

MUNICIPAL LANDS REFERENDUM

DO YOU WANT YOUR MUNICIPAL COUNCIL TO SELL LAND OR LEASE LAND? THE CHOICE IS YOURS. A REFERENDUM IS BEING HELD IN YOUR COMMUNITY TO DECIDE THIS QUESTION.

THE NUNAVUT LAND CLAIMS AGREEMENT TRANSFERS LAND OWNERSHIP TO MUNICIPALITIES. ALL PUBLIC LANDS NOT BEING USED BY THE FEDERAL OR TERRITORIAL GOVERNMENTS ARE NOW OWNED BY YOUR MUNICIPALITY. HOW DO YOU WANT YOUR MUNICIPAL COUNCIL TO MANAGE THESE LANDS?

REGULAR POLL APRIL 10, 1995 10 A.M. TO 7 P. M.

ADVANCE POLL APRIL 3, 1995 10 A.M. TO 7 P. M.

SAMPLE BALLOT

DO YOU WANT (YOUR MUNICIPAL COUNCIL) TO BE ABLE TO SELL MUNICIPAL LANDS?

YES

NO

A "YES" VOTE MEANS YOUR MUNICIPAL COUNCIL CAN SELL LAND

A "NO" VOTE MEANS YOUR MUNICIPAL COUNCIL WILL LEASE LAND AND NOT SELL LAND

THE PEOPLE WHO COME OUT AND VOTE WILL DECIDE THE REFERENDUM. THE DECISION WILL BE MADE ON THE OPTION WHICH GETS THE MOST VOTES.

Land sales meeting March 29

Iqaluit councillors debate the merits of land sales

LISA GREGOIRE
Nunatsiaq News

IQALUIT—To sell or not to sell. That is the question.

On April 10, eligible municipal voters in all Nunavut communities will have to decide whether they want to allow their municipalities to sell land.

Right now, individuals and businesses may not buy building lots. They may only lease them from the territorial government. After July 9 this year, each municipality in Nunavut will gain ownership of lots within its boundaries.

This week and last, staff from the territorial department of municipal and community affairs have been travelling around Nunavut to explain what a Yes and a No vote will mean.

But even Carl McLean, senior lands officer with MACA, and the man who did most of the talking at a meeting with Iqaluit town councillors this week, said the promised information package and referendum promotion is a little late.

but we're hoping to get as much information out before the advance poll on April 3."

Yes or no?

The package comes in the form of a brown folder with the date of the vote on the front, the referendum question on the back, and has seven "fact sheets" inside in English and Inuktitut.

In those fact sheets are more than 50 of what the GNWT feels are typical questions that most people are likely to ask about land sales, land leases, and the implications of both.

McLean, MACA planning technician Alex Taylor, and the Town of Iqaluit's lands officer, Aloma MacCormack, went through all of those questions with the mayor and council in preparation for a full public meeting at the Navigator Inn on March 29.

Some of those questions are basic, such as why the referendum is being held and what are municipal lands. Others deal with the



Natsiq Kango: Iqaluit needs big public meetings

control over municipal land. The GNWT, which now administers control over municipal lands from Yellowknife, is devolving that responsibility to community councils.

Different views aired

The question is, should municipalities get permission to sell the lots that it owns, or should they continue to lease it.

Some Iqaluit councillors seemed to support land sales while others seemed to lean toward the status quo. Still others, like Bryan Hellwig, said people are getting too little information too late to make an



Mayor Joe Kunuk: undecided over vote

Natsiq Kango agreed there needs to be more publicity. She said there should be more than one public meeting in Iqaluit and that it should be held in a place that's big enough so that people from all over town may come.

"What about our elders?" she asked, her voice rising. "What about our young Inuit teenagers?"

McLean said he and other MACA staff are open to any suggestions and that it's really up to the Town to decide how many meetings it wants to hold and other ways of getting the community involved.

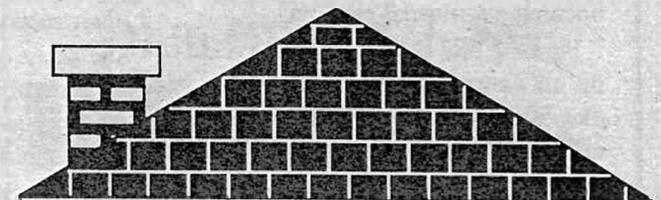
councillor, it was proper for him to be promoting one side over the other. McLean said elected officials can do as they please. He said his job is just to present both sides as fairly as possible.

Okpik said that he understands people are hesitant to allow land to be sold in Nunavut but Iqaluit is the only town in Nunavut, he said. It has to be progressive, he said, and has to move with the

times.

To read more about the land sales vote, Iqaluit residents may stop by the Town office or the MACA office in the Astro Hill complex to pick up information packages.

And all residents are encouraged to come out to the Navigator Inn on March 29 at 7 p.m. to ask questions and raise concerns with town councillors and MACA staff.



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Letters

Editorial unfair, says NTI

Jim Bell didn't sound like he was looking very hard for even a hint of fairness or balance in his editorial of March 31, entitled "NTI's Position Insulting" and his article in the same issue "Yes vote Gives Local Control" about Iqaluit town councilors' opinions on the municipal lands referendum. I did note that some people love to use words like "demeaning" and "insulting" when they want to get people on their side against representatives.

All you readers know that NTI's role is not to demean or insult Nunavut beneficiaries nor does NTI ever say or imply that "all non-Inuit are rich and greedy predators." Nor does NTI ever say or imply that "most Inuit are gullible and defenseless." Those are the words of your editor, Jim Bell, who unfortunately is the self-proclaimed spokesman for the Yes side.

I will say though, that we did say that non-Inuit have traditional knowledge of fee simple ownership of lands, and that they fight wars over lands. Most of them at least have some knowledge of investment on land lots. On the other hand, Inuit have traditionally maintained that

the land belongs to the people (the Inuit), and that they belong to the land.

These are very different and even opposing philosophical views. It is inevitable that municipal lands will have to be sold (perhaps by the time you print this letter). However whether the vote is a Yes or a No, I do know that fee simple ownership of land will have to be learned. This will take time and I cannot see people who are encouraging a Yes vote at this time holding back the opportunity to buy land as soon as the results are a "Yes."

I also want to say that I respect the individuals and business people who are campaigning for a Yes vote. Please though, don't start name-calling NTI or putting words in our mouths. You have merit and every right to campaign for a Yes vote, because if there was ever two sides to a referendum, this is one. I can assure you too that NTI will support its beneficiaries whichever way the vote is.

Jose A. Kusugak
President, Nunavut Tunngavik Inc.
P.S. Having been in Iqaluit less than a year, I am not eligible to vote.

MY LITTLE CORNER OF CANADA

Bits and Pieces

The first fish I ever caught from the Sylvia Grinnell River weighed about eight pounds. That was in the summer of 1972.

Since then, any fish I have hooked from the river have always been a pound or less. And they were few and far between. But last summer it was different. I was actually catching fish every time I went

fishing. And the last one was about five pounds. I saw one which Ainiak Korgak caught and it must have been twenty pounds. There is a good reason for the increase in the number of fish and their size. It is because of the conservation measures which have been in effect for the past few years. They may be bothersome to a few people but they worked. It was nice to see more and bigger fish. Keep the conservation measures so Joanasi Pudluq (my grandson) will be catching ten pound fish a few years from now.

Speaking of fish, there are plenty of lakes with fish not far from Iqaluit. It



John Amagoalik

John

wouldn't take very long for a dirt road to be built to some of them. It would help tourism and take the pressure off the Sylvia Grinnell. Who is the minister of highways these days?

Jeremy Roenick got hurt last week and is gone for the rest of the season. I guarantee the Chicago Black Hawks will not win the Stanley Cup this year.

There has been a lot of discussion of bad news in *Nunatsiq News* in recent weeks. People should remember that newspapers don't make the news, they just report them. I recently read that students going to Inuksuk High are working harder and are starting to do much better in their school work. Best news I've heard in a while.

Only comment I have about the recent referendum on the sale or no sale of municipal lands is that it should have taken place next year or the year after. Also the 20 year waiting period is too long.

Nunavut Municipal Lands
Referendum

April 10, 1995

Attention Nunavut Residents
Temporarily Living Outside
of Nunavut

If you are a permanent resident of a Nunavut community, but are temporarily living outside of Nunavut, you may be eligible to vote in the Nunavut Municipal Lands Referendum, to be held in your home community on April 10, 1995.

You do not need to be in your home community on April 10 to vote.

You may cast your vote by "proxy" in this referendum, by obtaining a Proxy Voter Application Form. This will enable someone in your home community to cast your vote on your behalf on April 10th.

Information kits on the Nunavut Municipal Lands Referendum and Proxy Voter Application Forms are available at the Public Counter, 5th Floor, Northwest Tower (on Franklin Street, Yellowknife - across from the Royal Bank).

For further information, you may also call:

April Taylor
Department of Municipal and
Community Affairs
Government of the Northwest
Territories
Phone (403)873-7585
Fax (403)920-6343



Northwest
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NEWS

Briefs

Sudden death

An Inuvik man flying to Yellowknife last week suffered an apparent heart attack and died during the flight. Terrence McKay had lived in Inuvik for 20 years where he worked as a bush pilot. He was 64.

Food mail

Ottawa will spend an additional \$4 million this year on the food mail program, which ensures perishable goods reach off-road communities. The \$13-million program, however, is under review in light of federal restraint policies. Although Northern leaders have lobbied to preserve the service, federal officials say changes are possible.

Referendum day

Nunavut voters head to the polls today to decide whether local governments will be allowed to sell land in their communities. Each community is holding an individual plebiscite. Simple majorities will decide the issue. The vote is required under the Nunavut land claim.

More information needed on sale of land

by **Ronna Bremer**
Northern News Services

More information and public education is needed before April 10, when Keewatin voters will head to the polls to vote on whether or not municipal land should be sold, said several municipal leaders in the region.

"Public education is needed if the decision is to be made April 10. That's really close," said Rankin Inlet councillor Lavinia Brown at a recent hamlet council meeting.

"I think we are a little too late. It's only a month away."

She said people don't really understand what they are being asked to vote on.

Baker Lake Mayor David Tagoona echoes Brown's comments. About 20 people attended a public meeting last week in Baker.

Tagoona said that in the next week, the hamlet will cir-

culate more information to voters.

"We have a very short time before the vote," he said.

Several private homeowners at the meeting said that they would rather purchase their lots than pay leases.

But the hamlet has yet to take a position on the referendum. Tagoona said they will take their lead from the community.

Rankin Inlet's deputy mayor Joe Karetak, who is taking a two-month leave of absence, said council shouldn't publicly oppose or support the vote. He said council must ensure that residents know what they are voting on.

Voters need to look closely at the consequences of the vote. A no vote would mean that Nunavut residents wouldn't have an option to buy land for at least 20 years. The land would continue to be

leased through the hamlet.

A yes vote would mean that the hamlet would have the options of either selling land or continuing to lease it to residents.

"We don't have to start selling land right away if we say yes," Karetak said.

Whale Cove hamlet council has basically taken the same position as the two larger hamlets. The council wants to ensure that residents have enough information to make an informed choice.

While councils are leaning toward not taking a position on the referendum, several Inuit groups, including Nunavut Tunngavik Incorporated (NTI) and the Kivalliq Inuit Association (KIA), are encouraging voters to say no to the sale of land.

KIA president Paul Kaludjak said that not enough Inuit can afford to buy land at

this time. He thinks that in 20 years they will be in a better position to do so.

"I don't want to see our beneficiaries lose out to big corporations," Kaludjak said.

NTI leaders said that if the land is sold now, when many Inuit can't afford it, they will lose control of the land.

Karetak also said he thinks safeguards could alleviate many concerns. One such safeguard would be to implement a bylaw preventing the sale of land for a set period of time after the vote, perhaps five or ten years. If a hamlet were to vote yes, control of the sale of land would still be in the hands of the municipality.

Hamlets across Nunavut will hold individual votes to determine if their municipality will sell land. Some parcels of land, such as lots where government buildings are situated, are excluded from the sale.

KIVALLIQ NEWS - MARCH 22

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Northwest
Territories Municipal and Community Affairs

April 12, 1995.

MANAGEMENT COMMITTEE
NUNAVUT MUNICIPAL LANDS REFERENDUM
LAZARUS ARREAK
MIKE O'ROURKE
SUE ENGE

Results - Nunavut Municipal Lands Referendum

Attached is a spreadsheet detailing the results of the Nunavut Municipal Lands Referendum.

The voter turnout was sufficient to give community councils a clear indication that community residents do not wish to see the sale of municipal lands at this time. I believe that the Management Committee succeeded in its goal of providing a balanced package of information to assist voters in making an informed decision.

I would like to thank members of the Management Committee for your work on this project and your efforts in bringing the referendum to a successful conclusion.

Brian Render
Director
Community Planning and Lands

Attachment



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**NUNAVUT MUNICIPAL LANDS REFERENDA
SUMMARY OF RESULTS**

COMMUNITY	YES	NO	ELIGIBLE VOTERS	VOTES CAST	SPOILED BALLOTS	% TURNOUT
ARCTIC BAY	11	142	264	154	1	58
ARVIAT	27	260	693	287	0	41
BAKER LAKE	18	333	741	351	0	47
BROUGHTON ISLAND	20	129	259	156	7	60
CAMBRIDGE BAY	38	153	581	191	0	33
CAPE DORSET	48	160	516	208	0	40
CHESTERFIELD INLET	21	59	168	80	0	48
CLYDE RIVER	24	155	298	180	1	60
COPPERMINE	36	168	618	204	0	33
CORAL HARBOUR	9	130	314	142	3	45
GJOA HAVEN	30	208	401	238	0	59
GRISE FIORD	6	31	65	37	0	56
HALL BEACH	6	154	259	160	0	62
IGLOOLIK	21	298	538	330	11	61
IQALUIT	269	310	1831	582	3	32
LAKE HARBOUR	16	76	197	92	0	47
PANGNIRTUNG	20	272	624	295	3	47
PELLY BAY	4	113	226	117	0	52
POND INLET	18	265	498	284	1	57
RANKIN INLET	126	309	879	436	12	50
REPULSE BAY	5	90	242	95	0	39
RESOLUTE BAY	7	37	106	44	0	42
SANIKILUAQ	20	149	310	169	0	55
TALOYOAK	7	142	309	149	0	48
WHALE COVE	16	39	120	55	0	45

NTI Believes You Should Vote **NO** To Land Sales Because:

- many Inuit can't afford to buy houses or lots right now. Investors and developers can. By voting NO, Inuit have another 20 years to improve their financial position so they have a fairer shot at buying land.
-

NGILOTTI, HAMILATKOT
NAGIHIMMAAKNIAKTAIT
'OLI OKJONI 20-NI. TAHAM-
OGO POIGOK-
'OK.

- this is the first time your municipal council has had the responsibility to own and manage lands. A NO vote would give it 20 years to become more efficient at managing municipal lands on your behalf.
-

AYOKAAGATA TOKLIA
'OOK

- construction required for the new Government of Nunavut will begin soon in different communities. If you vote yes, your council can sell existing lots at market value, meaning to the highest bidder. Most Inuit can't compete under those conditions right now.
-

- a yes vote will likely see council try to fetch the highest price for lots it sells in order to fund the land development it's responsible for now.
-

- with a continued "lease only" policy, council can protect local people through residency requirements or similar restrictions. Once council has sold that land, anyone who has the money can then buy the property.
-

YES" OR "NO" – A SUMMARY

WHAT HAPPENS IF I VOTE "YES" OR "NO"?

ISSUE	VOTING "NO"	VOTING "YES"
LAND DOCUMENTS	Residents can lease community lots. A lease is a contract to occupy a lot for a length of time. Voting No means to continue with the present practice of residents leasing lots.	Council could allow residents to have leases or land sales for community lots. A land sale agreement is used to purchase the right to own the lot on a permanent basis.
CHANGING OUR MINDS	The lease—only restrictions will last for at least 20 years. At that time, another referendum could be held.	The Council has the authority to choose whether lands should be leased or sold. This authority cannot be reversed.
PUBLIC HOUSING UNITS	No change for occupants of public housing units. The referendum is concerning lots where residents own their buildings and have a land lease.	No change for occupants of public housing units. The referendum is concerning lots where occupants own their own buildings and wish to lease or buy their lot.
EXISTING LOTS	Existing leases continue with the same terms and conditions. The municipality will own all the municipal lands and will be the landlord for the leases.	The municipality will own all the municipal lands but will have no choice of passing on ownership of the lots to the occupants, if the occupant agrees to buy the lot.
TERM OF OCCUPANCY	Occupants can stay on the lot until the lease ends. Leases can be up to 99 years. Leases are renewed unless the community has an urgent need for a lot.	Same as in Voting No, if Council chooses to lease lots. If Council allows sales, then there is no limit on how long the occupant can stay on the lot.
TRANSFER OF LOTS	Leases can be transferred to another person, but only with the consent of the landlord (the municipality). This consent cannot be unreasonably withheld.	Same as in voting No, if Council chooses to lease some lots. If sales allowed, then the lot owner has the final say in who can purchase his/her lot (no permission is needed from the municipality).
LOT PRICES	The municipality will own all municipal lots and the Council will set the lot price. Annual lease fees (rent) will be no more than 10% of the lot price. Lot prices will be based on the cost to develop the lot.	Council will set the lot price for all municipal lots, and this is usually based on the cost to develop a lot. A Council could choose to allow past lease payments to be credit towards the purchase price of the lot.

PAYING FOR LOTS

The Council will charge an annual lease rental. This could be collected in monthly, quarterly or annual payments.

The Council could enter into financing arrangements (lease-to-purchase or sale agreements) to allow for payments over a period of time (such as 5 or 10 years). This could be collected monthly, quarterly or annually. A purchaser could also borrow the money from a bank (obtaining a mortgage).

LAND REVENUE

All lease revenue is collected by the municipality and put into a fund for constructing new lots.

All lease and sale revenue is placed by the municipality into the fund to be used for developing new lots.

MUNICIPAL CONTROL OVER LOTS

The municipality will be the landlord for all leaseholders and the leases can be used to impose terms and conditions on occupancy of the lot. This is needed if the Council does not have a local zoning by-law.

If there is no local zoning by-law, the Council will have no control over development on privately-owned lots. If there is a zoning by-law, then the Council can control development on private lots, but not the question of who occupies the lot and how long the occupant stays.

NEW LOTS

The Council owns all municipal lands and will decide when and where new lots are developed. The GNWT will assist in providing funds to develop new lots.

Same as in voting No. However, if sales are allowed, the Council would have the option to let a private company build the new lots.

EXISTING LEASES

Existing leases continue under the same terms and conditions, with the municipality as landlord. No land sales are allowed for at least 20 years.

Existing leases continue as in Voting No. Leaseholders may be able to purchase their lot, if they desire and if Council allows this option. Councils cannot force leaseholders to buy their lots. However Council could choose to sell new lots.

LAND SPECULATION

All leases will have a requirement that the lot must be built on within 2 years or the lease is cancelled.

All lots must also be developed within 2 years before a sale of land can be finalized.