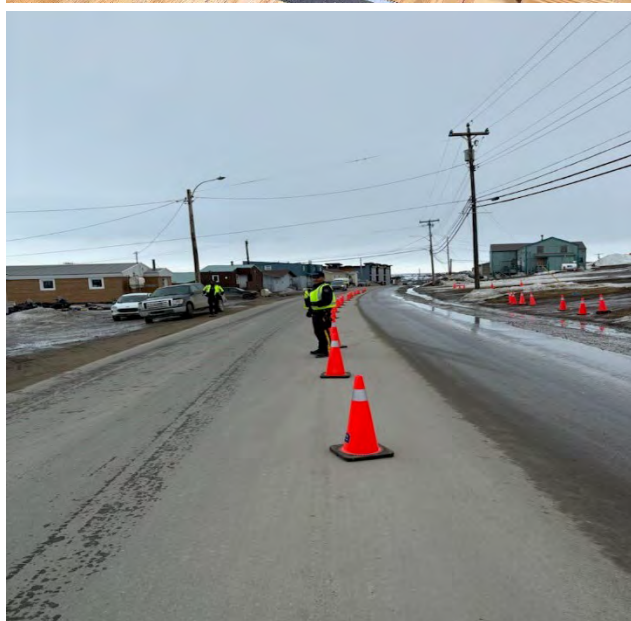
Report completed by:

S/Sgt. Vlatko Nikolovski

Iqaluit RCMP

2026/06/07

Iqaluit Monthly Report – May 2026



ᐃᑭᐅᐃᑦ - Iqaluit RCMP Detachment

Monthly Report

June 2026

COMMUNITY PROFILE

Detachment Commander: S/Sgt. Vlatko Nikolovski

Members: 26 Constables, 4 Corporals, 2 Sergeants

Population size: 7,429 (2021 Statistics Canada)

Alcohol restriction: Unrestricted

MONTHLY OVERVIEW

| | May | Year to Date |
|--|----------|--------------|
| Total Calls for Service | 917 | 5653 |
| Calls Involving Alcohol | 377 | 2260 |
| Detainees | 208 | 1279 |
| Community Engagement Initiatives | 25 | 85 |
| Persons Diverted | 1 | 3 |
| Intimate Partner Violence (Domestic Assault) | 24 | 93 |
| Firearm Related Calls | 5 | 8 |
| Quantity of liquor seized (l) | 0 | 0 |
| Quantity of drugs seized (g) | 89 grams | 104 grams |

Iqaluit Monthly Report – June 2026

| RCMP STATISTICS – 2026 | | | | | | | | | | | | | |
|--|-------------|-------------|--------------|--------------|------------|-------------|-------------|-------------|--------------|-------------|-------------|-------------|---------------------|
| | Jan. | Feb. | March | April | May | June | July | Aug. | Sept. | Oct. | Nov. | Dec. | Yearly Total |
| Assault | 124 | 95 | 83 | 88 | 91 | 85 | | | | | | | 566 |
| Sexual Assault/Sexual offences:
Victim over 16-years-old | 14 | 6 | 3 | 0 | 9 | 4 | | | | | | | 36 |
| Sexual Assault/Sexual offences:
Victim under 16-years-old | 1 | 4 | 2 | 10 | 2 | 0 | | | | | | | 19 |
| Theft/Shoplifting/Possession of
Stolen Property | 22 | 28 | 28 | 15 | 30 | 5 | | | | | | | 128 |
| Impaired Operation of a Motor
Vehicle | 12 | 3 | 7 | 7 | 6 | 18 | | | | | | | 53 |
| Mischief (damage to property and
obstruction of one's home or
property) | 250 | 229 | 274 | 309 | 275 | 259 | | | | | | | 1596 |
| Disturbing the Peace | 145 | 151 | 127 | 139 | 166 | 158 | | | | | | | 886 |
| Other Criminal Code | 156 | 86 | 93 | 93 | 105 | 103 | | | | | | | 636 |

Iqaluit Monthly Report – May 2026

| RCMP STATISTICS – 2026 | | | | | | | | | | | | | |
|--|------------|------------|------------|------------|-------------|------------|--|--|--|--|--|--|--------------|
| Controlled Drugs and Substances Act | 6 | 1 | 3 | 6 | 14 | 3 | | | | | | | 33 |
| Nunavut Liquor Act | 19 | 14 | 22 | 24 | 34 | 31 | | | | | | | 146 |
| Other Territorial Statutes | 5 | 18 | 2 | 3 | 8 | 5 | | | | | | | 41 |
| Motor Vehicle Collisions | 7 | 1 | 4 | 7 | 6 | 1 | | | | | | | 26 |
| Motor Vehicle Act Offences | 10 | 6 | 4 | 3 | 1 | 2 | | | | | | | 26 |
| Cannabis Act | 0 | 0 | 0 | 0 | 0 | 1 | | | | | | | 1 |
| Suicide | 2 | 1 | 0 | 0 | 2 | 1 | | | | | | | 6 |
| Mental Health Act | 54 | 44 | 41 | 39 | 46 | 45 | | | | | | | 269 |
| Other Duties/Calls for Service | 128 | 182 | 156 | 252 | 217 | 232 | | | | | | | 1,167 |
| Monthly Total | 955 | 869 | 849 | 995 | 1012 | 953 | | | | | | | 5,633 |



Royal Canadian
Mounted Police

Gendarmerie royale
du Canada

Divisional and Mayor's Report

Iqaluit Detachment have actively shifted their public safety paradigm from purely reactive policing toward a proactive, community-led model. By focusing on a higher visibility and interactions within the community Iqaluit Detachment is attempting to prevent crime before it occurs and build vital public trust.

During the month of June, the Iqaluit RCMP Detachment responded to 953 calls in total, and 208 persons were lodged in cells. At least 377 of those calls for service were liquor related. Officers are using crime analysis to focus on prolific offenders and high-crime areas. This is being done in a number of ways, including conducting curfew checks, enhanced ATV patrols, and foot patrols through areas known to be targets for break and enters. Officers have received a very positive response to the ATV patrols.

Community based policing is an ongoing commitment, not a temporary project, and the Iqaluit Detachment is focused on working alongside the residents of Iqaluit to ensure every neighborhood remains a safe place to live, work and raise a family.

DETACHMENT PRIORITIES

2026-2027 RCMP - Community Objectives

| | |
|---|--|
| <i>Reconciliation and Community-Based Policing Initiatives</i> | By participating in community-lead initiatives and leveraging the use of local Restorative Justice Program, share information and refer individuals at risk for better support |
| <i>Community Safety and Crime Reduction Initiatives</i> | Collaborate with partners to support community interests and priorities through local conversations and collaborative planning |

***Violence Mitigation Strategies
for Elders and Vulnerable
Persons***

Partnership with territorial and community-based organizations to find local solutions to prevent crime and victimization

Reconciliation and Community Based Policing Initiatives

During the month of June, members of the Iqaluit RCMP actively engaged in a number of community events. This included participation in the Alianait Arts Festival, and various community barbecues. RCMP Officers recognize the importance of interacting with community members in a positive environment, and not just one where they are called for a police response. As such members have tried to make it a priority to engage with Youth and Elders whenever possible. This includes: handing out hockey cards to kids; taking the time to stop and talk to youth when they see them in their travels; and engaging with Elders at the Elders Lodge.

Community Safety and Crime Reduction Initiatives

With the summer months upon us officers are planning to conduct enhanced check stops checking for impaired drivers and seat belts to promote community safety. Members have been conducting more bar walks, as well as conducting ATV patrols in high traffic areas.

Violence Mitigation Strategies for Elders and Vulnerable Persons

Members of the Iqaluit detachment recognize the importance of fostering strong relationships with local elders and vulnerable individuals. During the month of June, they visited the local elder's home to provide a talk threats and elder abuse. These interactions reflect the member's ongoing commitment to understanding the community history and culture while building trust with the member of the community they serve.

Report completed by:

Sgt. Zhivka Ivanova

Iqaluit RCMP

2026/07/02

Community Engagement

| Date | Event | Community Engagement
(General Partners/Youth/Elders) | Numbers in Attendance | Total Members House
(ex. 2 members hold a 1hr meeting = 2 hrs.) |
|------------|---|---|-----------------------|--|
| 2026/06/06 | BBQ at Nanook School | Youth | 30 | 2 |
| 2026/06/08 | Members played basketball with youth at Nakasuk | Youth | 6 | 1 |
| 2026/06/12 | Attended High School awards, handed out hockey cards and granola bars | Youth and Community | 200 | 2 |
| 2026/06/15 | Color Run | Youth | 10 | 4 |
| 2026/06/20 | Apex School graduation | Youth | 30 | 3 |
| 2026/06/21 | Bike Rodeo with By-law at Apex School | Youth | 30 | 3 |
| 2026/06/22 | Attended school day at Sylvia Grinell | Youth | 50 | 4 |
| 2026/06/24 | Attended Elders Center for talks re: threats and elder abuse | Elders | 30 | 2 |



Request for Decision

| | |
|---|--|
| Topic: Livery License Application – ATII Nunavut Inc. | Date: July 28 th , 2026 |
| <p>Proposal Summary:</p> <p>ATII Nunavut Inc. is a Nunavut-based technology company that has developed an integrated transportation, delivery, and digital commerce platform purpose-built for Nunavut communities.</p> <p>The ATII platform combines on-demand ride services, food and parcel delivery, and a digital marketplace for local businesses into a single, accessible mobile application.</p> <p>ATII has identified 3 vehicles they wish to use for this purpose in Iqaluit as per the requirement of By-law No. 997 upon new livery license being granted.</p> | <p>Proposed By: Steven Allen, Chief Enforcement Officer</p> <p>Presented to: Council</p> |
| <p>Options:</p> <ol style="list-style-type: none"> 1. Approve the livery license application conditional on meeting all requirements under any municipal bylaw. 2. Deny the application for livery license and refer back for more information. | |
| <p>Policy Implications:</p> <ul style="list-style-type: none"> - None noted | |
| <p>Benefits/Outcome:</p> <ul style="list-style-type: none"> - Provide additional option for transportation in the City of Iqaluit. | |
| <p>Disadvantages/Challenges:</p> <ul style="list-style-type: none"> - None noted | |
| <p>Strategic Plan:</p> | |
| <p>Costs:</p> <ul style="list-style-type: none"> - No cost to the Municipality. | <p>Source of Funding:</p> <p>N/A</p> |
| <p>Staff Recommendations/Comments:</p> <p>That Council approve the Livery License application conditional on ATII Nunavut Ltd. meeting all requirements of the municipality under bylaw 997 Vehicle for Hire Bylaw.</p> | |
| <p>CAO's Review/Comments/Initials:</p> <p>S.E., CAO</p> | |

July 28, 2026

Livery License Application for Vehicle for Hire Service in Iqaluit

Applicant Name: Kumarasamy Venugopan

ATII Nunavut Inc.

3-1127 Mivikk Street Iqaluit,

NU X0A-3H0

kvenu@tuttarvik.ca

867-222-6322

To: City of Iqaluit

1085 Mivvik Street Iqaluit,

NU X0A 3H0

867-979-5600

1. Introduction

ATII Nunavut Inc. is a Nunavut-based technology company that has developed an integrated transportation, delivery, and digital commerce platform purpose-built for Nunavut communities. The ATII platform combines on-demand ride services, food and parcel delivery, and a digital marketplace for local businesses into a single, accessible mobile application. ATII Nunavut Inc. is 51% Inuit-owned through Malikkaat Ltd. and 49% owned by ATII Innovations Inc.

2. Safety and Security Measures

ATII's services are designed to address critical transportation and delivery gaps in Iqaluit, including on-demand rides, airport transfers, food and grocery delivery, parcel delivery, and corporate bookings. The platform incorporates GPS tracking, in-app dispatch, electronic fare collection, and driver safety features such as in-app SOS function, feedback and complaint system and 24/7 customer support. ATII is committed to operating in full compliance with By-law No. 997 and all applicable territorial and federal requirements.

ATII Nunavut Inc. holds a valid City of Iqaluit Business License (No. 2026-0496) for Business Transportation and Warehousing, and is in compliance with the Workers' Compensation Act as certified in the WSCC Certificate of Compliance.

3. Following documents have been completed or obtained:

1. Application for Livery Licence (Schedule B) — signed by Mr. Kumarasamy Venugopan, President and Director of ATII Nunavut Inc.
2. Applications for Vehicle for Hire Licence — for three (3) vehicles:
 - a. 2021 Toyota Tacoma — insured with TD Insurance
 - b. 2025 Toyota RAV4 LE AWD — insured with Nordic Insurance Company of Canada (binder pending policy issuance)
 - c. 2022 Hyundai Elantra 4-Door — insured with Nordic Insurance Company of Canada (binder pending policy issuance)

3. Proof of insurance (TD Insurance pink cards and Nordic Insurance binders) and vehicle registration certificates for all three vehicles
4. Certificate of Compliance with the *Workers' Compensation Act* (signed March 16, 2026)
5. City of Iqaluit Business Licence No. 2026-0496

4. **We note the following for the City's consideration:**

- All three vehicles are registered commercially (COMM1) to ATII Nunavut Inc. are registered in Nunavut.
- The 2025 RAV4 and 2021 Tacoma are AWD-equipped. The 2022 Hyundai Elantra is Front Wheel Drive (FWD).
- All three vehicles are insured with a minimum of \$2,000,000 third party liability. Insurance binders for the RAV4 and Elantra are currently in effect through HUB International and Nordic Insurance Company of Canada. ATII Nunavut Inc. undertakes to provide the Certificates of Insurance confirming the \$2,000,000 liability limit as soon as they are received from the insurers.
- ATII Nunavut Inc. will arrange for mechanical inspections of all three vehicles by a licensed Journeyman or Red Seal mechanic prior to commencing operations.
- ATII Nunavut Inc. confirms that it has no outstanding fines, fees, or accounts with the City of Iqaluit.

| | | |
|---|---|-------------------------------------|
| TOPIC
PLD 26-001: The Expansion of Tundra Ridge
Land Disposal Agreement between City and Tom Fitzgerald Construction | | DATE
July 28, 2026 |
| PRESENTED BY
Mathew Dodds,
Director of Planning and Development | APPLICANT/PROPONENT
Tom Fitzgerald
Construction | PRESENTED TO
City Council |
| CONTEXT AND PROPOSAL

The proponent was selected as the highest scoring bidder on PLD 26-001, a private land development opportunity for the expansion of Tundra Ridge. Following staff and legal review, Council awarded PLD 26-001 to the proponent via motion 26-156.

A land disposal agreement reached in coordination between City legal counsel and the proponent’s counsel is now ready for execution, which is required prior to leasing the vacant land to the proponent. The agreement is substantially in the form of what was included in the original proposal call for PLD 26-001, with minor adjustments made, including: clarification of terms, insertion of names, dispute resolution, and review timelines.

The agreement includes provisions that would give Inuit and homeowner occupied purchasers first priority in the eventual competition for new homes. | | |
| ATTACHMENT

1. Land Disposal Agreement | | |
| OPTIONS

1. Approve the Land Disposal Agreement.
2. Refer the Land Disposal Agreement back to staff for further analysis.
3. Refuse the Land Disposal Agreement. | | |
| BENEFITS

1. Guide the low-density expansion of Tundra Ridge via private development.

2. Ensures the City’s policies and land development objectives will be met by the developer. | CHALLENGES

1. While the agreement anticipates most negotiable aspects of the project, cost related components such as lot pricing and levies can only be agreed upon following detailed design and costing. | |
| ACCESSIBILITY

▪ N/A | | |
| POLICY IMPLICATIONS

▪ The Agreement addresses the provisions for private-led subdivision projects identified in Land Administration By-law No. 897. | | |

| | |
|--|---|
| <div>▪ In 2024, the Municipal Lands were redesignated and rezoned to <i>Residential Community</i> and <i>Low Density Residential for Trucked Services (R1A)</i> to permit future development on the lands.</div> | |
| <div><div>COSTS</div><div>N/A</div></div> | <div><div>SOURCE OF FUNDING</div><div>N/A</div></div> |
| <div><div>STAFF RECOMMENDATIONS/COMMENTS</div><div>That Council approve the Land Disposal Agreement.</div></div> | |
| <div><div>CAO INITIALS</div><div>S.E., CAO</div></div> | <div><div>CAO COMMENTS</div></div> |

ATTACHMENT 1

Land Disposal Agreement

LAND DISPOSAL AGREEMENT

THIS AGREEMENT made this _____ day of _____, 2026.

BETWEEN

TOM FITZGERALD CONSTRUCTION INC.

hereinafter referred to as "the Developer"

OF THE FIRST PART

- and -

THE MUNICIPAL CORPORATION OF THE CITY OF IQUALUIT

hereinafter called the "City"

OF THE SECOND PART

WHEREAS the City of Iqaluit is experiencing a housing shortage and requires significant new residential development to meet the growing demand;

AND WHEREAS the provisions in Section I of the *Land Administration By-law* allow the City to enter a "land disposal agreement" with a private developer for the private development of Municipal Lands in compliance with Sections 65 to 67 of the Land Administration By-Law;

THEREFORE, Tom Fitzgerald Construction Inc. and the City mutually agree to enter into this Agreement as follows:

1. SCHEDULES

1.1 The following schedules are attached hereto and form part of this Agreement as:

Schedule "A" – Municipal Lands

Schedule "B" – Land Development Approvals Process, Responsibilities & Target Timelines

Schedule "C" – City costs

Schedule "D" - Pre-Subdivision (Head) Lease Templates

2. REGISTRATION OF THIS AGREEMENT

2.1 The City shall cause this Agreement to be registered against the leasehold titles to the Municipal Lands as soon as possible following: a) execution of this Agreement by the parties hereto; and b) upon execution and registration of the replacement Lease Agreements upon registration of the plan of subdivision described herein.

3. LEASE AGREEMENTS

3.1 The City, being the registered owner of an estate in fee simple subject to the encumbrances and interests provided by law of the Municipal Lands, agrees to lease the Municipal Lands to The Developer in accordance with the terms of this Agreement.

- 3.2 The Developer and the City agree that the equity lease agreements for the Municipal Lands (the “Lease Agreements”) to be entered into pursuant to this Agreement shall be “Equity Leases,” within the meaning of the applicable by-laws of the City and shall be in the form attached hereto as Schedule “D” – Pre-subdivision (Head) Lease Templates. The Developer and the City agree that nothing in this Agreement or its Schedules shall relieve the parties from complying with the terms and conditions of the Lease Agreements.

4. CONSIDERATION AND TERMS OF THE EQUITY LEASE AGREEMENTS

- 4.1 The consideration for the Lease Agreements shall be an “equity cost” of One Dollar (\$), plus applicable Goods and Services Tax, based on the City’s costs identified in Schedule “C” as having “No Recovery Mechanism” and that are not recoverable by application fees or other sources of funding approved by City Council. If the City incurs any costs for the subdivision (other than amounts to be recovered by off-site levies) that cannot be recovered from other funding mechanisms, the equity lease shall be adjusted to include those costs, plus goods and services tax payable on such costs, and shall be paid to the City.
- 4.2 Schedule “C” also identifies costs that the City is not including in the “equity cost” for the Lease Agreements due to funding from other sources to pay such costs. If any City costs, and however recovered by the City, include the commissioning of plans and studies, including environmental or engineering studies relating to the development of the Municipal Lands, the City will ensure The Developer will enjoy a non-exclusive license at no cost to use all such plans, studies and information as reasonably required to develop the Municipal Lands, but for no other purpose.
- 4.3 The “equity cost” consideration for the Lease Agreements shall be paid in full at the time of the Lease Agreement execution by The Developer. If the equity cost is adjusted pursuant to section 4.1, the additional equity cost shall be payable within 30 days of written request from the City.
- 4.4 The term of each Lease Agreement shall be ninety-nine (99) years. For greater certainty, the ninety-nine year terms of the replacement leases shall be calculated from the first day of the month in which the plan of subdivision is filed at Land Titles.

5. LAND DEVELOPMENT APPROVALS PROCESS

- 5.1 The Developer acknowledges and agrees to the Land Development Approvals Process outlined in Schedule “B”.
- 5.2 The Developer will collaborate with the City throughout the Land Development Approvals Process and will fulfill its roles and responsibilities, as set out in Schedule “B”.

6. CREATING NEW LOTS

- 6.1 The design and layout of new lots shall be in accordance with the requirements and recommendations set out in:
- a) Land Development Guidelines outlined in Section 8.6 of the *General Plan*;
 - b) Final Integrated Land Use, Servicing & Transportation Study; and
 - c) Final Detailed Engineering Design Report.
- 6.2 The Developer shall create new lots by way of a Plan of Survey registered under the *Land Titles Act* and in compliance with Section 8.5 of the *General Plan*.
- 6.3 The Developer shall seek approval for the Plan of Survey to create new lots by submitting to the City:
- a) a Survey Application for the creation of lots, roads, and easements; and

- b) a Zoning By-law Amendment Application for the assignment of zones that are appropriate for the proposed uses.

6.4 A Land Development Agreement shall be negotiated and executed by the City and The Developer as part of the Plan of Survey approval process to create new lots. The Land Development Agreement shall establish, amongst other things, the scope of on-site and off-site construction works, the standards to which the works are to be constructed, the terms of acceptance by the City of on and off-site works, timelines, insurance requirements, and financial requirements.

7. SELLING/TRANSFERRING NEW LOTS

7.1 Upon approval and registration of the Plan of Survey to create new lots, the City shall accept the surrenders of the Lease Agreements and shall enter into new equity leases that acknowledge pre-payment with The Developer for each new lot created, except those lots identified for municipal purposes, and the new Plan of Survey, the surrendering the Lease Agreements, and all new pre-paid equity leases shall be delivered in one submission by The Developer to the Nunavut Land Titles Office for sequential registration. The “equity lease” provisions in Section 68 of the *Land Administration By-law* shall apply, except that pre-payment of all new equity leases that replace the Lease Agreements shall be acknowledged by the City in each new equity lease issued to The Developer.

7.2 Excluding lots reserved to The Developer as described in Section 8 below, The Developer shall sell and transfer lots to eligible applicants in accordance with the City’s land disposal methods described in Sections 12 – 18 of the *Land Administration By-law*. To achieve Council’s goal of encouraging home ownership for Inuit, individual land leases to be issued for this subdivision shall be disposed of by way of Call for Proposals—in alignment with section 12 of the *Land Administration By-law*. The Developer shall be responsible for administering the call for proposals.

7.3 The specific terms of the proposal call shall be agreed upon by the City and the Developer. Without limiting the foregoing, the criteria for evaluating proposals shall:

7.3.1 Prioritize the sale of homes so that:

Firstly, at least 50% of the available homes shall be sold to Inuit individuals who will occupy the property as the personal residence of at least one of the purchasers (an “Inuit Owner-occupied Purchaser”), provided that if the number of homes reserved for Inuit Owner-occupied Purchasers exceeds the number of proponents who qualify as Inuit Owner-occupied Purchasers, then the remainder of reserved homes may be sold to Non-Inuit Owner-occupied Purchasers;

Secondly, not less than 75% of the homes (including any homes sold to eligible Inuit Owner-occupied Purchasers) shall be sold to individuals who will occupy the property as the residence of at least one of the purchasers (a “Non-Inuit Owner-occupied Purchaser”) provided that if the number of homes reserved for Inuit Owner-occupied Purchasers and Non-Inuit Owner-occupied Purchasers exceeds the number of proponents who qualify as either Inuit Owner-occupied Purchasers or Non-Inuit Owner-occupied Purchasers, then the remainder of the reserved homes may be sold to purchasers who do not qualify as either Inuit Owner-occupied Purchasers or Non-Inuit Owner-occupied Purchasers.

7.3.2 Stipulate that leases issued or assigned to purchasers given priority as an Inuit Owner-occupied Purchaser or a Non-Inuit Owner-occupied Purchaser shall contain clauses:

a) prohibiting assignment of the lease to a person who will not occupy the property, other than to a mortgage lender or mortgage default insurer as part of mortgage enforcement

proceedings;

b) requiring proof of the assignees' intent to occupy the home as the residence of at least one of the assignees;

c) requiring the lessees to provide proof as and when requested that the home continues to be owner-occupied during the term of the lease;

d) limiting owner-occupancy requirements to the first twenty years of the lease term.

7.3.3 Stipulate that all land leases issued or assigned to Inuit Owner-occupied Purchasers shall, in addition to the clauses above, contain a clause requiring at least one of any future assignees to qualify as Inuit under the Nunavut Land Claim Agreement.

7.4 The Developer shall sell lots to successful applicants by transferring the pre-paid equity leases of the new lots in accordance with the terms of this Agreement, including Sections 7.2 and 7.3. To obtain the City's consent to transfer of equity leases by the Developer, the Developer must demonstrate that it has adhered to the requirements of Sections 7.2 and 7.3, above. The City agrees that the pre-paid equity leases for new lots offered in accordance with the provisions of Section 7 will permit the transfer of unimproved lands and that any lot improvement/construction obligations will only apply to a subsequent lessee.

7.5 Final decisions on the selection of eligible transferees in accordance with selection methods approved by the City pursuant to Section 7.2 shall be in the Developer's discretion subject to compliance with this Agreement.

7.6 If, despite reasonable commercial efforts, the Developer is unable to meet the requirements of Section 7.3.1 to 7.3.3, the parties agree to work together to determine a mutually satisfactory alternative. If the parties are unable to agree upon an alternative, either party may refer the matter to dispute resolution in accordance with Section 17.

7.7 All leases for residential lots (other than any multi-family residential lots approved by the City) shall contain clauses:

- a) prohibiting transfers during the first 20 years of the term unless one of the transferees is an Inuit beneficiary;
- b) prohibiting transfers during the first 20 years of the term unless at least one of the transferees will occupy the property as that transferee's personal residence;
- c) allowing the City to require proof of the proposed transferee's Inuit status as a condition of consent to the transfer of the lease;
- d) allowing the City to require proof of the transferee's intention to occupy the property as the transferee's personal residence as a condition of consent to the transfer of the lease; and
- e) providing exceptions for transfers to a mortgage lender or Canada Mortgage and Housing Corporation as part of mortgage enforcement proceedings and for anyone purchasing from such mortgage lender or Canada Mortgage and Housing Corporation; and
- f) providing exception for a transfer to a purchaser approved by the Nunavut Court of Justice in a mortgage enforcement action.

Subject to the Developer's obligations under Section 7.3 above, if the lease is not being transferred to an Inuit Owner-Occupied Purchaser or an Owner-Occupied Purchaser, the City agrees to amend the lease to remove the inapplicable clause or clauses immediately prior to giving its consent to the transfer to a third party.

8. THE DEVELOPER'S RIGHT TO RESERVE NEW LOTS

- 8.1 Notwithstanding Section 7 above, the Developer shall have the right to reserve a 5% allocation of developable lots resulting from the subdivision.
- 8.2 The Developer shall develop lots retained within forty-eight (48) months from the date of registration of the legal survey **OR** substantial completion of the integral, abutting, and appurtenant public facilities including but not limited to road and frontage works, power, water service, sanitary sewer service, and drainage infrastructure. The latest completion of the two shall be used to commence the forty-eight (48) month period. Extensions to this timeline may be granted by the City, using section 46 of the *Land Administration By-law* as a guiding framework.
- 8.3 Should the Developer decide at any time that it does not wish to develop any lots reserved specifically for its own use or development or is unable to construct the improvements on those lots, such lots shall be released by the Developer from the foregoing reserve requirements and the lots shall be sold/transferred in accordance with the provisions of Section 7 of this Agreement.
- 8.4 With respect to any of the Developer's reserved lots, final decisions shall be made by the Developer, in its sole discretion, on whether to sell/transfer a vacant lot, develop a lot for the Developer's own use, or to develop a lot itself to sell/transfer to buyers, or to release reserved lots to eligible applicants pursuant to Section 7 above.

9. PRICING NEW LOTS

- 9.1 The Developer shall establish the prices for sale and transfer of the new lots to successful applicants under Section 7 prior to lots being advertised with pricing based on market value. The market values of advertised lots shall be determined by the Developer acting reasonably.
- 9.2 Despite Section 9.1, the Developer may price some or all lots intended for sale and transfer below market value at their sole discretion.
- 9.3 Despite Section 9.2, for any lot pricing discount deriving from Municipal, Territorial or Federal funding, the portion of discount made expendable from such funding must be distributed proportionally among those lots affected, unless the terms of an associated Contribution Agreement would prevent the Developer from doing so.
- 9.4 The Developer shall determine the prices for lots reserved to it pursuant to Section 8 above in its sole discretion based on its own requirements, including, without limitation, project financing requirements or to comply with any third-party funding agreements.

10. ESTABLISHING OFF-SITE LEVIES

- 10.1 The Developer shall identify the capital cost (estimated or actual) of off-site works required to support the development, as described in Section 56 of the *Land Administration By-law*.
- 10.2 In accordance with Sections 57 – 59 of the *Land Administration By-law*, the Developer shall propose to the City a methodology for assigning off-site levies on a per lot basis. Proposed levies per lot shall be considered and approved by the City prior to the lots being advertised. The City agrees to finalize the approved off-site levies pursuant to the *Land Administration By-law*. The Developer shall clearly identify in its advertising that the off-site levy applicable to a lot is a municipal cost to be paid by the successful applicant above the lot transfer price paid to the Developer and separate from any other fees or charges.
- 10.3 In the methodology described in Section 10.2 above, the Developer shall identify who paid (or will pay) the capital cost (the City or the Developer) and accordingly, whether the City will retain the levy to recover its capital costs, or whether the City will receive and pay the amount of the levy to the

Developer as reimbursement for capital costs paid on the City's behalf. Off-site levies collected for recovery of capital costs determined by the City following consideration and approval of the proposed levies per lot will be collected by the City and placed in a separate account to be used for the purpose for which the levy was intended, in accordance with Section 61 of the *Land Administration By-law*.

- 10.4 Notwithstanding the foregoing provisions of Section 10, off-site levies shall not be collected for the capital costs of new or expanded water or sewage infrastructure currently identified in the *Water and Sewer Development Charges By-law*.

11. SURRENDER AND DEDICATION OF PUBLIC LANDS

- 11.1 Municipal Lands not intended for lease and to be used for public roadways, utilities and utility locations, drainage systems, recreation areas or other areas of the Municipal Lands not suitable for building sites or private uses (the "Public Lands") shall be identified in the Plan of Survey to subdivide the Municipal Lands, or sketch plans, or engineering design studies or other site documents relating to the development of the Municipal Lands, as applicable. On the date of registration of the Plan of Survey to create the new lots, the Developer shall register Surrenders of the Lease Agreements described in Section 3 and register new equity leases for the new lots from the City, but without compensation for the Surrender of any of the Public Lands. The City agrees that Public Lands shall be dedicated for public use if required by, and in accordance with, the *Cities, Towns and Villages Act* or any other Act or City by-law.

12. TIMELINES FOR NEW LOT DEVELOPMENT & DISPOSAL

- 12.1 The Developer and the City agree to collaborate to meet the target timelines established in Schedule B for new lot development and disposal.
- 12.2 Neither City staff nor the Developer shall unreasonably delay any approval required for the performance of this agreement that is in the control of City staff or the Developer.

13. CLAUSE HEADINGS

- 13.1 All paragraph headings are for ease of reference only and shall not affect the construction or interpretation of this Agreement.

14. BINDING OF SUCCESSORS

- 14.1 This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors, administrators, licensees and assigns, and all requirements herein contained, assumed by, or imposed upon the Developer are deemed to be covenants which run with and bind the Site and every part thereof.

15. NOTICES

- 15.1 Any notice required to be given herein shall be in writing and shall be delivered personally or by prepaid registered mail. Any notice to the City shall be addressed:

Office of the Development Officer
City of Iqaluit
100-1085 Mivvik St
Iqaluit, NU X0A 3H0

Any notice to the Developer shall be addressed to:

Tom Fitzgerald Construction Inc.
2012 Akilliq Drive

Any notice sent by prepaid registered mail shall be deemed to be received five (5) business days after the date on which it was mailed.

16. APPLICABLE LAW

- 16.1 This Agreement shall be interpreted under and governed by the laws of Nunavut.

17. DISPUTE RESOLUTION

- 17.1 In the event that a dispute between the parties which cannot be settled by mutual agreement, then either Party shall have the right to give notice to the other Party requesting the appointment of a mediator (the "Project Mediator"). The Parties shall have thirty (30) days from the receipt of such notice to agree on a Project Mediator. If the Parties do not agree on the appointment of a Project Mediator, then either Party may request the President of the Law Society of Nunavut to appoint a Project Mediator, who, when so appointed, shall be deemed acceptable to the Parties and to have been appointed by them. In the event such Project Mediator is unavailable to mediate a particular dispute, then the President of the Law Society of Nunavut shall immediately be requested to appoint a suitable replacement.
- 17.2 The Parties shall submit their dispute in writing to the Project Mediator and afford to the Project Mediator access to all records, documents and information that the Project Mediator may request. The Parties shall meet with the Project Mediator at such reasonable times as the Project Mediator may require and shall, throughout the intervention of the Project Mediator, negotiate in good faith to resolve the dispute. All proceedings are agreed to be without prejudice, and the cost of the Project Mediator shall be shared equally between the Parties.
- 17.3 If the dispute cannot be resolved within fourteen (14) days after the Project Mediator has been requested to assist, or within such further period agreed to by the Parties, the Project Mediator shall terminate the negotiations, by giving notice to the Parties. However, the Project Mediator may, at any time during the mediation period, declare an impasse and terminate the negotiations by giving notice to the Parties. Upon the termination of negotiations by the Project Mediator, each Party shall have recourse to its rights and remedies in Applicable Law and equity.
- 17.4 Any dispute arising between the parties regarding any matter with respect to this Agreement that has not been resolved by mediation shall be submitted to binding arbitration. Unless otherwise agreed by the parties, such arbitration shall be carried out pursuant to the *Arbitration Act* of Nunavut. The arbitration shall, if possible and unless otherwise agreed by the parties, be held in Nunavut and the following provisions shall govern any arbitration thereunder:
- a) The reference to arbitration shall be to one arbitrator and appointment shall be by unanimous agreement by the City and the Developer;
 - b) If the City and the Developer are unable to agree on an arbitrator, the *Arbitration Act* shall apply as to the provisions for appointing a single arbitrator unless the parties otherwise agree; and
 - c) There shall not be an appeal from the award of the arbitrator in accordance with the provisions of the *Arbitration Act* and the decision shall be final and binding upon the parties and shall

not be the subject of appeal or review by way of judicial review except in the case of an alleged error of law or jurisdiction.

- 17.5 The arbitration award shall be final and binding on the parties to the arbitration and may be enforced in any court having jurisdiction over the party against which enforcement is sought.

18. WAIVER

- 18.1 The failure of either Party to require performance by the other Party of any obligation under this Agreement shall in no way affect its right thereafter to enforce such obligation, nor shall the waiver by a Party of the performance of any obligation hereunder be taken or be held to be a waiver of the performance of the same or any other obligation hereunder at any later time. The parties shall each specifically retain their respective rights at law to enforce this Agreement.

19. SEVERABILITY

- 19.1 The parties agree that all covenants and conditions contained in this Agreement shall be severable, and that should any covenant or condition be declared invalid or unenforceable by a court of competent jurisdiction, the remaining covenants and conditions and the remainder of the Agreement shall remain valid and shall not terminate thereby.

[signatures on next page]

IN WITNESS WHEREOF the parties hereto have hereunto affixed their corporate seals, attested under the hands of their signing officers duly authorized in that behalf.

DATED AT the City of Iqaluit this _____ day of _____ 2026.

SIGNED, SEALED AND DELIVERED

TOM FITZGERALD CONSTRUCTION INC.

Per.

Name:

Title:

Per.

Name:

Title:

DATED AT the City of Iqaluit this _____ day of _____ 20____

SIGNED, SEALED AND DELIVERED

THE MUNICIPAL CORPORATION
OF THE CITY OF IQALUIT

Per.

MAYOR

Solomon Awa

Per.

CHIEF ADMINISTRATIVE OFFICER

Steve England

SCHEDULE 'A' – SUBJECT LANDS

| Municipal Address | Lot | Block | Plan Number | Reference Figure |
|-------------------|-----|-------|-------------|-------------------|
| n/a | 23 | 215 | 4915 | Figure 1 - Area A |
| n/a | 3 | 249 | 4949 | Figure 2 - Area B |

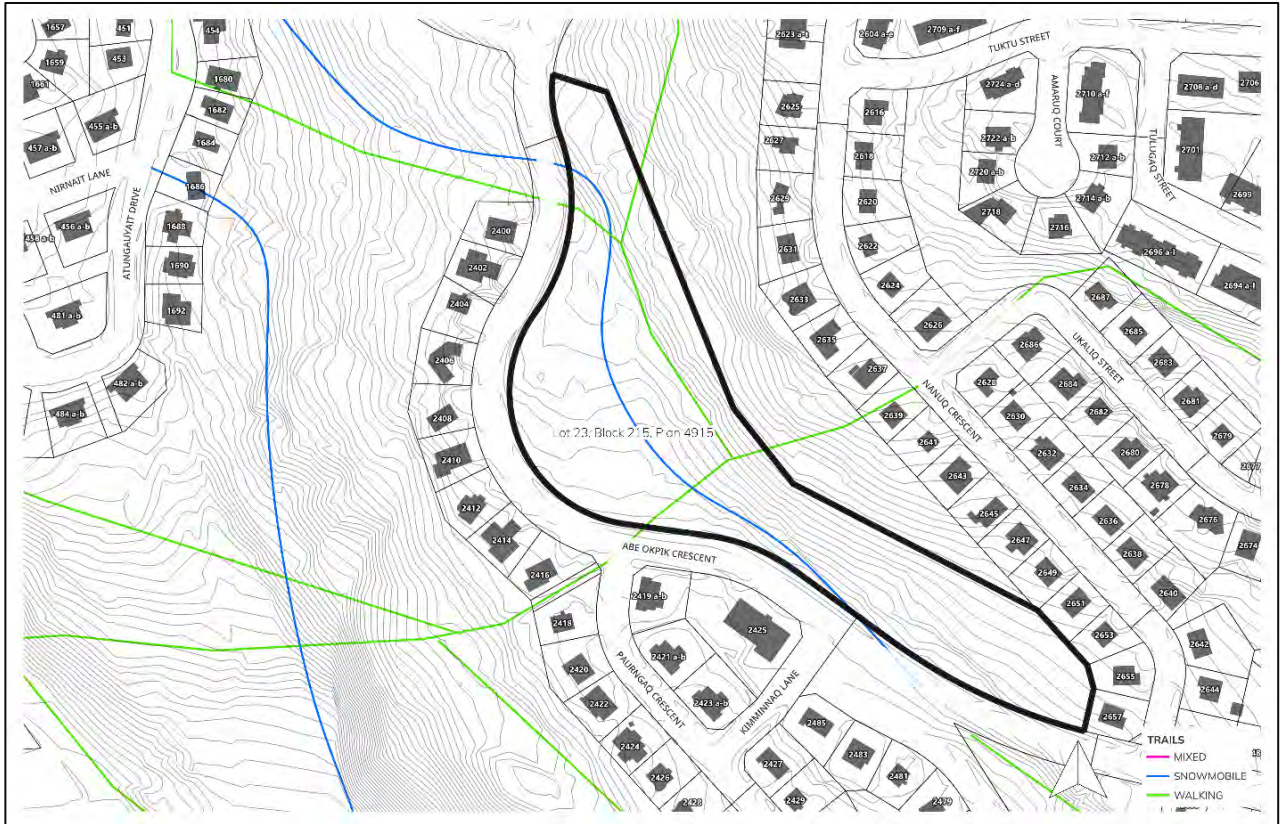


Figure 1 - Area A

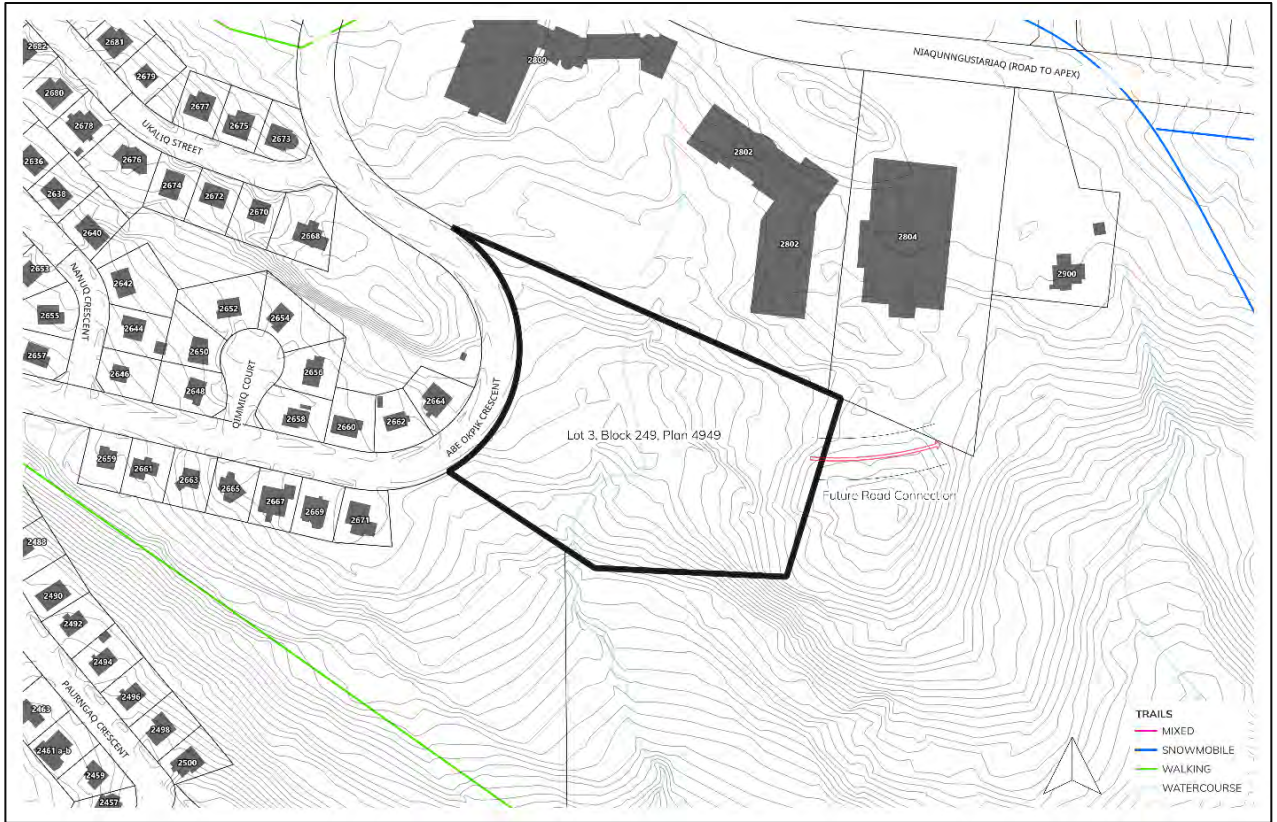


Figure 1 - Area B

SCHEDULE 'B' – LAND DEVELOPMENT APPROVALS PROCESS, RESPONSIBILITIES & TARGET TIMELINES

| # | Step | Responsibility | Notes | Timeline |
|---|--|---|---|--|
| 1 | General Plan & Zoning By-law Amendment | City | Complete | Completed – November 12, 2024 |
| 1 | Topographic Survey | City | Complete | Completed – November 14, 2024 |
| 1 | Legal Survey | City | Complete | Completed – January 9, 2025 |
| 1 | Request for Proposals | City | Complete | Completed – January 28, 2026 |
| 1 | Contract Award | City | Complete | Completed – June 26, 2026 |
| 2 | Land Disposal By-law | City | City to prepare the draft Land Disposal By-law and submit it to City Council for approval | Within 60 days of Contract Award |
| 2 | Land Disposal Agreement | City & Tom Fitzgerald Construction Inc. | City to prepare the draft Land Disposal Agreement, complete legal review and negotiations with the Developer, and obtain City Council approval. | Within 60 days of Contract Award |
| 2 | Execute Head Leases | City & Tom Fitzgerald Construction Inc. | Execute the Pre-Subdivision Head Leases following execution of the Land Disposal Agreement. | Immediately following execution of the Agreement |
| 3 | City Feedback on Proponent's Bid Package | City | City staff do an initial technical review of the Developer's draft plans or drawings to make sure they generally meet the City's requirements. | Following execution of the Land Disposal Agreement |

| | | | | |
|---|---|---|--|--------------------------------------|
| 3 | Detailed Engineering Design <ul style="list-style-type: none"> • Roads, drainage • Trails & snow fencing (as required) • Geotech study to support road and civil works | Tom Fitzgerald Construction Inc. | Prepare detailed engineering drawings in accordance with the approved concept and Municipal Design Standards. | |
| 3 | Survey Sketch Approval | City & Tom Fitzgerald Construction Inc. | Tom Fitzgerald Construction Inc. to submit the Plan of Survey application to create the new lots. City staff to review and obtain City Council approval. | |
| 4 | Land Development Agreement | City & Tom Fitzgerald Construction Inc. | Outlines all requirements for construction of on and off-site works | Prior to Development Permit issuance |
| 4 | Proposal Call / Lot Competition & Presale Agreements | Tom Fitzgerald Construction Inc. (with City Approval) | Advertise lots, administer the proposal call and conduct presales | Following Survey Sketch approval |
| 5 | Development Permit Approvals for Improvements | City & Tom Fitzgerald Construction Inc. | Obtain all required Development Permits for subdivision works and associated improvements. | |
| 5 | Construction of Subdivision and Legal Survey | Tom Fitzgerald Construction Inc. | As per approved Subdivision Plan, Detailed Engineering Design & Land Development Agreement | |
| 6 | Surrender of Head Leases | City & Tom Fitzgerald Construction Inc. | Surrender the Head Lease and register the new pre-paid equity leases created by the subdivision. | |
| 6 | Registration of Legal Survey | Tom Fitzgerald Construction Inc. | Register the approved Plan of Survey with the Nunavut Land Titles Office. | |
| 6 | Lot Leasing (i.e. Lease Transfers) & Lot Surrenders to City | City & Tom Fitzgerald Construction Inc. | Transfer pre-paid equity leases to successful purchasers in accordance with | |

| | | | | |
|---|--------------------------|----------------------------------|--|---|
| | | | the Land Disposal Agreement and City-approved proposal call. | |
| 6 | Residential Construction | Tom Fitzgerald Construction Inc. | Commence construction of dwelling units. | Target: 2027 construction season (subject to approvals) |

SCHEDULE 'C' – CITY COSTS

| Order | Process Requirement | Responsibility | Cost Type | Estimated Cost to City | Cost Recovery Options |
|--------------|----------------------------|-----------------------|---|-------------------------------|---|
| 1 | Block Land Survey | City | Admin Time Consulting Fees | \$40,000 | City Housing Accelerator Funding |
| 1 | Topographic Survey | City | Admin Time Consulting Fees | \$15,000 | City Housing Accelerator Funding |
| | | | TOTAL Costs with No Recovery Mechanism | \$0.00 | |

SCHEDULE 'D' – PRE-SUBDIVISION (HEAD) LEASE TEMPLATES



City Of Iqaluit

Lease
#XXXX
File # 4915-215-23

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 **Expansion of Tundra Ridge**, (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 23
Block 215
Plan 4915
Iqaluit, NU

(the “**land**”)

leases to **TOM FITZGERALD CONSTRUCTION INC.**, (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 Dollar (\$1.00) 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 Dollar (\$1.00) 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 it's respective successors and assigns, in whatever capacity.



Lease #XXXX

File # 4949-249-3

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 **Expansion of Tundra Ridge**, (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 3
Block 249
Plan 4949
Iqaluit, NU

(the “land”)

leases to **TOM FITZGERALD CONSTRUCTION INC.**, (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 Dollar (\$1.00) 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 Dollar (\$1.00) 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:
 - c. fails to complete construction of the **Subdivision** within the time required by Clause 9 of this lease; or

- d. fails to conform to local bylaws, construction standards, the **Agreement**, or regulations applicable to the construction of such improvements.

FUTURE ROAD

11. The Lessee shall preserve the future road connection identified by the City and shall ensure that the subdivision design does not obstruct or interfere with the future construction of that road connection by the City.

TRANSFER OF LEASE

12. 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

13. 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

14. 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

15. 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

16. 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

17. 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

18. 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

19. 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

20. 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

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

WAIVER

22. 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

23. 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

24. 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

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

Request for Decision

| | |
|---|---|
| Topic: Asset Disposal | Date: July 28, 2026 |
| <p>Proposal Summary:
 The City has a number of inactive, surplus, damaged, or no-longer-required vehicles, heavy equipment, trailers, tires, and miscellaneous operational assets located across several departments, including Landfill, Roads, Maintenance, EMS, Fire, Recreation, Garage, and Utilidor.</p> <p>While the listed assets no longer hold operational value for the City and do not meet current City service, reliability, safety, or operational standards, Administration recognizes that some items may retain residual value to private individuals, contractors, or organizations in the community who have the ability to repair, repurpose, transport, or salvage them. A sealed bid process allows the City to dispose of surplus assets transparently while providing an opportunity for others to recover value from equipment that is no longer suitable for municipal operations.</p> <p>Administration is recommending that these items be offered for public sale through a sealed bid process allowing the City to recover residual value where possible.</p> <hr/> | <p>Proposed By:
 Bill Williams
 Deputy CAO</p> <p>Presented to:
 City Council</p> |
| <p>Options:</p> <ul style="list-style-type: none"> - Option 1: Authorize sealed bid disposal of the listed surplus assets - Option 2: Direct Administration to use an alternate disposal method | |
| <p>Policy Implications:</p> <ul style="list-style-type: none"> - Enacted by By-law No. 404 PROPERTY PROCEDURES BY-LAW <ul style="list-style-type: none"> o For the disposal of personal property with an estimated value of more than Five Thousand (\$5000.00) dollars, Council authorization by resolution is required. o Where any item of Town property is to be disposed of, Council may instruct that: <ul style="list-style-type: none"> ▪ a) the property be sold by way of invitational tender, sealed tender or public auction; Where pursuant to paragraph 6. of this Schedule the property is to be sold by sealed tender, notice of the intended disposal of the item(s) shall be posted in at least prominent locations in the Town for at least two weeks before the closing of bids, and shall include: <ul style="list-style-type: none"> • a) a description of the item(s) to be disposed of, including make, model, serial number, year of manufacture and any special features; • b) at what times and dates and at what location(s) the item(s) may be viewed; • c) the place, date and time for submission of sealed bids; • d) notice that the condition of the item is "as is, where is", unless otherwise authorized; • e) notice regarding the required removal of any item(s), within a specified time; | |

- f) notice that Council may not necessarily accept the highest or any bid;
- g) notice that a bidder may bid on any or all the items offered for sale;
- h) notice that every sealed bid must contain a deposit of not less than 10% of the amount of the bid;
- i) notice that deposits and payments for items purchased must be by cash, certified cheque or money order, payable to the "Municipality of Iqaluit".

| Proposed Surplus Items for Sealed Bid Disposal | | | | | | | |
|--|---------|----------------|--------------------|----------------------------------|-------------------|--------|-------------|
| Unit # | Year | Make | Model | Description | VIN / Identifier | Weight | Department |
| N/A | N/A | Airburner | S-220 | Engine powered burn box | N/A | N/A | Landfill |
| 16 | 2002 | Caterpillar | 928G | Loader | 6XR02721 | 13,280 | Landfill |
| 52 | 1995 | Caterpillar | 426B | Backhoe | 6KL01505 | 8,500 | Roads |
| 3 | 2004 | Caterpillar | 950G | Loader | CAT0950GPAXX00981 | 10,000 | Roads |
| 84 | 2004 | Caterpillar | 950G | Loader | CAT0950GVAXX01019 | 10,000 | Landfill |
| 94 | 2010 | Caterpillar | 816F2 | Compactor | CAT0816FHBZB00298 | N/A | Landfill |
| 23 | 2000 | Ford | F250 V10 | Pickup truck | 1FTNW21S9YEE03442 | 3,992 | Maintenance |
| 29 | 2006 | Ford | E450 | Ambulance | 1FDXE45P96DA20726 | N/A | EMS |
| 15 | 2014 | John Deere | 318E | Skid steer | 6XR02721 | 2,361 | Landfill |
| N/A | Unknown | Michelin Tires | XHA2 | 23.5 R 25 loader tires, set of 4 | Includes rims | N/A | Roads |
| N/A | Unknown | Michelin Tires | XHA2 | 23.5 R 25 loader tires | No rims | N/A | Roads |
| N/A | Unknown | Michelin Tires | X Super Terrain AD | 23.5 R 25 loader tires, set of 4 | With rims | N/A | Roads |
| 13 | 2003 | New Holland | RG170 | Grader with scraper | 11M00456 | 15,000 | Roads |
| 136 | 1988 | Pierce | Superior | Pumper truck | 1P9CT02D2JA039579 | 11,340 | Fire |
| 31 | 2004 | Roadmaster | 3000 | Enclosed trailer | N/A | 3,182 | Recreation |
| 30 | 2004 | Roadmaster | 3000 | Enclosed trailer | N/A | 3,182 | Recreation |
| N/A | 2015 | Aftermarket | N/A | Cat loader rims x 8 | N/A | N/A | Roads |
| N/A | N/A | Motivation | Gantry Crane | 4,000 lb gantry crane | N/A | N/A | Garage |
| N/A | N/A | N/A | N/A | Dual axle dump trailer | N/A | N/A | Roads |

Benefits/Outcome:

- Disposes of surplus assets that no longer meet City operational standards or needs.
- Reduces inactive equipment stored at City sites while supporting a transparent sealed bid process.

Disadvantages/Challenges:

- The City will need to coordinate viewing, bid review, payment, and pickup.
- Purchasers may require towing, loading equipment, or specialized transport to remove items safely.

Strategic Plan: N/A

Costs:

No direct cost is associated with this request. Staff time will be required to advertise, coordinate viewings, review bids, collect payment, and arrange pickup.

Source of Funding:

N/A

Staff Recommendations/Comments:

Administration recommends that Council authorize Administration by motion to dispose of the listed

surplus City assets by sealed tender in accordance with By-law No. 404, the Property Procedures By-law;

And that Administration be directed to publicly post notice of the sale for a minimum of two weeks, including item descriptions, viewing details, bid submission requirements, deposit requirements, removal timelines, and sale terms;

And that all items be sold **as-is, where-is**, with the purchaser responsible for all removal and related costs, and with Council not bound to accept the highest or any bid.

CAO's Review/Comments/Initials:

S.E., CAO

COUNCIL CORRESPONDENCE – July 28, 2026

| | <u>Author</u> | <u>Message</u> | <u>Action</u> |
|-----|---|--|----------------------|
| (a) | Dr. Matthew Kwon, Family Physician – Qikiqtani General Hospital | Structured Exercise Program for Cancer Survivors – Request to Waive Recreation Facility Fees for Participants | Motion Requested |
| (b) | Jimmy Akavak, HTA Chairman; and Naulaq Inookie, Chairman of Qalugiaq Planning Committee – Amaruq Hunters and Trappers Association (HTA) | Qalugiaq Bowhead Whale Hunt – Sponsorship Request | Motion Requested |
| (c) | Mosha Cote, Manager, Research Liaison – Nunavut Research Institute (NRI) | Application: Mathieu Landriault from Observatoire de la politique et de la sécurité de l'Arctique, École Nationale d'Administration Publique. “The Future of Regional and Local Self-Determination in the North American Arctic” and is proposed to take place from July 7, 2026 to December 31, 2026. | Motion Requested |
| (d) | Mosha Cote, Manager, Research Liaison – Nunavut Research Institute (NRI) | Application: Dimitri della Faille, from the Department of Social Sciences, Université du Québec en Outaouais. The research is titled “Filipino Immigration to Iqaluit” and is proposed to take place from August 23, 2026 to December 24, 2026. | Motion Requested |
| (e) | Archaeology Department, Inuit Heritage Trust (IHT) | Application: Murielle Nagy, from Atlas Ocean Voyages. The “Canadian Arctic Explorer” Expedition on the vessel “World Navigator” is proposed to depart on September 21, 2026 from Kangerlussuaq, Greenland and arrive on October 8, 2026 in St. John’s, Newfoundland. | Motion Requested |
| (f) | Archaeology Department, Inuit Heritage Trust (IHT) | Application: Kristian Pedersen, from Silversea Cruises Voyages. The vessel “Silver Wind” is proposed to depart on August 30, 2026 from Nuuk, Greenland and arrive on September 14, 2026 in Iqaluit. | Motion Requested |

| | | | |
|-----|------------------------------|---|-------------|
| (g) | Administration and Mayor Awa | <u>Support Letters Issued Under Council Policy CNCL-26-001</u>
26-001: Victoria Perron – Funding Application to New Horizons – Community Bike Repair Workshops. Signed July 14, 2026. | Information |
|-----|------------------------------|---|-------------|



City of Iqaluit Correspondence Summary

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

Mathieu Landriault: Principal Investigator, Observatoire de la politique et de la sécurité de l'Arctique, École Nationale d'Administration Publique, Ottawa, ON.

Anna Soer: Research assistant, École Nationale d'Administration Publique, Kingston, ON.

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

Estimated timeline: 1-7 August 2026 in Iqaluit. 1 week.

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

Field of study: social sciences, governance and political science

Subject: The role of sub-national governments (including municipalities) in navigating a changing geopolitical context in the Arctic. How do sub-national governments position themselves and advocate for their rights and interests on security and circumpolar governance?

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

This project involves communities outside of Nunavut. The project extends to all three territories and their capitals – so Whitehorse and Yellowknife – as well as Nunavik and Nunatsiavut. Communication is ongoing with these communities to establish a research timeline that would fit their schedule and community needs.

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

The findings will be communicated in multiple ways: Firstly, the project seeks to organise a virtual workshop with interested community leaders where the results are communicated and where best practices can be shared across communities. Secondly, the project seeks to organise an in-person workshop to be held at a topical conference where the research results and the best practices of community experts will be shared to the wider Arctic community. Thirdly, the results will be shared through online platforms, such as social media, so that local community members also have access to the results.



City of Iqaluit Correspondence Summary

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

Dimitri della Faille (PhD Sociology) Departement of social sciences - Université du Québec en Outaouais (Gatineau, QC). The researcher is living in Ottawa, Ontario.

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

Depending on when I get the authorization from the Nunavut Research Institute, I would spend about ten (10) days anywhere between the end of August and Mid-December 2026.

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

This sociological research project examines the experiences of Filipino workers living and working in Iqaluit, Nunavut, in the Canadian Arctic, where their presence has grown significantly in recent years. It explores their migration trajectories, working conditions, and relationships with the local territory. The project adopts an exploratory approach to better understand the role these communities play in local economies.

The research will examine participants' working conditions, adaptation strategies, and everyday experiences in contexts characterized by geographic isolation, high living costs, and extreme climatic conditions. It will also explore how participants relate to the political, cultural, economic, and territorial dynamics that shape contemporary northern societies.

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

No, it does not.

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

The project will result in the publication of a graphic novel produced in collaboration with a well-known Filipino artist. The objective is to communicate sociological research findings through a format that is more engaging and accessible than traditional academic publications. The graphic novel will be self-published and distributed beyond academic audiences.

In addition to providing copies to participants living in Iqaluit, the researcher will contact organizations in Iqaluit and Nunavut that may wish to include the publication in their documentary collections. Complimentary copies will be provided free of charge. Also, the research is open to the idea of doing a book launch in Iqaluit if there is sufficient interest from the community.



City of Iqaluit Correspondence Summary

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

Murielle Nagy, Atlas Ocean Voyages / Mystic Cruises, who is a US Brand of Mystic Cruises based in Portugal, was hired by Atlas Ocean Voyages / Mystic Cruises to do undertake the archaeology lectures.

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

Cruise is to take place between September 26 to 28 2026, over the course of 2 days in NU waters.

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

Nagy will provide interpretation on various aspects of natural and cultural history and ensure the safety of archaeological sites visited near Iqaluit.

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

The expedition is also scheduled to visit Qikiqtarjuaq to clear customs

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

Inuit cultural expert Gwen Angulalik will assist the archaeologist during site visits. Originally from Cambridge Bay (Nunavut), Mrs. Angulalik is an Inuinnaqtun language specialist who started to work for Arctic cruises in 2006. She will also present lectures and recaps about Inuit culture and Nunavut.



City of Iqaluit Correspondence Summary

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

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Inuit cultural expert Gwen Angulalik will assist the archaeologist during site visits. Originally from Cambridge Bay (Nunavut), Mrs. Angulalik is an Inuinnaqtun language specialist who started to work for Arctic cruises in 2006. She will also present lectures and recaps about Inuit culture and Nunavut.



City of Iqaluit Correspondence Summary

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

Kristian L.R Pedersen, Silversea Cruises Voyages / Silver Wind, who is a Royal Caribbean Group

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

Cruise is to take place between August 30th to September 14th 2026. Will spend 1 week in Nunavut waters.

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

Pedersen will provide interpretation on various aspects of natural and cultural history and ensure the safety of archaeological sites visited near Iqaluit.

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

The expedition is also scheduled to visit Newfoundland and Labrador communities

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

Silversea continues to support Inuit participation by working with Inuit organizations, communities, and local guides, with one Inuit Beneficiary expected to be onboard during this voyage. The company also maintains a comprehensive COVID-19 management plan and will follow all applicable Government of Nunavut Public Health and Transport Canada guidance.

Silversea Cruises – *Silver Wind* Expedition, Nunavut (30 August – 14 September 2026)

Permit Holder: Kristian Pederson

Silversea Cruises is applying for a Class 1 Nunavut Archaeologist Permit for guided visits to archaeological sites during the *Silver Wind* expedition voyage in Nunavut from 30 August to 14 September 2026. The vessel carries up to 270 passengers, 212 crew, and 26 expedition staff. While the voyage includes multiple shore landings and Zodiac cruises, this permit applies only to visits at protected archaeological sites.

Proposed archaeological site visits:

- Blacklead Island (LfDg-2): 6 September 2026
- Williams Peninsula, Butterfly Bay (KfDc-6): 7 and 14 September 2026

Before each landing, passengers will receive mandatory briefings on environmental stewardship, visitor safety, cultural awareness, and archaeological site protection. Operations will follow the AECO Guidelines for Visitors to the Arctic, the Cruise Nunavut Codes of Conduct, and Silversea's internal procedures for visiting protected cultural sites.

To minimize impacts, expedition staff will inspect each site before landing, identify sensitive areas, and establish bear safety measures. Passengers will be brought ashore by Zodiac in small, guided groups, with approximately one staff member for every 10–15 passengers and no more than 25 passengers on a protected site at one time. Staff will monitor all visits, reinforce conservation practices, and inspect each site before departure. No archaeological materials will be collected or disturbed.

Silversea has extensive experience operating expedition cruises in the Canadian Arctic and conducting archaeological site visits under previous Nunavut permits. The expedition team includes specialists in archaeology, history, geology, Arctic environments, and oceanography. Voyage archaeologist Kristian Pederson has decades of Arctic experience through archaeological research, military service, and academic work.

Following the voyage, Silversea will submit a non-technical summary by 30 September 2026 and a final report by 31 March 2027 documenting site conditions, photographs, and any previously unrecorded archaeological resources, which will be reported to the Territorial Archaeologist.

Silversea continues to support Inuit participation by working with Inuit organizations, communities, and local guides, with one Inuit Beneficiary expected to be onboard during this voyage. The company also maintains a comprehensive COVID-19 management plan and will follow all applicable Government of Nunavut Public Health and Transport Canada guidance.



July 14th 2026

Re: Letter of Support – New Horizons Program Funding Application

To whom it may concern,

The City of Iqaluit is pleased to provide this letter in support of the funding application for the proposed Community Bike Repair and Youth Skills Development Initiative.

This initiative presents a valuable opportunity to promote youth engagement, active transportation, volunteerism, and intergenerational knowledge sharing within the community. By bringing experienced senior volunteers together with local youth, the project creates meaningful opportunities to develop practical bicycle maintenance and repair skills while fostering mentorship and community connections.

The City recognizes the project's potential to:

- Support youth skill development through practical, hands-on learning opportunities.
- Encourage healthy and sustainable transportation by increasing access to safe, well-maintained bicycles.
- Foster intergenerational collaboration by connecting skilled senior volunteers with local youth.
- Strengthen community engagement through inclusive programming that promotes volunteerism and active participation.
- Build local capacity by leaving equipment and resources within the community for future bicycle repair initiatives.

The City of Iqaluit supports the consideration of this funding application and recognizes the positive social, educational, and community benefits this initiative would provide to Iqaluit residents.

We appreciate your consideration of this application and encourage your support for this worthwhile project.

Respectfully,

Mayor Solomon Awa
City of Iqaluit

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