

- The municipality may choose to sell large blocks of land to a developer for private land development purposes. The municipality would need to ensure that land was developed to an appropriate standard and quality, that the land disposal process is fair and equitable, and that the control of land is not put into the hands of a single developer. Municipalities would need to have specific regulations to address this in their land administration by-laws.

Nunavut Legislation and Policy Implications

- If the result of the Land Referendum is a “YES” vote, there would need to be a review of current Nunavut legislation and GN Policies to ensure municipalities have the right tools to permit and control the selling of municipal land. The following is a list of anticipated changes required:
 - Currently, Nunavut does not have a statute that would allow the City of Iqaluit and the Hamlets to impose residency restrictions on the sale of municipal land to prevent individuals or organizations from outside of Nunavut purchasing land. The Legislative Assembly would have to enact a specific statute or amend the “***Hamlets Act***” or “***Cities, Towns and Villages Act***” to give municipalities the power to set residency requirements and restrictions. Once the Acts are amended, the municipalities would then have to amend their land administration by-laws to enforce residency restrictions.
 - The “***Land Titles Act***” would also have to be amended to allow the transfer of fee simple title to the lessee, if there is a mortgage registered at Land Titles Office.
 - The “***Planning Act***” would need to be amended to bring into force the Subdivision of Land regulations. These regulations would give power to municipalities and the GN the authority to control the subdivision approval process including conformity to the community plan, and requiring the developer to pay for the construction and installation of all necessary works (eg. roads, culverts, ditches, utilities).
 - The GN Land Policies would have to be reviewed and updated specifically with regards to the sections on Private Sector Land Development of Municipal Lands.