

Questions from attendees (answers provide by Darren Flynn where otherwise indicated):

Frequently Asked Question #9 indicates that the vote was an irreversible decision, could you clarify this?

For a no vote, this question would have to be visited again in a subsequent referendum. If there is a yes vote, this decision will be final. This is because there is no mechanism in the Nunavut Land Claims Agreement to reverse a decision to restrict the sales of lands, only a mechanism to remove the restriction.

The City [of Iqaluit] can decide not to sell even if there is a Yes vote, is that correct?

That is correct. The language in the by-laws speaks to this; if there was a yes vote, there would be some time required to update these by-laws and to make the necessary administrative changes. There are also clauses in your equity lease that speak to the process involved in leasing and land titles - anyone with that language in their current equity lease can switch to fee simple title.

To have an informed vote, shouldn't we know the City [of Iqaluit]'s position before the public votes?

The question involved in referendum is simply to ask if the City [of Iqaluit] will be allowed to sell land, yes or no - it is entirely the City [of Iqaluit]'s prerogative to proceed how they wish regarding leasing or sales of municipal lands. For the purposes of this vote the City of Iqaluit, the GN and NTI have chosen to remain neutral ... I would think, at the risk of assuming, municipalities would listen to their voters.

Will authority be given to sell the land that public housing is on? How would this affect the rent of those units?

A yes or no vote doesn't impact social housing rental structures, or the land that social housing is occupying.

There is a clause about automatically transferring to fee simple title, please clarify?

That depends on the language in your lease and it would be best to discuss that directly with the City of Iqaluit.

What was the reason that this referendum was put into the Nunavut Land Claims Agreement?

This could have been to make sure that land could be acquired by beneficiaries, but for me to elaborate on that would be speculation on my part because that is particular to the legal structures of the NLCA.

It surprises me that people are going to have to pay their lawyer's fees, mainly because it says in my lease that the transfer would occur without additional costs. Why are you saying that we should be paying for this individually?

I think you are taking a different interpretation than what was intended. Anything that is within municipal boundaries that would be considered for lease or sale has to be properly surveyed, or in the event of mistakes or issues there, they may have to be resurveyed. What your lease says, and I encourage you to check with the Land Titles Office to confirm this, is that no additional consideration will be added to the cost of the lot. This is because the cost of the lot is based on the development costs of that lot. What we are saying is that if there are additional costs associated with transfer at the Land Titles Office or with the City of Iqaluit administrative fees, they would have to be paid by the homeowner. That kind of fee structure is the same as anywhere else in Canada where a person is buying land.

Comment: [Land Title's Office](mailto:legal.registries@gov.nu.ca) official (legal.registries@gov.nu.ca):

The costs associated with this will be based on the value of the lease as per a formula of \$1.50 per \$1000 dollars of value of the lease.

Will voting be conducted online? If I am leaving town, will I be able to take the advance poll before the dates you have given here?

No, there are no electronic voting procedures in place with Elections Nunavut so a vote will not be conducted online. If you will not be able to make the advance poll, you can contact Elections Nunavut to apply for a special ballot.

Only residents of the territory can vote? Is it just a vote for beneficiaries?

Eligibility for the vote is the same as in municipal elections, and I will refer to the Elections Nunavut brochure here: voters must be a Canadian citizen, at least 18 years old at the time of the vote, they must be Nunavut residents for one year at the time of the vote and they must be residents of the community they are voting in.

I am a hunter, I would like a clarification: when we were living in outpost camps in the 1970s, they wanted the land near my outpost camp. After the land claims, it was decided who could vote and who had the authority to do that. Are you going to tell us now what is going to happen after this vote?

The eligibility to vote on this referendum is the same as it was in 1995. You were speaking to outpost camps; they will not be affected by this vote. The lands being affected in this vote are, as per article 14 of the Nunavut Land Claims Agreement [Municipal Lands], is dealing with lands within the municipal boundaries only. Also, this vote does not have an impact on Inuit Owned Lands.

Comment: I understand that it is only municipal lands. The [Nunavut Land Claims Agreement] was agreed to with good purpose, so you will need to follow the [Nunavut] Land Claims Agreement.

Thank you for that comment, this is following article 14 of the Nunavut Land Claims Agreement.

Does the City of Iqaluit have any information available on what will happen in the event of a yes vote? Is there any regulations preventing international investors from buying large amounts of land?

The City [of Iqaluit] is remaining neutral; they want to see what the people decide on this issue. Insofar as preventing outside entities of buying land, the City [of Iqaluit] bylaws tend to favour residents in the use of land. The bylaws and territorial legislation can be amended to place restrictions on the sale of land to non-residents. I just want to note that there are already a fair number of outside entities already in operation in Iqaluit at this time.

Would you commit to following up on why the 20 year policy was put in place in the original NLCA?

If we can find that information, I will certainly make that available to you.

When a municipality is in a deficit, are we at risk that there will be land sales to pay off deficits? And because the other source of funding is with the Government of Nunavut, is it possible that the GN could restrict funding so that the municipality had to sell land?

Our funding to municipalities has increased through the years and that is not affected by land development – the City [of Iqaluit] has debentured or borrowed money to develop land, but the Government of Nunavut does not fund land development. By our own policies, the City [of Iqaluit] is only able to charge what they spent to develop land, so the city is not in a position to profit from land development.

Why can the city not profit on this?

That is the policy as it is now. This could be so that the costs of land do not become prohibitive.

There are tools that municipalities can use to control development?

Right now, the lease owner has two years to develop a lot; that can be extended to three years if necessary. If it is not developed, it can be expropriated back to the City [of Iqaluit] and the original purchaser of that lot would be refunded. In this event, that lot can be sold to someone else. As far as development of any lot that is sold, the City [of Iqaluit] still controls how that land is developed through its by-laws and other mechanisms.

Are there any benefits to owning land over leasing it? How about insurance implications?

In our research on this, we have noted that a standard lease that you can get from a financial institution for leased land is 25 years. With fee simple title in place, your payments can be spread over 30 years, giving you an additional 60 months to spread out the costs of your mortgage. That could be a benefit to some homeowners. As for insurance, one insurance company that we have contacted (Peace Hills) said that you may have a third party liability coverage limited at \$50,000 if you own the land. When it comes time to make a decision on this, if you have a question or concern, I encourage you to talk to your insurance broker to see what may be the limits of your coverage.

Is there any implication on the CMHC mortgage coverage?

That is not a requirement of the financial institution, and this does not have anything to do with the results of this referendum as it's a separate kind of insurance.

Are there going to be any time restrictions on how long you can sell the land after your purchase it?

Once that land has been sold to you, you will determine who you sell it to and for how much. There will be some time implications for the City [of Iqaluit] to administer the initial transaction and that is yet to be determined, depending on the results of the vote.

If the lot was resurveyed and it was discovered that you have a property that is outside the line of your survey, is that an issue with the City [of Iqaluit]?

That would be a City [of Iqaluit] bylaw issue. There are different requirements depending on the services, but that is a bylaw issue, not an issue enforceable by the Government of Nunavut.

I know that you have traveled to a lot of communities and have heard a lot of opinions – will the notes be posted or made public?

Once when we've completed the meetings, we will post our notes. They are not the complete set of notes and we were not able to take notes in all the communities we visited. This was intended to give an overall picture of what was being discussed at the community meetings.

So you have been relying on the hamlets to post the notice of the meetings?

Yes we have coordinated the notices of meetings with the hamlets.

One of the thoughts I had was to utilize the education curriculum or other government bodies to educate about the implications of insurance and land claims, etc. Are you doing this?

We have been forming collaborations where ever possible and have utilized the media as much as possible to spread the word. We have recently begun giving presentations in high schools to get youth involved to bring this issue home to their parents. In that line of thought, I am encouraging you as community members to have this conversation to bring this information forward. If there are questions you can't have answered, call us on our phone number (1-844-544-7409), or send us an e-mail (landreferendum@gov.nu.ca) so that you can find information to be informed. My main concern is that we get as many people out to vote as possible – if it is a no vote or a yes vote, it will be representative of the people's interests if we have good voter turnout.

A lot of people may not know enough, you should do more to get this information to homeowners.

We did do a mail-out and we have been trying to get this information out to people as much as possible during our community meetings, PSAs, advertising, through Elections Nunavut and there is a lot of information on the website. I thank you for your suggestions, we will continue to get information out to you in as many ways as possible.