

Telephone 819-645-2953

RANKIN INLET, N. W. T.  
X0C 0G0

THE MUNICIPAL CORPORATION OF THE HAMLET OF RANKIN INLET  
BY-LAW NO. 117

A by-law of the Municipal Corporation of the Hamlet of Rankin Inlet in the Northwest Territories, to provide for the administration of municipal lands, pursuant to the Hamlets Act, R.S.N.W.T., 1988, c. H-1, s. 132.2.

As the Council of the Municipal Corporation of the Hamlet of Rankin Inlet deems it to be desirable to establish a uniform process for the disposal of real property owned, leased or otherwise held by the Hamlet;

NOW, THEREFORE, THE MUNICIPAL CORPORATION OF THE HAMLET OF RANKIN INLET, at a duly assembled meeting, enacts as follows:

SHORT TITLE

1. This by-law may be cited as the "Land Administration By-law".

INTERPRETATION

2. In this by-law:

- (a) "Council" means the Council of the Municipal Corporation of the Hamlet of Rankin Inlet;
- (b) "Development Cost" means the costs directly incurred by the municipality in developing land, including, but not limited to, the costs of;
  - (1) planning and engineering design;
  - (2) project management;
  - (3) road construction;
  - (4) land fill;
  - (5) open spaces;
  - (6) piped water and sewer lines;
  - (7) electrical distribution lines (and poles);
  - (8) legal surveys;
  - (9) land acquisition and disposal costs;
  - (10) financing charges, including interest, for any loans incurred in developing the land;

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INTERPRETATION

- (c) "Disposal of Land" means the lease, or other disposition of land;
- (d) "Equity Lease" means a lease for which all annual lease payments are credited against the total lot price until such time as the lot price is paid in full.
- (e) "Land" means real property owned, leased or otherwise held or acquired by the Municipality;
- (f) "Lot" means a parcel of land, for which development costs have been incurred and which has been duly described or surveyed for the purpose of acquisition, lease or other disposition;
- (g) "Lot Price" means the valuation of a lot;
- (h) "Market Value" means the value of a parcel of land based on the amount a willing buyer would pay to a willing seller. This value shall be determined by a professionally qualified land appraiser or by public tender or auction;
- (i) "Minister" means the Minister of Municipal and Community Affairs;
- (j) "Municipality" means the Municipal Corporation of the Hamlet of Rankin Inlet, which is represented by the Senior Administrative Officer or his designate, except when decisions of Council are required;
- (k) "New Lots" means vacant lots which are developed after the date of this By-law;
- (l) "Off-site levy" means a surcharge made (at the time of lease execution) by the municipality to the lessee of municipal land to assist in the payment of all or part of the capital costs of new or expanded infrastructure, including land, such infrastructure being located outside the land being leased, but of direct, though not inclusive benefit to the lessee;

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INTERPRETATION

- (m) "Replacement Cost" means the estimated development costs for a parcel of land, updated to the current year, representing the costs to develop a similar lot and the incorporation of any site-specific factors;
- (n) "Site Specific Factors" means factors which may be used, where applicable, in adding or subtracting up to 25% of the development costs of new lots or the replacement cost for existing developed lots, and which may be composed of:
- (1) size of land parcel;
  - (2) site conditions;
  - (3) desirability of location;
  - (4) adjacent land uses; and
  - (5) proposed land use.

and the addition of site specific factors for new lots shall not exceed development cost for the entire subdivision.

APPLICATION OF THE BY-LAW

3. This by-law shall, except as otherwise expressly authorized by the Minister, apply to all acquisitions, leases or other dispositions of the lands by the municipality.

PRECONDITION TO ACQUISITION AND DISPOSAL OF LANDS

4. Land speculation will be discouraged.
5. Neither the Municipality nor any authorized representative of the Municipality shall make or enter into any offer, agreement or other arrangement for the purchase, lease or other disposition of land, except by by-law in the form of Appendix A or Appendix B attached hereto, and each such by-law shall contain;
  - (a) a complete legal description of the land to be acquired, leased or otherwise disposed of;
  - (b) the minimum consideration to be paid for the acquisition, lease, or other disposition of the lands; and
  - (c) the terms and conditions, if any, upon which lands shall be acquired, leased or otherwise disposed of.

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PRECONDITION TO ACQUISITION AND DISPOSAL OF LANDS

6. No by-law for the acquisition, lease or other disposition of lands shall be passed pursuant to section 132.2(4) or 132.2(5) of the Hamlets Act, until:
- (a) it has been established through a search at the appropriate Land Registry Office, that the Municipality may lawfully acquire, lease or otherwise dispose of the land;
  - (b) an inspection of the land has been conducted to determine:
    - (1) if the lands are occupied;
    - (2) if there are any improvements situated on the lands;
    - (3) if there are any easements affecting the land; and
    - (4) such other information as Council may, in its discretion, consider to be relevant;
  - (c) the Senior Administrative Officer has advised Council as to the value of the lands and any improvements situated thereon and that the proposed use of the lands shall comply with the zoning by-law in effect in the Municipality;

ADVERTISING OF THE LAND FOR DISPOSAL

7. (a) Subject to subsection 6(c), the Municipality shall not lease or otherwise dispose of land until it has published a notice of such proposed lease or other disposition:
- (1) by advertisement for two consecutive weeks in a newspaper having weekly circulation in the municipality and;
  - (2) by notice posted in three prominent places in the municipality for a period of two weeks.
- (b) Each advertisement or notice shall contain:
- (1) a sketch, drawn to scale, identifying the size and location of the lands to be leased or otherwise disposed of;
  - (2) the minimum consideration for which the land will be leased or otherwise disposed of;
  - (3) an indication as to the method to be employed in leasing or otherwise disposing of lands; or
  - (4) an indication as to where and when applicants may obtain information and application forms.
- (c) Sub-sections 7 (a) and 7 (b) shall not apply to:
- (1) land required by the Federal or Territorial Governments;
  - (2) land which can only be of use to an adjoining owner/lessee;
  - (3) additional adjacent land required for expansion of an owner's/lessee's or proposed development.

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ADVERTISING OF THE LAND FOR DISPOSAL

8. The Municipality shall re-advertise for lease or other disposition of land for which:
- (a) an application has been made but withdrawn by the applicant after acceptance by the Municipality;
  - (b) a lease has been granted but terminated prior to the construction of any improvements on the land; or
  - (c) re-zoning has taken place and the land remains untenured.

APPLICATIONS FOR LAND

9. The Municipality shall only accept a written application for land in the form of Appendix C. This form shall contain, but not be limited to:
- (a) the legal name of the applicant or applicants;
  - (b) the legal description of the land;
  - (c) the purpose for which land is to be used;
  - (d) a request, if applicable, for joint tenancy or tenancy-in-common;
  - (e) the signature of the applicant or applicants; and
  - (f) a non-refundable/refundable application fee of \$320.00 refundable up to 6 months.
  - (g) declaration of residency, if required.
10. The Municipality shall keep a ledger of all lands, containing:
- (a) a full legal description of the lands;
  - (b) the location of the lands within the Municipality;
  - (c) a valuation of the lands for purpose of lease or other disposition;
  - (d) the terms and conditions upon which the lands may be leased or otherwise disposed of; and
  - (e) an indication of whether the lands have been leased or otherwise disposed of, or whether there is a pending lease or other disposition of the land.
11. The ledger kept pursuant to Section 10 of this By-law shall be open to inspection by the public at the Municipal Office during normal business hours.

TERMS AND CONDITIONS OF LAND DISPOSALS

12. (a) The standard term of all lease documents shall be:  
30 years for residential land use;  
20 years for commercial land use;  
20 years for industrial land use;
- (b) The term of leases referred to in Section 12 (a) may be varied at Council's discretion based on the nature and value of improvements to be constructed.
- (c) The term of all other leases will be at Council's discretion.

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TERMS AND CONDITIONS OF LAND DISPOSALS

13. The Municipality, in leasing or otherwise disposing of new lots, for residential purposes, shall ensure that prospective private homeowners have preference over lessees who wish to acquire more than one lot at a time, except when lots are required by:
  - (a) the Federal or Territorial Governments;
  - (b) the Northwest Territories Housing Corporation or their clients; or
  - (c) the Canada Mortgage and Housing Corporation.
14. Every disposal of land shall be in writing.
15. The Municipality, in leasing or otherwise disposing of new lots, shall require that commencement of construction must begin within eight (8) months of the effective date of the lease and improvements must be completed within twenty-four (24) months of the date of the agreement. The Municipality may cancel a lease for failure to complete construction of the building or other improvements within the time required. Subject to Section 16, if construction is not completed within twenty-four (24) months, the land may revert back to the Municipality.
16. The Municipality may allow a maximum extension of twelve (12) months to either term outlined in Section 15. The following may be required prior to consideration by Council:
  - (a) written explanation for the delay in construction; and
  - (b) written plan to complete construction within the extension period;
  - (c) proof of approved financing;
  - (d) development permit application;
  - (e) that there be no outstanding debts to the Municipality.
17. The Municipality shall not lease or otherwise dispose of new lots by auction.
18. The Municipality shall lease land by one or a combination of the following means:
  - (a) Lot allocation as per R1 Land Disposal Policy;
  - (b) Commercial Proposal Call, as set out in Section 21;
  - (c) First come, first served basis; and that Council shall decide at its discretion, as to which means will be employed to lease land.
19. Prior to disposing of land through means of a Lot Allocation, Council shall, by resolution, establish guidelines for such a process.

TERMS AND CONDITIONS OF LAND DISPOSALS

20. The Municipality shall, when disposing of land through means of a lot allocation, give preference to prospective lessees by a point system. The applicants will be awarded points as per the following categories;

<u>Residency:</u>	<u>Points</u>
Rankin Inlet 1-5 years	5
6-10 years	7
Over 10 years	9
Keewatin	3
Nunavut	2

Development Status:

First time home owner/builder 5

Proof of Intent:

Building plans(engineer) 3  
 Contractor's contract 2  
 Sketched drawing 1

21. The Municipality shall decide whether, and under what circumstances, formal development proposals or bids will be asked from prospective lessees and may use the proposal call tender systems outlined in Appendix "D".

PRICING OF LOTS

22. The lot price for new lots shall be determined by development cost including any allowance for site specific factors.
23. The Municipality shall recover development costs in the valuation of lands for disposal, subject to Section 24.
24. The Municipality may, when it is unable to lease or otherwise dispose of a lot, reduce the price of the lot below its development cost:
- (a) when the lot has not been developed through financing from the Government of the Northwest Territories or a financial institution; or
  - (b) when the lot has been developed through financing from the Government of the Northwest Territories or a financial institution and the reduced land valuation is approved by the Minister.

PRICING OF EXISTING LOTS

25. The Municipality in leasing existing developed lands shall determine lot price by either of the following:
- (a) replacement cost; or
  - (b) the market value as determined by;
    - (i) a qualified land appraiser or assessor; or
    - (ii) a call for bids(by public tender or auction) in which the advertised minimum price is not less than the replacement cost

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LEASE RATES

26. (1) The annual lease rate shall be as follows:
- (a) residential: .75 percent of lot price per annum.
  - (b) commercial: 1.0 percent of lot price per annum.
  - (c) industrial: 1.0 percent of lot price per annum.
  - (d) other land uses: as decided by Council.
- (2) Council may vary the lease rate for dispositions of land to non-profit organizations.
27. The Municipality may permit leases to accumulate value, through the issuance of equity leases, at terms and conditions to be approved by Council.

OFF-SITE LEVIES

28. When disposing of land the Municipality may levy a surcharge to a lessee of lands to help pay for all or part of the municipality's capital cost for all or any of the following:
- (a) new or expanded facilities for the storage, transmission, treatment or supply of water;
  - (b) new or expanded facilities for the storage, treatment, movement or disposal of sewage;
  - (c) new or expanded storm sewer drainage facilities;
  - (d) new or expanded roadways and sidewalks; and
  - (e) land required for, in connection with, any of the facilities described in (a), (b), (c) and (d).
29. The Municipality shall not include, as part of any off-site levies, any costs paid for by grants or contributions received from the Government of Northwest Territories.
30. The Municipality shall clearly identify to the public that any off site levy is a separate surcharge above the lot price which is collected together with the lot price.
31. The municipality shall place all off-site levy revenues in a separate account to be used for the purpose set out in Section 28.

LAND DEVELOPMENT RESERVE ACCOUNT

32. The Municipality shall open and maintain a separate financial account in which all revenue obtained from the leasing or otherwise disposing of lands will be placed.



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LAND DEVELOPMENT RESERVE ACCOUNT

33. The Municipality shall, in regards to the account identified in Section 32;
- (a) establish clear procedures for the management and operation of the account;
  - (b) use all expenditures from the account for the sole purpose of acquiring and/or development land by the Municipality, unless written approval by the Minister is obtained for other types of expenditures.

PRIVATE SECTOR DEVELOPMENT OF LAND

34. The Municipality shall encourage the utilization of the private sector in the development of land only if:
- (a) the Municipality has prepared a cost estimate of the project as if it were to develop the land; and
  - (b) the private sector can develop the land such that the lot price is the same as, or less than, the Municipality would charge under its estimate in (a).
35. If, in the opinion of the Municipality, the private sector can develop the lands in a cost-effective manner as outlined in Section 34, the Municipality shall call for proposals.
36. The Municipality, in disposing of vacant land to a private developer, shall;
- (a) do so by the way of a lease to which a subdivision agreement may be attached;
  - (b) require the developer to establish a land disposal procedure that is consistent with this By-law;
  - (c) require the developer to provide a list of the prices of the lots to be developed;
  - (d) specify, in the lease, the standards to which the land must be developed; and
  - (e) specify, in the lease, that in cases for non-performance with regard to 36 (a), 36 (b), or 36 (c) above, the lease will be cancelled.

EASEMENTS

37. The Municipality may, in the public interest, establish easements through, under or over any portion of the land for any public utility purpose, but the said easement shall not interfere with the rights granted to the lessee or any improvements made by the lessee on the lands.

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LEASE ASSIGNMENTS (TRANSFERS)

38. Assignments may be granted subject to the following:
- (a) annual lease rental owing to the Municipality must be paid in full;
  - (b) any taxes owing to the Government of the Northwest Territories must be paid in full;
  - (c) proof of ownership of improvements;
  - (d) satisfactory completion of improvements.

LEASE SURRENDERS

39. Surrenders may be granted subject to the following:
- (a) annual lease rental owing to the Municipality must be paid in full;
  - (b) any taxes owing to the Government of the Northwest Territories must be paid in full;
  - (c) the lessees must remove all improvements from the land and return the lot in a state satisfactory to the Municipality;
  - (d) the lessee must deliver up to the Municipality the duplicate leasehold title where one exists.

CANCELLATION OF LEASE

40. If the Municipality cancels a lease due to non-compliance with any terms and conditions of a lease:
- (a) where there is a debt owed to the Municipality, the Municipality may seek an order to retain the right to any improvement upon the leased lands;
  - (b) where there is no debt owing to the Municipality, the lessee shall remove any improvements and restore the site within 90 days, failing which the Municipality may seek an order allowing for the removal of the improvements and
  - (c) where the duplicate leasehold title for the lands has not been surrendered in accordance with the Land Titles Act, the Municipality shall seek an order cancelling the leasehold title.

QUARRIES

41. (a) The Municipality may issue quarry permits for the temporary use of a quarry site. Applications for a quarry permit shall be in the form of Appendix "E".
- (b) Prior to the issuance of a quarry permit, the Municipality shall, by Council resolution, establish quarry fees and any exemptions to such fees;
- (c) All quarry fees shall be placed in a separate financial account.

LAND USE PERMITS

- 42. (a) The Municipality may issue land use permits for the temporary use of land.
- (b) The temporary land uses for which a permit is required are set out in Appendix "F".
- (c) Application for a land use permit shall be in the form of Appendix "G".
- (d) Any environmental impacts of the proposed use must be addressed by the applicant to the satisfaction of the Municipality prior to the issuance of a permit.

BY-LAW ADMINISTRATION

- 43. Council may by resolution adopt standard forms of agreement for the administration of land the Municipality may make minor changes not affecting the intent of these forms of agreement as may be necessary for such administration.
- 44. The following appendices shall form part of this By-law;
 

Appendix "A"	Land Acquisition By-law
Appendix "B"	Land Disposal By-law (Lease)
Appendix "C"	Land Application Form
Appendix "D"	Guidelines for Proposal Calls
Appendix "E"	Quarry Application Forms
Appendix "F"	Land Use Operations
Appendix "G"	Application for Land Use Permit
- 45. Minor changes to the Appendices of this By-law can be made by Council, without amending this By-law provided the changes to the Appendices do not alter the intent of this By-law.

READ A FIRST TIME THIS 29<sup>th</sup> DAY OF November, 1995

Levinia Brown  
Mayor

[Signature]  
Senior Administrative Officer

READ A SECOND TIME THIS 15<sup>th</sup> DAY OF April, 1996

Levinia Brown  
Mayor

[Signature]  
Senior Administrative Officer

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APPROVED BY THE MINISTER OF MUNICIPAL AND COMMUNITY AFFAIRS THIS  
13<sup>th</sup> OF May, 1996

*Manita Thompson*  
Minister  
Municipal and Community Affairs

READ A THIRD AND FINAL TIME THIS 17 DAY OF JUNE  
1996

*[Signature]*  
Mayor

*[Signature]*  
Senior Administrative Officer

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APPENDIX "A"  
HAMLET OF RANKIN INLET, N.W.T.  
BY-LAW NO. 117

A by-law of the Municipal Corporation of the Hamlet of Rankin Inlet in the Northwest Territories to acquire real property, pursuant to the Hamlets Act, R.S.N.W.T., 1988, c.H-1, s.132.2

WHEREAS the Council of the Hamlet of Rankin Inlet deems it to be in the public interest to acquire the land described hereunder;

NOW, THEREFORE, THE COUNCIL OF THE HAMLET OF RANKIN INLET, in a duly assembled meeting, enacts as follows:

- 1. The Mayor and the Senior Administrative Officer are hereby authorized on behalf of the Hamlet of Rankin Inlet to acquire from \_\_\_\_\_ for the sum of (\$ \_\_\_\_\_) the land described hereunder:

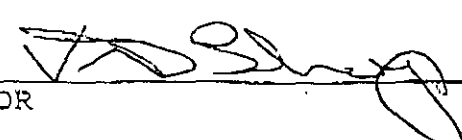
The whole of Lot ( ) in the Hamlet of Rankin Inlet, in the Northwest Territories according to a plan of survey filed in the Land Titles Office for the Northwest Territories under number

- 2. The noted land shall be acquired for municipal purposes.

READ A FIRST TIME THIS 29<sup>th</sup> DAY OF November, 1995

READ A SECOND TIME THIS 15<sup>th</sup> DAY OF April, 1996

READ A THIRD AND FINAL TIME THIS 17 DAY OF JUNE, 1996

  
MAYOR

  
SENIOR ADMINISTRATIVE OFFICER

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APPENDIX "B"

HAMLET OF RANKIN INLET, N.W.T.  
BY-LAW NO. 117

A by-law of the Municipal Corporation of the Hamlet of Rankin Inlet in the Northwest Territories to dispose of real property, pursuant to the Hamlets Act, R.S.N.W.T., 1988, c.H-1, s. 132.2.

WHEREAS the Council of the Hamlet of Rankin Inlet deems it to be in the public interest to dispose of the land described hereunder;

NOW THEREFORE, THE COUNCIL OF THE HAMLET OF RANKIN INLET, in a duly assembled meeting, enacts as follows:

- 1. The whole of Lot ( ) in the Hamlet of Rankin Inlet, in the Northwest Territories according to a plan of survey filed in the Lands Titles Office for the Northwest Territories under number , which is owned by the Hamlet under Certificate of Title number , be leased.
- 2. The Mayor and the Senior Administrative Officer are hereby authorized on behalf of the Hamlet of Rankin Inlet to execute a lease agreement for those lots described in "Schedule A", attached to and forming part of this by-law.

READ A FIRST TIME THIS 29<sup>th</sup> DAY OF November, 1995

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
SENIOR ADMINISTRATIVE OFFICER

READ A SECOND TIME THIS 15<sup>th</sup> DAY OF April, 1996

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
SENIOR ADMINISTRATIVE OFFICER

READ A THIRD AND FINAL TIME THIS 17 DAY OF JUNE, 1996 <sup>pm</sup>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
SENIOR ADMINISTRATIVE OFFICER

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APPENDIX "C"  
APPLICATION FOR LAND IN THE HAMLET OF RANKIN INLET  
By-law No. 117

PART 1

1. MR. MS. MRS. MISS \_\_\_\_\_ AGE 19+ YES \_\_\_ NO \_\_\_  
(CIRCLE ONE) (SURNAME OF APPLICANT - FIRST & OTHER NAMES)

ADDRESS \_\_\_\_\_  
(APPLICANT'S FULL MAILING ADDRESS INCLUDING NAME & POSTAL CODE)

HOME PHONE # \_\_\_\_\_ WORK # \_\_\_\_\_

OCCUPATION \_\_\_\_\_ EMPLOYED BY \_\_\_\_\_  
(APPLICANT'S JOB TITLE, TRADE, BUSINESS, ETC.)

MR. MS. MRS. MISS \_\_\_\_\_ AGE 19+ YES \_\_\_ NO \_\_\_  
(CIRCLE ONE) (SURNAME OF APPLICANT'S SPOUSE)  
(FIRST AND OTHER NAMES OF SPOUSE)

OCCUPATION \_\_\_\_\_ EMPLOYED BY \_\_\_\_\_  
(SPOUSE'S JOB TITLE, TRADE, BUSINESS, ETC.)

MR. MS. MRS. MISS \_\_\_\_\_  
(CIRCLE ONE) (LIST THE FULL NAME OF THE CONTACT PERSON FOR THIS APPLICATION  
IF DIFFERENT THAN THE APPLICANT, OR IF THE APPLICANT IS A BUSINESS)

ADDRESS \_\_\_\_\_ PHONE # \_\_\_\_\_  
(CONTACT PERSON'S FULL MAILING ADDRESS IF DIFFERENT THAN THE  
APPLICANT'S)

2. THE UNDERSIGNED HEREBY MAKE APPLICATION TO \_\_\_\_\_ THE LAND DESCRIBED  
AS FOLLOWS: (LEASE, PURCHASE)

\_\_\_\_\_  
(IF THE LAND YOU ARE APPLYING FOR IS SURVEYED, LIST ITS LOT NUMBER,  
BLOCK OR GROUP NUMBER AND LTO NUMBER AS SHOWN ON THE LANDS MAP. IF THE  
LAND YOU ARE APPLYING FOR IS UNSURVEYED, LIST ITS PROPOSED LOT NUMBER  
AND THE NAMES OF THE DEVELOPMENT AREA OR DESCRIBE THE DIMENSIONS, SIZE  
AND LOCATION OF THE LAND AND ATTACH A COPY OF A PORTION OF THE RESPECTIVE  
LANDS MAP SHOWING THE LOCATION OF THE LAND OUTLINED IN RED)

IF THERE IS MORE THAN ONE APPLICANT DO YOU WISH JOINT TENANCY  
OR TENANTS-IN-COMMON ?

3. THE LAND WILL BE USED FOR RESIDENTIAL \_\_\_\_\_ IF OTHER, PLEASE SPECIFY \_\_\_\_\_  
COMMERCIAL \_\_\_\_\_  
INDUSTRIAL \_\_\_\_\_  
OTHER \_\_\_\_\_

4. ARE THERE ANY BUILDINGS OR IMPROVEMENTS ON THE LAND NOW? YES \_\_\_ NO \_\_\_  
IF YES, WILL THESE IMPROVEMENTS BE REMOVED? YES \_\_\_ NO \_\_\_

EXISTING IMPROVEMENTS HAVE A VALUE OF \$ \_\_\_\_\_ AND ARE DESCRIBED AS FOLLOWS:

NAME OF OWNER OF EXISTING IMPROVEMENTS: \_\_\_\_\_  
(IF EXISTING IMPROVEMENTS ARE TO REMAIN ON THE  
LAND YOU ARE APPLYING FOR PLEASE ATTACH YOUR  
PROOF OF OWNERSHIP)

5. THE UNDERSIGNED AGREE TO CONSTRUCT THE FOLLOWING IMPROVEMENTS: \_\_\_\_\_

THE ESTIMATED VALUE OF THESE IMPROVEMENTS \$ \_\_\_\_\_  
AND WILL REQUIRE APPROXIMATELY \_\_\_\_\_ MONTHS TO COMPLETE.

6. THE UNDERSIGNED UNDERSTAND THAT FAILURE TO COMPLY WITH ANY TERMS  
AND CONDITIONS OF THE LEASE WILL BE GROUNDS FOR CANCELLATION  
OF THE SAID INSTRUMENT.

SIGNATURE OF APPLICANT \_\_\_\_\_ SIGNATURE OF CO-APPLICANT \_\_\_\_\_

DATE OF APPLICATION \_\_\_\_\_

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APPENDIX "D"  
PROPOSAL CALL / TENDER SYSTEM  
BY-LAW NO. 117

This system is usually employed for the sale, lease, or other disposition of commercial and industrial lots and takes the following form:

A set price is established for such lots and applicants submit with their applications a proposal which sets out the types of improvements that the applicant proposes to construct or make on the lots and an indication as to the type of business, industry or undertaking which the applicant proposes to conduct on the lots. The successful applicant is usually determined by the Hamlet on the basis of the best proposal submitted.

The advertisement printed in connection with the Proposal Call should include, in addition to those items identified in the Land Administration By-law, the following:

- a) the last date and time for the submission of applications;
- b) the time, date, and place at which the Hamlet will announce the successful application;
- c) the criteria to be employed by the Hamlet in selecting the successful application;
- d) a request for documents or information which will be required by the Hamlet in support of applications (estimated costs of construction, drawings, specifications, etc.)
- e) a request for any deposit that is required;
- f) the terms and conditions of any Agreement for Sale or Lease which the successful applicant will be required to enter into;
- g) building standards which must be employed in the construction of improvements; and
- h) the amounts of any bonds that the successful applicant may be required to pay the hamlet to guarantee the completion of the construction of improvements.



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APPENDIX "E"  
APPLICATION FOR QUARRY PERMIT  
BY-LAW NO. 117

NAME IN FULL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

OCCUPATION: \_\_\_\_\_

Does hereby apply for a quarry permit for the purpose of taking  
\_\_\_\_\_ cubic metres of \_\_\_\_\_ (type of material)  
from the lands indicated on a sketch or described as follows

\_\_\_\_\_

to be used for \_\_\_\_\_

\_\_\_\_\_

Is there any part of the land occupied? If so, by whom and for  
what purpose?

\_\_\_\_\_

\_\_\_\_\_

Permit Fee: \$ \_\_\_\_\_

Quarry Fee: \$ \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

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APPENDIX "F"  
LAND USE OPERATIONS  
BY-LAW NO. 117

Operations for which a land use permit is required include:

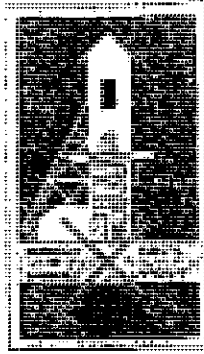
1. The use of any form of explosive.
2. The use, except on public roads or trails maintained wholly or in part by public funds, of any vehicle that exceeds 4500 kgs (10000 lbs) net vehicle weight, or the use of any vehicle of any weight that exerts pressure on the ground in excess of 35 Kpa (5 lbs per square inch).
3. The use of any self propelled power driven machine for moving earth or clearing land.
4. The use of any power driven machinery for earth drilling purposes the operating weight of which exceeds 450 kg (1000 lbs).
5. The establishment of any campsite that is to be used in excess of 50 man days.
6. The levelling, grading, clearing or cutting of any line trail or right-of-way exceeding two metres in width (6 feet).
7. The establishment of any petroleum cache in excess of 1300 litres (300 gallons).

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APPENDIX "G"  
LAND USE PERMIT APPLICATION  
BY-LAW NO. 117

- 1. APPLICANT \_\_\_\_\_
- 2. ADDRESS: \_\_\_\_\_
- 3. ADDRESS OF HEAD OFFICE: \_\_\_\_\_
- 4. LOCATION AND DESCRIPTION OF OPERATION:
  - A) ATTACH A DESCRIPTION AND PROPOSED TECHNIQUES
  - B) ATTACH MAP AND SKETCH OF AREA
- 5. EQUIPMENT - TYPE, SIZE AND PURPOSE
- 6. FUEL
  - A) TYPE, VOLUME, METHOD OF STORAGE CONTAINMENT
  - B) METHOD OF EMPTYING AND FILLING CONTAINERS
- 7. METHOD OF WASTE DISPOSAL  
ARRANGEMENTS PLANNED FOR DISPOSAL OF GARBAGE, SANITARY WASTE  
AND DEBRIS \_\_\_\_\_
- 8. CONTRACTORS AND FUNCTIONS: \_\_\_\_\_
- 9. TIME SCHEDULE  
START: \_\_\_\_\_  
COMPLETION: \_\_\_\_\_
- 10. NAME AND ADDRESS OF FIELD SUPERVISORS: \_\_\_\_\_
- 11. NUMBER OF EMPLOYEES \_\_\_\_\_
- 12. AREA USED (HECTARES) \_\_\_\_\_

SIGNATURE	TITLE	DATE
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Telephone 819-645-2953

RANKIN INLET, N. W. T.  
X0C 0G0

**Hamlet of Rankin Inlet  
By-law #128  
Amendment to Land Administration**

A by-law of the Municipal Corporation of the Hamlet of Rankin Inlet in the Northwest Territories, to provide for the administration of municipal lands, pursuant to the Hamlets Act, R.S.N.W.T., 1988, c. H-1, s. 132.2.

**NOW, THEREFORE THE MUNICIPAL CORPORATION OF THE HAMLET OF RANKIN INLET**, at a duly assembled meeting, enacts as follows:

**1. SHORT TITLE**

This by-law may be cited as the "Land Administration Amendment".

**2. AMENDMENT**

Remove clause 9 (f) of the Land Administration By-law #117 and insert the following:

"(F) a non-refundable/refundable application fee of \$500.00 refundable up to 6 months."

This fee is applied to the first year's lease rental.

Remove Clauses 26 and 27. Lease Rates of the Land Administration By-law #117 and insert the following:

**"26. (1) Existing Leases**

- a) The lease rate for a standard size lot of 750 square metres shall be as follows:
- residential: 2.5 % of the lot price, not to exceed a lease rate of \$500.00 per annum for a standard lease fee
  - commercial 2.5 % of the lot price, not to exceed a lease rate of \$500.00 per annum for a standard lease

Hamlet of Rankin Inlet

By-law #128

Page 2

**"26. (1) Existing Leases**

industrial: 2.5% of the lot price, not to exceed a lease rate of \$500.00 per annum for a standard lease.

other land uses: as decided by Council"

- b) Lease rates for lots having an area greater than 750 square metres shall be based on a formula calculated as follows: number of square metres divided by standard lot size (750 square metres) = multiplier times \$500/standard lease fee.

1500 square metres divided by 750 square metres = 2 (multiplier)  
\$500 X 2 = \$1000.00/standard lease fee per annum.

1000 square metres divided by 750 square metres = 1.33 (multiplier)  
\$500 X 1.33 = \$660.00/standard lease fee per annum.

Lease fees will be rounded to the lowest ten dollars.

**(2) New Leases**

(a) Equity leases recover 100% of lot development cost over a set period of time.

(b) For new leases on new lots, Council shall issue equity leases, which permit the accumulation of value.

(c) Where equity leases are required for new lots, Lessees have a choice of two payment methods: 10% of the lot price must be paid at the time of signing the equity lease and the remainder must be paid within 90 days of the signing date, or 10% of the lot price must be paid at the time of signing the equity lease and entering into a financing arrangement with the municipality.

(d) After full payment of equity lease, annual lease rates shall be \$1.00 per annum, thereafter.

All new subdivisions will be self financed.

**(3) Conversion of Existing leases to Equity leases**

a) Council shall consider requests for conversion of existing leases to equity leases, at terms and conditions to be established and approved by Council.

b) All new lease assignments may, with the agreement of the lessee, be based on an equity lease for new lessee.

**26.(4) Rates for Non-Profit Uses**

Nothing in Section 26 shall restrict Council from varying the rates in dispositions of land to churches and charitable organizations.

Hamlet of Rankin Inlet  
By-law #128  
Page Three

27. Future Municipal Development

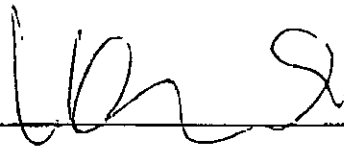
All new subdivisions will be self-financed, pursuant to Section 26 Subsection 2.

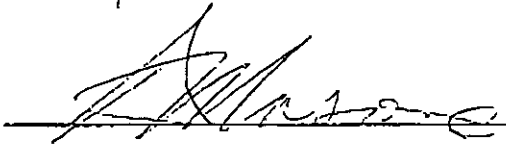
READ a First time this 15 Day of MAY, 1997

  
\_\_\_\_\_  
Mayor

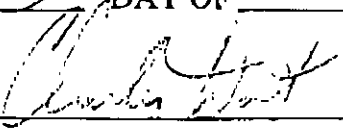
  
\_\_\_\_\_  
Senior Administrative Officer

READ a Second time this 15 Day of MAY, 1997

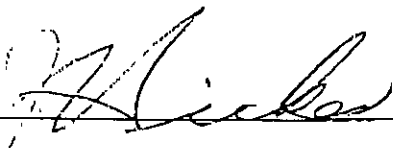
  
\_\_\_\_\_  
Mayor

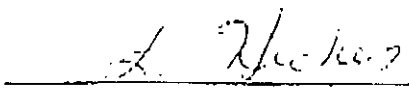
  
\_\_\_\_\_  
Senior Administrative Officer

APPROVED BY THE MINISTER OF MUNICIPAL AND COMMUNITY AFFAIRS THIS  
DAY OF June, 1997.

  
\_\_\_\_\_  
Minister  
Municipal and Community Affairs

READ a Third and Final Time this 11<sup>th</sup> Day of June, 1997

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Senior Administrative Officer