



AGENDA

PUBLIC INPUT

1. CALL TO ORDER

2. ADOPTION OF AGENDA

3. DECLARATION OF INTEREST

4. ANNOUNCEMENTS, AWARDS, CEREMONIES & PRESENTATIONS

5. ADMINISTRATIVE ENQUIRIES

6. NEW BUSINESS

- a. Tourism and Economic Development Report for March – page 2-8
- b. Emergency Services Monthly Report for March – page 9-12
- c. Municipal Enforcement Monthly Report for March– page 13-18
- d. Public Works Monthly Report for March – page 19-24
- e. Application for Variance Request for Rear Yard Set Back Relaxation – page 25-34
- f. Sub-Lease of Lot 1055, Plan 2432 – page 35-36
- g. Riverview and Beaver Tender Award – page 37-40
- h. Excused Absence for Cllr Groenewegen – page 41
- i. Property Tax Sale Provision – page 42-49
- j. Utility Bylaw 1786K Amendment – page 50-77

7. BYLAWS

- a. Bylaw 2426 – Disposal of Land Bylaw – Third Reading – page 78-81
- b. Bylaw 2428 – Acquisition of Lot 1371, Plan 1126 – First and Second Reading – page 82-84
- c. Bylaw 1786K – Utility Bylaw Amendment – First and Second Reading – page 85-95

8. IN CAMERA

- a. **Matters under Consideration** - pursuant to Cities, Towns & Villages Act, S.N.W.T. 2003 c. 22, Section 23. (3), (e)

9. ADJOURNMENT



REPORT TO COUNCIL

DEPARTMENT: TOURISM AND ECONOMIC DEVELOPMENT DATE: April 12, 2021

SUBJECT: TOURISM AND ECONOMIC DEVELOPMENT REPORT

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the Tourism and Economic Development Report for the month of March 2021.

BACKGROUND:

Tourism Activity:

- Numbers of visitors have remained low with the border remaining closed and few events happening in March.
- CanNor IDEANorth (Inclusive Diversification and Economic Advancement in the North Program) contribution agreement was finalized and signed for the three-year *Expanding Community Tourism Program*.
- Spectacular NWT provided funding to hire Cabin Radio create a video promoting winter Hay-Cation adventures and activities in the community. An entertaining ten-minute video was created from the two days of filming and promoted on the Cabin Radio social media pages and website, as well as our social media pages.
- Spectacular NWT provided finalized promotional flat sheets for *Staycation* and *Hay River Places to Stay*.
- Hay-Cation radio ads were created and broadcast for the second and third week of March on True North FM Radio.
- ITI Tourism Product Diversification Marketing Program funding proposal for a *Wayfinding Signage Plan* was approved.
- NWT Tourism, NWT Parks and NWT VIC managers provided input for a finalized list of questions and methodology to gather important tourist information. The report will be provided to VICs before summer tourism season starts so that the suggestions can be implemented.
- Fisherman's Wharf Pavilion and Heritage Museum road signs were designed and printed. They will be installed in the spring along the Mackenzie Highway to guide tourists to the two important tourism assets.
- T&ED Coordinator was accepted to a position on the Tourism Marketing Advisory Committee for the next two years.
- One-on-one consultation with the Culinary Tourism Alliance provided an outline of some great potential and ideas for promotion of food as an added attraction for tourism. These ideas will be explored moving forward to create another tourism attraction in the community and region.
- The ITI Community Tourism Infrastructure Contribution (CTIC) funding for Hay River Golf Club upgrades and repairs was not approved due to the number of applications and limited funds available.
- ITI *Hay-Cation* promotion SEED funding report was submitted. Outcrop has supplied proofs for package creation, these will be reviewed and improved.
- T&ED Coordinator communicated with the Northwest Territories Geological Society to create interest in more interpretive signage in town, region and territory promoting geology as a tourist attraction.



REPORT TO COUNCIL

DEPARTMENT: TOURISM AND ECONOMIC DEVELOPMENT **DATE:** April 12, 2021

SUBJECT: TOURISM AND ECONOMIC DEVELOPMENT REPORT

- ITI South Slave Region Tourism Development Officer brought 8 teenage students from the K'atl'odeeche First Nation Reserve to meet with the T&ED Coordinator to talk about the role of tourism in the region and opportunities in the field for future employment.
- March breakdown of visitor origin YK 4, 1, Fort Smith 2, BC 1, NU 1, QC 2 (all out of NWT visitors confirmed that they had self-isolated for 14 days before entering the community).

Economic Development Activity:

- Economic development stakeholder consultation sessions being planned for April and June 2021 – as per THR Strategic Plan commitments for 2020/2021.
- Community Tourism Coordinator funding application was submitted in February 2021. Expect to hear result in April.

Other Activity:

- *FoodCycler* order shipped and will be available for public purchase at the beginning of April. The Senior Society will be leading the pilot program, selling the units, and gathering the data of how much organic material is removed from user refuse output.
- The TOHR was able to provide additional \$5,000 from the ICIP Waste Diversion Funding to help lower the cost per unit of the *FoodCycler* for consumers.
- The NWT Tourism Social Media Courses offered by ITI were attended by the T&ED Coordinator and Recreation Programming Supervisor. Course was very valuable and informative providing insight into improvements needed for the Town website and social media promotions.

Key Performance Indicators:

External Funding Success





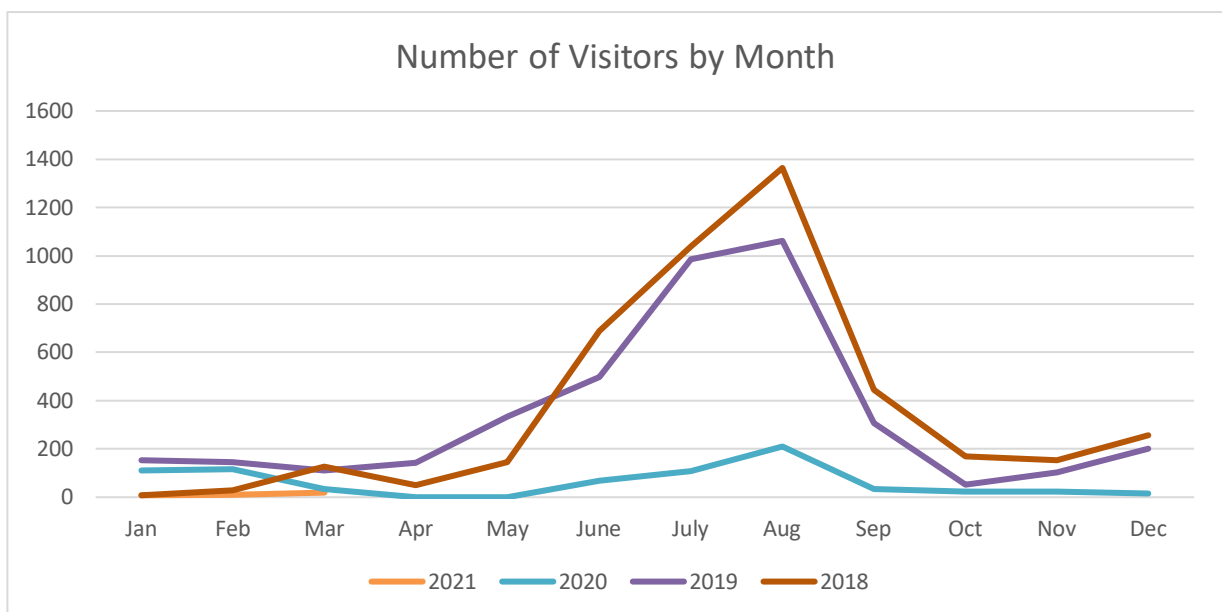
REPORT TO COUNCIL

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Visitor Information Centre Visitation

- Due to COVID restrictions and the borders being closed there is no tire traffic that traditional increases the number of visitors during the summer months.
- March 2021 saw only 19 unique visitors into the VIC, most were visiting from surrounding communities or professionals in town for work.





REPORT TO COUNCIL

DEPARTMENT: TOURISM AND ECONOMIC DEVELOPMENT **DATE:** April 12, 2021

SUBJECT: TOURISM AND ECONOMIC DEVELOPMENT REPORT

Gift Shop Sales

- March traditionally sees a slight increase in artisan sales. The lack of visitors into the community has added to the smaller number of sales this month.



Business License Sales, Type and Number

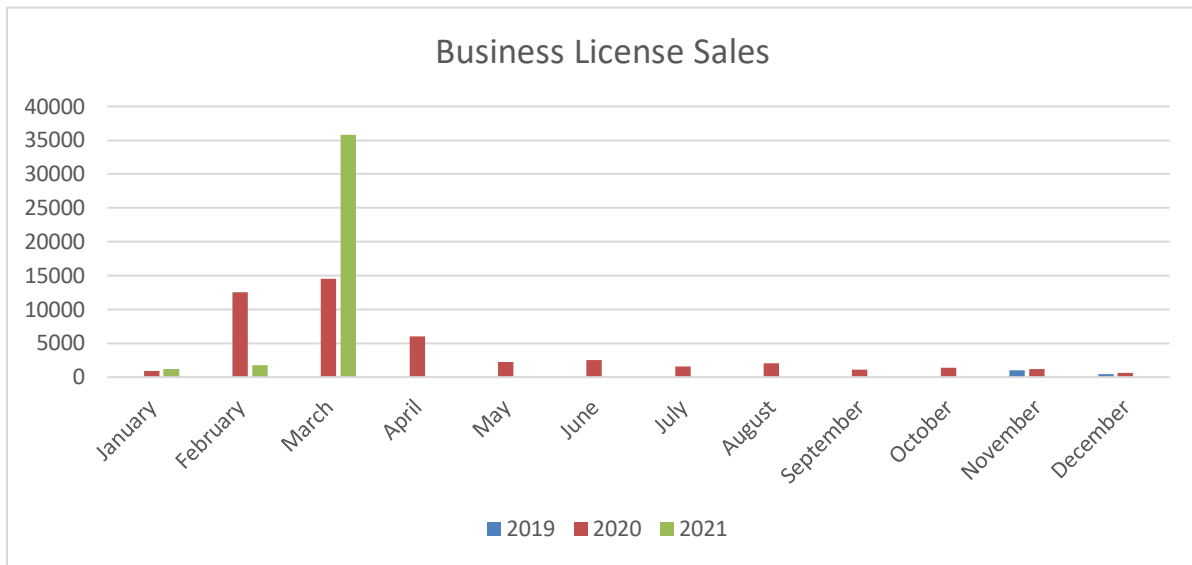
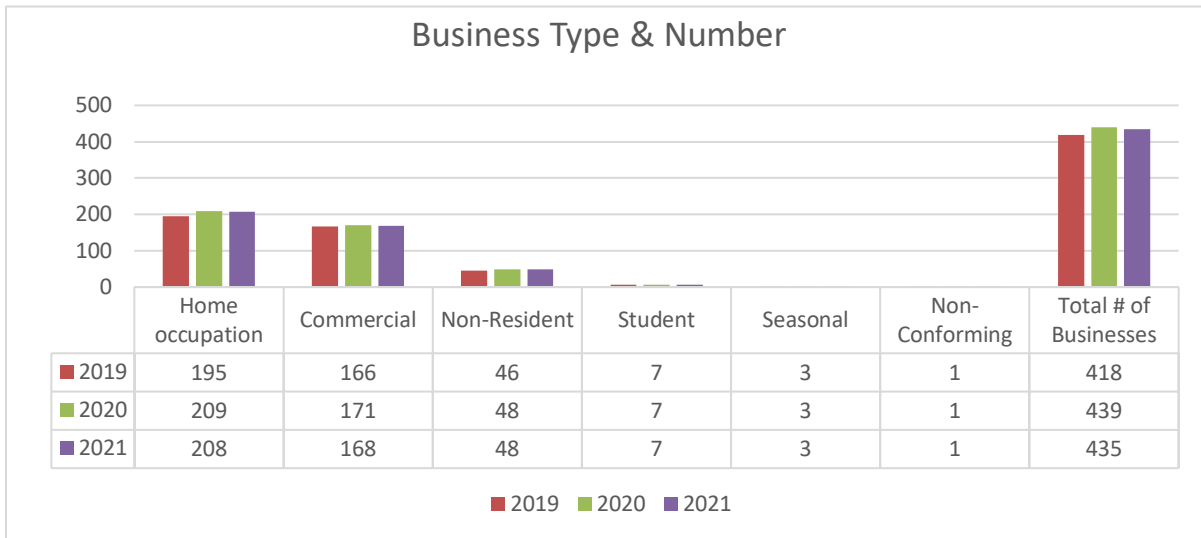
- Business licenses run from April 30 to March 31. This overview is from January to December.
- This graph shows when business licenses are paid and not the number of new businesses
- Increase in March 2021 revenue includes businesses that were unable to pay last year due to COVID



REPORT TO COUNCIL

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SUBJECT: TOURISM AND ECONOMIC DEVELOPMENT REPORT



Inbound & Outbound Marketing

- Promotion through social media remains the focus for marketing. There has been an increase in engagement this month.

Analytics over the month of March:

- www.facebook.com/hayrivertourism
 - Page views up 174%, page likes at 1,300, post reach peak at 367 organic engagement, no paid promotion



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SUBJECT: TOURISM AND ECONOMIC DEVELOPMENT REPORT

- post engagement up 843% and page followers increase to 1,333
- Page reach 7,942 up 96%
- www.twitter.com/hayrivertourism
 - number of impressions grew to 4,672 up from 1,645
 - 199 unique followers and follow 480 accounts
 - Profile visits 306 up from 187
- www.instagram.com/hayrivertourism
 - Currently 278 unique followers up 8.5% and follow 309 accounts
 - Accounts reached up 84% and Content Interactions down 6%
 - Page reach 299 up 89%
- Marketing: Hay-Cation, K'amba Carnival, Hay River Ski Club, Aurora viewing, local historical events of interest by date, video of Deh Cho Bridge drive over, Community Centre, and surrounding communities of Fort Smith, Fort Resolution and Fort Providence, and Wood Buffalo National Park have all driven attention to our social media channels.
 - www.hayriver.com
 - Users for March were 3.6K up 18%
 - Sessions 4.6K up 24%
 - Average session duration was 1:43 up 22%
 - Top 10 pages visited – Breakup, Opportunity/Employment, Tourism/Attractions, Contact/Directory, Tourism/About Hay River, Bylaws, Parks/Recreation, Tourism/Festivals-Events, Tourism/Community Information/Businesses.

Visitor Satisfaction Rating

- NWT Tourism, NWT Parks and NWT VICs working group on creating structured visitor information data questionnaires will provide a final list of questions and recommendations before summer tourist season.
- Yellowknife visitors who visited the VIC expressed their satisfaction with Hay River's assets and amenities – Castaway Cottages, Hay River Ski Club, Hay River Community Centre, Alexandra and Louise Falls trail, Rotary Trail, and retail shopping were the most discussed.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

N/A

FINANCIAL IMPLICATIONS:

N/A



REPORT TO COUNCIL

DEPARTMENT: TOURISM AND ECONOMIC DEVELOPMENT **DATE:** April 12, 2021

SUBJECT: TOURISM AND ECONOMIC DEVELOPMENT REPORT

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

N/A

Prepared by:
Peter Magill
Tourism and Economic Development Coordinator
Date: April 8, 2021,

Reviewed by:
Glenn Smith
SAO
Date: April 8, 2021



REPORT TO COUNCIL

DEPARTMENT: PROTECTIVE SERVICES

DATE: APRIL 12, 2021

SUBJECT: EMERGENCY SERVICES MONTHLY REPORT

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER approve the Emergency Services Activity Report for March 2021 as presented.

BACKGROUND:

Summary:

The Protective Services group had a busier month than last with a total of 55 EMS Responses. At present our average ambulance response is running at 56 calls per month. On the positive side only a small proportion of them being our homeless. As far as fire response is concerned, we only had 1 major fire with a property loss of approximately \$250,000.00 and 6 false alarms.

Work continues the NFPA 1001 standard training with our 6 students. We are running our 3 new recruits through the same training at our 1001 students with the understanding that they will only obtain Community Based Defensive certification this year. Topics covered this month included Fire Behaviour and Building Construction. Our certified people continued with training in Technical Rescue (rope work). We also conducted training with 4 of our new members on Fire Fighter Safety, Personal Protective Equipment and Self-Contained Breathing Apparatus so that they can participate a little more on active fire scenes.

The new communications tower is still a work in progress. The tower is being assembled at the factory and we expect to see it arrive in Hay River on April 8th with a completed installation date of April 18th. As part of the project, we also ordered the Multiplexer which will allow us to run 2 duplex frequencies off of one antenna.

A considerable amount of effort has been focused on Breakup preparations for the 2021 season. The new equipment has all been assembled and deployed at all locations other than Pine Point Bridge, which we expect to get done the second week of April. Testing has revealed that the kit ordered by the town and the cameras supplied by ENR all work very well as a package, and we expect that everything will function well this season.

Work on the new Medic was completed this month and the new unit will be shipped the second week of April.

In March 487 hours were invested by the members of the Protective Services Department bringing us to the total of 1298.5 hours YTD. These hours do not include the Town of Hay River Employees who responded during working hours.



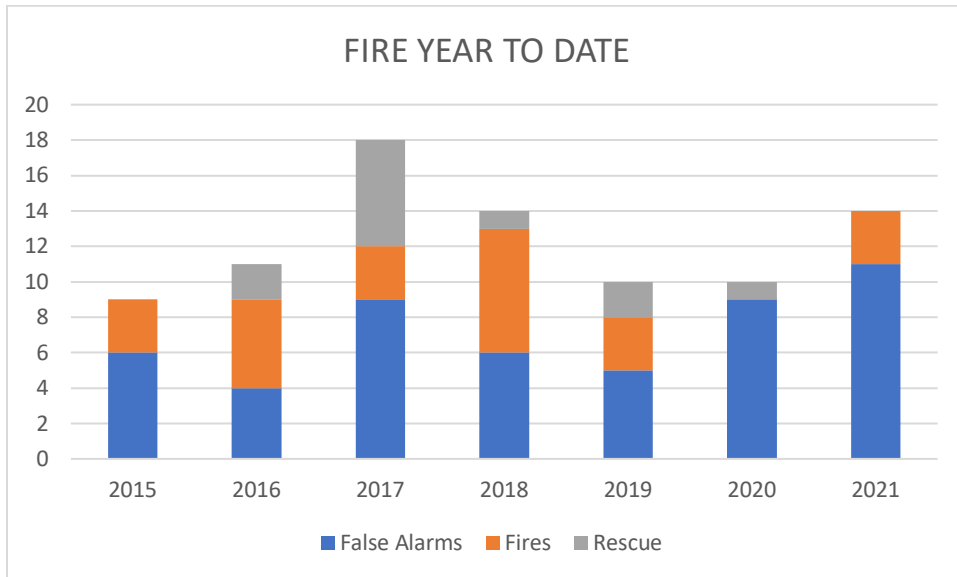
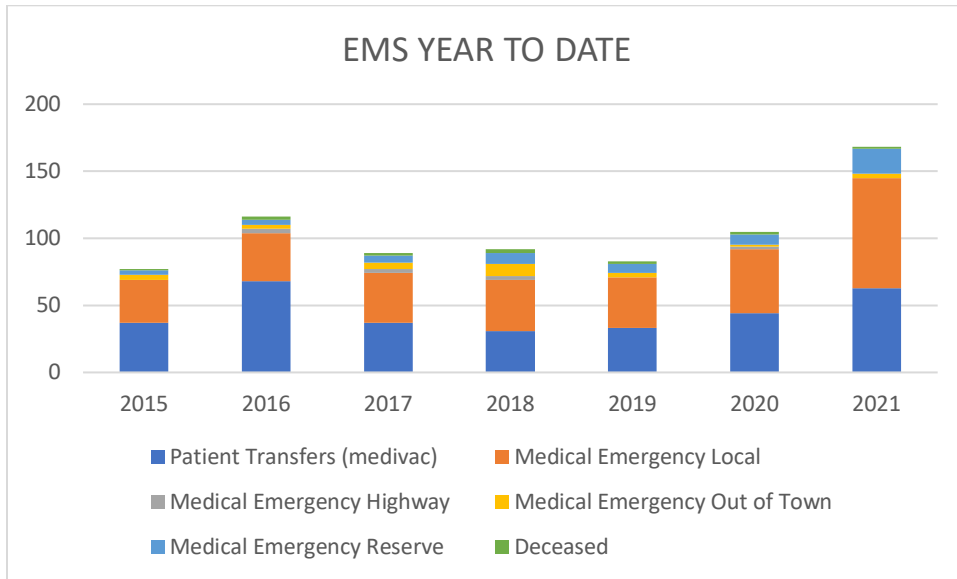
REPORT TO COUNCIL

DEPARTMENT: PROTECTIVE SERVICES

DATE: APRIL 12, 2021

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STATISTICS



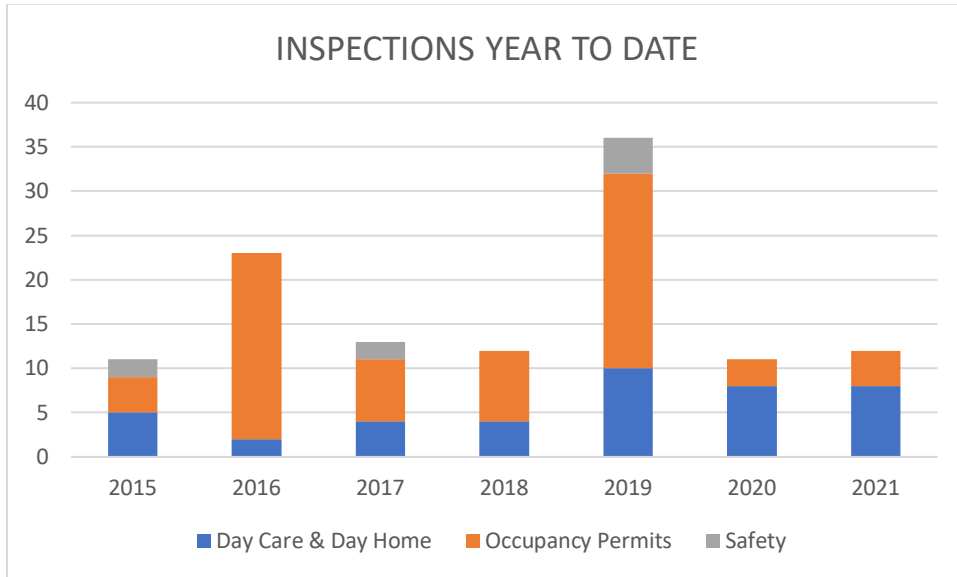


REPORT TO COUNCIL

DEPARTMENT: PROTECTIVE SERVICES

DATE: APRIL 12, 2021

SUBJECT: EMERGENCY SERVICES MONTHLY REPORT





REPORT TO COUNCIL

DEPARTMENT: PROTECTIVE SERVICES

DATE: APRIL 12, 2021

SUBJECT: EMERGENCY SERVICES MONTHLY REPORT

MAINTENANCE

1. All daily/weekly/monthly maintenance activities were completed.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

Fire Prevention Bylaw

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

None

Prepared by:

Ross Potter
Director Protective Services/Fire Chief
Date: April 6, 2021

Reviewed By:

Glenn Smith
Senior Administrative Officer
Date: April 6th, 2021



REPORT TO COUNCIL

DEPARTMENT: PROTECTIVE SERVICES

DATE: APRIL 1ST, 2021

SUBJECT: MUNICIPAL ENFORCEMENT REPORT

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the Municipal Enforcement Report for March 2021 as presented.

BACKGROUND								
OFFENCE	INQUIRY	INVESTIGATED (NO SUBSTANTIATION)	WARNINGS (VERBAL, LETTER OR VISUAL)	SHELTER	FINES	TOWED	RETURNED TO OWNER	OTHER ACTION
Animal Control Bylaw								
Animal Abuse/Welfare	3	3						
Barking Dogs								
Dog Attack								
Dog Bites	1		1					
Loose Cat/Dog	13	6	3		1		3	
Sled Dog Complaints								
Miscellaneous	3	3						
Business License								
No Business License								
Operating business not as permitted								



REPORT TO COUNCIL

DEPARTMENT: PROTECTIVE SERVICES

DATE: APRIL 1ST, 2021

SUBJECT: MUNICIPAL ENFORCEMENT REPORT

Traffic Bylaw							
Vehicle/Trailer Parking	1						1
ATV/Snow Machine	4	2	2				
Fail to Stop (Sign or Light)	4				4		
Distracted Driving	6				6		
No Seat Belt	3		3				
Fail to carry/No valid driver's licence	2		1		1		
Suspended/Prohibited Driver	3					1	3
Vehicle Unfit for Road							
Fail to carry/No Insurance	8		3		5		
Fail to carry/No registration	6		1		5		
Unsecure Load							
Obstructed Windshield/Windows	1						1
Fail to drive to road conditions	1		1				
Improper use of plate	1				1		
Drive w/o lights during low visibility							
No license plate							
Speeding	9		5		4		
Speeding (School/Construct/Industrial)	8		2		6		1
Suspected Impaired Driver							
Miscellaneous	2		1				1
Unightly Bylaw							
Overgrown Trees							
Long Grass & Weeds							
Garbage	2		1				1
Miscellaneous							
Taxi Bylaw							
Taxi Not Available	7	5	2				
Smoking/Drinking in Taxi	1	1					
Fail to carry/No Taxi Permit	1		1				
Noise Abatement Bylaw							
Noise Complaint	1	1					
Fire Prevention Bylaw							
Burning without permit							
Fireworks without supervision							
Improper Storage of Hazards							
Miscellaneous	1						1



REPORT TO COUNCIL

DEPARTMENT: PROTECTIVE SERVICES

DATE: APRIL 1ST, 2021

SUBJECT: MUNICIPAL ENFORCEMENT REPORT

Unsafe/Hazardous Behaviour								
Walking on railroad tracks								
ATV's on railroad tracks								
Intoxicated- Unable to care for self	1							1
Fighting in Public								
Public Urination/Defecation								
Loitering	5	1	3					1
Operate off-road vehicle w/o helmets								
Drinking in public	5		5					
Vehicle blocking roadway								
Snow Removal Bylaw								
Sidewalks not cleared	4	1	2					1
Snowbanks causing hazard	3	2	1					
Snow being put on private property	1	1						
Miscellaneous								
TOTAL	111	26	38	0	33	0	3	12

Animal Complaints

There have been complaints about people walking their dogs, not on a leash. While looking further into the complaints, it was determined that those walking their dogs off-leash are doing so lawfully as they are in immediate and direct control of their animal while carrying a leash. The complainants have been provided with education directly from the Bylaw to address the issues. As per the Animal Control Bylaw 1957/ADMIN/05 Section 46 states;

46. The owner of a dog lawfully running at large under this bylaw shall at all times:

- a. Keep the dog under control by verbal command;**
- b. Carry a leash not exceeding two (2) meters in length;**
- c. Clean up after the dog; and**
- d. Ensure that the dog does not cause injury or damage to any person, other animal, or to any property.**

As per this section of the Bylaw, someone who is going for a run, jog, hike, skiing, etc. with their dog off-leash is acceptable as long as they meet that criteria.

School Safety

Reports continue to flood in regarding speeding in the school zone. School zone safety continues to be a priority working together with other agency partners to help combat distracted driving and speeding in these zones. The number of people who continue to be distracted while driving, especially in school zones, is astonishing and concerning.



REPORT TO COUNCIL

DEPARTMENT: PROTECTIVE SERVICES

DATE: APRIL 1ST, 2021

SUBJECT: MUNICIPAL ENFORCEMENT REPORT

Community Activities and Partnerships

As the warmer weather begins to approach, the Protective Services Specialist is still actively involved in education and maintaining communication with the CN Railway Police. The railroad tracks have become increasingly busier with industrial traffic as we move closer to spring. The concerns raised from those who operate on the tracks have reported that more and more people are likely to use the tracks as a walking path or ATV trail.

Unfortunately, there has been one railway incident so far for 2021 involving a Motor Vehicle VS Train. Luckily, minor injuries were reported, and no significant extended impact to rail operations occurred. CN Railway Police offered educational materials to assist with engaging in the community to participate more proactively in railway safety.

The Protective Services Specialist maintains a great relationship with the RCMP and regularly participates in many activities to improve community members' safety. This relationship has been critical in many aspects of public safety for the town.

Road Safety

Driving without insurance appeared to be the theme for March. Within the first twelve (12) days of the month, the Protective Services Specialist conducted investigations which resulted in five (5) charges under the *Motor Vehicles Act Section 36(2)(a)(ii)*, which were issued at \$1955 each. All drivers were operating vehicles without a valid insurance policy in place, which was confirmed by their insurance companies.

Distracted driving is still an issue in the town. Within the first half of March, four (4) drivers were issued offense notices for distracted driving, including either having a cell phone up to their ear or holding a cell phone down by their lap to avoid detection while waiting at a red light. New techniques are being used to catch those who are driving distracted.

There is an alarming rate of vehicles who still fail to slow down and move over for emergency vehicles on the roadway with their emergency lights activated, including those who fail to yield entirely to responding emergency vehicles. Enforcement has stepped up in partnering with other public safety partners to address this issue.

Traffic Bylaw 2423 came into effect on March 15th, 2021. It has been updated to reflect current times as well as to best address public safety issues in an appropriate manner. Fines for speeding and distracted driving in school, construction, and industrial zones will be double. All fines can be paid at the Courthouse under this new bylaw.



REPORT TO COUNCIL

DEPARTMENT: PROTECTIVE SERVICES

DATE: APRIL 1ST, 2021

SUBJECT: MUNICIPAL ENFORCEMENT REPORT

Upcoming Goals

With the spring season around the corner, the goal for the nicer weather will be ensuring the community stays clean and beautiful with regards to strict education and enforcement on the Unsightly Bylaw. With Hay River being a gateway to the North and a vital community for goods and services entering the Northwest Territories, ensuring we live in a safe and aesthetically pleasing environment is critical.

Speed Statistics for the Month

The fastest speeds recorded for this month per zone are as follows;

Porritt Landing/Industrial (40km/h Zone)- **67km/h**
MacKenzie Highway near Hospital (60km/h)- **93km/h**
Woodland Drive in front of Harry Camsell/PA School during School Time (30km/h)- **65km/h**
MacKenzie Highway/104th Street residential area (40km/h)- **63km/h**
MacKenzie Highway near Airport (60km/h)- **88km/h**

COUNCIL POLICY / STRATEGY OR GOAL:

Strategy:
Goal:

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

All applicable Bylaws and Territorial Legislation

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

N/A



REPORT TO COUNCIL

DEPARTMENT: PROTECTIVE SERVICES

DATE: APRIL 1ST, 2021

SUBJECT: MUNICIPAL ENFORCEMENT REPORT

ATTACHMENTS:



On March 11th, 2021, an incident occurred where a Motor Vehicle was involved in a collision with a CN Train. Minor injuries reported. Railway safety education continues to be part of discussion with CN Railway Police on how to best address the issue.

Prepared by:

Travis Rosborough
Protective Services Specialist
Date: April 1st, 2021

Reviewed By:

Ross Potter
Director, Protective Services
Date: April 1st, 2021



REPORT TO COUNCIL

DEPARTMENT: PUBLIC WORKS

DATE: APRIL 12, 2021

SUBJECT: PUBLIC WORKS MONTHLY REPORT FOR MARCH 2021

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the Public Works Monthly Report for March 2021.

BACKGROUND:

Capital Projects 2021:

A list of 2021 Capital Projects along with a brief update of the status of these projects is included in the chart below. More details on those projects that received significant work this month follows the chart.

2021 Capital Projects	
Project	Update
New Town Hall	Applications for funding being worked on, design activities will depend on funding available.
Old Town Hall Demolition (carry over from 2020)	Consultant working on tender documents for hazardous material abatement and demolition.
Sewer Flusher (carry over from 2020)	Flusher arrived in early February and is now in use.
New Lift Station	Construction began in August and continued to mid-October when the project was shut down for the winter. Sheet piling has been installed and excavation work will begin in the spring.
Fraser Place Development	Public consultation held. Third reading of rezoning approved by Council. Detailed design expected to be ready for tender in early April with tree clearing to occur at the same time.
Market Garden Road Extension	Options for this project being investigated.
Caribou Crescent Water Sewer and Drainage (carry over from 2020)	Underground infrastructure work completed and backfilled in 2020. Paving work to occur in 2021.
Beaver Crescent Water, Sewer, and Drainage	Tender closed end of March, construction contract to be awarded in early April with construction to begin in May.
Riverview Drive Upgrade	Tender closed end of March, construction contract to be awarded in early April with construction to begin in May.
Waste Diversion Project - Tire Recycling (carry over from 2020)	Discussions with the GNWT have occurred on options for diversion or reuse of tires. RFP for this work to be put out in April.



REPORT TO COUNCIL

DEPARTMENT: PUBLIC WORKS

DATE: APRIL 12, 2021

SUBJECT: PUBLIC WORKS MONTHLY REPORT FOR MARCH 2021

Hazardous Waste Removal Project	MACA led project that is contingent on new ICIP funding.
Water Treatment Plant Intake Inspection (carry over from 2020)	Inspection completed in March. Report and inspection videos being reviewed and complete plan for required WTP work being created.
Capital Drive Watermain	Design work planned for Q3 or Q4.
Paradise Road Realignment	Work to take place during summer months.
New Water Licence Requirements	New water licence in place as of January 31. See Water Licence section for more detail.
New Backhoe	Tender to be completed in Q2.
Water Treatment Plant Feasibility Study and Preliminary Design	Application for funding submitted through ICIP funding stream. Project contingent on funding approval.
Flood Mitigation	Design meetings have occurred, and temporary flood mitigation work expected to be completed in April in advance of break-up season. Longer term solutions to be worked on over the summer months.
Subdivision - Sundog	Preliminary work on this project planned for later in 2021.

Fraser Place:

Public meeting was held on March 17th with over 20 residents in attendance. Updated design for Fraser Place was presented and attendees were given an opportunity to ask questions and raise concerns. Council proceeded with 2nd and 3rd readings of the rezoning bylaw this month. Detailed design for the project is nearing completion with tendering expected to begin in mid-April and construction work to take place this summer. Tree clearing work that is required prior to migratory bird nesting season has been marked out and is expected to be completed in April.

Beaver Crescent and Riverview Drive:

The tender for this project closed on March 31st and the contract is expected to go to Council for approval on April 12th. Work is expected to begin in May with underground work being completed in 2021 and paving work taking place in 2022.

Water Intake Line Inspection:

Contractor completed the water intake inspection and cleaning of the Town’s reservoirs the week of March 8-12. The report from the inspection along with a number of videos and pictures were submitted to administration in late March and are being reviewed. No significant issues were noted during the inspection, however, some minor issues will be added to the WTP deficiencies correction plan which includes items arising from last year’s WSCC and MACA inspections.



REPORT TO COUNCIL

DEPARTMENT: PUBLIC WORKS

DATE: APRIL 12, 2021

SUBJECT: PUBLIC WORKS MONTHLY REPORT FOR MARCH 2021

New Water Treatment Plant:

An application was submitted in late 2020 for ICIP funding for a new WTP feasibility study and preliminary design. Administration is hopeful that funding will be approved and work to determine needs and options moving forward can take place later in 2021. According to a 2020 report by MACA, a new Water Treatment Plant is expected to be needed within the next 5 years. See also the details in the water intake inspection item for work that will be completed in the interim.

Flood Mitigation:

Funding for flood mitigation work was approved. Administration has worked with a consultant on potential short-term solutions in order to help mitigate some flood risks for this year's break-up. Consultant is also working on design options for longer term solutions to help mitigate annual flood threats.

Public Works Daily Operations:

Public Works staff continued with regular operations and maintenance work on the Town's water, sewer, roads & sidewalks, vehicles, and infrastructure. The following is a summary of the work completed this month:

Regular Operations and Maintenance Items	
Item	Activity
Water & Sewer	Water shut offs and turn ons as requested Water and Sewer inspections of areas of concern Water and Sewer locates as required Meter readings taken Flushing of lines Water & Sewer repairs as necessary (see below) Meter replacements Month end water report
Water & Sewer Facilities	Daily rounds of facilities
Roads	Snow clearing Sanding of roads/intersections Sign repairs New sign installation
Other	Regular fleet maintenance & repairs Funerals



REPORT TO COUNCIL

DEPARTMENT: PUBLIC WORKS

DATE: APRIL 12, 2021

SUBJECT: PUBLIC WORKS MONTHLY REPORT FOR MARCH 2021

Waterline break repairs on both Ptarmigan Crescent and Cedar Road were completed by Public Works crews this month. The repair on Ptarmigan Crescent was difficult to locate and took several days to complete the work. The Cedar Road repair was completed with no issues.

Public Works staff have been assisting the GNWT in the testing of the Town's sewage for COVID-19. Workers take samples of the sewage from lift station #1 three times per week and this is then shipped out for analysis. Testing is expected to continue for the foreseeable future.

Solid Waste Facility Operations:

The Town's Solid Waste Facility continued regular operations and monitoring activities throughout the month. No significant issues to note with current landfill operations. The new water licence will likely lead to some minor changes in both operations and infrastructure at the Solid Waste Facility. Administration is currently working on updates to the Town's garbage bylaws.

Water Licence Activities:

Regular monitoring programs continue as per the requirements of the Town's water licence.

The Town's new water licence (MV2019L3-0010) was signed off by the Minister of Environment and Natural Resources on January 14, 2021. The new water licence went into effect on January 31, 2021.

The Town's Annual Report for the water licence was completed on March 31st and submitted to the MVLWB.

Planning & Zoning:

10 Development Permits and 3 Building Permits have been approved for March 2021. In the month of March 2020, there were 11 Development Permits and 2 Building Permits signed out.

DATE	DEV #	CIVIC ADDRESS	DESC. OF WORK
Mar 02/21	B21-001	Friendship Centre Gagnier Street	Interior renovations
Mar 03,21	B21-002	76 Woodland Drive	Work on Church Steeple
Mar 11/21	D21-006	48060 Mackenzie Highway	Commercial Fishing
Mar 12/21	D21-007	62 Woodland Drive Wright Center	Interior Office Renovations
Mar 16/21	DH21-008	48 Stewart Drive	Sniper Dart Supplies (Sales and Rental)
Mar 16/21	DH21-009	9 Eagle Crescent	Red Gate Garden (Hand Made Skin Care)
Mar 17/21	DH21-010	80 Woodland Drive	Mexican Food (Home Cooked Mexican Food)



REPORT TO COUNCIL

DEPARTMENT: PUBLIC WORKS

DATE: APRIL 12, 2021

SUBJECT: PUBLIC WORKS MONTHLY REPORT FOR MARCH 2021

Mar 18/21	DH21-011	5-103 rd Street	60 Degrees North (Online Clothing)
Mar 22/21	D21-012	60 Paradise Road	New 30' X 96' Commercial Greenhouse
Mar 25/21	DH21-013	25 Woodland Drive	Rovidx Media & Consulting Inc. (Software Development and Web Design)
Mar 30/21	D21-015, B21-003	56 Miron Drive	Reconstruct Rear Deck, New Front Deck, Replace Shingles and Siding.
Mar 31/21	DH21-016	48 Miron Drive	Angela's Aesthetics and Events (Design Consultant, Events, Social Media)

A public meeting for the rezoning of Fraser Place was held on March 17th and the rezoning of this area was completed through 2nd and 3rd reading of the bylaw.

A Request for Proposals for the review and update of the Town's Zoning and Building Bylaw was open during the month of March with a closing date of April 2nd. The Town is expected to award a contract for this work in early April with the work to take place throughout the spring and summer of this year. An updated Zoning and Building bylaw is expected to come to Council for approval later in 2021.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

- Mackenzie Valley Land and Water Board Town of Hay River License #MV2009L3-0005
- Bylaw 1812 Zoning and Building Bylaw

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

N/A



REPORT TO COUNCIL

DEPARTMENT: PUBLIC WORKS

DATE: APRIL 12, 2021

SUBJECT: PUBLIC WORKS MONTHLY REPORT FOR MARCH 2021

ATTACHMENTS:

N/A

Prepared by: Mike Auge
Director of Public Works
April 7, 2021

Reviewed by: Glenn Smith
SAO
April 7, 2021



REPORT TO COUNCIL

DEPARTMENT: PUBLIC WORKS, ZONING AND BUILDING DATE: APRIL 12, 2021

SUBJECT: APPLICATION FOR VARIANCE REQUEST FOR REAR YARD SET BACK RELAXATION

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER review and approve at their discretion Development Permit No. D21-005, to allow an extra relaxation to the rear yard setback of the newly re-located existing cabin.

BACKGROUND:

The Town of Hay River has received a request from Darrell Dean Owner/Contractor of Castaway Cottages asking Mayor and Council to allow a variance on the rear yard setback to allow the existing relocated cabin to stay in its present location at 1 Lagoon Road, Lot 1958, Plan 4174.

The site is OS – Parks and Open Spaces under the current General Plan, and in the Zoning and Building Bylaw 1812 it is zoned as RR – Rural Resource. Both zones have Tourist Lodges listed under Discretionary Use. Parks and Open Spaces also lists Tourist Campsite as a Discretionary Use. The site has been approved for Campsite, Tourist Lodge Purposes from the original owner to now.

Mr. Dean, working with the GNWT Lands Division moved the existing Cabin from the unsurveyed Commissioner's Land onto his own titled property in 2020. The building was brought as far back as Mr. Dean could move it without interfering with the underground powerline that runs through the property. The GNWT Lands Officer took pictures of the move and was satisfied with the relocation as detailed in the attached report.

The Zoning and Building bylaw require 25 feet set back and allows the Development Officer to reduce this distance by 10% or 2.5 feet. However, the cabin is closer than the 22.5 feet that can be approved by the Development Officer and therefore requires Council approval. The exact setback is unknown at this time due to snow buildup on this property, but it is estimated to be a setback of 10-15 feet.

The non-compliance is considered minor as there are no neighboring property owners against the rear of the lot where a variance is required other than the GNWT un-surveyed Commissioners Land and the GNWT has supplied a letter indicating that they are ok with the building re-location. Additionally, there is no possibility of a change in use of the land behind the property as it is within the 100-foot-high water fringe and therefore there is no potential for future conflicts.

Section 3.8 of the Zoning and Building bylaw details the allowances for relaxation of setbacks from both the Development Officer and Council.



REPORT TO COUNCIL

DEPARTMENT: PUBLIC WORKS, ZONING AND BUILDING DATE: APRIL 12, 2021

SUBJECT: APPLICATION FOR VARIANCE REQUEST FOR REAR YARD SET BACK RELAXATION

3.8 Relaxation of Regulations

1. *The Development Officer may approve a development application notwithstanding that the proposed use does not comply with the provisions of this bylaw, if the non-compliance is minor and where in the opinion of the Development Officer, denial of the application would cause the applicant unnecessary hardship unique to this use.*
2. *The Development Officer may relax Front Yard Setbacks 10%, Side Yard Setbacks 20% and Rear Yard Setbacks 10 %. Any other set back relaxation greater than the above, shall only be granted by Council.*
3. *The Development Officer may permit a development in any zone on a lot which is substandard with respect to width, depth, or area.*
4. *In approving an application for a development permit, pursuant to subsections 1, 2 and 3 above, the Development Officer or Council shall adhere to the following:*
 - a) *A relaxation shall be considered only in cases of unnecessary hardship or practical difficulties unique to the use, character, or situation of land or building, which are not generally common to other land in the same zone.*
 - b) *There shall be no deviation from building height, floor area ratio, density regulations and parking requirements unless otherwise stated in this bylaw.*
 - c) *The General Purpose of the appropriate zone; and*
 - d) *The policies of the general zone.*

As 3.8.2. notes, Council may approve set back relaxations greater than the 10% allowable by the Development Officer. The underground powerline that runs through the property would be considered a unique unnecessary hardship for this lot thereby allowing Council the authority to approve the additional relaxation of the regulations.

All other requirements of the Zoning and Building Bylaw 1812 as well as the 2015 National Building Code would need to be met.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

General Plan Bylaw No. 1811/18.
Zoning and Building Bylaw No. 1812.



REPORT TO COUNCIL

DEPARTMENT: PUBLIC WORKS, ZONING AND BUILDING DATE: APRIL 12, 2021

SUBJECT: APPLICATION FOR VARIANCE REQUEST FOR REAR YARD SET BACK RELAXATION

2015 National Building Code of Canada

FINANCIAL IMPLICATIONS:

N/A.

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

Development Permit Application D21-005 and additional letter from Darrell Dean (2 Pages)
Letter from us and reply from GNWT Lands Officer (1 Page)
Report from Government of Northwest Territories Lands (4 Pages)

Prepared by:
Randy Froese
Development Officer
March 31, 2021

Reviewed by:
Mike Auge
Director of Public Works
April 7, 2021

14#204706
D21-005



Town of Hay River
Zoning and Building Bylaw No. 1812
APPLICATION FOR A DEVELOPMENT PERMIT

FORM A

I hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

Applicant: Darrell Dean Phone Res. _____ Bus: 875-8601

Address: Lagoon Road

Registered Owner: Darrell Dean Phone Res. _____ Bus: 875 8601

Address: 28067 13 Mackenzie Hwy

Legal Description of Property to be Developed: Lagoon Road 1

Proposed Use of Site: (use reverse side if necessary) Dwelling

Existing Use of Site: Tourism

Adjacent to Highway Yes _____ No

Area Required for Proposed Use: _____

Estimated Cost of Development: 30,000

Proposed Setback from Property Lines: Front Yard 30 Side Yard 30 Rear Yard 100

Estimated Date of Commencement: March 1 2020

Estimated Date of Completion: March 1 20 21

Date of Application: March 5 / 2020

Application Fee: _____

NOTE: THE DEVELOPMENT PERMIT APPLICATION WILL NOT BE ACCEPTED UNLESS IT CONFORMS TO THE REQUIREMENTS OF THE ZONING AND BUILDING BYLAW AND THE APPROPRIATE FEE IS SUBMITTED WITH THE APPLICATION.

Signature of Applicant or Agent: Darrell Dean

Please Print Signature: Darrell Dean

Randy Froese

From: Darrell Dean <ddean@northwestel.net>
Sent: March 25, 2021 11:00 AM
To: Randy Froese
Subject: Fwd: Boundry

[External Email] This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

Begin forwarded message:

From: Michael LaPierre <castawaysnwt@gmail.com>
Date: March 25, 2021 at 10:58:11 AM MDT
To: Darrell Dean <ddean@northwestel.net>
Subject: Boundry

Hay River Town Counsel

Castaways Cottages is asking for a relaxation of the frontage boundary on the proposed building as the building is set entirely on titled property. However the building has been relocated as far back as the underground power line will allow. The relaxation will be a minimum adjustment to the 25-foot frontage mark.

Thank you for your consideration

Darrell Dean,

Castaways Cottages and Campground

--

Michael LaPierre
castawaysnwt@gmail.com
<http://castawaycottagesnwt.com/>

Randy Froese

From: Gaylen Pischinger <Gaylen_Pischinger@gov.nt.ca>
Sent: March 19, 2021 9:23 AM
To: Randy Froese
Cc: Mike Auge; Leslie Wiltzen; Dominique Soucy
Subject: RE: Darrell Dean, Castaway Cottages
Attachments: Site_Visit_Report_Lot_1958_Plan_4174.pdf

[External Email] This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Randy,

Please see attached a site visit report for Darrel Deans log cabin.

The cabin is positioned entirely on the private title Lot 1958, Plan 4174.

Please note in the site visit report under Figure 1. the blue dot on the map represents where the cabin was previously positioned before Darrel moved it.

Thanks,

Mársı | Kinanāskomitin | Thank you | Merci | Hą́' | Quana | Qujannamiik | Quyanainni | Máhsı | Máhsı | Mahsi

Gaylen Pischinger

Lands Officer

South Slave Region | Région du Slave Sud

Department of Lands | Ministère de l'Administration des terres

GNWT | GTNO

P.O. Box 658 | C. P. 658

Fort Smith NT X0E 0P0

Phone | Tél. : 867-872-2558, ext. | poste 26

Fax | Téléc. : 867-872-3472

Email | Courriel: gaylen_pischinger@gov.nt.ca

From: Randy Froese [mailto:rfroese@hayriver.com]

Sent: Wednesday, March 17, 2021 5:17 PM

To: Gaylen Pischinger

Cc: Mike Auge

Subject: Darrell Dean, Castaway Cottages

EXTERNAL: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender's name and email address and know the content is safe.

Hi Gayle ,

We are wondering if when you verified that Darrell's building was on his property, would you have any sketches, mapping, surveyors letter showing where the building is situated on the property lines, Darrell is applying to set it up and we need to know if it makes the Town of Hay Rivers set backs, we have no means of determining this. Any help you could provide would be greatly appreciated.

Site Visit Report
South Slave Region

Date: March 16, 2021

Attention: Darrel Dean

From: Gaylen Pischinger
Lands Officer

RE: Lot 1958, Plan 4174 and Interim Land Withdrawal R-149-2018 on
Unsurveyed Commissioner's Land

On October 16, 2020 Katie White, Resource Management, Manager completed a site visit for Lot 1958, Plan 4174 and surrounding unsurveyed Commissioner's Land in Hay River, NT. Katie confirmed that the encroaching log cabin and metal platform mentioned in the August 26, 2020 Commissioner's Land Inspection Report - Unauthorized Occupant has been moved off of the unsurveyed Commissioner's Land & Interim Land Withdrawal R-149-2018 and placed entirely on private title Lot 1958, Plan 4174.

At the time of the site visit Mr. Dean showed Katie the location of the surveyed pins for the Northeast corner and center.

Photos taken of the site visit are attached.

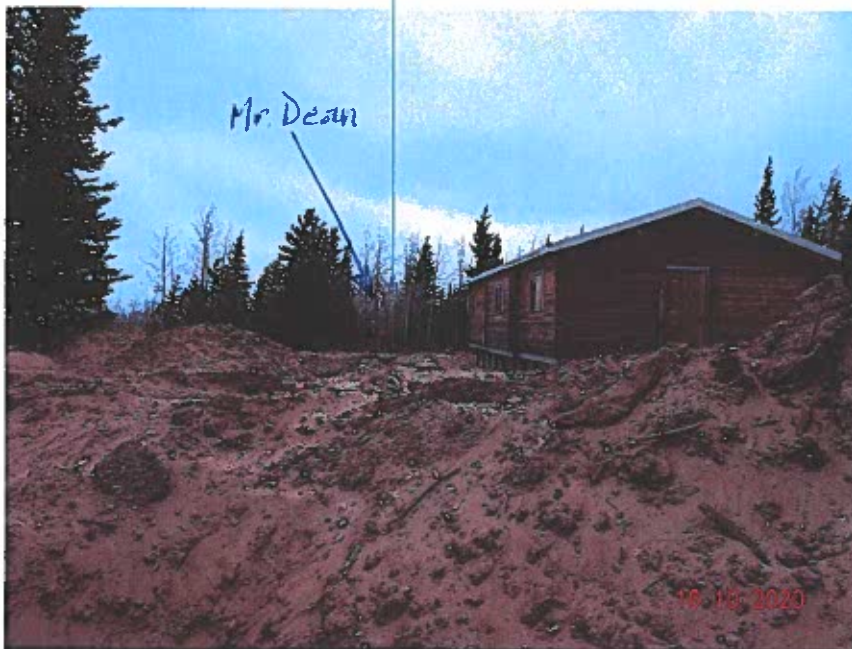


Gaylen Pischinger
Lands Officer

Figure 3. View of private title Lot 1958, Plan 4174 center pin location (orange tape on the ground).



Figure 4. View of Mr. Dean standing next to the Northeast corner lot pin.



Site Visit Photos

Figure 1. ATLAS land tenure map shows Unsurveyed Commissioner Land, Interim Land Withdrawal R-149-2018 and Private Title Lot 1958, Plan 4174 in Hay River, NT.



Figure 2. View of Northeast corner of private title Lot 1958, Plan 4174.



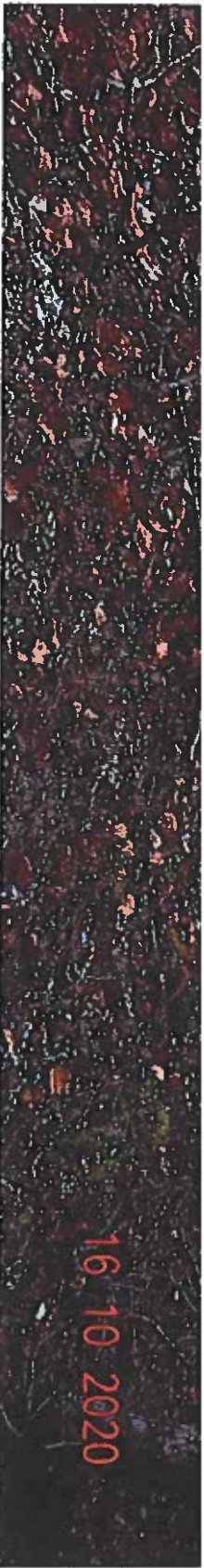


Figure 4. View of Mr. Dean standing next to the Northeast corner lot pin.





REPORT TO COUNCIL

DEPARTMENT: Lands

DATE: April 12TH 2021

SUBJECT: Sub-Lease of Lot 1055, Plan 2432 – Market Garden to Yvette Bruneau

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER, direct Administration to forward a Bylaw to Council for approval to proceed with the application of Yvette Bruneau to sublease Lot 1055, Plan 2432 as expansion to her property on Lot 1009, Plan 1259. This sublease will be for market gardening purposes only.

BACKGROUND:

Yvette Bruneau owns Lot 1009, Plan 1259 – 25 Garden Road. In July 2005 Ms. Bruneau subleased Lot 1055, Plan 2432 as an expansion lot for market gardening purposes. In 2014 Ms. Bruneau surrendered the lease.

The Town received an application from Ms. Bruneau to sublease Lot 1055, Plan 2432 for market gardening purposes.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

N/A

FINANCIAL IMPLICATIONS:

Annual Revenues of:

- Lease Fees
- Property Taxes

ALTERNATIVES TO RECOMMENDATIONS:

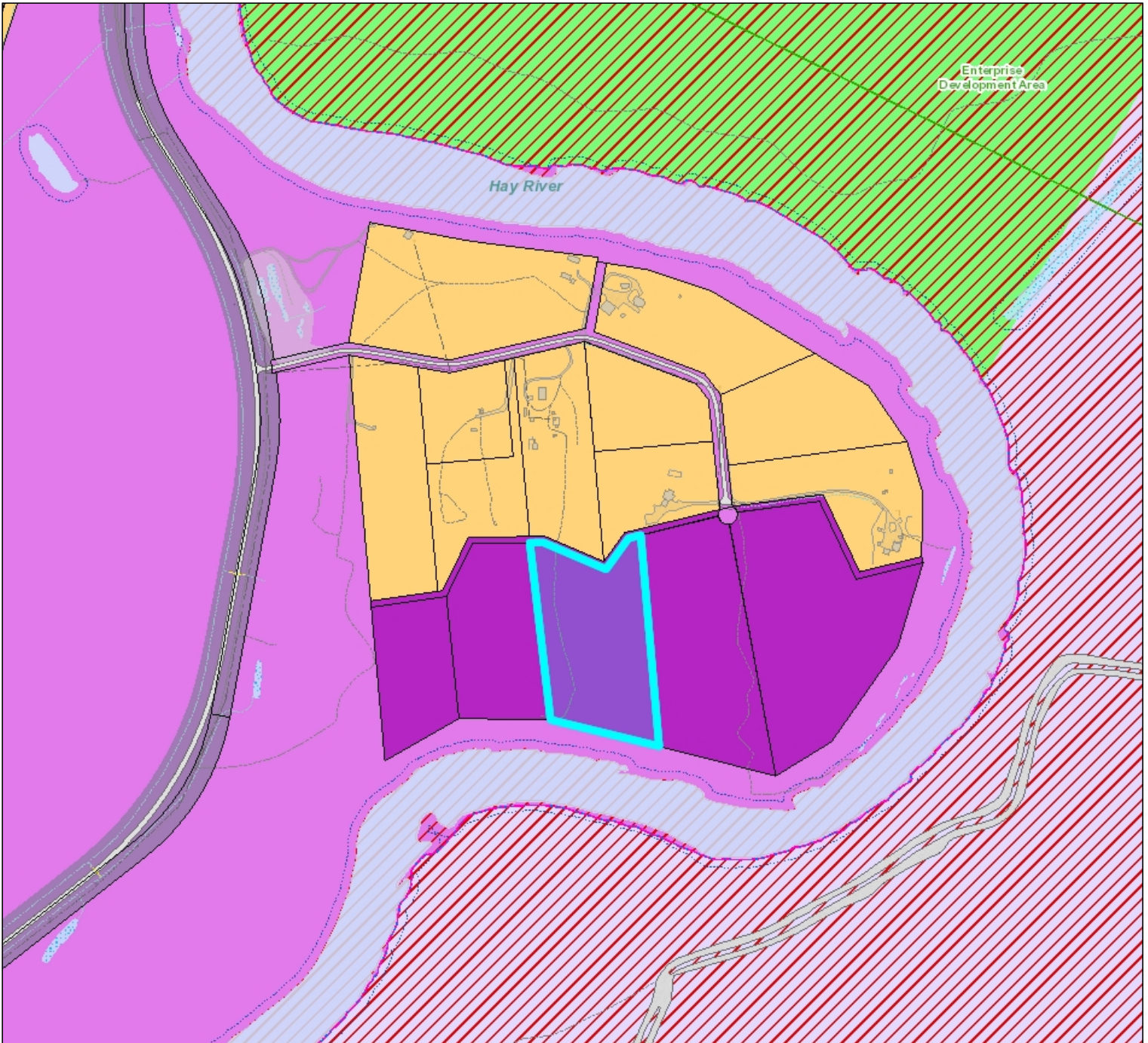
N/A

ATTACHMENTS:

Sketch of Lot 1055, Plan 2432

Prepared by:
Susan Gallardo
Lands
Date: 08 April 2021

Reviewed by:
Sam Mugford, CPA, CA
Director of Finance & Administration
Date: 08 April 2021



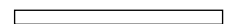
October 21, 2020

Legend

- Block Land Transfer Boundaries
- Development Areas
- Surveyed Parcels
- Surveyed Easements
- Surface Land Withdrawal
- Land Application
- Tenured Territorial Land
- Indian Affairs Branch (IAB) Land
- Territorial Land
- Public Highway
- Private Land
- Municipal Boundaries
- Condominium Units
- Building Footprints
- Line Approximately 31m from O.H.W.M.
- Tenured Commissioner's Land
- Land Application
- Federal Land
- Territorial Protected Area
- Municipal Land

Scale 1: 9,028

250 metres



UTM Zone: 11



REPORT TO COUNCIL

DEPARTMENT: PUBLIC WORKS

DATE: April 12, 2021

SUBJECT: TENDER AWARD FOR RIVERVIEW DRIVE & BEAVER CRESCENT

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER award the Riverview Drive and Beaver Crescent tender to 851791 NWT Ltd. (Rowe's Construction) in the amount of \$8,880,139.55.

BACKGROUND:

The tender call for the upgrade work on Riverview Drive and Beaver Crescent was issued on February 26th, 2021. The tender period closed at 3:00pm on March 31st, 2021 and the following bid was received:

851791 NWT Ltd. (Rowe's Construction) - \$9,656,581.55

The tender is for upgrades to the water and sewer infrastructure and road surface on Riverview Drive and Beaver Crescent with construction to take place starting in the spring of 2021 and continuing through the summer of 2022.

The only submission received for this tender was higher than anticipated and therefore, in order to meet the allocated budget for the project the Town removed some provisional work from the project and through the consultant for the project, Stantec Architecture Ltd., negotiated some other cost saving options with Rowe's Construction. The changes that have been made to the original tender will allow the project to be completed within the approved budget while still providing a quality final product. After the negotiations with the contractor, the final revised bid is:

851791 NWT Ltd. (Rowe's Construction) - \$8,880,139.55

Stantec has reviewed the submission along with the negotiated changes for compliance and has recommended award to Rowe's Construction as noted in the attached Tender Recommendation Letter.

Administration recommends that Council proceed with the project as revised and award the tender to Rowe's Construction.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

N/A



REPORT TO COUNCIL

DEPARTMENT: PUBLIC WORKS

DATE: April 12, 2021

SUBJECT: TENDER AWARD FOR RIVERVIEW DRIVE & BEAVER CRESCENT

FINANCIAL IMPLICATIONS:

With the negotiated changes to the scope, the project will be within the approved 2021 budget for this work. The road construction portion of this project is being partially funded (75%) through the Investing in Canada Infrastructure Program.

ALTERNATIVES TO RECOMMENDATIONS:

Not award the Riverview and Beaver upgrades tender.

ATTACHMENTS:

Stantec Architecture Ltd. letter for the Tender Recommendation – Riverview Drive and Beaver Crescent Upgrades

Prepared by:
Mike Auge
Director of Public Works
Date: April 8, 2021

Reviewed by:
Glenn Smith
Senior Administrative Officer
Date: April 8, 2021



April 8, 2021
File: 144903070 07-03

Attention: Mike Auge, P.Eng., Director of Public Works
Town of Hay River
100-62 Woodland Drive
Hay River, NT X0E 1G1

Dear Mike,

Reference: 144903070 - Riverview & Beaver Upgrades - Tender Recommendation - Revised Bid

The Town received one submission during the tender call for the above noted project. Through negotiations with the Town and Stantec, the sole bidder, 851791 N.W.T Ltd. (o/a Rowe's Construction), has agreed to amend their bid for the above noted project as follows:

- Item 3.2 Residential service connections - Insulated Sewer: Reduce unit price.
- Item 3.3 LS #1 service: Reduce unit price.
- Item 5.3 Road 20mm subbase: Reduce thickness from 500mm to 400mm and thus reduce unit price.
- Provisional Item 8.1 - 150mm HDPE Watermain HDD: Remove from contract.
- Provisional Item 8.2 - Connect to existing watermain: Remove from contract.
- Provisional Item 8.3 - Pressure test HDPE: Remove from contract.
- Item 9.3 All other items: Reduce lump sum price by shortening and limiting the required road maintenance during the work as follows:

"Contractor will be required to complete road maintenance within the construction limits, not to exceed two cycles per week, from asphalt removal (approximately June 15, 2021) until winter demobilization (approximately October 15, 2021); and from Contractor's spring startup (approximately June 15, 2022) until Substantial Completion. The Town will complete the road maintenance between these two periods."

851791 N.W.T. Ltd. total revised bid: \$8,880,139.55

Stantec pre-tender OPC: \$8,386,500.00

These numbers do not include GST and were checked for arithmetic errors.

Stantec has completed our analysis of the revised bid and recommends awarding the Riverview & Beaver Upgrades construction contract to 851791 N.W.T. Ltd. (o/a Rowe's Construction) for the revised bid value above.

The letter of award should be submitted to 851791 N.W.T. Ltd. as soon as practical so that materials can be ordered, and work scheduled for 2021.

If you have any questions, please contact the undersigned.

April 8, 2021
Mike Auge, P.Eng., Director of Public Works
Page 2 of 2

Reference: 144903070 - Riverview & Beaver Upgrades - Tender Recommendation - Revised Bid

Regards,

Stantec Architecture Ltd.



Arlen Foster P.Eng.
Sr. Associate, Civil Team Lead, Northern Canada
Phone: 867 920 2882 ext 249
arlen.foster@stantec.com



Oliver Hodgins EIT
Engineer in Training
Phone: 867 920 2882 ext 250
oliver.hodgins@stantec.com

Attachment: Stantec's analysis of the revised tender submissions

c. C.C.

oh \\\ca0052-ppfss01\shared_projects\144903070\07_bid-tendering\07-03_analysis\3_negotiation\let_144903070_riverview_bever_tender_recomendation_rev1_20210408.docx



REPORT TO COUNCIL

DEPARTMENT: ADMINISTRATION

DATE: APRIL 12th, 2021

SUBJECT: EXCUSED ABSENCE

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER excuses Councillor Groenewegen from the Regular Meeting of Council, Monday, April 12th, 2021.

BACKGROUND:

Councillor Groenewegen has asked to be excused from the Regular Meeting of Council, Monday, April 12th

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

N/A

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

N/A

Prepared by:
Stacey Barnes
Council Administrator
Date: April 9th, 2021

Reviewed by:



REPORT TO COUNCIL

DEPARTMENT: LANDS

DATE: April 12, 2021

SUBJECT: PROPERTY ASSESSMENT & TAXATION ACT
TAX SALE PROVISION

RECOMMENDATION:

That the Council of the Town of Hay River in accordance with the Property Assessment and Taxation Act RSNWT. 1988 Chapter P-10, Section 97.6:

1. Sets the date of public auction where taxable property will be offered for sale as June 10, 2021 at 9:00 am in Town Hall Council Chambers; and
2. The minimum sale price of each taxable property as calculated in accordance with the regulations is provided for as follows.

Property Address	Lot	Block	Plan	Minimum Sale Price
43028 & 43026 MacKenzie Hwy.	79 & 80		38	\$212,450.00
29-B - 102 Avenue	81 Rem		38	\$26,200.00
27 & 28 -101 Avenue	96 & 97		38	\$53,900.00
1-102 AVENUE	1	A	40	\$13,100.00
5-101 STREET	3	A	40	\$10,600.00
7-101 STREET	4	A	40	\$10,600.00
9 - 101 STREET	5	A	40	\$13,450.00
4-100 STREET	23	A	40	\$13,100.00
2-100 STREET	24	A	40	\$13,100.00
VALE ISLAND	22 Rem	B	40	\$14,200.00
3-102 STREET	2	H	40	\$27,550.00
16-102 STREET	17	J	41	\$69,800.00
12-102 STREET	19	J	41	\$20,900.00
31-103 STREET	4	L	41	\$53,400.00
10-103 STREET	20	M	123	\$57,350.00
37-104 STREET	7	N	142	\$66,000.00
4-104 STREET	23	U	142	\$8,750.00
48048 MacKENZIE HIGHWAY	6	XA	190	\$15,500.00
48038 MacKENZIE HIGHWAY	2	XB	190	\$55,250.00
Property Address	Lot	Block	Plan	Minimum Sale Price



REPORT TO COUNCIL

DEPARTMENT: LANDS

DATE: April 12, 2021

**SUBJECT: PROPERTY ASSESSMENT & TAXATION ACT
TAX SALE PROVISION**

8-105 STREET	21	V	219	\$18,800.00
23 CARIBOU CRES	486		360	\$36,850.00
4 ABBY PLACE	569-29		746	\$82,750.00
3 CAPITAL DRIVE	772-1-2		845	\$1,455,350.00
14 BALSAM DRIVE	553-53	G814	917	\$49,200.00
21 PINE CRESCENT	553-155	G814	917	\$32,600.00
48029 MacKENZIE HIGHWAY	4-1	Y	1374	\$85,100.00
48025 MacKENZIE HIGHWAY	5-1	Y	1374	\$32,000.00
47107 MacKENZIE HIGHWAY	1-1	Z-2	1374	\$44,650.00
5 CRANBERRY CRESCENT	1619		2218	\$80,300.00
53 MIRON DRIVE	1747		2701	\$100,650.00
58 MIRON DRIVE	1862		3829	\$158,150.00
39 CRANBERRY CRES	1859		3925	\$184,300.00
43044 MacKENZIE HIGHWAY	1926		4196	\$198,750.00
43026 MacKENZIE HIGHWAY	1929		4196	\$3,350.00

BACKGROUND:

The Property Assessment and Taxation Act R.S.N.W.T. 1988, c.P-10 (PATA) Part III Taxation, Section 97.6 provides for the recovery of tax arrears by sale at public auction.



REPORT TO COUNCIL

DEPARTMENT: LANDS

DATE: April 12, 2021

SUBJECT: PROPERTY ASSESSMENT & TAXATION ACT
TAX SALE PROVISION

SALE

Sale at public auction **97.6. (1)** A taxable property that remains on the tax arrears list after December 31 of the year that the tax arrears list was prepared may be offered for sale, at a public auction, by the taxing authority at such time as it considers appropriate, if the property continues to be on the tax arrears list at that time.

Date of public auction (2) The date of a public auction must be set

- (a) by resolution of the council of the municipal taxing authority, where the taxable property to be offered for sale is within its municipal taxation area; or
- (b) by order of the Minister of Finance, where the taxable property to be offered for sale is within the general taxation area.

Minimum sale price and conditions of sale (3) A resolution or order referred to in subsection (2) must also set out, in respect of each taxable property to be offered for sale at the public auction,



REPORT TO COUNCIL

DEPARTMENT: LANDS

DATE: April 12, 2021

SUBJECT: PROPERTY ASSESSMENT & TAXATION ACT
TAX SALE PROVISION

- (a) the minimum sale price, as calculated in accordance with the regulations; and
- (b) any other term or condition that the taxing authority wishes to apply to the sale.

Restriction on sale

(4) A taxable property offered for sale at a public auction may not be sold for less than its minimum sale price and must be sold for the highest price bid above the minimum sale price.

Best possible price

(5) A taxing authority is not under any duty to obtain the best possible price for a taxable property and, for greater certainty, the taxing authority is not obliged to delay the sale of the taxable property for that purpose.

Inapplicable provisions in municipal Acts

(6) For greater certainty, the sale by a municipal taxing authority of a taxable property of an assessed owner, whether or not the taxable property includes a leasehold interest registered under the *Land Titles Act* in municipal land, is not subject to the provisions in the *Charter Communities Act*, *Cities, Towns and Villages Act*, *Hamlets Act* and *Tłıchǫ Community Government Act* pertaining to the disposition of real property belonging to a municipal corporation. S.N.W.T. 1997,c.20,s.4; S.N.W.T. 2004,c.7, Sch.B, s.7(5).

The Property Assessment and Taxation Act – Tax Sales Regulations Section 3 establishes the minimum price of a taxable property.



REPORT TO COUNCIL

DEPARTMENT: LANDS

DATE: April 12, 2021

SUBJECT: PROPERTY ASSESSMENT & TAXATION ACT TAX SALE PROVISION

PROPERTY ASSESSMENT AND
TAXATION ACT

LOI SUR L'ÉVALUATION ET L'IMPÔT
FONCIERS

TAX SALES REGULATIONS

RÈGLEMENT SUR LES VENTES IMPOSABLES

The Commissioner, on the recommendation of the Minister and the Minister of Finance, under subsections 117(3) and (4) of the *Property Assessment and Taxation Act* and every enabling power, makes the *Tax Sales Regulations*.

Le commissaire, sur la recommandation du ministre et du ministre des Finances, en vertu des paragraphes 117(3) et (4) de la *Loi sur l'évaluation et l'impôt fonciers* et de tout pouvoir habilitant, prend le *Règlement sur les ventes imposables*.

1. In these regulations, "Act" means the *Property Assessment and Taxation Act*.

1. Dans le présent règlement, «Loi» s'entend de la *Loi sur l'évaluation et l'impôt fonciers*.

2. These regulations apply in respect of the sale of a taxable property for arrears of property taxes under Part III.1 of the Act.

2. Le présent règlement s'applique relativement à la vente d'une propriété imposable pour recouvrement d'arriérés d'impôt foncier en vertu de la partie III.1 de la Loi.

3. (1) Subject to subsection (2), the minimum sale price of a taxable property, whether located in the general taxation area or a municipal taxation area, that is to be offered for sale is 50% of the assessed value of the taxable property.

3. (1) Sous réserve du paragraphe (2), le prix de vente minimal d'une propriété imposable mise en vente est de 50 % de sa valeur évaluée, que cette propriété soit située dans une zone d'imposition générale ou une zone d'imposition municipale.

(2) A taxing authority may, in respect of a taxable property referred to in subsection (1), set out in a resolution or order referred to in subsection 97.6(2) of the Act, a minimum sale price that is calculated on the basis of such percentage of assessed value in excess of the applicable percentage set out in subsection (1) as the taxing authority considers appropriate.

(2) Toute administration fiscale peut, relativement à la propriété imposable mentionnée au paragraphe (1), indiquer le prix de vente minimal qu'elle estime approprié, calculé sur la base du pourcentage de la valeur évaluée qui est supérieur au pourcentage prévu au paragraphe (1) dans la résolution ou l'arrêté visé au paragraphe 97.6(2) de la Loi.

(3) For greater certainty, the minimum sale prices set under subsection (2) may vary between classes of property established under sections 13 to 15 of the Act. R-059-2001,s.2.

(3) Il demeure entendu que le prix de vente minimal établi en vertu du paragraphe (2) peut varier entre les catégories de propriétés établies en vertu des articles 13 à 15 de la Loi. R-059-2001, art. 2.

4. The form prescribed for the purposes of subparagraph 97.92(3)(b)(ii) of the Act is set out in the Schedule. R-027-2000,s.2

4. La formule prescrite pour l'application du sous-alinéa 97.92(3)(b)(ii) de la Loi est prévue à l'annexe. R-027-2000, art. 2.



REPORT TO COUNCIL

DEPARTMENT: LANDS

DATE: April 12, 2021

**SUBJECT: PROPERTY ASSESSMENT & TAXATION ACT
TAX SALE PROVISION**

Administration has provided notice pursuant to the legislation to all property owners that are in arrears for 2019 property taxes and that their properties may be sold for property tax arrears.

The properties listed below are subject to sale for arrears of property taxes.

Property Address	Lot	Block	Plan	Minimum Sale Price
43028 & 43026 MacKenzie Hwy.	79 & 80		38	\$212,450.00
29-B - 102 Avenue	81 Rem		38	\$26,200.00
27 & 28 -101 Avenue	96 & 97		38	\$53,900.00
1-102 AVENUE	1	A	40	\$13,100.00
5-101 STREET	3	A	40	\$10,600.00
7-101 STREET	4	A	40	\$10,600.00
9 - 101 STREET	5	A	40	\$13,450.00
4-100 STREET	23	A	40	\$13,100.00
2-100 STREET	24	A	40	\$13,100.00
VALE ISLAND	22 Rem	B	40	\$14,200.00
3-102 STREET	2	H	40	\$27,550.00
16-102 STREET	17	J	41	\$69,800.00
12-102 STREET	19	J	41	\$20,900.00
31-103 STREET	4	L	41	\$53,400.00
10-103 STREET	20	M	123	\$57,350.00
37-104 STREET	7	N	142	\$66,000.00
4-104 STREET	23	U	142	\$8,750.00
48048 MacKENZIE HIGHWAY	6	XA	190	\$15,500.00
48038 MacKENZIE HIGHWAY	2	XB	190	\$55,250.00
8-105 STREET	21	V	219	\$18,800.00
23 CARIBOU CRES	486		360	\$36,850.00
4 ABBY PLACE	569-29		746	\$82,750.00
3 CAPITAL DRIVE	772-1-2		845	\$1,455,350.00
14 BALSAM DRIVE	553-53	G814	917	\$49,200.00
21 PINE CRESCENT	553-155	G814	917	\$32,600.00



REPORT TO COUNCIL

DEPARTMENT: LANDS

DATE: April 12, 2021

**SUBJECT: PROPERTY ASSESSMENT & TAXATION ACT
TAX SALE PROVISION**

48029 MacKENZIE HIGHWAY	4-1	Y	1374	\$85,100.00
48025 MacKENZIE HIGHWAY	5-1	Y	1374	\$32,000.00
47107 MacKENZIE HIGHWAY	1-1	Z-2	1374	\$44,650.00
5 CRANBERRY CRESCENT	1619		2218	\$80,300.00
53 MIRON DRIVE	1747		2701	\$100,650.00
58 MIRON DRIVE	1862		3829	\$158,150.00
39 CRANBERRY CRES	1859		3925	\$184,300.00
43044 MacKENZIE HIGHWAY	1926		4196	\$198,750.00
43026 MacKENZIE HIGHWAY	1929		4196	\$3,350.00

The auction will be held at 9:00 am on June 10, 2021 at the Town Hall Council Chambers in the Town of Hay River.

If prior to commencement of public auction, any person including the assessed owner pays the arrears of property taxes and all reasonable expenses incurred by the Town to collect the arrears with respect to a taxable property, the property will not be offered for auction

Any person who pays the arrears of property taxes and expenses prior to commencement of the public auction may obtain a lien on the taxable property for the amount paid if the person is other than the assessed owner and having an interest, estate, encumbrance or claim registered or filed under the Land Titles Act in or against the taxable property or a transferee of such a person.

The assessed owners of any of the above taxable properties is entitled to redeem that taxable property within 30 days after the date of the public auction by paying the Town the arrears of property taxes and all reasonable expenses incurred by the Town to collect the arrears. Where a taxable property that is sold at the public auction is redeemed by its assessed owner, the sale cannot be completed and all rights and interest of the purchaser in the taxable property cease.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A



REPORT TO COUNCIL

DEPARTMENT: LANDS

DATE: April 12, 2021

SUBJECT: PROPERTY ASSESSMENT & TAXATION ACT
TAX SALE PROVISION

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

Property Assessment and Taxation Act R.S.N.W.T. 1988, c.P-10 (PATA) Part III
Taxation, Section 97.6

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

N/A

Prepared by:

Reviewed by:

Susan Gallardo - Lands

Sam Mugford, CPA – Director of Finance

Date: April 6, 2021

Date: April 6, 2021



REPORT TO COUNCIL

DEPARTMENT: ADMINISTRATION

DATE: April 12, 2021

SUBJECT: UTILITY BYLAW AMENDMENT

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the report on Bylaw No. 1786K/UTIL – Utility Bylaw as presented

BACKGROUND:

In 2020, Council approved a 10% increase to Utility rates. Implementation was deferred as Council wanted to provide some relief to users due to COVID-19. In the 2021 budget, Council approved implementing the 10% increase from the prior year, plus a further increase of 2.5%.

Prior to implementation, Administration performed a cost-of-service study to analyse the cost drivers of service. These findings were brought to the Finance Committee, which resulted in several changes to user classifications and increases to rates.

A summary of the significant changes is as follows:

- Section A – Public Piped Service
 - 12.5% increase to residential piped rates.
 - Creation of commercial and industrial class, 15% increase total from prior year rate
 - 25% increase to government users
 - 12.5% increase to out-of-town users (piped and trucked)
- Section C – Trucked Water Delivery
 - Inclusion of different classes for access fees – no changes to current fees
 - Amalgamation of sewer subsidy into water rates. 7.5% increase to trucked residential water rates for Vale island/West Channel, Mile Five. Increase lower due to amalgamation of subsidy.
 - Changed Corridor consumption limits and rates to agree to Vale Island/West Channel and Mile Five rate.
 - 10% increase to Commercial trucked water
 - Creation of government class, 25% increase
- Section E- High Volume Commercial - revision to eligibility criteria, requiring eligible consumers to be able to accept full truckloads of water at a time, to purchase at least 50,000 gallons per month, and have a container large enough to accommodate a full truck load at a time.
- Section F – Fees and Services- additional fees included
- Section G – Fines – 25% increase
- Removed Summer rates



REPORT TO COUNCIL

DEPARTMENT: ADMINISTRATION

DATE: April 12, 2021

SUBJECT: UTILITY BYLAW AMENDMENT

Scenario analysis using 2020 actual consumption data resulted in a projected revenue increase of 12.7%, which is in line with the mandate set forth by Council. Actual results will vary based on consumer demand.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

13.(3)(d) of the *Cities, Towns and Villages Act*

FINANCIAL IMPLICATIONS:

12.7% average increase to utility rates.

ALTERNATIVES TO RECOMMENDATIONS:

Consider modifications to rate schedules.

ATTACHMENTS:

Current bylaw rate schedule
Proposed bylaw rate schedule

Prepared by:

Sam Mugford, CPA, CA
Director of Finance and Administration
March 22, 2021

Reviewed by:

Glenn Smith
Senior Administrative Officer
April 9, 2021

CURRENT BYLAW RATE SCHEDULE

BY-LAW NO. 1786J/UTIL/19

THE MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER

A BY-LAW OF THE TOWN OF HAY RIVER in the Northwest Territories to amend By-law No. 1786/UTIL/01, being a by-law to provide for the establishment, operation, maintenance, and alteration of a water supply and sewage system and for the levying and collecting of water and sewage service charges;

PURSUANT TO the *Cities, Towns and Villages Act, S.N.W.T. 2003*, Chapter C-22, Section 58 and 59.

NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF HAY RIVER, in regular sessions duly assembled, enacts as follows:

1. That Schedule "A" of By-law No. 1786H/UTIL/01 "Tariffs" is hereby repealed in its entirety and replaced by Schedule "A" attached to and forming part of the by-law.
2. That the tariffs outlined in the attached Schedule "A" are effective the first day of the month following the date and month that this by-law receives third and final reading.

READ A FIRST TIME this 16th day of December, 2019.




Mayor

READ A SECOND TIME this 16th day of December, 2019.



Mayor

READ A THIRD AND FINAL TIME this 16th day of December, 2019



Mayor

BY-LAW NO. 1786J/UTIL/19

THE MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER

CERTIFIED that this bylaw has been made in accordance with the requirements of the Cities, Towns and Villages Act, S.N.W.T., 2003, c.22, and the bylaws of the Municipal Corporation of the Town of Hay River, this 16th day of December, 2019



Senior Administrative Officer

THE MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER

Schedule "A"
Tariffs

SECTION A - PUBLIC PIPED SERVICE USERS

All users of the Public Piped Service system shall be charged for both access and consumption.

- 1) Charges for access to the service shall be \$10.00 per month for each user regardless of whether or not any water is consumed.
- 2) Each service shall have a minimum monthly service charge equal to the cost of the following gallonage:

Meter Size		Monthly Minimum (Imperial Gallons)
Imperial (inches)	Metric (mm)	
5/8	16	2,000
3/4	19	2,000
1	25	3,000
1-1/2	38	5,000
2	50	7,000
3	75	11,000
4	100	15,000
6	150	15,000
8	200	20,000

The minimum monthly charges equal to the above gallonages shall apply regardless of whether or not any water is consumed.

The gallonage charge shall be Twenty Dollars and Seventeen Cents (\$20.17) per one thousand (1,000) gallons (4,550 litres) except for government, agencies and boards of government and users outside of the municipal boundary of the Town of Hay River.

The gallonage charge for government, agencies and boards of government within the municipal boundary of the Town of Hay River shall be Twenty Two Dollars and five Cents (\$22.05) per one thousand (1,000) gallons (4,550 litres).

The gallonage charge for users outside of the municipal boundary of the Town of Hay River shall be Forty Four Dollars and Ten Cents (\$44.10) per one thousand (1,000) gallons (4,550 litres).

THE MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER

- 3) Consumption greater than the minimum monthly gallonage shall be charged for the water consumed at a rate of Twenty One Dollars and Seventy Eight Cents (\$21.78) per one thousand (1,000) gallons (4,550 litres) except for government, boards and agencies of government and users outside of the municipal boundary of the Town of Hay River.

Consumption greater than the minimum monthly gallonage for government, agencies and boards of government within the municipal boundary of the Town of Hay River shall be charged for the water consumed at a rate of Twenty Three Dollars and Eight One Cents (\$23.81) per one thousand (1,000) gallons (4,550 litres).

Consumption greater than the minimum monthly gallonage for users outside of the municipal boundary of the Town of Hay River shall be charged for the water consumed at a rate of Forty Seven Dollars and Sixty Three Cents (\$47.63) per one thousand (1,000) gallons (4,550 litres).

- 4) For users of the piped water only service within the municipal boundary of the Town of Hay River, the charge for water only shall be 65% of the charge for piped water/sewer.
- 5) All residential customers shall provide a meter deposit in accordance with Clause 303.1 1) a) of One Hundred and Ten Dollars (\$110.00).

SECTION B - UNMETERED USERS

- 1) The following monthly rate shall be assessed and charges based thereon shall be made respecting all single family residential water users serviced from and connected to the Town's Public Piped Service and not otherwise provided for in this By-Law:

A minimum charge based on an average consumption of 5,000 gallons (22,750 litres) shall be used.

- 2) Any other water users connected to the Town's public piped service and are not metered shall be charged an amount which will be determined by the Senior Administrative Officer based on an estimated load, line size and estimated consumption.

SECTION C - TRUCK WATER DELIVERY AND SEWAGE PUMP OUT

- 1) Charges for access to the service shall be Ten Dollars (\$10.00) per month for each user.
- 2) Users residing in residentially zoned areas within the Town, excepting the Corridor Area, where no connection can be provided to the Town's Public Piped Water Service shall be charged consumption charges at a rate of

THE MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER

Consumption charges of Forty Dollars and Four Cents (\$40.04) at the rate of One Thousand (1,000) gallon increments up to Four Thousand Five Hundred (4,500) gallons per month. Consumption charges between Four Thousand Five Hundred and One (4,501) gallons and Seven Thousand gallons (7,000) per month, shall be at a rate of Seventy Dollars and Sixty One Cents (\$70.61) per One Thousand gallon increments. Consumption over Seven Thousand (7,000) gallons shall be charged a rate of One Hundred Forty Six Dollars and Twenty Four Cents (\$146.24) per One Thousand gallon increments.

0 to 4,500 Gallons	\$40.04/Thousand Gallons
4,501 to 7,000	\$70.61/Thousand Gallons
Over 7,000 Gallons	\$146.24/Thousand Gallons

- 3) Commercial and Industrial users shall be charged a rate of One Hundred Forty Six Dollars and Twenty Four Cents (\$146.24) per One Thousand gallons for all consumption.
- 4) All business and caretaker security units on industrially and commercially zoned premises, as defined by the Zoning and Building By-law, shall be charged a rate of One Hundred Forty Six Dollars and Twenty Four Cents (\$146.24) per One Thousand gallons for all consumption.
- 5) Users residing in the Corridor and Rural Resources Areas shall be charged at a rate of Thirty Six Dollars and Four Cents (\$36.04) per One Thousand gallons for all consumption. (Re: Rate = 90% of Town Rate of \$40.04)
- 6) Sewage subsidies shall be paid to residential consumers on Vale Island and the Mile Five Area only. Caretakers units will not receive a subsidy. The subsidy for residential consumers shall be Ten Dollars (\$10.00) per pickup, payable once monthly upon producing original invoices from an approved Sewage Contractor (as approved by the Town of Hay River) to a maximum of one pickup per One Thousand (1,000) gallons or part thereof of water purchased. Sewage subsidies shall be applied as a credit to the customer's account and will not be paid in cash.
- 7) Delivery of potable water shall be provided by the Town's contractors weekly, excepting Sundays, between the hours of 8:00 a.m. and 5:00 p.m., subject to the provisions of the Water and Sewer Services By-law.
- 8) All residences receiving trucked municipal services shall conform to the specifications as appended to the Water and Sewer Services By-Law.
- 9) Authorization plates are the property of the Town of Hay River.

THE MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER

- 10) An approved Sewage Contractor will be a contractor that:
- a) That has a valid Town of Hay River business license;
 - b) Has demonstrated to the Town that he has the available equipment and experience to provide the service;
 - c) Has agreed to provide to the Town of Hay River a daily log of pickups made with estimated volumes of each pickup or other information as required.

SECTION D - FLAT RATE BILLING

Where the Senior Administrative Officer is unable to obtain access for the purpose of meter reading, the consumption shall be based on:

- a) the average actual readings from the previous six (6) months, or
- b) in the event of inadequate readings, the consumption shall be calculated on the average gallonage. If no basis for averaging exists, the consumption shall be calculated on a gallonage of Five Thousand (5,000) gallons or 22,750 litres.

SECTION E - HIGH VOLUME COMMERCIAL CONSUMPTION (TRUCK-SERVICE)

A high volume commercial consumption rate is available to commercial customers on the truck service by special arrangement with the Trucked Water Contractor and the Town. This rate is based on the consumer being able to accept a full truckload of water per delivery. The rate charged will be Fourteen Dollars and Fifteen Cents (\$14.15) per One Thousand (1,000) gallons delivered, plus the cost of delivery charged to the Town by the Trucked Water contractor.

Partial truckloads will be charged at the regular rate as set out in Section "C".

SECTION F - SUMMER RATES RESIDENTIAL PIPED ONLY

The summer months are designed to be consumption periods beginning June 1st and ending August 31st annually. The summer water rate for customers on the piped water and sewer system and the piped water only system shall be Fifty percent (50%) of the normal piped water and sewer rate for all consumption in excess of Five Thousand (5,000) gallons.

SECTION G - CONNECT OR DISCONNECT PERMIT FEE

The connection or the disconnection fee shall be Fifteen Dollars (\$15.00) plus the Goods and Service Tax. If a disconnection is the result of a payment which is in default there shall be an additional Twenty Five Dollar (\$25.00) service fee.

BY-LAW NO. 1786J/UTIL/19

THE MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER

SECTION H - VOLUNTARY FINES

Water wastage, Section 401	\$200.00
Contamination, Section 402	\$200.00
Discharge of harmful matter, Section 403	\$100.00
Failure to abide by order, Section 506	\$200.00
Breaking a shut off seal, Section 512	\$500.00
Non-conforming service pipe, Section 513	\$100.00
Failure to test a cross connection control device, Section 514	\$250.00
Failure to install a cross connection control device, Section 514	\$500.00
Installing a bleeder without authority, Section 515	\$500.00
Failure to register a bleeder, Section 515	\$500.00
Failure to remove a bleeder, Section 515	\$500.00
Improper use of water, Section 516	\$200.00
Failure to provide access to water fill or sewage pump out points, Section 607	\$250.00
Failure to install a meter, Section 704	\$250.00
Broken meter seal, Section 711	\$500.00
Failure to provide access after two unsuccessful attempts, Section 715	\$100.00

PROPOSED BYLAW RATE SCHEDULE

Schedule "A" Tariffs

Section A: Public Piped Service (included in minimum monthly charge)

All users of the Public Piped Service system shall be charged for both access and consumption.

1)

Service	Fee				
	Effective April 1, 2021	Effective January 1, 2022	Effective January 1, 2023	Effective January 1, 2024	Effective January 1, 2025
Piped Water Access Fee - Residential	10	10	10	10	10
Piped Water Access Fee - Commercial, Industrial, Government	10	10	10	10	10

2)

Size of water Meter			Minimum monthly billing (including access fee)				
Imperial (inches)	Metric (mm)	Monthly Minimum (Imp. Gallons)	Effective as of April 1, 2021	Effective as of January 1, 2022	Effective as of January 1, 2023	Effective as of January 1, 2024	Effective as of January 1, 2025
5/8	16	2000	55.38	57.20	59.08	61.05	63.09
"3/4	19	2000	55.38	57.20	59.08	61.05	63.09
1	25	3000	78.07	80.79	83.62	86.57	89.63
1 1/2	38	5000	123.45	127.99	132.71	137.62	142.72
2	50	7000	168.83	175.18	181.79	188.66	195.81
3	75	11000	259.59	269.57	279.96	290.75	301.98
4	100	15000	350.35	363.96	378.12	392.85	408.16
6	150	15000	350.35	363.96	378.12	392.85	408.16
8	200	20000	463.80	481.95	500.83	520.46	540.88
Consumption charge over Minimum billing per 1000 Imperial Gallons			22.69	23.60	24.54	25.52	26.54

Commercial, Industrial

Size of water Meter			Minimum monthly billing (including access fee)				
Imperial (inches)	Metric (mm)	Monthly Minimum (Imp. Gallons)	Effective as of April 1, 2021	Effective as of January 1, 2022	Effective as of January 1, 2023	Effective as of January 1, 2024	Effective as of January 1, 2025
5/8	16	2000	56.30	58.15	60.08	62.08	64.16
"3/4	19	2000	56.30	58.15	60.08	62.08	64.16
1	25	3000	79.45	82.23	85.12	88.12	91.25
1 1/2	38	5000	125.75	130.38	135.20	140.20	145.41
2	50	7000	172.05	178.53	185.27	192.28	199.58
3	75	11000	264.65	274.84	285.43	296.45	307.90
4	100	15000	357.25	371.14	385.59	400.61	416.23
6	150	15000	357.25	371.14	385.59	400.61	416.23
8	200	20000	473.00	491.52	510.78	530.81	551.64
Consumption charge over Minimum billing per 1000 Imperial Gallons			23.15	24.08	25.04	26.04	27.08

Government

Size of water Meter			Minimum monthly billing (including access fee)				
Imperial (inches)	Metric (mm)	Monthly Minimum (Imp. Gallons)	Effective as of April 1, 2021	Effective as of January 1, 2022	Effective as of January 1, 2023	Effective as of January 1, 2024	Effective as of January 1, 2025
5/8	16	2000	65.12	67.32	69.62	72.00	74.48
"3/4	19	2000	65.12	67.32	69.62	72.00	74.48
1	25	3000	92.68	95.99	99.43	103.00	106.72
1 1/2	38	5000	147.80	153.31	159.04	165.01	171.21
2	50	7000	202.92	210.64	218.66	227.01	235.69
3	75	11000	313.16	325.29	337.90	351.01	364.65
4	100	15000	423.40	439.94	457.13	475.02	493.62
6	150	15000	423.40	439.94	457.13	475.02	493.62
8	200	20000	561.20	583.25	606.18	630.03	654.83
Consumption charge over Minimum billing per 1000 Imperial Gallons			27.56	28.66	29.81	31.00	32.24
Consumption charge for users outside of the municipal boundary of the Town of Hay River per 1000 Imperial Gallons			53.58	55.73	57.96	60.27	62.69

3)

4)

For users of the piped water only service within the municipal boundary of the Town of Hay River, the charge for water only shall be 65% of the charge for piped water/sewer.

SECTION B - UNMETERED USERS

1)

The following monthly rate shall be assessed and charges based thereon shall be made respecting all single family residential water users serviced from and connected to the Town's Public Piped Service and not otherwise provided for in this By-Law:

Service	Fee					
Unmetered Users/Flat Rate (not otherwise addressed in this Part [as per section B1]) Gallons	Effective as of April 1, 2021	Effective as of January 1, 2022	Effective as of January 1, 2023	Effective as of January 1, 2024	Effective as of January 1, 2025	
Single Family Residential Water Users - A minimum charge based on an average consumption of 5,000 gallons (22,750 litres) shall be used. 5000	138.45	143.00	147.70	152.63	157.73	

2)

Any other water users connected to the Town's public piped service and are not metered shall be charged an amount which will be determined by the Senior Administrative Officer based on an estimated load, line size and estimated consumption.

SECTION C - TRUCK WATER DELIVERY AND SEWAGE PUMP OUT

Service	Fee				
	Effective April 1, 2021	Effective January 1, 2022	Effective January 1, 2023	Effective January 1, 2024	Effective January 1, 2025
Trucked Water Access Fee-Vale Island and West Channel	10	10	10	10	10
Trucked Water Access Fee- Mile Five	10	10	10	10	10
Trucked Water Access Fee- Rural Reserve (Corridor)	10	10	10	10	10
Trucked Water Access Fee- TRC	10	10	10	10	10
Trucked Water Access Fee- Industrial, Commercial, Government	10	10	10	10	10

Water Delivery	Rate Per 1,000 Gallons				
Users in Residentially zoned areas with municipality: West Channel and Vale island zone, Mile Five zone	Effective as of April 1,2021	Effective as of January 1,2022	Effective as of January 1,2023	Effective as of January 1,2024	Effective as of January 1,2025
Monthly consumption for: first 4,500 Gallon	43.05	44.77	46.56	48.42	50.36
Monthly consumption for: 4,501 Gallon -7,000 Gallon	77.44	80.54	83.76	87.11	90.59
Monthly consumption of: Over 7000 Gallons	162.52	169.02	175.78	182.81	190.12

Water Delivery	Rate Per 1,000 Gallons				
Users in Residentially zoned areas with municipality: Rural Reserve (Corridor) Zone	Effective as of April 1,2021	Effective as of January 1,2022	Effective as of January 1,2023	Effective as of January 1,2024	Effective as of January 1,2025
Monthly consumption for: first 4,500 Gallon	43.05	44.77	46.56	48.42	50.36
Monthly consumption for: 4,501 Gallon -7,000 Gallon	77.44	80.54	83.76	87.11	90.59
Monthly consumption of: Over 7000 Gallons	162.52	169.02	175.78	182.81	190.12

SECTION C - TRUCK WATER DELIVERY AND SEWAGE PUMP OUT

Water Delivery	Rate Per 1,000 Gallons				
Commercial, Industrial (including caretaker units)	Effective as of April 1, 2021	Effective as of January 1, 2022	Effective as of January 1, 2023	Effective as of January 1, 2024	Effective as of January 1, 2025
Monthly consumption for: first 4,500 Gallon	160.86	167.29	173.98	180.94	188.18
Monthly consumption for: 4,501 Gallon -7,000 Gallon	160.86	167.29	173.98	180.94	188.18
Monthly consumption for: Over 7000 Gallons	160.86	167.29	173.98	180.94	188.18

Trucked Water Delivery	Rate Per 1,000 Gallons				
Government	Effective as of April 1, 2021	Effective as of January 1, 2022	Effective as of January 1, 2023	Effective as of January 1, 2024	Effective as of January 1, 2025
Monthly consumption for: first 4,500 Gallon	182.8	190.11	197.71	205.62	213.84
Monthly consumption for: 4,501 Gallon -7,000 Gallon	182.8	190.11	197.71	205.62	213.84
Monthly consumption for: Over 7000 Gallons	182.8	190.11	197.71	205.62	213.84

	Effective as of April 1, 2021	Effective as of January 1, 2022	Effective as of January 1, 2023	Effective as of January 1, 2024	Effective as of January 1, 2025
Consumption charge for users outside of the municipal boundary of the Town of Hay River per 1000 Imperial Gallons	53.58	55.73	57.96	60.27	62.69

SECTION D - FLAT RATE

BILLING

Where the Senior Administrative Officer is unable to obtain access for the purpose of meter reading, the consumption shall be based on:

a)

the average actual readings from the previous six (6) months, or

b)

in the event of inadequate readings, the consumption shall be calculated on the average gallonage. If no basis for averaging exists, the consumption shall be calculated on a gallonage of Five Thousand (5,000) gallons or 22,750 litres.

SECTION E - HIGH VOLUME COMMERCIAL CONSUMPTION (TRUCK-SERVICE)

A high volume commercial consumption rate is available to commercial customers on the truck service by special arrangement with the Trucked Water Contractor and the Town.

To qualify for this rate, customer's must meet all of the following criteria:

-Accept full truck-loads of water

-Receive water in a container large enough to accommodate the entire load of water in one delivery

-Receive a minimum of 50,000 Gallons of water per month. Consumption criteria will be reviewed based on a six month average to ensure minimum monthly levels are maintained.

The rate charged will be Fifeteen dollars and Ninety-Town cents (\$15.92) per One Thousand (1,000) gallons delivered, plus the cost of delivery charged to the Town by the Trucked Water contractor.

Partial truckloads will be charged at the regular rate as set out in Section "C".

SECTION F - Fees and Services

Service	Fee Effective April 1, 2021
Water Meter Fee - Residential	\$250
Water Meter Fee - Commercial	100% Cost recovery basis
Utility Connection or Disconnection fee Disconnection resulting from non-payment Paper invoice enviro fee	\$40 \$100 \$2.50/month

**SECTION G - VOLUNTARY
FINES**

Water wastage, Section 401	\$250.00
Contamination, Section 402	\$250.00
Discharge of harmful matter, Section 403	\$125.00
Failure to abide by order, Section 506	\$250.00
Breaking a shut off seal, Section 512	\$625.00
Non-conforming service pipe, Section 513	\$125.00
Failure to test a cross connection control device, Section 514	\$312.50
Failure to install a cross connection control device, Section 514	\$625.00
Installing a bleeder without authority, Section 515	\$625.00
Failure to register a bleeder, Section 515	\$625.00
Failure to remove a bleeder, Section 515	\$625.00
Improper use of water, Section 516	\$250.00
Failure to provide access to water fill or sewage pump out points, Section 607	\$312.50
Failure to install a meter, Section 704	\$312.50
Broken meter seal, Section 711	\$625.00
Failure to provide access after two unsuccessful attempts, Section 715	\$125.00



2021 Utility Bylaw Update

Utility Fund

- ▶ The purpose of this Fund shall be to account for all financial activities of the Town which pertain to the operations of the Town's Water and Sewer system. Water and sewer operations include all aspects of establishing, operating and maintaining buildings, equipment and works related to the supply and processing of potable water; distribution of potable water and the collection, treatment and disposal of sewage and storm water.
- ▶ The Revenues and Expenditures in the Utility Fund shall be made in accordance with the budget adopted for each fiscal year.

Utility Fund

- ▶ All Expenditures and Disbursements in the Utility Fund shall be made in accordance with the *Cities, Towns and Villages Act*.
- ▶ All Revenues collected for the Utility Fund shall be deposited into the General Fund Bank Account and accounted for in the Utility Fund using an Inter-fund account.
- ▶ Financial Statements shall be prepared annually for the Utility Fund and audited by an auditor appointed by Council.
- ▶ The Utility Fund is intended to be a self-liquidating fund, with the revenues being equal to or exceeding the expenditures in a fiscal year.

Utility Fund - Guiding Principles

- ▶ Fund should self-liquidate
- ▶ Fund should be able to use reserves to fund capital replacement, at a minimum to the extent that the general fund does so
- ▶ Equality in rate structure - providing water at an affordable price to residential customers
- ▶ Encourage water conservation through tiered pricing
- ▶ Aim to reduce administrative overheads (removal of sewer subsidy)

Utility Fund Performance

- ▶ Three primary variables drive Utility Fund results.
- ▶ Water sales revenue
- ▶ GNWT Funding
 - ▶ \$1.045M for 2020. 75% of MACA calculated total.
- ▶ Cost to deliver service
 - ▶ Trucked water contract, treatment plant maintenance, amortization of fixed assets

Utility Fund Performance

- ▶ No rate changes since 2016 (CPI > 10% during this period)
- ▶ Trucked water contract up 18% since 2019
 - ▶ Trucked water is a major cost driver for the utility fund
- ▶ Truck water customers receive over 80% of subsidy funding the Town receives from MACA. Per MACA's calculation, trucked water costs should account for 25% of total subsidy allocated.

Cost of Service Study

- Current rate revenue for 2021 results in 20% overall under-collection (approximately \$360,000 annually)
- Trucked water customers materially underpaying (48.2%)
- Piped water customers slightly underpaying (7.2%)

Cost of Service Study

- ▶ Looked at next five years of capital needs.
 - ▶ Assumes (based on budget) that all capital funding will come from CPI/Gas tax (no draws from Utility Reserves).
- ▶ Recommended increase based on study:

Standard Piped – 12.5%

Economical and O/S Municipality - 13.6%

Trucked – 12%, per year for 3 years

Bylaw revisions

- ▶ Create consistencies between Piped and Trucked water customers as to how users classified (Residential, Commercial/Industrial, Government).
- ▶ Amalgamation of sewer subsidy for trucked water customers into rates. Inclusion of Corridor customers into consumption bands.
- ▶ Overall increases of 12.7% based on 2020 consumption.
- ▶ Included rates for future year increases through 2022-2025. Rates will be subject to budget review.

Conclusion

- ▶ Rate increases will not close gap this year.
- ▶ 2022-2025 increases will be subject to further revision and discussion with Council.
- ▶ Truck water revenues require significant subsidization through other customers.

BYLAW NO. 2426LND/21
MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER

A BYLAW OF THE MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER IN THE NORTHWEST TERRITORIES, TO PROVIDE FOR THE SALE OF LAND.

WHEREAS pursuant to the Cities, Towns and Villages S.N.W.T., 2003, c.22, in force April 1, 2004, Section 54 (2) which states:

54. (2) A municipal corporation may only dispose of its real property if
- (a) Council has made a land administration bylaw and disposition is made in accordance with the land administration bylaw; or
 - (b) The disposition is specifically authorized or approved by a bylaw.

NOW THEREFORE BE IT RESOLVED THAT, the Council of the Town of Hay River in the Northwest Territories in regular meeting of Council duly assembled enacts as follows:

1. THAT the Municipal Corporation of the Town of Hay River is hereby authorized to dispose of a freehold interest in the following parcels of land:

Lots 1840, 1841 and 1842
PLAN 3925
HAY RIVER

in the Northwest Territories, according to a plan of survey filed in the Land Titles Office for the Northwest Territories.

2. That the price of each lot is outlined in the attached Schedule "A"; and
3. That these lots be first disposed of by ballot draw and upon conclusion of the ballot draw, that the lots be available for disposal to the Public by first come first serve basis.
4. That the Mayor or Deputy Mayor and the Senior Administrative Officer of the said Town of Hay River are hereby authorized to execute the transfer of land conveying the said lot to the said purchaser.
5. This bylaw will take force and effect upon its final reading.

THIS BY-LAW READ a First Time this 29th day of March, 2021 A.D.

Mayor

BYLAW NO. 2426LND/21
MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER

THIS BY-LAW READ a Second Time this 29th day of March, 2021 A.D.

Mayor

THIS BY-LAW READ a Third and Final Time this day of , 2021 A.D.

Mayor

CERTIFIED that this bylaw has been made in accordance with the requirements of the Cities, Towns and Villages Act, S.N.W.T., 2003, and the bylaws of the Municipal Corporation of the Town of Hay River this day of , 2021.

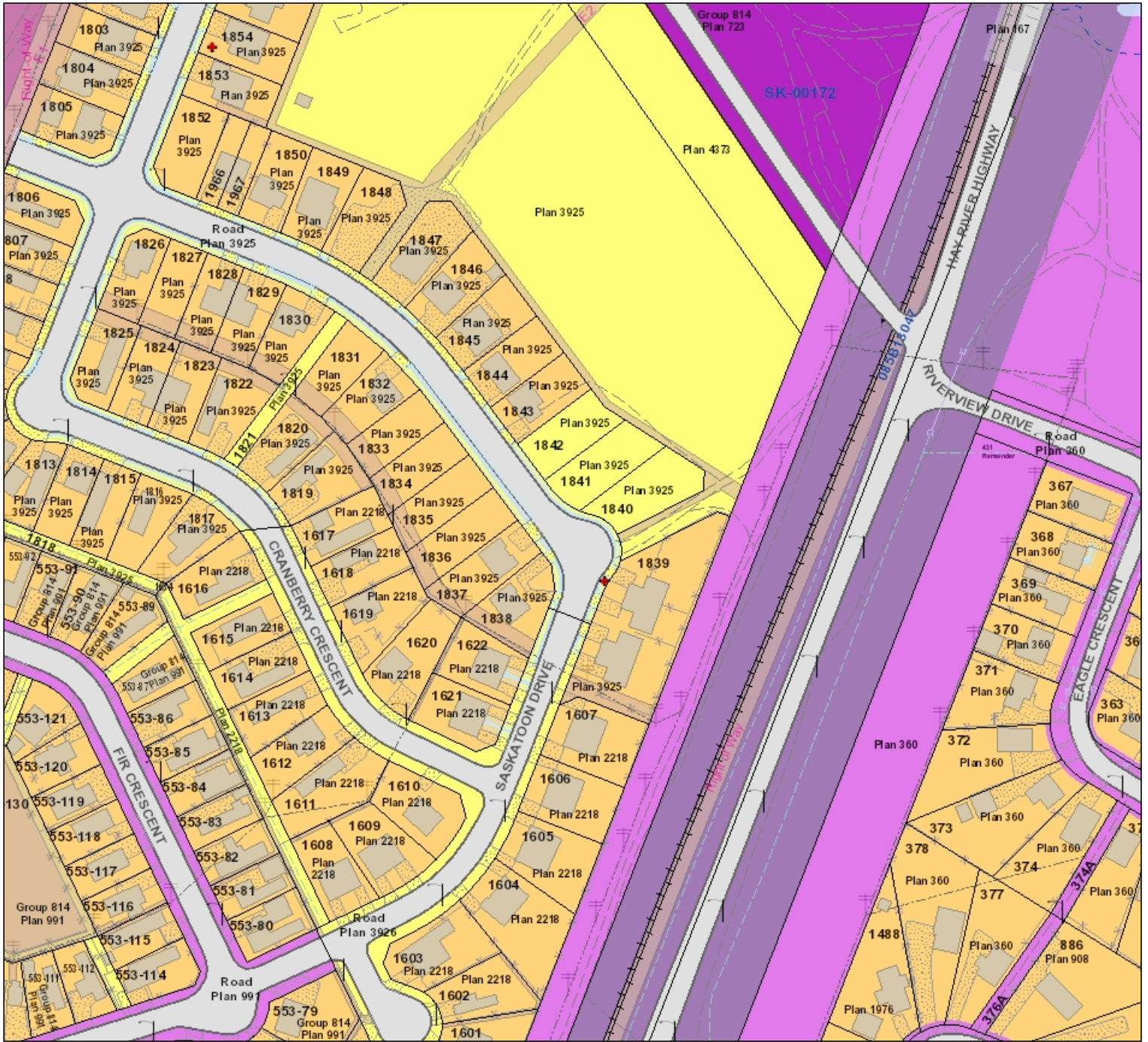
Senior Administrative Officer

**BYLAW NO. 2426LND/21
MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER**

Schedule "A"

Lot Price – Saskatoon Drive

Civic Address	Lot #	Plan #	Lot Price Not including GST
14 Saskatoon Drive	1840	3925	\$46,194.86
16 Saskatoon Drive	1841	3925	\$43,591.90
18 Saskatoon Drive	1842	3925	\$38,490.29



January 22, 2021

Legend

- Block Land Transfer Boundaries
- Development Areas
- Building Footprints
- Line Approximately 31m from O.H.W.M.
- Tenured Commissioner's Land
- Land Application
- Federal Land
- Commissioner's Land
- Territorial Protected Area
- Municipal Land
- Hay River Reserve
- Municipal Boundaries
- Surveyed Parcels
- Surveyed Easements
- Surface Land Withdrawal
- Land Application
- Tenured Territorial Land
- Indian Affairs Branch (IAB) Land
- Territorial Land
- Public Highway
- Private Land

Scale 1: 2,257

50 metres



UTM Zone: 11

BYLAW NO. 2428/LND/21
MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER

A BYLAW OF THE MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER IN THE NORTHWEST TERRITORIES, TO PROVIDE FOR THE ACQUISITION OF LAND.

WHEREAS pursuant to the Cities, Towns and Villages S.N.W.T., 2003, c.22, in force April 1, 2004, Section 53 (1) which states:

53. (1) A municipal corporation may, for a municipal purpose,
- (a) acquire real property;
 - (b) use, hold or develop real property owned by the municipal corporation; and
 - (c) subdivide, in accordance with the Planning Act, real property owned by the municipal corporation.

NOW THEREFORE BE IT RESOLVED THAT, the Council of the Town of Hay River in the Northwest Territories in regular meeting of Council duly assembled enacts as follows:

1. The Municipal Corporation of the Town of Hay River acquire LOT One Thousand Three Hundred Seventy-One (1371), PLAN 1126, Hay River from Commissioner of the Northwest Territories, in consideration of the sum of ONE DOLLAR (\$1.00);
2. The said land be acquired for Municipal purposes;
3. That the Mayor or Deputy Mayor and the Senior Administrative Officer of the said Town of Hay River are hereby authorized to execute any documents to give effect to the bylaw;
4. This bylaw will take force and effect upon its final reading.

THIS BY-LAW READ A FIRST TIME this day of , 2021 A.D.

Mayor

THIS BY-LAW READ A SECOND TIME this day of , 2021 A.D.

Mayor

BYLAW NO. 2428/LND/21
MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER

THIS BY-LAW READ a Third and Final Time this day of , 2021 A.D.

Mayor

CERTIFIED that this bylaw has been made in accordance with the requirements of the Cities, Towns and Villages Act, S.N.W.T., 2003, and the bylaws of the Municipal Corporation of the Town of Hay River this day of , 2021.

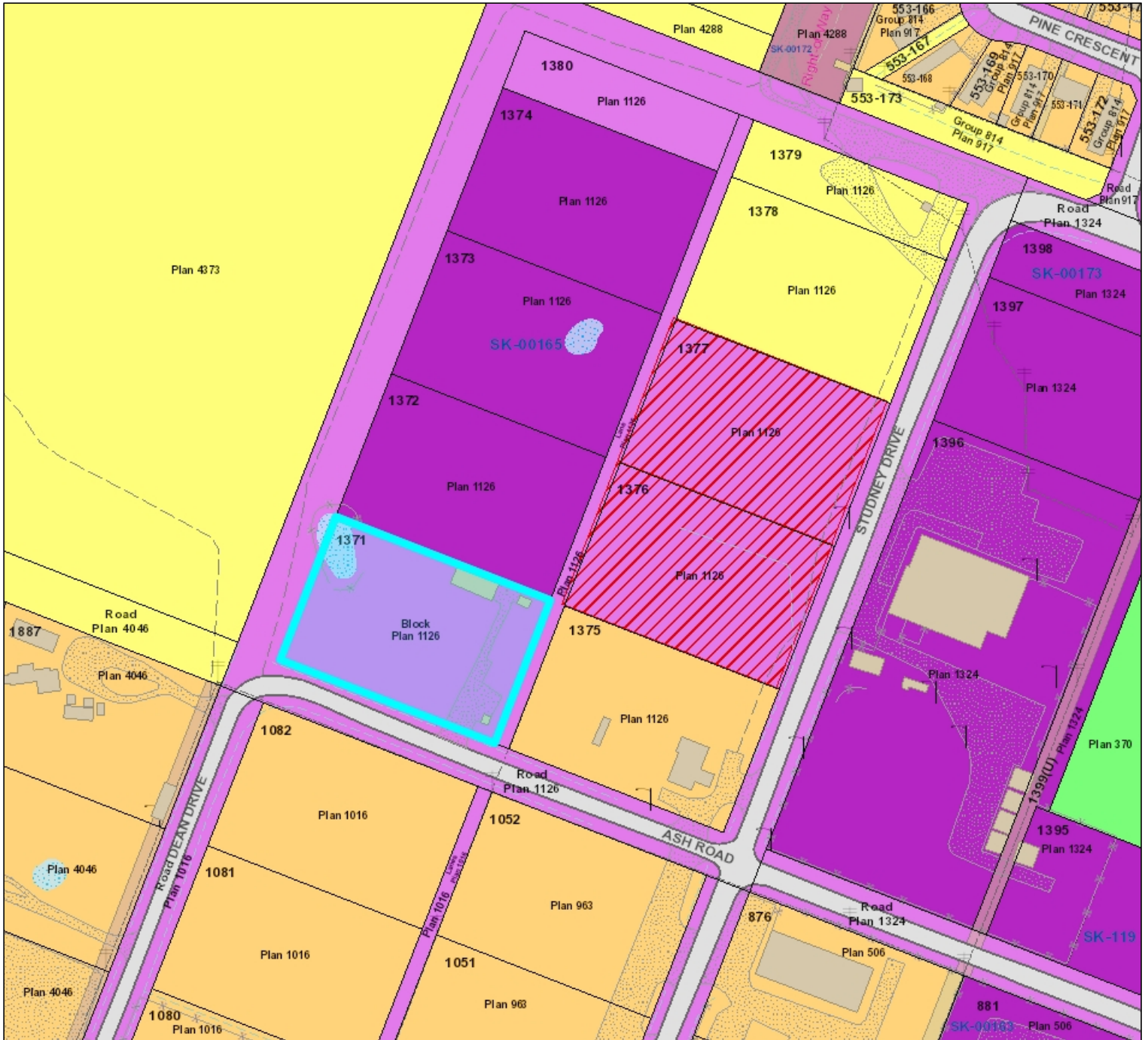
Senior Administrative Officer



ATLAS

Government of Northwest Territories

Lot 1371 Plan 1126



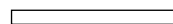
April 6, 2021

Legend

- | | |
|--------------------------------------|----------------------------------|
| Block Land Transfer Boundaries | Municipal Boundaries |
| Development Areas | Surveyed Parcels |
| Building Footprints | Surveyed Easements |
| Line Approximately 31m from O.H.W.M. | Surface Land Withdrawal |
| Tenured Commissioner's Land | Land Application |
| Land Application | Tenured Territorial Land |
| Federal Land | Indian Affairs Branch (IAB) Land |
| Commissioner's Land | Territorial Land |
| Territorial Protected Area | Public Highway |
| Municipal Land | Private Land |
| Hay River Reserve | |

Scale 1: 2,257

50 metres



UTM Zone: 11

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BY-LAW NO. 1786K/UTIL

THE MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER

A BY-LAW OF THE TOWN OF HAY RIVER in the Northwest Territories to amend By-law No. 1786/UTIL/01, being a by-law to provide for the establishment, operation, maintenance, and alteration of a water supply and sewage system and for the levying and collecting of water and sewage service charges;

PURSUANT TO the *Cities, Towns and Villages Act, S.N.W.T. 2003*, Chapter C-22, Section 58 and 59.

NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF HAY RIVER, in regular sessions duly assembled, enacts as follows:

1. That Schedule "A" of By-law No. 1786J/UTIL/15 "Tariffs" is hereby repealed in its entirety and replaced by 1786K/UTIL.

READ A FIRST TIME this day of April 12, 2021.

Mayor

READ A SECOND TIME this day of April 12, 2021.

Mayor

READ A THIRD AND FINAL TIME this day of , 2021.

Mayor

BY-LAW NO. 1786K/UTIL

THE MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER

CERTIFIED that this bylaw has been made in accordance with the requirements of the Cities, Towns and Villages Act, S.N.W.T., 2003, c.22, and the bylaws of the Municipal Corporation of the Town of Hay River, this day of, 2012.

Senior Administrative Officer

Schedule "A"
Tariffs

Section A: Public Piped Service (included in minimum monthly charge)

All users of the Public Piped Service system shall be charged for both access and consumption.

1)

Service	Fee				
	Effective April 1, 2021	Effective January 1, 2022	Effective January 1, 2023	Effective January 1, 2024	Effective January 1, 2025
Piped Water Access Fee - Residential	10	10	10	10	10
Piped Water Access Fee - Commercial, Industrial, Government	10	10	10	10	10

2)

Residential

Size of water Meter			Minimum monthly billing (including access fee)				
Imperial (inches)	Metric (mm)	Monthly Minimum (Imp. Gallons)	Effective as of April 1, 2021	Effective as of January 1, 2022	Effective as of January 1, 2023	Effective as of January 1, 2024	Effective as of January 1, 2025
5/8	16	2000	55.38	57.20	59.08	61.05	63.09
"3/4	19	2000	55.38	57.20	59.08	61.05	63.09
1	25	3000	78.07	80.79	83.62	86.57	89.63
1 1/2	38	5000	123.45	127.99	132.71	137.62	142.72
2	50	7000	168.83	175.18	181.79	188.66	195.81
3	75	11000	259.59	269.57	279.96	290.75	301.98
4	100	15000	350.35	363.96	378.12	392.85	408.16
6	150	15000	350.35	363.96	378.12	392.85	408.16
8	200	20000	463.80	481.95	500.83	520.46	540.88
Consumption charge over Minimum billing per 1000 Imperial Gallons			22.69	23.60	24.54	25.52	26.54

Commercial, Industrial

Size of water Meter			Minimum monthly billing (including access fee)				
Imperial (inches)	Metric (mm)	Monthly Minimum (Imp. Gallons)	Effective as of April 1, 2021	Effective as of January 1, 2022	Effective as of January 1, 2023	Effective as of January 1, 2024	Effective as of January 1, 2025
5/8	16	2000	56.30	58.15	60.08	62.08	64.16
"3/4	19	2000	56.30	58.15	60.08	62.08	64.16
1	25	3000	79.45	82.23	85.12	88.12	91.25
1 1/2	38	5000	125.75	130.38	135.20	140.20	145.41
2	50	7000	172.05	178.53	185.27	192.28	199.58
3	75	11000	264.65	274.84	285.43	296.45	307.90
4	100	15000	357.25	371.14	385.59	400.61	416.23
6	150	15000	357.25	371.14	385.59	400.61	416.23
8	200	20000	473.00	491.52	510.78	530.81	551.64
Consumption charge over Minimum billing per 1000 Imperial Gallons			23.15	24.08	25.04	26.04	27.08

Government

Size of water Meter			Minimum monthly billing (including access fee)				
Imperial (inches)	Metric (mm)	Monthly Minimum (Imp. Gallons)	Effective as of April 1, 2021	Effective as of January 1, 2022	Effective as of January 1, 2023	Effective as of January 1, 2024	Effective as of January 1, 2025
5/8	16	2000	65.12	67.32	69.62	72.00	74.48
"3/4	19	2000	65.12	67.32	69.62	72.00	74.48
1	25	3000	92.68	95.99	99.43	103.00	106.72
1 1/2	38	5000	147.80	153.31	159.04	165.01	171.21
2	50	7000	202.92	210.64	218.66	227.01	235.69
3	75	11000	313.16	325.29	337.90	351.01	364.65
4	100	15000	423.40	439.94	457.13	475.02	493.62
6	150	15000	423.40	439.94	457.13	475.02	493.62
8	200	20000	561.20	583.25	606.18	630.03	654.83
Consumption charge over Minimum billing per 1000 Imperial Gallons			27.56	28.66	29.81	31.00	32.24
Consumption charge for users outside of the municipal boundary of the Town of Hay River per 1000 Imperial Gallons			53.58	55.73	57.96	60.27	62.69

3)

4)

For users of the piped water only service within the municipal boundary of the Town of Hay River, the charge for water only shall be 65% of the charge for piped water/sewer.

SECTION B - UNMETERED USERS

1)

The following monthly rate shall be assessed and charges based thereon shall be made respecting all single family residential water users serviced from and connected to the Town's Public Piped Service and not otherwise provided for in this By-Law:

Service	Fee					
Unmetered Users/Flat Rate (not otherwise addressed in this Part [as per section B1]) Gallons	Effective as of April 1, 2021	Effective as of January 1, 2022	Effective as of January 1, 2023	Effective as of January 1, 2024	Effective as of January 1, 2025	
Single Family Residential Water Users - A minimum charge based on an average consumption of 5,000 gallons (22,750 litres) shall be used. 5000	138.45	143.00	147.70	152.63	157.73	

2)

Any other water users connected to the Town's public piped service and are not metered shall be charged an amount which will be determined by the Senior Administrative Officer based on an estimated load, line size and estimated consumption.

SECTION C - TRUCK WATER DELIVERY AND SEWAGE PUMP OUT

Service	Fee				
	Effective April 1, 2021	Effective January 1, 2022	Effective January 1, 2023	Effective January 1, 2024	Effective January 1, 2025
Trucked Water Access Fee-Vale Island and West Channel	10	10	10	10	10
Trucked Water Access Fee- Mile Five	10	10	10	10	10
Trucked Water Access Fee- Rural Reserve (Corridor)	10	10	10	10	10
Trucked Water Access Fee- TRC	10	10	10	10	10
Trucked Water Access Fee- Industrial, Commercial, Government	10	10	10	10	10

Water Delivery	Rate Per 1,000 Gallons				
Users in Residentially zoned areas with municipality: West Channel and Vale island zone, Mile Five zone	Effective as of April 1,2021	Effective as of January 1,2022	Effective as of January 1,2023	Effective as of January 1,2024	Effective as of January 1,2025
Monthly consumption for: first 4,500 Gallon	43.05	44.77	46.56	48.42	50.36
Monthly consumption for: 4,501 Gallon -7,000 Gallon	77.44	80.54	83.76	87.11	90.59
Monthly consumption of: Over 7000 Gallons	162.52	169.02	175.78	182.81	190.12

Water Delivery	Rate Per 1,000 Gallons				
Users in Residentially zoned areas with municipality: Rural Reserve (Corridor) Zone	Effective as of April 1,2021	Effective as of January 1,2022	Effective as of January 1,2023	Effective as of January 1,2024	Effective as of January 1,2025
Monthly consumption for: first 4,500 Gallon	43.05	44.77	46.56	48.42	50.36
Monthly consumption for: 4,501 Gallon -7,000 Gallon	77.44	80.54	83.76	87.11	90.59
Monthly consumption of: Over 7000 Gallons	162.52	169.02	175.78	182.81	190.12

SECTION C - TRUCK WATER DELIVERY AND SEWAGE PUMP OUT

Water Delivery	Rate Per 1,000 Gallons				
Commercial, Industrial (including caretaker units)	Effective as of April 1, 2021	Effective as of January 1, 2022	Effective as of January 1, 2023	Effective as of January 1, 2024	Effective as of January 1, 2025
Monthly consumption for: first 4,500 Gallon	160.86	167.29	173.98	180.94	188.18
Monthly consumption for: 4,501 Gallon -7,000 Gallon	160.86	167.29	173.98	180.94	188.18
Monthly consumption for: Over 7000 Gallons	160.86	167.29	173.98	180.94	188.18

Trucked Water Delivery	Rate Per 1,000 Gallons				
Government	Effective as of April 1, 2021	Effective as of January 1, 2022	Effective as of January 1, 2023	Effective as of January 1, 2024	Effective as of January 1, 2025
Monthly consumption for: first 4,500 Gallon	182.8	190.11	197.71	205.62	213.84
Monthly consumption for: 4,501 Gallon -7,000 Gallon	182.8	190.11	197.71	205.62	213.84
Monthly consumption for: Over 7000 Gallons	182.8	190.11	197.71	205.62	213.84

	Effective as of April 1, 2021	Effective as of January 1, 2022	Effective as of January 1, 2023	Effective as of January 1, 2024	Effective as of January 1, 2025
Consumption charge for users outside of the municipal boundary of the Town of Hay River per 1000 Imperial Gallons	53.58	55.73	57.96	60.27	62.69

SECTION D - FLAT RATE

BILLING

Where the Senior Administrative Officer is unable to obtain access for the purpose of meter reading, the consumption shall be based on:

a)

the average actual readings from the previous six (6) months, or

b)

in the event of inadequate readings, the consumption shall be calculated on the average gallonage. If no basis for averaging exists, the consumption shall be calculated on a gallonage of Five Thousand (5,000) gallons or 22,750 litres.

SECTION E - HIGH VOLUME COMMERCIAL CONSUMPTION (TRUCK-SERVICE)

A high volume commercial consumption rate is available to commercial customers on the truck service by special arrangement with the Trucked Water Contractor and the Town.

To qualify for this rate, customer's must meet all of the following criteria:

-Accept full truck-loads of water

-Receive water in a container large enough to accommodate the entire load of water in one delivery

-Receive a minimum of 50,000 Gallons of water per month. Consumption criteria will be reviewed based on a six month average to ensure minimum monthly levels are maintained.

The rate charged will be Fifeteen dollars and Ninety-Town cents (\$15.92) per One Thousand (1,000) gallons delivered, plus the cost of delivery charged to the Town by the Trucked Water contractor.

Partial truckloads will be charged at the regular rate as set out in Section "C".

SECTION F - Fees and Services

Service	Fee Effective April 1, 2021
Water Meter Fee - Residential	\$250
Water Meter Fee - Commercial	100% Cost recovery basis
Utility Connection or Disconnection fee Disconnection resulting from non-payment Paper invoice enviro fee	\$40 \$100 \$2.50/month

**SECTION G - VOLUNTARY
FINES**

Water wastage, Section 401	\$250.00
Contamination, Section 402	\$250.00
Discharge of harmful matter, Section 403	\$125.00
Failure to abide by order, Section 506	\$250.00
Breaking a shut off seal, Section 512	\$625.00
Non-conforming service pipe, Section 513	\$125.00
Failure to test a cross connection control device, Section 514	\$312.50
Failure to install a cross connection control device, Section 514	\$625.00
Installing a bleeder without authority, Section 515	\$625.00
Failure to register a bleeder, Section 515	\$625.00
Failure to remove a bleeder, Section 515	\$625.00
Improper use of water, Section 516	\$250.00
Failure to provide access to water fill or sewage pump out points, Section 607	\$312.50
Failure to install a meter, Section 704	\$312.50
Broken meter seal, Section 711	\$625.00
Failure to provide access after two unsuccessful attempts, Section 715	\$125.00