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FACSIMILE TRANSMISSION

Date: September 11, 2003

To: Nunavut Water Board

Gjoa Haven, Nunavut

From: Ronald Suluk

Planning & Lands Administrator

Hamlet of Arviat

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Number of pages to follow: 2

Subject:

Project No.NWB4ARV- Pond drainage Arviat

Attached is a letter from Robert Chapple for your review and file. If you have any questions or comments, feel free to contact me.

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Nunaliit Iluani Kavamat, Ingilrajuliqijil u Havakviat

Department of Community Government, and Transportation

Ministère des Collectivitiés, et du Transport

INTERN PC DP Nunavut Water MA Board \$11 2003 Friday, September 05, 2003 FO LA 85 ST Public Registry Ronnie Suluk TAI Community Land Administrator TAR Hamlet of Arviat RO P.O. Box 150 ED Arviat Nunavut CH XOC OEO BRD

Re: File No. NWB4ARV/TR - Water License - Phase 1 Option #2 Subdivision Plan

Ronnie the concerns that have been brought up by the other departments with regards to the stability of the lots and environment are valid, however the economic and the social impacts of avoiding the identified site for residential development far out weigh other concerns.

The problems that were addressed by Nunavut Housing Corporation with regards to the land being unstable can be avoided. If the land is properly drained and filled and a proper drainage plan is implemented, the land should be stable enough for residential development. Nunavut Housing Corporation should contact Bryan Purdy. the Community Engineer to discuss this matter. No matter where the Hamlet decides to build, the issue of drainage and stability will always be a problem. If every Hamlet in Nunavut decided to avoid all land constraint, there would be small pockets of development spread out within their municipal boundaries, which would have a negative impact socially, and economically on the community. Therefore, the method of developing the lots and the construction of the pad and house should be examined more closely. It should also be noted, that it is not the responsibility of the Hamlet to develop the house pad. The construction of the house pad is the responsibility of the contractor, and considering that contractors build the pad and house in the same year, the Hamlet cannot be held totally accountable for the pads being unstable. The Hamlet is responsible for providing a lot that has positive drainage, which is the same responsibility that Municipal and Community Affairs had when they were responsible for land development.

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In your letter, you suggested that we start a continger cy plan by preparing a subdivision plan to the north of the water reservoir. However, at the present time we do not have any detailed mapping of this area to properly prepare a subdivision plan or drainage plan. The same is true for the area to the east of the community near the cemetery. Therefore, this plan will have to place on hold until we can have these areas properly mapped.

Finally, it should be noted that the subdivision in question has been identified on the Arviat Community Plan. The plan was adopted in 1997 and it is standard practice of MACA/CG&T to circulate the plan to all government departments before the plan is adopted. In our files we did not receive any comments with regards to the sites identified for future residential development on the lot.

I suggest that your Hamlet discuss these problems of land development with the local contractors and other stakeholders.

Robert Chapple Community Planner Kivalliq Region

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