



**Minutes of the Regular Council Meeting
Hamlet of Cambridge Bay
Number # 017
Monday November 14th, 2016 @ 7:00pm**

Present	Staff
Mayor Ehaloak, Jeannie (Chair)	SAO Limousin, Marla
Deputy Mayor Ohokannoak	Economic Development MacEachern, Jim
Councillor Gillis, Sandi	Lands Development Officer Taylor, Kevin
Councillor Gross, Pamela	Council Officer Pigalak, Gailene
Councillor Wilcox, Wilfred	
Councillor Kaosoni, David	
	Members of the Public
Excused	Sgt. Lalonde
Councillor Mohammed, Wiz	Karen MacFarlane
Councillor Jancke, Sarah	
Councillor Mulhern, Christina	

Public Hearing for Community Plan and Zoning Bylaw opened at 7:08pm.

Motion

To close the Public hearing for the Community Plan and Zoning Bylaw.

Moved By: Councillor Gross

Seconded By: Councillor Gillis

CARRIED #-16-178

1. Call to Order

Mayor Ehaloak called meeting to order at 7:16pm.

2. Opening Prayer

None.

3. Adoption of Agenda

Motion

To adopt the Agenda of RCM #017 November 14th, 2016 with minor changes.

Moved By: Councillor Gross

Seconded By: Councillor Gillis

CARRIED #-16-179

4. Declaration of Interest

Councillor Gillis – Lands Committee Subsection C

Councillor Wilcox– Lands Committee Subsection C

5. Delegations and Petitions

a. Talia Maksagak – Recognition

Talia Maksagak was invited to council to recognize her achievements, unfortunately this was her second invitation and has been unable to attend. Her recognition award can be mailed to her.

b. RCMP Report – Sgt. Lalonde

Sgt. Lalonde gave the RCMP stats report for September and October. Lalonde stated that since the new regulations came in place in October for placing orders there has been a significant drop in calls for service, the new regulations have been working and now we can focus on other issues.

Sgt. Lalonde would like to start an initiative for sober drivers and designated drivers to encourage more as it is coming closer to the holidays.

Councillor Gross also commented that she is pleased to hear the new process is working. Mayor Ehloak commented that she is pleased to hear that the new process is working and congratulated Sgt. Lalonde for their work.

6. Adoption of Minutes of Council

a. RCM#016 October 24th, 2016 Minutes

Motion

To approve RCM#016 October 24th, 2016 Minutes with minor changes.

Moved By: Councillor Gillis

Seconded By: Councillor Kaosoni

CARRIED #-16-180

7. Business arising from the Minutes

Councillor Gillis would like the minutes of the 2 Special Meetings presented to Council; the first, the meeting with the staff of the Liquor Board regarding liquor permitting in the community and the other with Keith Peterson regarding a Beer and Wine Store Plebiscite.

8. Old Business

a. ICSP Review

Council requests a special meeting to discuss and prioritize items for the ICSP's. The meeting is scheduled for Tuesday November 15th, 2016 at noon hour.

9. Committee Reports

a. Lands Committee

Councillor Wilcox, chair of the Lands Committee gave the committee report and recommendation to council.

a. Re-survey of a Location

Re-survey of a particular location (east side of #59 Kalaak Street) to have a portion of the road eliminated and turned into a bigger lot and at the same time create 3 new equity lease lots in the results of it.

Motion

To approve the resurvey and the development of the new lot as presented and realign road to create 2 new additional lots for small affordable housing lots.

Moved By: Councillor Wilcox

Seconded By: Councillor Gillis

CARRIED #-16-181

b. Land Application – Arif Zaman –Block 63, Lot 25 Plan 4403 (#61 Nugak Road)

Chairman Wilcox wanted to table the application because he felt it did not have enough information. Discussion took place on the requirements for the Land Application and the Land Development Permit. Chairman Wilcox did not feel the \$300,000 construction amount was adequate for development.

The Committee suggested that the Application form be updated to include more information.

The Committee was advised that they will have another opportunity to review the Application for a Development Permit but at this time, the land use of a single family dwelling is a permitted land use of the residential zone.

Motion

To approve the land application for a single family residential on Block 63, Lot 25 by Arif Zaman.

Moved By: Councillor Wilcox

Seconded By: Councillor Kaosoni

CARRIED #-16-182

c. Kitnuna – Land Use Application

Requesting for an extension of temporary bunkhouse until next year 2017 – Northview Properties still under construction building three (3) twelve plexes (Kitnuna houses construction workers.)

Councillor Gillis asked the SAO if she would be in a Conflict of Interest.

SAO Limousin asked if she would gain any pecuniary interest in any decision that would be made.

Councillor Gillis said she did not believe she would.

Chairman Wilcox stated that the bunkhouse was taking away business from other legitimate businesses that had invested considerable dollars into constructing an approved facility. They can rent form legitimate businesses until the project is completed. We have extended twice already.

Councillor Gillis was concerned that the Fire Separations were not being adhered to and asked for a letter from the Fire Marshall's office and if it is OK we can reconsider the 1 year extension.

Councillor Mohammed reiterated past thoughts of Council about not wanting Cambridge bay to turn into a community of bunk houses.

Chairman Wilcox stated that we cannot keep extending permits and if we do what is

the use of having any deadline.

Councillor Mohammed asked the staff what their recommendation would be.

SAO Limousin responded that this application should be denied based on the policies in place and on already having given two extensions.

Chairman Wilcox suggested that the Municipality owed Kitnuna a favor because they moved the old buildings to the site for us.

SAO Limousin responded that there is no favor owing. As previously advised to this comment, an invitational Request for Tender was issued to 4 businesses in the community and Kitnuna was the successful bidder. It was a fair and transparent process.

Mohammed/Tologanak

A motion was made to deny a one year extension of the Land Use Permit to Kitnuna.

Councillor Gillis and Chairman Wilcox felt that they were in conflict of interest and did not vote.

Chairman Wilcox will refer the issue to the Council.

Two members of the Committee, Mohammed and Tologanak wanted to deny the extension since it has already been extended for several years and two members of Committee, Wilcox and Gillis felt they were in a Conflict of Interest. Chairman Wilcox referred the issue to Council for decision.

Motion

To deny an extension for a land use permit from Kitnuna for the bunkhouse.

Moved By: Councillor Gross

Seconded By: Councillor Kaosoni

CARRIED #-16-183

d. Search and Rescue Building

Would like the search and rescue building to be moved from existing location #18 Mitik Street to where the old R.C.M.P. building use to be (eastside of ELKS - #2 Kopannoak Street). S&R are requesting for the building with the understanding that a Search & Rescue society is to be created as discussed with Hamlet administration.

Mayor Ehloak congratulates the Search and Rescue team.

Motion

To relocate the Search and Rescue building to Lot 7, Block 6 and review the current lot to identify appropriate land uses.

Moved By: Councillor Wilcox

Seconded By: Councillor Kaosoni

CARRIED #-16-184

e. 12 Bay Garage

The Hamlet needs to identify a lot for a new 9-12 bay water/sewer/fire garage. Administration is determining the forced growth needs and working with CGS on accessing funding to construct. The site that is being recommended is the Community lot north of the Nunavut Arctic College residence. The location was selected because of the proximity to the Water fill station and that it will remain central to the community with the future expansion of the community in to the northwest.

Motion

To approval in principal the location of the 9-12 bay garage in the area north of Nunavut Arctic College and refer to Council for a more in depth conversation.

Moved By: Councillor Wilcox

Seconded By: Councillor Gross

CARRIED #-16-185

b. Municipal Works Committee

Jim MacEachern gave the report on behalf of Councillor Mohammed as he is on duty travel. A deficiency listed for the building was the access road to and from the building, there is one way in and out, and there should be another access road. Committee recommends a quarry perimeter and quantity survey.

Motion

To approve Quarry Perimeter and Quantity Survey for 2017.

Moved By: Deputy Mayor Ohokannoak

Seconded By: Councillor Gillis

CARRIED #-16-186

10. Management Reports

- a. Wellness Report – Janet Stafford - Tabled

11. Correspondence Requiring Action

- a. Election Dates – 2016 Municipal Election

December 2nd, 2016 1:00pm to 5:00pm – Mobile Poll

December 5th, 2016 12:00pm to 6:00pm – Advance Poll

December 12th, 2016 10:00am to 7:00pm – Election Day

Motion

To approve December 2nd, 2016 for Mobile Poll, December 5th, 2016 for Advance Poll and December 12th, 2016 for Election Day; for the upcoming Municipal Election.

Moved By: Councillor Wilcox

Seconded By: Councillor Gross

CARRIED #-16-187

12. Around the Table

a. Councillor Gross

- a. stated that we would need water and sewer services for large events, when there is no running water this causes them to shut down.

b. Deputy Mayor Ohokannoak - None

c. Councillor Gillis - None

d. Councillor Kaosoni

- a. Councillor Kaosoni had attended the Elders Committee meeting and they had requested there be Christmas games held on Christmas day, the 25th.

e. Councillor Wilcox

- a. Would like a schedule posted for the arena once the ice is in place. The guys are working on the ice and with the weather not cooperating maybe they

can get an air blower to go through the arena when they have the doors open to chill it down.

f. Mayor Ehaloak

- a. stated during her trip to Iqaluit her and Marla met with Minister Peterson regarding the Beer and Wine Store Plebiscite. Minister Peterson said that the Plebiscite could possibly be in April. We also spoke to Economic Development and Transportation about getting the bridge project back on track, getting a push out for the zodiacs to arrive at the shore and updated interpretive signage for the community.

13. New Business

a. Town Hall Meeting

SAO Limousin Limousin would like to hold a Community Meeting in the New Year to have the input of community members for upcoming plans. The concept is to involve the community in the future Vision for the community. We can do this by hosting a Town Hall to present the overall concept of Community Development and then have the attendees break out into one of the four pillars of our operation which include Wellness, Recreation, Economic Development and Tourism and Infrastructure and Municipal Services. At the end of the Town hall meeting we will have an idea about where the community wants to go.

b. 2017 Year of the Youth

SAO Limousin wanted to finalize the discussions about the Year of Youth for 2017 and requested Council pass a motion in this regard. An emphasis will be made on developing Leadership Skills, creating programs for youth by youth and finding the funding for projects that the youth want to do. Once Council has done this we can fan it out to other organizations to get on board.

Motion

To approve 2017 as the Year of the Youth and have the Municipality focus their efforts on youth leadership training, programs and projects for youth.

Moved By: Councillor Gillis

Seconded By: Deputy Mayor Ohokannoak

CARRIED #-16-188

c. Mayors' Youth Advisory Council - Terms of Reference

SAO Limousin presented a Draft of the "Mayors' Youth Advisory Council Terms of Reference". Council would like the age range changed from 10 to 25 with room for changes.

Motion

To approve Mayors' Youth Advisory Council Terms of Reference with the minor changes as stated.

Moved By: Councillor Kaosoni

Seconded By: Councillor Gillis

CARRIED #-16-189

d. Chase the Ace – Ikaluktutiak Elks #593

Chase the Ace

Elks submitted a letter requesting a 'Chase the Ace' lottery license. Prize pool would be as follows: 50% of ticket sales for that day will go towards the Ikaluktutiak Elks #593 Building Expansion Fund, 30% will be added to the Prize Pool, and 20% will be awarded to the winning ticket holder, you would have 15 minutes to show up to draw a card.

Councillor Gillis stated if the event is going to be held at the Elks building, you would need to be signed in by a member or be a member to get in. Councillor Gross stated that the facility is too small to hold this event; in Hay River they have a larger facility for this to happen.

Mayor Ehloak is concerned with the event taking fundraising initiatives from other groups, Friday is a bingo night and chase the ace at the same time. Councillor Wilcox stated that the Elks may consider holding in a different location and a portion of the funds to go to another non-profit group.

Councillor Wilcox suggested approving the Elks with the location being reconsidered and a portion of the profits to go to another group or cause, have the questions answered before issuing the license.

Councillor Gillis asked if there would need to be changes made to the lottery licensing bylaw for this event. SAO Limousin was approached by Margaret Taylor from the Lottery

Licensing department to determine if Council supports this as there is nothing in the Act that states it would not be permitted.

Motion

To approve Elks #593 a 'Chase the Ace' Lottery License upon agreement of an appropriate location and percentage of their profits be designated to a non-profit group or cause.

Moved By: Councillor Kaosoni

Seconded By: Councillor Gillis

CARRIED #-16-190

e. Community Plan and Zoning Bylaw – Comments from Public Hearing

There were no attendees from the public to make presentations at the Community Plan and Zoning Bylaw presentations. There have been posters posted throughout the community, notices on the Municipality of Cambridge Bay's Facebook page and on the Cambridge Bay News Facebook.

The only comments made at the Public Hearing were from Councillor Wilcox. Councillor Wilcox is also the Chairman of the Planning and lands Committee.

Councilor Gillis stated that she knows that the industrial land has been talked about in Planning Committee, the Municipality would like to convert these lots to another use. I think that the land leases are going to be affected because we are sitting on 30 year agreements, when the time is up do we surrender the land back to the Hamlet when our lease is up?

SAO Limousin stated that a standard lease for a residential use is for 30 years with a 30 year renewal, giving you a lease of 60 years. There are a few circumstances where a standard lease may not be renewed. For example, if your house burnt down and your lot was zoned residential. We would find a residential lot for you to build on. The original lot would revert to the current land use and zoning. In the case of an Industrial Zone the lease period is shorter. This process is called attrition, where we can make the desired land use happen and is common in the development of a place.

We would not just kick someone out. Since the north yard is the focus of this discussion it is an industrial area where all users are spreading out over their lots. We are not saying we need you out of here, we are asking what we can do to have

you move. There are two areas for industrial, one is for warehousing and the other is a laydown yard because of the demand. With such a limited supply of land left before development will start on the other side of the river, we believed this area to be an important area for residential potential and the area for the Multiplex. The industrial lands are the only type of land use that can be placed within the setback from the Sewage lagoon and the proposed Industrial area is within this setback.

Councillor Wilcox stated that you're trading one small little area that will be the new dog walking road and they are not going to want garbage there. I would come up with a new location then that, we have raised the issue of going up into that valley and this is going to have to move (the proposed Land Farm area shown in purple). We will find some way to give it away and it will block off our access to the north. We will have to drive up the sewage lagoon to go up to the hunting grounds; I don't think it is ready, the recommendations from the earlier public meeting are not implemented.

SAO Limousin stated that the access routes to the ice are shown on the other map from the community meeting and we can make the Land Farm dimension shorter to allow a route to the north. .

Councillor Wilcox asked about rerouting on the map for the access to the hunting grounds; this was not approved (land farm).

SAO stated that we have had the land farm land application go to Planning and Lands Committee and it also came to Council with the Lands Committee recommendations that were approved in principal pending approval of NIRB and the Water Board. There is a motion on file for this.

Councillor Wilcox stated that he didn't approve of the land farm.

SAO Limousin stated that there was approval from Council. SAO Limousin left the room to get the motion.

Councillor Wilcox stated that we haven't received a letter from NIRB for our recommendations yet, so how are they approved.

SAO Limousin stated that the land farm is to place the soil from the tank farm that is going to be taken down next year.

Councillor Wilcox stated that these are back room deals and you didn't say that to council.

SAO Limousin reread the motion:

Motion to approve Planning and Lands Committee recommendation

Whereas, The Hamlet Council has interest in remediating contaminated areas of our Municipality; and Whereas the project for soil remediation has been proposed by Kitnuna for our community,

Now therefore, be it resolved that the Hamlet Council supports the project in principal and are interested in soil remediation, but will reserve final approval pending the Environmental screening processes by NIRB and the Nunavut Water Board.

Councillor Wilcox stated they did not write that, and stated that the SAO wrote this motion later.

SAO Limousin stated that this was usual practice whereby Council gives the words and concepts they would like to see in the motion and it is fleshed out and written into a proper format. She states that in the future, all complete motions will be written out and approved and signed by the mover and the seconder at the Council meeting. She advised Councillor Wilcox that the motion is contained in the minutes of the meeting and the minutes require approval of Council. This is the second look at a motion. The Minutes were presented for approval at the next meeting and Council gave approval of the minutes at this meeting.

Councillor Wilcox stated that he didn't read the minutes, he must have missed it.

SAO Limousin states that the minutes are sent to council for approval before their next meeting to review and then approved at the meeting.

Councillor Gillis stated that we need industrial areas, if the two spots do not work then we would need to come up with alternate areas.

Councillor Wilcox reiterates that admin don't want to listen, we have suggested the metal dump area and asked them to look at alternatives for the land farm.

Councillor Gillis asks about the industrial land then, Councillor Wilcox stated this has only come up at the land meeting the other day and I don't know what you other Councillors

think but this is all new, Councillor Gillis stated that she has been hearing about this for years.

Councillor Wilcox stated that no one addressed the fact that we would need to fix the dump. Councillor Gillis asks if he is thinking of adding more roads to this area. Councillor Wilcox stated that this will be closer to the CHARS area and it will be like garbage dump with wrecked vehicle right beside their building.

Councillor Gross stated since we are talking about the land farm and the industrial area, are we able to switch the two, the industrial area near the metal dump. When you have a land farm you would be able to make it look nice by revegetation, you can make it look like it's not even there.

Councillor Wilcox stated that we have accepted a lot of money from the CHARS and to be putting the industrial area in the same area we should put up a visual barrier so that it isn't an eye sore, can we put a path and divert skidoos.

Councillor Gillis stated she likes Pam's idea about the land farm not being an eye sore, you can put some stipulations in there, we like the principal. The industrial area will look like a dump, can we have it over by the metal dump.

SAO Limousin stated that we have looked at the area by the metal dump for a land farm. There is not sufficient room to get 5 cells in there and a road but we could look at it again. The area is low and will require fill.

Councillor Wilcox stated that we should look at the area in between the metal dump and the seismic station for the soil remediation site.

SAO Limousin stated that the area is under conditional use, under the general industrial it has a different criteria and soil remediation would fall under this.

Councillor Wilcox stated that we would need a bylaw for the land farm so that they are not parking all their old junk around it; this would be a good spot for them to be in as it needs to be in cells.

SAO Limousin suggested that she would work with Kitnuna on the requirements and see if it would fit in this area. There are required distances between Land Farms and water

bodies, so the metal dump area Councillor Wilcox is thinking about may not be suitable. We will bring the discussion back to the Planning and Lands Committee.

Councillor Wilcox would like another industrial area by the waste dump considered.

Mayor Ehaloak would like the snowmobile trails marked.

14. By-Laws and Policies

a. By-Law #280 - Property Acquisition – First and Second Reading

Motion

To approve First Reading of Bylaw 280 Property Acquisition.

Moved By: Councillor Wilcox

Seconded By: Councillor Kaosoni

CARRIED #-16-191

Motion

To approve Second Reading of Bylaw 280 Property Acquisition.

Moved By: Councillor Gillis

Seconded By: Councillor Wilcox

CARRIED #-16-192

a. 9-12 Bay Garage

Earlier in the meeting there was discussion on the Community Plan and the Zoning Bylaw, and the site for the 9-12 bay garage was discussed. The location was selected because of the proximity to the Water Fill station and that with the direction of the expansion of the community, this location will always remain central and on a major road.

With forced growth as a result of the CHARS project, we need to look at getting more water and sewage vehicles and a better truck for firefighting if we are to maintain a high level of service for our community. However, our approach needs to be strategic because if we acquire the vehicles as we have requested from CHARS, we will need somewhere to house them. Although there is no commitment from CHARS for these vehicles, they have taken our request seriously. We have told them that we will need to know by the new year in order to get them designed, built and on the sealift. In the meantime, we need to

consider the garage for these vehicles. We have done some preliminary thinking about it in terms of occupancy and location but we need to spend more time moving towards the program for the building and the design construction. We have spoken to CG&S about this issue and they have advised that the garage space is still the responsibility of CG&S and we should get out request in.

Motion

To give administration the authority to start the process of developing the business case and the project for a 9- 12 bay garage compound.

Moved By: Councillor Wilcox

Seconded By: Deputy Mayor Ohokannoak

CARRIED #-16-193

15. In Camera

Nothing to discuss

16. Adjournment

Motion

To adjourn at 9:51pm.

Moved By: Councillor Gross

Seconded By: Councillor Wilcox

CARRIED #-16-194

	
Chair - Mayor Ehloak	SAO - Marla Limousin



