



Hay River  
Hub of the North

# Community *Profile 2013*



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## Contact Us

Hay River is a thriving town, with amenities, services and facilities you would expect in a much larger town or city. Hay River has a broad range of professional services and retail businesses. For your family, we have strong recreational sports and arts organizations, and a number of churches available.

We’re an adventurous and entrepreneurial community that reflects the spirit of the people north of sixty. Many of our residents are people who came for a few years to pay off student loans or to make money, and they are still here a lifetime later – owning their own businesses or in positions in government or at one of our private companies.

You will find a camaraderie and spirit of generosity here that makes us special. We’re a community where anything is possible with a welcoming and forward thinking business climate.

For more information about living in or opening a business in Hay River, contact Hay River Town Hall:

**The Town of Hay River  
73 Woodland Drive  
Hay River, Northwest Territories  
X0E 1G1**

**Phone: (867) 874-6522**

**Fax: (867) 874-3237**

### Other helpful links:

For a complete listing of Hay River services, visit the Town of Hay River’s website at [www.hayriver.com](http://www.hayriver.com)

or,  
Hay River Chamber of Commerce:  
[www.hayriverchamber.com](http://www.hayriverchamber.com)



# Mayor's Message



I would like to personally welcome you to Hay River, Northwest Territories, our breathtaking community located on the South Shore of Great Slave Lake. A picturesque town, surrounded by boreal forest, rivers and lakes, Hay River is a playground for outdoor enthusiasts through all seasons. Our extensive trail networks, spectacular waterfalls and sandy beaches provide the backdrop for many outdoor adventures.

As the second largest community in the NWT, we are justifiably proud of our recreation and cultural offerings, our diverse business environment and most importantly, our community spirit. As a regional centre, our amenities are varied and provide all the services typically found in larger centers. Boasting one of the lowest costs of living in the NWT, Hay River is a great place to live, work, and play.

Our location and comprehensive transportation infrastructure has earned Hay River the title "Hub of the North" with many businesses established to support the various industries throughout the NWT. A bustling port in the summer supports river transport and bulk shipping, while the railhead and transfer stations supplies many northern communities and mines with their annual stockpile of fuels and other materials. Hay River continues to flourish, grow and is a key driver of the economy of the NWT.

Once again, welcome to Hay River. We look forward to meeting you.

A handwritten signature in black ink, appearing to read "A. Cassidy".

Mayor Andrew Cassidy



Hay River City Council



# About Hay River

## Latitude

60 degrees 49 minutes N

## Longitude

115 degrees 47 minutes W

## Elevation

64.90 metres

## Mountain Time Zone

## Languages of the South Slave

South Slavey, Chipewyan, Michif, English, French

## Where North Meets South

Hay River is the largest community in the South Slave region of the Northwest Territories (NWT). With a population of 3,690, we're the second largest community in the territory. However, Hay River has access to a commerce and trading area of approximately 10,000 people - between northern Alberta and the South Slave. We're known as *The Hub of the North* for good reason - transportation is in our blood. Hay River is the major staging point for the annual sealift along the Mackenzie River, is the northern terminus for the nation-wide CN rail line and has advantageous connections to highways. A number of gas and oil discoveries have been made in the area and the region is in full swing once again. With the Dehcho Bridge providing year-round access across the Mackenzie River,

the town of Hay River continues to fulfill its destiny as a staging centre for all points north and south.

Hay River is more than the sum of its parts. We're also a powerhouse of entrepreneurs with multi-faceted businesses and organizations serving the community and the north. The Great Slave Lake waters provide both commercial and recreational fishing, while forestry, telecommunications and a wide range of businesses round out our diverse economy. We're unique. From Buffalo Air's ([www.buffaloairways.com](http://www.buffaloairways.com)) freight and passenger flights on historical DC-3 planes to farm fresh eggs sold in southern Canada and around the territory -- our companies are born of northern ingenuity. Opening a business or moving to Hay River, you'll find the climate perfect for opportunity!



# Our History

Hay River is situated in the historic territory of the Slavey people. The original site of the town is now the Katl'odeeche First Nation, or Hay River Reserve.

In 1868, the Hudson's Bay Company post was the first permanent building in the area. Missions, an RCMP detachment, and a hospital soon followed and the town expanded on the east bank of the Hay River. Chief Shatla made the seasonal fish camp on the northeast bank of Hay River a permanent location for his people in 1892.

By the late 1930s, the settlement had spread to Vale Island. Hay River remained a trading post and mission station until the discovery of pitchblende in the 1930's close to Great Bear Lake and gold in the Yellowknife area. Hay River became an important staging area for those wanting to seek their fortune in the North.

During World War II, the United States Army Air Corps of Engineers built a runway on Vale Island (site of our modern day airport) to service the Canol Trail, which was being constructed to secure the oil industry in Norman Wells. Between 1946 and 1948, the Canadian government built a gravel road, now the Mackenzie Highway, from Grimshaw, Alberta to Hay River, sealing our fate as an important transportation and communications centre.

In 1945, the first commercial fishing began on Great Slave Lake and in 1959, the Northern Transportation Company Limited (NTCL) located its sealift base in Hay River.

Serious floods in 1963 on Vale Island forced the entire community to evacuate. The risk of flooding has meant development since that time has been concentrated on the mainland, and Vale Island has become known as Hay River's Old Town. Hay River achieved Town status on June 16, 1963.

In 1964, as part of the Pine Point Mine development, the Mackenzie Northern Railway was constructed through Canadian National Railway in Edmonton, making Hay River the northernmost point in North America connected to the continental rail system.

The 1970s was a period of economic growth for Hay River through oil exploration, increased shipping activity and as a supply centre.

In 1979, the federal government lifted a land freeze on 3,200 acres of land in the Hay River valley, setting it aside for agriculture.

In 1984, Hay River's Visitor Information Centre opened its doors to welcome increasing tourism and travelers driving through the hub of the north.

In 1989, Hay River became headquarters for Northwest Territories Power Corporation.

In 1994, Northern Transportation Company (NTCL) celebrated its 60th anniversary and moved headquarters to Hay River.

In 1998, we celebrated the 50th anniversary of the completion of the highway to Hay River. The genesis of this mighty road was a trail through the wilderness, first cut in 1948.

In 2000, the Hay River Heritage Centre opened in the Hudson Bay Store in Old Town, built in 1948-49.

The Hudson's Bay Store served the community for many years with groceries, dry goods, hardware and a fur trading post.

Since our early days, Hay River residents and the business community have embraced innovation and growth alongside a deep commitment to community. All of this in a pristine setting on the shores of a mighty river!



Hay River, 1922  
Jackson/NWT Archives/N-1979-004-0180

# Location



# Getting Here

Hay River is connected! A short detour from the Mackenzie Highway, and connected by land, water and air, our close proximity to major business centres in Alberta and the NWT make us an ideal location for businesses needing to stay connected to the North and South.

## Highway

The all-weather, paved surface Highway 1 (Mackenzie Highway) is the main corridor north from Edmonton to Hay River and beyond. With the increased capacity of the Deh Cho Bridge connecting us to Yellowknife, Hay River remains an important staging area for points north and south.

## Air

Hay River is approximately 700 air kilometers to Edmonton, Alberta and 169 air kilometres to Yellowknife. Buffalo Airways ([www.buffaloairways.com](http://www.buffaloairways.com)), First Air ([www.firstair.ca](http://www.firstair.ca)), and Northwestern Air Lease ([www.nwal.ca](http://www.nwal.ca)) offer daily connecting

flights to and from Hay River. Direct flights from Edmonton are available five days a week.

## Air Charter

Buffalo Airways and Landa Aviation ([www.landaaviation.com](http://www.landaaviation.com)) offer both fixed-wing charter and scheduled services. Denendeh Helicopters ([www.gsheli.com](http://www.gsheli.com)) and Remote Helicopters ([www.remotehelicopters.com](http://www.remotehelicopters.com)) provide rotary-wing charter services.

## Bus

Frontier Coachlines NWT ([www.frontiercoachlines.yk.tripod.com](http://www.frontiercoachlines.yk.tripod.com)) offers regular service to Yellowknife, Ft. Providence, Enterprise, Behchoko and Fort Smith.

## Rail

Hay River is the northernmost railhead in Canada and is located on the RailLink route, which connects freight to Hay River from Edmonton and other southern lines.

## Trucking

Hay River is a base for six trucking companies, and is the staging point for complete service options to points north and south. Grimshaw Trucking Limited ([www.grimshaw-trucking.com](http://www.grimshaw-trucking.com)), Manitoulin Transport ([www.manitoulintransport.com](http://www.manitoulintransport.com)), Northern Transportation Company ([www.ntcl.com](http://www.ntcl.com)), Matco Transportation ([www.matco.ca](http://www.matco.ca)) and RTL-Robinson offer transportation service through Hay River.

Buffalo Express offers 6 days a week overnight freight service from/to Edmonton.

HAY RIVER TO:	KM (Highway)
Edmonton, AB	1067
NWT/Alberta Border	127
Yellowknife, NT	494
Fort St. John, BC	810
Fort Smith, NT	280
Grand Prairie, AB	765



# Climate

Hay River's climate is temperate at best and wide fluctuations can be expected due to Great Slave Lake's influence. Our Summers are legendary with long, sunshine filled days – perfect for outdoor activities like camping or fishing under the midnight sun! Winters have been known to be dry and cold with clear skies and ample sun to enjoy outdoor activities. The Town of Hay River is situated directly in the Aurora Borealis ('Northern Lights') viewing belt, and spectacular displays are commonplace between late August and October.

	HIGH °C	LOW °C
<b>January</b>	-18.4	-27.6
<b>February</b>	-14.7	-25.6
<b>March</b>	-8.2	-20.6
<b>April</b>	3.0	-8.4
<b>May</b>	11.6	7.0
<b>June</b>	18.0	7.0
<b>July</b>	21.1	10.6
<b>August</b>	19.6	9.3
<b>September</b>	13.2	3.8
<b>October</b>	4.1	-3.3
<b>November</b>	-7.9	-15.9
<b>December</b>	-15.8	-24.8

<http://www.theweathernetwork.com/statistics/temperature/cl2202400/cant0013>

## Precipitation

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>Monthly Rainfall (mm)</b>	0	0	0	4	20	33	42	51	38	15	1	0
<b>Monthly Snowfall (cm)</b>	17	15	14	8	5	0	0	0	2	19	26	17
<b>Monthly Precipitation (mm)</b>	16	15	14	12	25	33	42	51	40	34	24	16
<b>Mean Daily Snow Depth (cm)</b>	36	45	49	25	1	0	0	0	0	2	16	29
<b>Mean Monthly End Snow Depth (cm)</b>	41	49	42	7	0	0	0	0	0	7	23	33

<http://www.theweathernetwork.com/statistics/precipitation/cl2202400/cant0013>

# Communications

Hay River is connected not only by road and highway, but by its media too! From classic rock to country to aboriginal community radio, there are six stations on the FM band. Our community newspaper, The Hub, is in print and on-line ([www.hayriverhub.com](http://www.hayriverhub.com)). We're also covered by Northern News Services ([www.nnsl.com](http://www.nnsl.com)), based in Yellowknife.

## CBC North

CBC ([www.cbc.ca/north](http://www.cbc.ca/north)) has a satellite bureau in Hay River with a full-time video journalist covering news about our community and the surrounding region. Northbeat is a northern-based evening television news program and late night news is also available.

## CKLB

101.9FM CKLB ([www.ncsnwt.com/Programming/CKLBRadio.aspx](http://www.ncsnwt.com/Programming/CKLBRadio.aspx)) broadcasts

aboriginal radio programming to Northwest Territories communities in six languages.

## CJCD

Mix 100 ([www.cjcd.ca](http://www.cjcd.ca)) is a member of Vista Radio and broadcasts in both Hay River and Yellowknife.

## Mobile

LTE 4G and high speed Internet are also available in Hay River.

# Governance

## Government Structure

### Municipal

Hay River has a municipal government made up of eight councillors and a Mayor. Council meetings are held regularly and are open to the public. Council minutes and relevant information are also available through the town's website [www.hayriver.com](http://www.hayriver.com).

#### Contact:

The Town of Hay River  
73 Woodland Drive  
Hay River, NT X0E 1G1  
Phone: (867) 874-6522  
Fax: (867) 874-3237

### First Nations

Katlodeeche First Nation  
PO Box 3060  
Hay River, NT  
Phone: (867) 874-6701  
[www.katlodeeche.com](http://www.katlodeeche.com)

West Point First Nations  
47031 MacKenzie Hwy SS 34  
Hay River, NT X0E 0R9  
Phone: (867) 874-6677  
[www.denenation.com](http://www.denenation.com)

Hay River Métis Council  
10 Industrial Dr SS 31  
Hay River, NT X0E 0R6  
Phone: (867) 874-4470

### Territorial

The town of Hay River is represented in the territorial government by two Members of the Legislative Assembly. The town is split into two districts, Hay River South and Hay River North.

Unlike most provinces and territories in Canada, which operate in a party government system, the NWT functions with a consensus government.

#### Contact:

Legislative Assembly of  
the Northwest Territories  
Box 1320 Yellowknife, NT X1A 2L9  
Phone: 867-669-2200  
Toll-free: 1-800-661-0784

### Federal

Hay River, as part of the NWT, is represented by one Member of Parliament and one Senator. The NWT is in the Western Arctic electoral district.

Dennis Bevington,  
Member of Parliament, Western Arctic  
Phone: 867-873-6995  
Toll-free: 1-800-661-0802  
Email: [dennis.bevington.c1@parl.gc.ca](mailto:dennis.bevington.c1@parl.gc.ca)

# Economy

As the gateway to the southern shore of Great Slave Lake, visitors enjoy the freshwater seaport atmosphere with barges, working tugboats and huge shipyards. On summer Saturdays there's a market on Vale Island featuring freshly netted fish. The Hay River Golf Course is a fabulous 9-hole course that hugs the meandering banks of the Hay River. Carved out of the ancient Northern Boreal Forest, the grounds double as excellent cross-country trails in the winter.

Hay River boasts a rate of employment consistent with regional centres in the NWT, with an unemployment rate of 7.7 per cent<sup>1</sup>.

Like many NWT communities, municipal, territorial and federal governments are a big employer in Hay River, but entrepreneurship and private enterprise are the backbone of our community's economy. Hay River has a wide array of retail and services that keep our business community vibrant, active and well positioned for future growth.

The Hay River Chamber of Commerce ([www.hayriverchamber.com/business/Retailers](http://www.hayriverchamber.com/business/Retailers)) keeps an up-to-date listing of local businesses and services.

## Transportation

Many businesses have a transportation/communications focus due to Hay River's location at the intersection of major transportation routes. For instance, NTCL's annual sealift supplies remote communities along the Mackenzie River and the Arctic coast. Their barges and tug-boats also offer mining support, fuel supply drops-offs in remote locations and other large cargo shipments. Buffalo Air's

fleet of thirty planes ship cargo all over the north. Long time Hay River company, King Manufacturing, has specialized in fabricating steel containers and speciality trucks to transport goods in harsh northern conditions.

## Fishing

Hay River is the hub of Great Slave Lake's small yet flourishing fishing industry. The primary catch is Whitefish, but Lake Trout, Northern Pike, Walleye and Inconnu are also harvested.

## Tourism

From breathtaking waterfalls to sandy swimming beaches, Hay River is a wilderness wonderland. With a growing tourism and outfitting industry, visitors of all ages have experienced the pristine walking, biking and ski trails that make Hay River a wonderful place to call home.

## Resource Supply and Service

Hay River has been the launching point for oil and gas discoveries and mineral development. All of Hay River's industries benefit from being connected to the south by the northern- most connection to rail transportation.

Hay River is also a popular choice of residence for mine workers because of shorter connections to the larger urban centres in southern Canada.

## Retail and Services

There are 378 registered businesses in Hay River (2012-13). You'll find that our community has a wide range of professional services and retail businesses.

You'll find some of those services listed with Hay River Chamber of Commerce ([www.hayriverchamber.com](http://www.hayriverchamber.com)).

POPULATION (2011)	HAY RIVER	NORTHWEST TERRITORIES
Males	1,935	22,405
Females	1,756	21,270
0 - 4 Years	205	3,342
5 - 9 Years	252	3,082
10 - 14 Years	294	2,842
15 - 24 Years	658	7,296
25 - 44 Years	893	13,656
45 - 59 Years	926	9,115
60 Yrs. & Older	463	4,342
<b>Total<sup>1</sup></b>	<b>3,690</b>	<b>43,675</b>

<sup>1</sup><http://www.statsnwt.ca/community-data/Profile%20PDF/Hay%20River.pdf>

<sup>1</sup> NWT Bureau of Statistics 2009 <http://www.statsnwt.ca/labour-income/labour-force-activity/>

# Income and Cost of Living

Average incomes in Hay River are the third highest in the territory, after Norman Wells and Yellowknife respectively.<sup>2</sup> And with a lower cost of living than other communities in the territory, and closer proximity to southern destinations, your money goes further. Everything from groceries to homes to electricity cost less here.

The NWT's minimum wage is set at \$10 per hour, however, the NWT has the highest average weekly earning in all of Canada!<sup>3</sup>

When you compare the cost of food in Hay River to southern jurisdictions, the difference is minimal. The weekly cost of a basket of perishable food for a family of four in Hay River was \$169 in 2009 in comparison to \$165 in Edmonton.<sup>4</sup>



Note: Hay River prices vs. 'Canada'. Canadian prices are calculated using a weighted average of prices in Canadian cities. Weights are based on city population.

NWT Bureau of Statistics

## INCOME

2009 Average 2- or more person family Income in Hay River	\$118,867
2009 Average 2- or more person family Income in Yellowknife	\$134,645
2009 Average 2- or more person family income in Edmonton	\$96,510
2009 Average 2- or more person family income in NWT 1	\$112,119
2009 Average 2- or more person family Income Canada 2	\$76,700

## EMPLOYER

## FULL-TIME EMPLOYEES

Government of Canada	350
Government of the Northwest Territories	325
Kingland Group of Companies	225
Northern Transportation Company	66
Northwest Territories Power Corporation	65
Rowe's Construction	50
Town of Hay River	36

## COST OF LIVING PRICE INDICES

	Hay River	NWT
2009 Living Cost Diff. (Edm = 100)	127.5	-
2010 Food Price Index (YK = 100)	111.0	-

<sup>2</sup> <http://www.statsnwt.ca/prices-expenditures/community-price-index/>

<sup>3</sup> NWT Bureau of Statistics

<sup>4</sup> <http://www.aadnc-aandc.gc.ca/eng/1100100035986/1100100035987>

# Real Estate

Another reason that Hay River is an economical place to live is that housing prices are far lower than many other communities, or in Edmonton.

Two realtors in Hay River serve both residential and commercial markets.

They are:

- Century 21 Greenway Realty ([www.century21.ca/greenwayrealty](http://www.century21.ca/greenwayrealty))
- Coldwell Banker ([www.cbyk.ca/](http://www.cbyk.ca/))

There's also one and two bedroom apartments available for rent in apartment complexes and a variety of independent property owners with rooms and suites available.

## Commercial Space for Lease or Purchase

As of February 2013, some examples of prime commercial space available are:

### Grimshaw Trucking Building

22,000 sq ft warehouse/distribution center with a 3600 heated, drywalled section, and an attached 700 sq ft mobile ATCO office. The lot is fenced, gated & partially paved. Rail access to the front (North) edge of the lot. Also water access. Grimshaw Trucking lease the 3600 sqft portion @ \$41,000 p.a. triple net. Land lease payments \$17,118 p.a. Taxes \$12,910. This parcel comes with a federal shore lease. \$413,900 + GST.

AVERAGE COST FOR 3 BEDROOM DETACHED HOME 2012	
Community	Price
Hay River	\$211,400
Yellowknife	\$375,050
Edmonton	\$356,714

### R.C. Legion (7 Veterans Rd.)

12,750 sq ft Commercial Building, on a 36,616 sq ft parcel of property. Excellent location for a commercial building with income potential. The main level has a large double foyer entrance, with access to a men's and women's washroom area (7 stall), an office, the stairs to the upper level, and entrance access to both main floor banquet/dining halls. The main floor is wheelchair accessible, and has a wheelchair accessible washroom. The banquet hall has access to a fully equipped commercial kitchen and concession area, with a seating capacity of 90. The lounge has a fully equipped bar, dance floor, outdoor patio, and pool/darts area, with a seating capacity of 100. The large upper level banquet room/hall, has an attached fully equipped concession area, men's and women's washrooms (3 stall), large foyer/storage area/coat storage, back hallway with stairwell exit access, and a seating capacity of 375. \$1,900,000.

We encourage interested businesses to talk to the realty offices above for current details.

## Resources

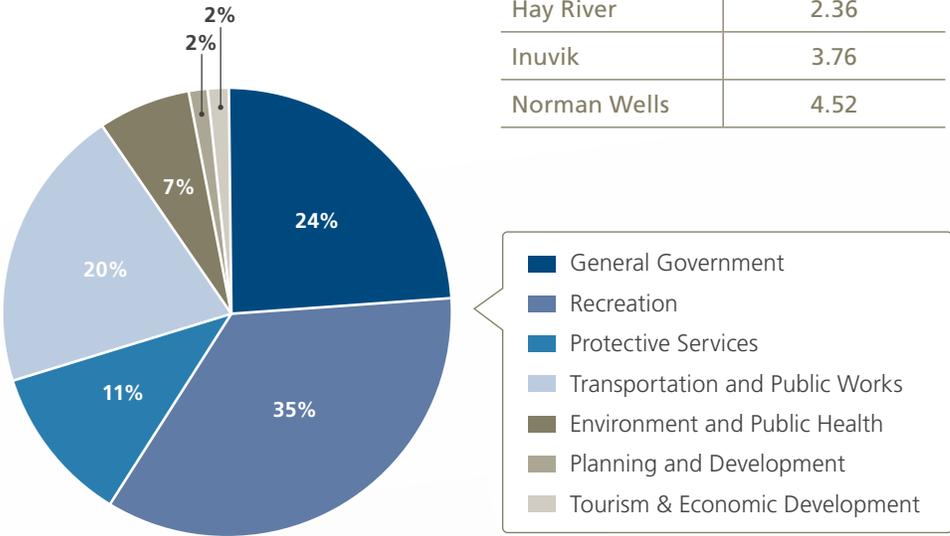
- Hay River Hub ([www.hayriverhub.com/classifieds](http://www.hayriverhub.com/classifieds))



# Taxes

Hay River's tax rates are comparable to other southern centres. Taxes provide support to municipal services, schools and public grants, water and sewer, police, and emergency services.

MUNICIPAL TAXATION AREA EDUCATION TAX MILL RATES	
Fort Simpson	2.57
Fort Smith	3.69
Hay River	2.36
Inuvik	3.76
Norman Wells	4.52



# Accommodations and Dining

As a regional centre for government, and a tourism destination, Hay River has plenty of amenities for vacationers and business people alike. All of our accommodations are either downtown, or within minutes of downtown.

Hay River also has 6 restaurants offering everything from western, Chinese, pizza, steak and seafood.

Hotels	3
Guest Homes	3
Total Rooms	166
Campgrounds	4
Campground Spots	66
Dine-in Restaurants	4
Meeting/Conference Capacity	150

# Community Infrastructure

Hay River has all the amenities and convenience of a large centre with all the charm of small town living. We also have a thriving volunteer community that organize and present the annual NWT Track and Field Championships and numerous cultural events and festivals.

## Municipal Facilities

- Ice Arena
- Curling Rink  
([www.nwtcurling.com/hay\\_river](http://www.nwtcurling.com/hay_river))
- Aquatic Facility
- Sports Fields
- Library
- Emergency Services
- Cemetery
- Health Centre
- Fire Hall ([www.hbfd.ca](http://www.hbfd.ca))

## New Facilities

Between 2012 and 2016, Hay River is investing more than 16 million dollars into capital infrastructure. Hay River's new hospital is expected to begin construction in the spring of 2013, and is scheduled to open in the fall of 2015. The new centre will be state of the art – providing primary care, emergency services and medical and surgical day care. It will also offer rehabilitation, dialysis and support services, such as medical records and a pharmacy.

Hay River is also building a new fire hall. Scheduled for opening in spring 2013, the new building will have the capacity to accommodate more vehicles and equipment.

## Amenities

- Golf Course  
([www.hayrivergolfclub.com](http://www.hayrivergolfclub.com))
- Hiking Trails
- Fishing
- Team Sports
- Youth Centre and Groups
- Churches
- Beaches
- Cross-country Skiing  
([www.hayriverskiclub.com](http://www.hayriverskiclub.com))
- Daycare Services
- Arts Groups
- Seniors Groups
- Boating
- Dene Cultural Institute  
([www.deneculture.org](http://www.deneculture.org))
- Hay River Speedway
- Fisherman's Wharf outdoor market

For a complete list of our facilities, services, recreation opportunities and community organizations – visit our website [www.hayriver.com](http://www.hayriver.com).



Ronne Hemming  
NWT Tourism/Photographer

# Education

The town of Hay River is part of the South Slave Education District. The SSED provide quality education with moderate class sizes and well-staffed facilities.

Approximately 560 students are enrolled in SSED's three Hay River schools. There's also a francophone school, L'École Boréale.

## Primary

Harry Camsell School is located beside Princess Alexandra School and provides education for children Kindergarten to Grade 3. This school lives by its motto "Try Hard. Have Fun. Be Friendly."

## Elementary

Princess Alexandra School serves students from Grade 4 to Grade 7. Students have an opportunity to participate in a variety of curricular and extra-curricular activities.

## Secondary

Diamond Jenness Secondary School is the famous "Purple School." It serves students from Grade 8 to 12 and has an updated trades shop built to expand its trades training.

## French First Language School

École Boréale is Hay River's French School, serving Kindergarten to Grade 12.

## Post-Secondary

The Aurora College Hay River Learning Centre offers adult students an environment in which they can upgrade their high school in preparation for post-secondary education.

For more information about Hay River schools, visit the South Slave Divisional Education Council's website at [www.ssdec.nt.ca/schools/Communities/Hay\\_River.htm](http://www.ssdec.nt.ca/schools/Communities/Hay_River.htm). or the Commission scolaire de francophone's website at [www.csftno.com](http://www.csftno.com).







# Hay River

Hub of the North

[HAYRIVER.COM](http://HAYRIVER.COM)