

**CITY OF IQALUIT  
CITY COUNCIL MEETING #13  
June 23, 2015 at 6:00 PM  
COUNCIL CHAMBER**

**PRESENT FROM COUNCIL**

Mayor Mary Wilman  
Deputy Mayor Romeyn Stevenson  
Councillor Noah Papatsie  
Councillor Terry Dobbin  
Councillor Stephen Mansell  
Councillor Kenneth Bell  
Councillor Simon Nattaq

**ABSENT**

Councillor Joanasie Akumalik

**PRESENT FROM ADMINISTRATION**

Muhamud Hassan, Chief Administrative Officer  
Tracy Cooke, City Clerk  
Matthew Hamp, Director, Public Works  
Melodie Simard, Director, Planning and Development  
Paul Clow, Project Officer  
Victoria Embree, Executive Assistant  
Jeanie Eeseemailee, Senior Interpreter/Translator

**PRAYER**

Councillor Nattaq opened the meeting with a prayer at 6:10pm.

**SWEARING IN**

None

**ADOPTION OF AGENDA**

**Motion #15-155**

Moved by: Deputy Mayor Stevenson  
Seconded by: Councillor Nattaq

That the agenda be adopted as amended:

Change agenda order to reflect No. 9 New Business to be conducted before No. 7 Readings of By-laws

Delete: (1) Swearing In

Add: 10(a) – Verbal Report from Public Safety

**For – Papatsie, Dobbin, Nattaq, Stevenson, Mansell  
Against - Bell  
DEFEATED**

**Motion #15-156**

Moved by: Deputy Mayor Stevenson  
Seconded by: Councillor Bell

That the agenda be adopted as presented.

**Unanimously Carried**

**1. MINUTES**

- a) Special City Council Meeting Minutes #16 – June 30, 2014

**Motion #15-157**

Moved by: Deputy Mayor Stevenson  
Seconded by: Councillor Bell

That Special City Council Meeting Minutes No. 16 dated June 30, 2014 are approved.

**Unanimously Carried**

- b) Special City Council Meeting Minutes #19 – August 1, 2014

**Motion #15-158**

Moved by: Deputy Mayor Stevenson  
Seconded by: Councillor Dobbin

That Special City Council Meeting Minutes No. 19 dated August 1, 2014 are approved.

**Unanimously Carried**

- c) Finance Committee of the Whole Meeting Minutes #05 –  
August 18, 2014

**Motion #15-159**

Moved by: Deputy Mayor Stevenson  
Seconded by: Councillor Papatsie

That Finance Committee of the Whole Meeting Minutes No. 05 dated August 18, 2014 are approved.

**Unanimously Carried**

- d) Finance Committee of the Whole Meeting Minutes #06 –  
September 17, 2014

**Motion #15-160**

Moved by: Deputy Mayor Stevenson  
Seconded by: Councillor Bell

That Finance Committee of the Whole Meeting Minutes #06 dated September 17, 2014 are approved.

**Unanimously Carried**

**2. DECLARATION OF INTEREST**

Councillor Bell declared a conflict with items 3(a) and 9(b).

Mayor Wilman declared a conflict with items 3(a) and 9(b).

**3. DELEGATIONS**

Mayor Wilman and Councillor Bell excused themselves from the Chamber.

- a) Nunavut Brewing Company Limited  
Sheldon Nimchuk and Cody Dean

Mr. Cody Dean thanked Council for giving him and Mr. Sheldon Nimchuk the opportunity to present. Representing a group of local investors, with a combined residency in Nunavut of nearly 170 years, including the pre-division of the Northwest Territories, they are pleased to provide Council with preliminary background on their vision to create Nunavut's first manufacturing facility that would see production of locally brewed craft beer products, in the territory's capital City. Part of the approval process is to appear before Council to hopefully receive their support in the creation of the brewery.

Mr. Nimchuk stated that recognizing the national and international trends in local craft breweries, the investors were inspired by the success of the Yukon Brewery located in Whitehorse. This inspiration was in recognition of both the market share achieved and the quality of the product from an Arctic Craft Brewery, since its inception in 1997.

Their inspiration was further enhanced by the local employment created, their dedication to community charitable efforts, as well as the pride demonstrated by Yukoner's in having their own locally produced and award winning craft beer, as an alternative to multi-national imported products.

Mr. Nimchuk stated that the creation of this brewery would present a number of economic benefits:

#### Local Employment

- Capital Investment – two to three million dollars
- Six to ten full and part time positions

#### Increased taxation base

- Property Taxes
- Nunavut Corporate Taxes
- Government of Canada Corporate Taxes
- Employee and Payroll Taxes

#### Support Services and Associated Economic Benefits

- Construction and Design Services
- Financial, Legal and Insurance Services o Operations and Maintenance Services Utility Services
- Municipal Services
- Advertising (radio, newspaper & social media)
- Retail Supplies
- Accommodation (Rental or Home Ownership)
- Vehicle Maintenance Services

Mr. Nimchuk stated that they have acknowledged regulatory processes to be respected prior to the creation of the brewery and identified the following considerations for the Nunavut Brewing Company Limited business plan:

- Focus on recycling of bottled products (no cans being imported)
- Additional Production of bottled Water and Healthy Drinks
- Incorporate local berry flavors
- Utilize Arctic Water
- Brew Master and Business Management Training
- New Employment Creation through Primary Industry
- Aligns with recent City Economic Development Plan

- Charitable Sponsorship
- Longer-term Export Opportunities
- Tours and Responsible Consumption Awareness Programs
- An alternative to expiry dated products in local market
- Weekly / Monthly Production Cycles
- Tourism Promotion
- Enhanced Security Features

**Regulatory Requirements:**

- Consistent with Nunavut Legislation
- Distribution controlled by the Government of Nunavut
- Nunavut Liquor Licensing Board Application Process
- City of Iqaluit Support
- Zoning and By-Law Adherence
- Workers Safety & Compensation Commission
- Department of Health
- Authorities having Jurisdiction

Mr. Nimchuk thanked Council for their time and permitting them to introduce their vision for creating a craft brewery, in the City. They appreciate the perception that some citizens may have in believing that a craft-brewery may increase consumption; however, they wish to stress that the opportunity to create Nunavut's first craft-brewery would simply replace a portion of the imported products, ensure freshness and reduce the burden on the landfill through their focus on recycling as a key component of the business plan and corporate sustainability efforts.

Councillor Mansell stated that he lived in Whitehorse for a short period of time and believed that the brewery did bring a sense of pride to the community and that it had provided a number of positive benefits. He noted that there is a big difference between the two communities, Whitehorse and Iqaluit, but understood their point of view and their vision for the creation of a craft-brewery. He asked if the purchase of products would be regulated by the same rules as purchasing products from the Liquor Commission.

Mr. Nimchuk explained that it is their understanding that the provisions of the Liquor Act could provide for both considerations. Their early anticipation is that the business would be required to channel the product that is produced in Iqaluit through the Liquor Commission to the local establishments. However, the opportunity to work with the legislation and provide a retail opportunity at the brewery could be considered. They have not expanded much on this matter yet as they are in the preliminary stages of the business creation. They are reviewing the business case and plan and are prepared to make the necessary investment to create the business but further details remain to be reviewed and identified.

Councillor Dobbin expressed his support for the creation of a craft-brewery and believed that this would be very beneficial to the territory. He asked if the business would be supporting local sports groups and other organizations.

Mr. Nimchuk confirmed that the business would be supporting local initiatives and organizations. They do not believe that the creation of the craft-brewery would increase consumption but rather replace certain imported products that are currently being sold in Iqaluit. The company would provide sponsorships and support organizations as best as they can, such as the City of Whitehorse.

Councillor Nattaq noted that there are a number of bootleggers in Iqaluit and hopes that the creation of a craft-brewery will help decrease or perhaps eliminate the bootlegging activity in Iqaluit.

Mr. Dean agreed with Councillor Nattaq and stated that it is their hope that this business will help decrease bootlegging activity as well. He stated that they are very excited to create a local product in Iqaluit and in the territory and hope to one day, export this product to share it with the country.

Councillor Papatsie asked if the products will be sold locally in retail stores and asked if the approval process for the craft-brewery will be the same as the one for the opening of a local beer and wine store that the Government of Nunavut is currently considering. He agreed with Councillor Nattaq's statement and that there is a significant amount of bootlegging activity in Iqaluit and hopes that this will be decreased or permanently eliminated these activities. He believed that the craft-brewery would also require a building and asked for clarification on the location of the brewery.

Mr. Dean explained that their goal is to simply replace a product that was supplied from the south by producing a local product, unique to Iqaluit and Nunavut. This product will be served in the same locations as alcohol is currently served in Iqaluit and in the territory. They hope to export the product in the future as this would be a wonderful opportunity for Iqaluit and the territory itself. They are not currently focused on the exporting of the product but rather on the start-up of the business itself.

Mr. Nimchuk stated that there are a couple of parcels of land available that may already be zoned appropriately for the business but this is an ongoing matter. The regulatory requirements must first be met and details of the business must be finalized before a building can be developed. Council will receive an update in the future once the process has progressed further.

Deputy Mayor Stevenson believed that the number of manufacturers in Iqaluit was minimal, mostly due to the cost of shipment to produce products. He asked if this has been taken into consideration and if supplies required for the craft-brewery would be shipped to Iqaluit or sourced from Iqaluit.

Mr. Nimchuk believed that one of the highest cost products being shipped to Iqaluit is water. They would like to use the arctic water rather than ordering water from the south. Supplies needed that can be acquired in Iqaluit would be, and those not available here would need to be ordered and shipped to Iqaluit. They would like to make the product as unique and original as possible, using supplies and resources from Iqaluit and the territory.

#### **4. AWARDS AND RECOGNITIONS**

Mayor Wilman and Councillor Bell returned to the Chamber.

Mayor Wilman presented a Certificate of Recognition to Don Kunuk in appreciation for his 23 years of service with the City of Iqaluit.

Mayor Wilman presented a Certificate of Appreciation to Bishop Paul Idlout for care and consideration in taking part in community clean-up initiatives, and for promoting positive citizenship.

#### **5. STATEMENTS**

Councillor Nattaq thanked Mr. Idlout for his service to the community. He stated that many elders are very dedicated to Iqaluit and provide their service to the community and its resident simply because they enjoy it. He believed that the clean-up done by Mr. Idlout was very hard work and indicated his commitment to the cleanliness of the community.

He acknowledged the passing of Councillor Akumalik's daughter and sent the family his condolences.

Councillor Bell noted that the Canada Mortgage Housing Corporation closed their office in Iqaluit in April 2015 and hopes that Council will send their executive a letter requesting clarification as to why it was closed. The housing market in Iqaluit is booming and the social housing market is lacking, both of which are promoted by the Canada Mortgage Housing Corporation. He would like a discussion item added to the next Council agenda regarding the recent travel to the Federation of Canadian Municipalities conference; he would like clarification on what authority the travel was booked and what authority one of the Council members was sent home.

Councillor Papatsie thanked all those who participated in the community clean-up and those who continue to clean-up throughout the year.

#### **6. DEFERRED BUSINESS AND TABLED ITEMS**

None

7. **BYLAWS**

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

- i) Code of Conduct By-law  
Mayor Wilman

Mayor Wilman noted that the by-law was updated based on comments and suggestions made during Council's workshop for the review of the by-law.

**Motion #15-161**

Moved by: Councillor Mansell  
Seconded by: Councillor Nattaq

That First Reading of the Code of Conduct By-law is approved.

**For – Mansell, Stevenson, Papatsie, Nattaq  
Against – Bell, Dobbin  
Carried**

- ii) Appointment of Municipal Enforcement Officers By-law  
Kevin Sloboda, Chief Municipal Enforcement Officer

Administration noted that the purpose of the by-law is to remove previous officers who no longer work with the department and to add newly hired officers.

**Motion #15-162**

Moved by: Councillor Mansell  
Seconded by: Councillor Dobbin

That First Reading of Appointment of Municipal Enforcement Officer By-law is approved.

**Unanimously Carried**

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

- i) Code of Conduct By-law  
Mayor Wilman

Councillor Dobbin expressed his support for the by-law and its content. He understands the intent of the by-law and fully supports its purpose. He expressed his concern with Section H (2); he would not be comfortable signing a document, upon election, that could later be used against a Council member.



Councillor Bell agreed with Councillor Dobbin and that the content of the by-law is good and needed. He stated that Section H (5) does not provide the opportunity for the issue being in relation to the Mayor. He noted that he was accused, in writing, by the Mayor of breaking policies and procedures that did not exist. He expressed his concern with the Mayor having the final authority to recommend any of the sanctions or other remedial action at his or her discretion. He believed that it should be more than one Council member, including the Mayor if necessary, as well as another member of Council's choosing to have the disciplinary group and suggested that this section be amended for this reason.

Mayor Wilman explained that the by-law is not specific to her and noted that had Councillor Bell been in attendance during the workshop on the by-law, questions could have been asked and clarification could have been provided.

Councillor Mansell expressed his support for the by-law as presented. He noted that the by-law was drafted based on other existing by-laws in Canada and is very much needed. He stated that he has witnessed a number of unprofessional behaviors, specifically the way in which Councillor Bell feels it appropriate to speak to others. Council does not currently have the proper tools to address such issues, and in addition, Councillor Bell has raised a number of issues himself, that again, have no means of being addressed. Having this by-law in place would provide the next elected officials the proper tools to address issues such as ones that this Council has experienced.

Deputy Mayor Stevenson asked for clarification as to why Section H (2) was included in the by-law. He believed that once the by-law was passed by Council that members would be guided by the by-law and would need to respect all aspects; the fact that a member would need to sign the document or not is irrelevant. He stated that he would support the by-law without the section being included as well.

**Motion #15-163**

Moved by: Councillor Mansell

Seconded by: Councillor Nattaq

That Second Reading of Code of Conduct By-law is approved.

**For – Mansell, Stevenson, Nattaq, Dobbin, Papatsie**

**Against - Bell**

**Carried**

- ii) Appointment of Municipal Enforcement Officers By-law  
Kevin Sloboda, Chief Municipal Enforcement Officer

**Motion #15-164**

Moved by: Councillor Mansell  
Seconded by: Deputy Mayor Stevenson

That Second Reading of Appointment of Municipal Enforcement Officers By-law is approved.

**Unanimously Carried**

- iii) Zoning By-law Amendment No. 786  
Melodie Simard, Director, Planning and Development

**Motion #15-165**

Moved by: Deputy Mayor Stevenson  
Seconded by: Councillor Dobbin

That Third and Final Reading of Zoning By-law Amendment No. 786 is approved.

**Unanimously Carried**

- c) **Third and Final Reading of By-law (s)**

None

**8. OLD BUSINESS**

None

**9. NEW BUSINESS**

- a) Ruling on Representations

None

- b) Matters Arising from Delegations

None

- c) Request for Decision – Recommended Option

Paul Clow, Project Officer, Engineering and Sustainability

Administration noted that the City of Iqaluit's existing Wastewater Treatment Plant provides primary treatment only and cannot achieve treatment levels necessary to meet current regulatory requirements. In 2013, the City received an Inspector's Direction from Aboriginal Affairs and Northern Development Canada that directs the City to achieve regulatory compliance by December 31, 2018. A

secondary treatment process must be implemented to achieve this regulatory compliance. On November 3, 2014, this Inspector's Direction was revoked and replaced with a Letter of Non-Compliance. Under this letter, the City is required to continue to show diligence in meeting this December 2018 timeline for achieving secondary treatment.

In order to move forward towards implementing a secondary treatment process, the City of Iqaluit retained Nunami Stantec (Stantec) to complete the Wastewater Treatment Plant Feasibility Study. This study examined the feasibility of four different secondary treatment options and also compared the feasibility of re-using the existing facility, with expansion/upgrade, to the development of a new Greenfield facility. The design objectives of the project were to meet regulatory requirements and meet the City's capacity requirements for a 20 year design horizon.

Administration explained that the different options were compared based on capital cost, operating cost, ease of operation and maintenance, footprint (space is limited at the site), applicability in northern context and maturity of the technology.

The results of the study show that installing a Moving Bed Biofilm Reactor at the existing facility is the City's best option for secondary treatment. This option is advantageous because it produces high quality effluent within the smallest footprint, has reliable operation, is robust and avoids chemical use in secondary treatment. It has the lowest capital and lowest operating costs of all the options considered.

In summary, the study recommends that the City:

- use the existing Wastewater Treatment Plant building with necessary upgrades/expansion,
- complete upgrades to the headworks (septage receiving, preliminary screening, primary screening, etc.), and
- install a Moving Bed Biofilm Reactor to achieve secondary treatment.

Administration advised that the estimated cost for the recommended work is \$26,500,000.00. This is a high level cost estimate developed for the purpose of option analysis and cost comparison. It is the most detailed cost estimate currently available and will be further refined in the detailed design phase. The current Capital Plan has \$16,800,000.00 in remaining funds allocated this project. A funding plan needs to be put in place to address this \$9,700,000.00 shortfall.

In order to move forward with this project, it is recommended that Council accepts the recommendations of the Wastewater Treatment Plant Feasibility

Study and directs staff to develop a funding plan to address the budget shortfall in the Capital Plan.

Councillor Bell expressed his concern with the fact that this matter was not addressed sooner and that the past elected officials chose to move forward with the development of a new swimming pool rather than addressing this matter.

Deputy Mayor Stevenson noted that the consultants indicated that it was a possibility that one of the methods could also address the waste water from the landfill. He asked if the recommended option by staff was this method indicated by the consultants that could address the landfill waste water and if this remained a possibility.

Administration explained that based on preliminary review of the waste water results, the treatment process being recommended could possibly treat the waste water from the landfill. Further details would be required and additional studies would need to be completed to confirm this.

Deputy Mayor Stevenson noted that it was also indicated that this project could perhaps be funded by the Building Canada Fund and asked if this was considered further.

Administration advised that the matter has not been considered further at this time since the presentation by the consultants.

Councillor Dobbin asked for clarification as to what the consequences would be if the City did not meet the deadline request by Aboriginal Affairs and Northern Development Canada.

Administration advised that the City could request an extension to the deadline if needed, explaining the fact that there is a budget shortfall for the project and hope that the request is accepted. It is unclear as to what the consequences would be if the deadline was not met and the City's extension was denied.

Deputy Mayor Stevenson asked if Administration has spoken with Aboriginal Affairs and Northern Development Canada regarding the extension of deadlines or the possibility of slower progress than anticipated.

Administration believed that there may have been discussions between the City and Aboriginal Affairs and Northern Development Canada on this matter but is it unclear as to the details of the conversation and what the outcome was. The City could look into this further and review similar cases of other communities in less remote locations that are not meeting requirements and deadlines to use in its advantage for argument purposes.

Mayor Wilman asked if the City would qualify for additional funding for the project.

Administration explained that this matter was discussed further with the Chief Administrative Officer and it was identified that the City may be able to apply to the Infrastructure Canada Funding. This matter has yet to be pursued further but once this recommended option is approved by Council, staff would explore funding options further.

**Motion #15-166**

Moved by: Deputy Mayor Stevenson  
Seconded by: Councillor Bell

That Council accepts the recommendations of the Wastewater Treatment Plant Feasibility Study and directs staff to develop a funding plan to address the budget shortfall in the Capital Plan.

**Unanimously Carried**

d) Discussion Item – Cemetery  
Matthew Hamp, Director, Public Works

Administration believed that the matter was added to the agenda for discussion due to some difficulties the department was experiencing a few weeks ago regarding the opening of the new cemetery. The department experienced an issue with the second internment, which was most likely due to the procedure that the City tried to implement rather than an issue with the site itself. When the City proceeded to open the excavation, it was dry, but after giving it the 24 hour period before internment, surface water appeared in the excavation. This was simply a communication issue between the Department of Public Works and the undertaker.

The department has since addressed the issue and has ensured that all parties understand procedures to be followed and who to communicate with regarding cemetery matters.

Councillor Bell noted that he had asked why graves could only be dug at four feet of depth and was advised by other staff members of the Engineering Department that this was normal depth for graves. He stated that his reason for asking was that he had heard that if graves were dug at six feet in depths, there would most likely be surface water, which was the reason for the graves now being dug at four feet of depth. He expressed his concern with the fact that a grave was dug and that after 24 hours, surface water was present.

Administration explained that the observation of the department was that a grave at a four foot depth would be dry and that over a 24 hour period, it would remain

dry. There was a misunderstanding between City staff and the undertaker as to proper procedures and the department has since addressed the matter. The department continues to monitor graves when dug to ensure they are dry after 24 hours, before interment.

Deputy Mayor Stevenson expressed his appreciation with an apology letter being sent by the City to the family who was affected by the site not being ready for interment; this was a very respectful gesture of the City. He asked if there was a plan in place to replace the damaged tundra from graves being dug.

Administration explained that material is to be placed over the area that is dug. It will be graded once closed and the material has dried and tundra being removed for future graves will be used to replace it where it has been removed on previously dug graves. The City will need to identify tundra to be used in the future once the sites have been completely used to cover the last few graves dug, but this will be in the future and there is sufficient time for this to be addressed.

#### 10. COMMITTEE REPORTS

None

#### 11. CORRESPONDENCE

- c) Application: "Geology Research in Baffin Bay."

#### Motion #15-167

Moved by: Deputy Mayor Stevenson  
Seconded by: Councillor Dobbin

That the NRI application "Geology Research in Baffin Bay." is approved.  
**Unanimously Carried**

- e) Application: "Community-based gardening co-operative as a means to address food accessibility and affordability in Nunavut."

#### Motion #15-168

Moved by: Deputy Mayor Stevenson  
Seconded by: Councillor Dobbin

That the NRI application "Community-based gardening co-operative as a means to address food accessibility and affordability in Nunavut." is approved.

**Unanimously Carried**

**12. IN CAMERA SESSION**

(2) as per Section 22 (2) (a) CTV Act and Bylaw 526 Section 67

- Legal: Award of RFP – Design, Construction New Development Area
- Labour/Legal Update

**Motion #15-169**

Moved by: Deputy Mayor Stevenson  
Seconded by: Councillor Mansell

That Council go In Camera at 8:10pm.

**For – Mansell, Stevenson, Nattaq, Dobbin, Papatsie  
Against - Bell  
Carried**

**Motion #15-170**

Moved by: Deputy Mayor Stevenson  
Seconded by: Councillor Bell

That Council returns to Regular Session at 8:55pm.

**Unanimously Carried**

**13. ADJOURNMENT**

**Motion #15-171**

Moved by: Deputy Mayor Stevenson  
Seconded by: Councillor Bell

Council adjourns at 9:00pm.

**Unanimously Carried**



Handwritten signature of Mary Wilman in black ink, written in a cursive style.

Mary Wilman  
Mayor

Handwritten signature of Muhamud Hassan in black ink, written in a cursive style.

Muhamud Hassan  
Chief Administrative Officer

Approved by City Council on the 27 day of October, 2015, AD.