

**The Public Hearing was held on Monday, May 2<sup>nd</sup>, 2011 at 7:00 PM in the Council Chambers.**

**Present:** Deputy Mayor Maher, Councillors Cassidy, Wallington, O'Brien, Dueck and Latour.

**Staff:** Michael Richardson - Interim Senior Administrative Officer, and Director of Public Works and Planning, May-Britt Hetesi - Assistant Senior Administrative Officer, Ross Potter - Fire Chief, and Jaimi Carter - Recording Secretary.

**Absent:** Mayor Schofield, and Councillors Kruger and Langille.

**Others:** Jeff Griffiths, Brian Lefebvre, Lisa Smith, Harvey Werner, Duane Mackie, Kathleen Groenewegen, Jayne Haywood, Kate Osted and Angele Cano - The Hub.

**1. CALL TO ORDER:**

This Meeting was called to order at 7:00 PM with Deputy Mayor Maher presiding.

Deputy Mayor Maher stated that the purpose of the hearing is to hear your views, and opinions regarding the proposed General Plan By-law, which will amend the Town of Hay River General Plan By-law 2214 by changing current land uses including, but not limited to:

Lot 1714, Plan 2701 to Institutional, Residential,  
Lot 1021, Plan 830 to Institutional, Residential,  
Lot 1878, Plan 3985 to Institutional, Residential,  
Lot 9, Block H to Residential, Park,  
Lot 1 and Lot 1-1, Block Z to Residential, Park,  
Portion of Lot 1493, Plan 2010 to Urban Reserve, Institutional, and  
Sketch Plan 080, and 047 to Transportation, Park.

**2. Proposed By-law No. 2214/P&D/10 - Proposed General Plan By-law**

Oral submissions;

Kathleen Groenewegen, Vale Island Resident made two oral submissions.  
(Please see attached submissions at the back of the minutes)

Lisa Smith on behalf of the Hay River Corridor Ratepayers Association made one oral submission.  
(Please see attached submission at the back of the minutes)

Written submissions;

A written submission by Duane Mackie was read by Councillor Dueck.  
(Please see attached submission at the back of the minutes)

A written submission by Ron Karp was ready by Councillor Cassidy.  
(Please see attached submission at the back of the minutes)


A written submission by Kim Crook on behalf of Duncan Cook with Arctic Canada Construction Ltd. was read by Deputy Mayor Maher.  
(Please see attached submission at the back of the minutes)


Deputy Mayor Maher made a suggestion that the Town of Hay River extend a two week time frame for submissions, and advertise it for anyone else who may have a submission on this. Submissions can be received at the Town Hall until Monday, May 16<sup>th</sup>, 2011 at 5:00 PM. Council will move forward from there.

**3. ADJOURNMENT**

Deputy Mayor Maher announced that the Public Hearing be adjourned at 7:15 PM.

**Certified Correct as Recorded on the 2<sup>nd</sup> day of May 2011.**

  
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Mayor

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

6 Lakeshore Drive  
Hay River NT  
XOE0R9

May 2, 2011

Director, Public Works & Planning  
Town of Hay River  
73 Woodland Drive  
Hay River NT, XOE1G1

Dear Mr. Richardson,

Please consider this written submission regarding the proposed General Plan Bylaw 2214, in addition to my previous submission dated March 8, 2011.

**Lot 9 Block H**

Pursuant to my previous submission regarding maintaining and enhancing Lot 9 Block H as Park, there are several sections of the General Plan Bylaw which support this notion, specifically:

- Section 4.6 Parks and Open Space, #1: "Land use and development decisions shall promote, whenever possible, the preservation of public parks and open spaces maintained by the municipality"
- Section 4.6 Parks and Open Space, #5: "All future residential areas shall provide sufficient local parks and recreation space"
- Section 5.1 Vale Island – Residential Development, #1: "Further residential development within the Old Town on Vale island will be limited to infill of existing subdivided properties"
  - Further to this, there are many existing residential lots in the Old Town District that indicate 'RUIN' in MACA's cadastral data. Perhaps the Town may be able to encourage sale of and infill in these properties.

**Livestock**

Section 5.1 Vale Island – Local Food Production, #2 indicates that the Town shall "not allow livestock within the residential areas on Vale island". I would like to request that this statement be removed from the Bylaw for the following reasons:

- Small-scale livestock rearing, where appropriate given location, hydrology, etc, can provide great local sources of food, manure, education, and family activity
- Manure from small scale livestock may be used for community and/or personal gardening purposes
- A very small number of chickens, for example, is required to provide enough eggs for a single family dwelling
- The proposed policy states reasoning such as high water tables, poor surficial drainage, small parcels, and relative density of the areas; however, not all properties are densely spaced and most if not all properties exhibit very dry seasonal conditions, making those properties appropriate where landowners may wish to pursue seasonal livestock rearing
- The proposed Zoning and Building Bylaw Section 6.13 Animal Regulations, #3, the keeping of animals not in accordance with Animal Regulations shall require a development permit at the discretion of Council.

**Transportation from Old Town to New Town**

Section 5.1 Vale Island – Parks & Open Space, #2, indicates that that Town will "continue to work to maintain and expand a continuous open space and trail ... to connect the New Town with Vale island." As a parent who enjoys and encourages outdoor family activity, I greatly support this notion, and look forward to being able to bicycle or walk into New Town from the Old Town safely with my young children.



**Flooding**

Section 5.1 Vale Island – Flood Management, #1, refers to the “core area of Old Town.” I’d like to ask what is meant by the “core area of Old Town,” and if there are distinct areas of Old Town that are not within the “core area?”

Also, Section 3.1 Development Prospects, #1a indicates that Hay River is well positioned to benefit from resource development, specifically due to its location as a “port serving shipments to the Western NWT and Nunavut.” For reasons such as this, it is extremely important that the Town take proactive action to protect and maintain the Hay River harbour through activities that will improve and enable the harbour to continue being used as a major transportation port. Because Hay River so directly depends on an open channel and harbour to its economic development, I would recommend that stronger wording be included in section 5.1 – Flood Management. Protecting the depth and navigability of the Hay River harbour and adjacent channels will not only serve to ensure that these key economic drivers remain as opportunities, but will also greatly reduce the potential for flooding in the Old Town.

Thank you very much for your consideration.

Sincerely,

Kathleen Groenewegen  
867-874-3830  
[kathleen.groenewegen@yahoo.ca](mailto:kathleen.groenewegen@yahoo.ca)

6 Lakeshore Drive  
Hay River NT  
X0E0R9

March 8, 2011

Director, Public Works & Planning  
Town of Hay River  
73 Woodland Drive  
Hay River NT, X0E1G1

Dear Mr. Richardson,

Please consider this written submission regarding the proposed General Plan Bylaw 2214.

I would like to request that Lot 9 Block H, currently zoned as Park, NOT be rezoned to Residential but remain as Park. Currently this property contains an outdoor skating rink, a basketball court, and an unmaintained open field. Enhancing this park will provide great benefits for the community of Hay River and Vale Island, including space for child/family play and sport, beautification of the neighbourhood, increased capacity for outdoor recreational activities (including outdoor hockey), and possible improved values of the surrounding residential properties. Lot 9 Block H is also ideal to maintain as park because of its adjacency to the local baseball diamond.

Many potential uses for this park include (but are not limited to):

- Continued use of the outdoor skating rink, including improvements and increased size
- Continued use of the basketball court
- Community garden
- Off-leash dog area
- Tennis court
- Expanded playground
- Soccer field

I've spoken with several residents of the surrounding area and everyone with whom I spoke supports the idea of maintaining this property as a park and enhancing it into a community recreational area.

There are several other undeveloped residential properties on Vale Island that may serve as new residential developments.

In addition, according to the proposed General Plan Bylaw 2214, Section 4.6 Parks and Open Space, #1 indicates that "Land use and development decisions shall promote, whenever possible, the preservation of public parks and open spaces maintained by the municipality."

Thank you very much for your consideration.

Sincerely,

Kathleen Groenewegen  
867-874-3830  
[kathleen.groenewegen@yahoo.ca](mailto:kathleen.groenewegen@yahoo.ca)

Submission from Hay River Corridor Ratepayers Association

Section 4.6 Parks and Open Space

Bullet number 2, page 4-2

It states that *"Within the former Town boundaries the shores of the Hay River and Great Slave Lake shall be designated for environmental protection and recreation use."*

The word "former" is confusing. I don't understand what is meant by the term former Town boundaries, and suggest that it be changed to "current" Town boundaries, or eliminated altogether.

Bullet number 3, page 4-2

*The Town shall conserve a forested buffer along shoreline areas adjacent to new development within the former Corridor area. The width of such a buffer shall be appropriate to the topography and to adjacent land uses.*

- The word "former" is confusing and could be eliminated. The Corridor is the area of Hay River south of the highway 5 junction.
- The statement is unclear as to the intent and how it would be applied.
  - Why is a forested buffer required?
  - Why is this only in the Corridor?
  - It says *"the width of such a buffer will be appropriate to the topography and to the adjacent land uses"*. This makes the development of a buffer zone to be arbitrary and it is unclear how it would be applied.
- Throughout all of Hay River, properties along the river are typically considered desirable because of the river view.
- The way it reads is that any new properties along the river in the Corridor specifically will not be allowed to clear the trees to have a river view.
- We request that this point be removed from the plan or further clarified.

Section 7.9 *Monitoring + Review*

Bullet number 2, page 7-4

*"The Town administration shall prepare an annual report for Council on planning and development matters in the context of the General Plan."*

- Suggest that a yearly time frame for the report be included in the bylaw. For example 'during the second quarter' or 'in May' each year. This benefits both the Council and administration in knowing when to expect this report to be completed, and gives a time frame for Councillors to question if they haven't received any information.

*mfs*

## May-Britt

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**From:** Michael Richardson  
**Sent:** May 2, 2011 2:56 PM  
**To:** May-Britt  
**Subject:** FW: General Plan

Please see below. Must be appended to package.

Thanks,

Michael Richardson  
867-875-7365

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**From:** Mackie, Duane (Services) [<mailto:Duane.Mackie@xerox.com>]  
**Sent:** May 2, 2011 9:40 AM  
**To:** Michael Richardson  
**Subject:** General Plan

Good morning Michael,

I would like to request that Council and Administration pay particular attention to and consider section 4.6 of the General Plan when deciding the fate of the lot 9 Block H Plan 40.

I have no verbal presentation to make but do hope my concerns are made known prior to the deadline. I would like to see as much of (or all) the existing land remain Park and developed accordingly.

Thank you for your time.

Regards

Duane Mackie



**From:** [Mackie, Duane \(Services\)](#)  
**To:** [Michael Richardson](#)  
**Subject:** Re: Rezoning  
**Date:** Monday, March 07, 2011 10:58:35 AM

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Thanks Michael

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**From:** Michael Richardson [mailto:MRichardson@hayriver.com]  
**Sent:** Monday, March 07, 2011 09:55 AM  
**To:** Mackie, Duane (Services)  
**Subject:** RE: Rezoning

Dwayne,

Please find the attached map, detailing the proposed General Plan changes. The designated park area is proposed to remain as shown on the attachment.

Please contact me if you have any questions.

**Michael**

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**From:** Mackie, Duane (Services) [mailto:Duane.Mackie@xerox.com]  
**Sent:** Monday, March 07, 2011 9:22 AM  
**To:** Michael Richardson  
**Subject:** Rezoning

Good Morning Mike,

I am emailing to express my disapproval of the proposed rezoning from Park to Residential at Lot 9 Block H.

I hope to have someone ready for a verbal presentation as well.

Thanks Mike

Regards

Duane Mackie

*mf*



**From:** Michael Richardson  
**To:** Ron Karp  
**Cc:** Terry Malenkamp  
**Subject:** RE: Cameron Crescent - Re-Zoning  
**Date:** March 1, 2011 9:24:34 AM

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Ron,

I apologize for the delay in my response. I returned to the office yesterday and have been catching up since.

Council makes the determination on zoning amendments. As part of the proposed General Plan bylaw, there are several changes for Council consider.

Please let me know if you have any questions.

Michael Richardson  
Director of Public Works & Planning  
Town of Hay River

73 Woodland Dr.  
Hay River, NT X0E 1G1  
T: 867-874-6522 x 217 C: 867-875-7365  
mrichardson@hayriver.com

-----Original Message-----

**From:** Ron Karp [<mailto:RKARP@nwtel.ca>]  
**Sent:** Thursday, February 24, 2011 12:00 PM  
**To:** Michael Richardson  
**Cc:** kevin.wallington@gmail.com; Brian\_Dawson@gov.nt.ca; David\_Kravitz@gov.nt.ca; bob.vossler@grimshaw-trucking.com; allyfraser@hotmail.com; rebeccahalkett@hotmail.com; gord@kinglandford.com; cascon@northwestel.net; dr.stanley@northwestel.net; k.vossler@northwestel.net; midistj@northwestel.net; r.karp@northwestel.net; ribenoit@northwestel.net; rmozis@northwestel.net; rphillworth@northwestel.net; tmtetrault@northwestel.net; happy5mum@yahoo.ca; ken.latour@yahoo.ca  
**Subject:** Cameron Crescent - Re-Zoning

Mr Richardson,

The Proposed Land Use change that appeared in the February 16, 2011 Hub Newspaper, Lot 1878 Plan 3985:

Current Land Use = Institutional  
Proposed Land Use = Residential

Which type of Residential Zoning does Administration have in mind?  
Would that be R4 Multi-family?

Please advise,

Respectfully,  
Ron : 874-2360



## May-Britt

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**From:** Michael Richardson  
**Sent:** May 2, 2011 2:58 PM  
**To:** May-Britt  
**Subject:** FW: zoning for lots 1008 to 1015 plan 830 Town of Hay River

Please see below.

Michael Richardson  
867-875-7365

**From:** Rachel Yee  
**Sent:** April 29, 2011 4:33 PM  
**To:** Michael Richardson  
**Subject:** FW: zoning for lots 1008 to 1015 plan 830 Town of Hay River

Please see below, Duncan is out of Town and has indicated that Kim would be taking care of the request for the General Plan Amendment. Kim will also be attending the meeting on Monday.

Rachel

**From:** Kim Crook [<mailto:kim.kimsventures@gmail.com>]  
**Sent:** Friday, April 29, 2011 4:32 PM  
**To:** Rachel Yee  
**Cc:** Duncan Cooke & Pam Taylor  
**Subject:** zoning for lots 1008 to 1015 plan 830 Town of Hay River

Please accept this email on behalf of Arctic Canada Construction Ltd, as our official request to amend the proposed General Plan Byaw # 2214 to have the zoning of the above lots changed from residential to commercial.

Thank you,

Kim Crook for Duncan Cooke

### *Kim's Ventures*

14 McBryan Dr.  
Hay River, NT  
X0E 0R3  
Ph: 867-875-8811  
Fx: 780-669-5642  
[www.kimsventures.com](http://www.kimsventures.com)

