



**5. ADMINISTRATIVE ENQUIRIES**

***Interim Senior Administrative Officer, May-Britt Hetesi:***

- In the process of getting up to speed on any Administrative things that were left outstanding.
- Received an email last week from MACA stating that first and second reading for the Cameron Crescent Rezoning ByLaw is on the Ministers desk as of Friday and we should see it back shortly.

**6. MINUTES**

a) Minutes of the Regular Meeting of Council, February 18<sup>th</sup>, 2013

**#13-92            MOVED BY: CLLR MAHER  
                      SECONDED BY: CLLR JAMESON**

**That the Council of the Town of Hay River accepts the Minutes of the Regular Meeting of Council, February 18<sup>th</sup>, 2013 as presented.**

**CARRIED**

**7. BUSINESS ARISING FROM THE MINUTES**

There was no business arising from the Minutes of the February 18<sup>th</sup>, 2013 Regular Meeting of Council.

**8. PUBLIC WORKS COMMITTEE REPORTS**

a) Excused Absence

**RECOMMENDATION:**

**#13-93            MOVED BY: CLLR MAHER  
                      SECONDED BY: CLLR DOHEY**

**THAT THE COUNCIL OF THE TOWN OF HAY RIVER excuses Councillor Jameson from the Public Works Committee Meeting, Monday, March 4<sup>th</sup>, 2013.**

**CARRIED**

**BACKGROUND:**

Councillor Jameson has requested to be excused from the Public Works Committee Meeting, Monday, March 4<sup>th</sup>, 2013.

**COUNCIL POLICY / STRATEGY OR GOAL:**

N/A

**APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:**

N/A

**FINANCIAL IMPLICATIONS:**

N/A





**BACKGROUND:**

**SUMMARY**

- Works O&M employees on-strength.
- Long-term Capital Planning process almost complete and execution of 2013 projects can begin.
- The February Projects report is as follows:

Item	Level of Activity
Fire Hall	<p>Arcan request for Winter shut-down denied and CO to confirm project completion date issued; Stantec advises no response from Arcan to-date regarding new completion date.</p> <p>Work is progressing on site.</p>
Trans Canada Trail	<p>Work stopped by onset of winter and tender cancelled.</p> <p>TCT has requested return of unspent funds but advises that project is 'top of list' for 2012/13 funding. This will determine scope of work in 2013.</p>
Lift Stations #1 and #2	Design Build RFPs currently in development for review mid-March and construction Spring 2013.
Emergency Water Mains Repair	On hold pending completion of Lift Station Design Build documents.
Water Contract	<p>MACA review confirms contract pricing representative of work received. Intent is to finalise negotiations and ratify contract.</p> <p>Review of associated Bylaws to be completed this Fall. In the interim, initiatives to be put in place to monitor water supply and consumption data in better detail.</p>
Vale Island Drainage	<p>Work stopped by onset of winter.</p> <p>Decision to construction manage standing offer resources internally using consultant drainage design resulted in large savings to Town; will confirm if same procurement method used to continue with work Spring 2013.</p>
Drainage Plan	<p>Consultant Conceptual Drainage Plan is complete.</p> <p>Next steps to be determined in conjunction with Vale Island drainage work and available budget.</p>
Sewer and Water Repairs - McBryan, Wright, Riverview	Design for Wright is complete; designs for McBryan and Riverview to be finalised this winter.

	<p>Many sewer lines remotely repaired over the past two summers; final remote repair work to be planned for Spring 2013.</p> <p>Opportunity to repair Beaver and Caribou Crescents may occur in conjunction with Riverview work.</p>
Beautification and Accessibility	<p>Consultant concept plan complete.</p> <p>Efforts to implement portions of plan met with difficulties; intent is to review plan, revise as necessary and implement Spring 2013 pending confirmation of budget.</p> <p>Sidewalk resurfacing products currently being reviewed for implementation Spring 2012.</p>
General Plan	<p>General Plan to be reviewed and ratified this winter.</p>
Asset Management Software	<p>Asset Management software procured but implementation stalled by lack of internal resources. Available resources to complete work to be determined.</p>
Water Metering	<p>Issues with current water metering practice identified; currently reviewing options and budget.</p>
Development Standards	<p>Current Development Standards date to 1992; consultant to be retained to modernise and convert to electronic format this winter.</p>
Golf Course Road	<p>Work complete and budget expended; road will be monitored for deficiencies.</p> <p>DOT funding approval received for chip seal application however work stopped by onset of winter. Intent is to enter into MOU with Golf Course to fund and complete this work Spring 2013.</p>
Cemetery Planning	<p>Inventory of available plots complete.</p> <p>Planning for future expansion to occur after completion of General Plan.</p>
Sewage Lagoon	<p>Minor issues with sewage lagoon identified; as-builts to be reviewed this winter.</p>
Paving	<p>No paving completed in 2012 as quantity required did not warrant separate tender and suitable pricing was not found elsewhere.</p> <p>Inventory of required paving will be added to other paving work such as McBryan, Wright and Riverview and scope determined by available budget.</p>
Energy Efficiency Initiatives	<p>Currently working with Northland Utilities to implement LED street lighting; energy efficiency</p>

	<p>funding sources to be utilised if possible.</p> <p>Currently examining opportunities to work with other government departments to explore initiatives such as solar, biomass, geothermal, etc. Energy audit of the Town Garage to be performed this winter.</p>
Yard Remediation	<p>Work stopped by onset of winter; deficiencies to be addressed Spring 2013.</p> <p>Inventory of required yard remediation will be maintained scope determined by available budget.</p>
Water Treatment Plant	<p>Consultant reports on state of WTP complete; reports to be reviewed this winter to develop scope of work for Spring 2013 design and 2014 construction.</p>
Health Centre	<p>Draft site plan received and review comments forward to proponent. Waiting for confirmation of sewer and water volumes.</p> <p>Proposed design may result in new industrial area bypass road, as well as opportunity to bring utilities to Industrial area and proposed Sundog subdivision.</p>
Cameron Crescent	<p>Public consultation complete and request for rezoning sits with the GNWT; subdivision will occur once rezoning approved.</p>
Flood Prevention	<p>Multiple reports currently exist on this matter; intent is to continue to examine opportunities and responsibility for dredging, plan for additional Vale Island drainage work in Spring 2013, examine and budget for a flood gate at the Oxbow outflow, and ensure drainage outflows to the Hay River are clear prior to spring flood.</p>
Signage	<p>Traffic register has been updated.</p> <p>Signage at the winter road, rail crossings and speed limits to be reviewed this winter.</p>
Paradise Road Alignment	<p>Analysis of Town responsibilities regarding the alignment and maintenance of roads in Paradise required this winter.</p>
Equipment Purchase	<p>Dump truck and sanding equipment procured.</p> <p>Hearse yet to be purchased.</p>
Budget and Capital Plan	<p>Process currently underway.</p>
As and When Services	<p>Currently developing Terms of Reference for 2013 As and When tender.</p>

- The February O&M report is as follows:

Item	Level of Activity
Road Maintenance/Repairs	Snow-clearing Sanding
Vehicle and Equipment Maintenance	Truck Service Units 27 and 31 Tractor Shifter Repair Snow Blower Drive Chain Replacement
Sewer Inspection/Repairs	Flushing Ongoing Operate Lift Stations Poplar Drive Forcemain Repair Twice Daily Inspections
Water Inspection/Repairs	Hydrant Snow-clearing Operate Water Treatment Plant Service Connects/Disconnects As Required Meter Reading Weekly Sampling and Testing Twice Daily Inspections
Facilities Inspections/Repairs	Snow-clearing Entry Alarm Water Treatment Plant

- Resident Inquiries:
  - Miscellaneous: 7
  - Facility Maintenance: 4
  - Water/Sewer: 2
  - Road Maintenance: 12
- Director Meetings:
  - Council:
    - Council: February 4, 11, 18 and 25
  - Administration:
    - Development: February 15 and 19
    - Management: February 7, 14 and 21
    - Supervisory Staff: February 1, 4, 11, 12 and 20
    - Drainage: February 6
    - Asset Management: February 12
    - Water Licence: February 4, 11 and 15
  - External:
    - Solid Waste: February 15
- Personnel Updates:
  - Keith Morrison in Yellowknife February 26 to 28 for Northwest Territories Association of Communities Good Governance Conference.

<b>COUNCIL POLICY / STRATEGY OR GOAL:</b>
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N/A



**APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:**

N/A

**FINANCIAL IMPLICATIONS:**

N/A

**ALTERNATIVES TO RECOMMENDATIONS:**

N/A

**ATTACHMENTS:**

N/A

**Prepared by:**



Keith Morrison  
Director of Public Works & Planning  
Officer

Date: February 25, 2013

**Reviewed by:**



May-Britt Hetesi  
Assistant Senior Administrative

Date: February 26, 2013

d) Environment & Public Health Monthly Report

**RECOMMENDATION:**

#13-96      **MOVED BY: CLLR DOHEY**  
                 **SECONDED BY: CLLR JUNGKIND**

**THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the report titled  
“Environment & Public Health Monthly Report” for February 2013 as presented.**

**CARRIED**

**BACKGROUND:**

**SUMMARY:**

Item	Level of Activity
Water License	Response to review comments for Sewage Lagoon O&M Plan, Solid Waste Site O&M Plan and Biotreatment Pad O&M Plan submitted on December 14; updated plans will be required to be submitted by March 31 with Annual Report.

	<p>Draft copies of the Annual Report and O&amp;M plans are currently under review.</p> <p>Drainage &amp; Seepage Study submitted January 7; will result in additional annual and 2013 reporting requirements.</p> <p>Managing development of Interim Closure and Reclamation Plan by consultant due August 31.</p> <p>Internal resources allocated to Annual Reporting and SNP sampling; this should result in reduced consulting costs.</p> <p>Consultant to be retained Spring 2013 to assess conditions of containment facilities.</p> <p>Currently determining requirements for Sewage Lagoon Wetland Study, CBOD/BOD Three-year Trend Analysis, and site as-built drawings.</p>
Solid Waste Site	<p>Management of Solid Waste contract ongoing.</p> <p>Planning for recycling, composting and waste diversion initiatives has begun; scope to be determined by available budget.</p> <p>Working with Ecology North to solicit ENR funding to contract Ecology North to provide assistance in developing and implementing waste diversion initiatives.</p> <p>Review of associated Bylaws (tipping fees, etc.) to also be completed this winter.</p>
Town Cleanup	<p>Planning underway for curbside collection as well as Household Hazardous Waste Drop-Off.</p>

**COUNCIL POLICY / STRATEGY OR GOAL:**

N/A

**APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:**

- Canadian Council of Ministers of the Environment (CCME)
- Mackenzie Valley Land and Water Board (MV2009L3-0005)
- Environment and Natural Resources Waste Management Guidelines
- Alberta Environment. (2010). *Standards for Landfills in Alberta*. Government of Alberta.

- EBA Engineering Consultants Ltd. (2010). *Town of Hay River Solid Waste Management Facility, Operations Plan*. Yellowknife, NT: EBA Engineering Consultants Ltd.
- Guidance Document on Federal Interim Groundwater Quality Guidelines for Federal Contaminated Sites, May 2010
- Bylaw 619 Garbage Collection

**FINANCIAL IMPLICATIONS:**

N/A

**ALTERNATIVES TO RECOMMENDATIONS:**

N/A

**ATTACHMENTS:**

N/A

**Prepared by:**



Dustin Dewar  
Civil Engineer Technician

Date: February 27, 2013

**Reviewed by:**



Keith Morrison  
Director of Public Works & Planning

Date: February 27, 2013

**Reviewed by:**



May-Britt Hetesi  
Assistant Senior Administrative Officer

Date: February 28, 2013

e) Sub-Division and Resurvey of Lot 1714, Plan 2701, Miron Drive, Hay River

**RECOMMENDATION:**

**#13-97            MOVED BY: CLLR DOHEY  
                      SECONDED BY: CLLR MAHER**

**THAT THE COUNCIL OF THE TOWN OF HAY RIVER approves the Sub-division and Resurvey of Lot 1714, Plan 2701, subject to the following conditions:**

- a) That all requirements of the Zoning and Building Bylaw are met.
- b) That the Landowners will be responsible for all costs related to the sub-division and registration.
- c) Lot A & B are expected to be sold together as Lot A is not of a size that is suitable for Development, so Lot A will either be an expansion Lot for Lot B or green space.

**CARRIED**

**BACKGROUND:**

The Town has received an application from Tod Ashton requesting authorization to sub-divide Lot 1714, Plan 2701 from 1 R1B Lot to 4 R1B Lots. All minimum requirements as per the Zoning and Building Bylaw 1812 will be met.

Included in this package is the Letter and Application from Tod Ashton, the preliminary plan of survey from Ollerhead Surveyors and the Planners Report from David Klippenstein.

The proposal will be submitted to MACA for approval and a new plan of survey submitted to the Town to ensure compliance. The land owners are responsible for all costs involved with the sub-division and registration.

**COUNCIL POLICY / STRATEGY OR GOAL:**

N/A

**APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:**

Planning Act R.S.N.W.T. 1988, c.P-7  
Zoning & Building Bylaw No. 1812

**FINANCIAL IMPLICATIONS:**

N/A

**ALTERNATIVES TO RECOMMENDATIONS:**

N/A

**ATTACHMENTS:**

- 1) Letter from T. Ashton re: Application for Development Permit – Lot 1714, Plan 2701
- 2) Application for a Development Permit Form A – T.R. Ashton Professional Corporation
- 3) Sketch showing legal survey required Lot 1714, Plan 2701
- 4) Planner's Report 12-03, Subdivision of Lot 1714, Plan 2701 – David Klippenstein & Associates Ltd.

**Prepared by:**

Randy Froese  
Development Officer

Date: February 26, 2013

**Reviewed by:**



Keith Morrison  
Director of Public Works & Planning

Date: February 26, 2013

**Reviewed by:**



May-Britt Hetesi  
Assistant Senior Administrative Officer

Date: February 26, 2013

9. **NEW BUSINESS**  
a) Arctic Energy Alliance Delegation

**RECOMMENDATION:**

#13-98      **MOVED BY: CLLR CANDOW**  
                 **SECONDED BY: CLLR DOHEY**

**THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the report entitled  
"Arctic Energy Alliance Delegation" report as presented.**

**CARRIED**

**BACKGROUND:**

At the Public Works Standing Committee Meeting of March 4, 2013, Mr. Louie Azzolini from Arctic Energy Alliance (AEA) attended as a delegation and made a presentation on the use of Wood Pellet Boilers in communities in the Northwest Territories.

Does Council wish to proceed with further inquiries into this subject?

**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

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**Prepared by:**



May-Britt Hetesi  
Interim Senior Administrative Officer

March 7, 2013

b) Committee of Council for Policy Review

**RECOMMENDATION:**

**#13-99            MOVED BY: CLLR JUNGKIND  
                      SECONDED BY: CLLR CANDOW**

**THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the report entitled  
"Committee of Council for Policy Review" report as presented.**

**CARRIED**

**#13-100           MOVED BY: CLLR JUNGKIND  
                      SECONDED BY: CLLR CANDOW**

**THAT THE COUNCIL OF THE TOWN OF HAY RIVER appoints Deputy Mayor Mapes  
and Councillors Jungkind and Jameson to the Policy Review Committee and that  
May-Britt Hetesi, Interim Senior Administrative Officer act as Administrative  
Liaison.**

**CARRIED**

**BACKGROUND:**

- In 2012 the Organizational and Operational Review conducted by Western Management Consultants recommended in Section 6.1 Legislative Services, Recommendation 6.1.1, that a comprehensive review of all policies and bylaws be conducted for accuracy and compliance.
- Additionally, the 2011 Financial Statement Audit Letter (dated July 9, 2012), to management from Ashton's Chartered Accountants recommended that all by-laws and policies be reviewed for relevance and updated as required by Council.
- MACA, in its report of April 2012, further recommended that Council begin a process of reviewing all of their bylaws and developing additional policies to

provide more detailed direction to staff in the interpretation and implementation of bylaws.

The formation of a Policy Review Committee allows for the systematic review and update of Town of Hay River Policies and procedures.

**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

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**Prepared by:**



May-Britt Hetesi  
Interim Senior Administrative Officer

March 7, 2013

c) Town House

**RECOMMENDATION:**

#13-101      **MOVED BY: CLLR M<sup>o</sup>KAY**  
                    **SECONDED BY: CLLR DOHEY**

**THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the report entitled "Town House" as presented.**

**CARRIED**

**#13-102            MOVED BY: CLLR M<sup>c</sup>KAY  
                               SECONDED BY: CLLR MAHER**

**THAT THE COUNCIL OF THE TOWN OF HAY RIVER retains ownership of the Town House for use of recruitment.**

**CARRIED**

**BACKGROUND:**

The Town Hall was purchased on October 5, 2007, at a cost of \$170,000. Historical operating costs for the house are as listed below:

YEAR	HEAT	POWER	OTHER	TOTALS
2007	1124.18	0	491.63	1615.81
2008	2828.89	0	697.31	3526.20
2009	2621.63	86.77	9459.51	12167.91
2010	0	0	1513.23	1513.23
2011	0	0	2319.79	2319.79
2012	0	0	283.04	283.04
	6574.70	86.77	14764.51	<b>21425.98</b>

Michael Richardson, hired in late 2009, occupied the Town House until recently January 21, 2013, as Director of Public Works and then Senior Administrative Officer.

The Town House could be a valuable tool for use in the recruitment of vacant senior staff positions, Senior Administrative Officer or Director of Finance.

**COUNCIL POLICY / STRATEGY OR GOAL:**

N/A

**APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:**

N/A

**FINANCIAL IMPLICATIONS:**

Continued operating costs - a budget amount of \$10,000 was set for expenditures in 2013.

**ALTERNATIVES TO RECOMMENDATIONS:**

That the Council of the Town of Hay River disposes of the Town House following the disposition of property guidelines in the Land Administration Bylaw No. 2178.

**ATTACHMENTS:**

N/A



Prepared by:



May-Britt Hetesi  
Interim Senior Administrative Officer

March 7, 2013

d) Unsightly Properties Report

**RECOMMENDATION:**

**#13-103      MOVED BY: CLLR M<sup>c</sup>KAY  
                    SECONDED BY: CLLR DOHEY**

**THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the Unsightly  
Properties Report as presented.**

**CARRIED**

**BACKGROUND:**

On February 18<sup>th</sup>, 2013 Cllr Jungkind requested information regarding the status of the unsightly properties that have been outstanding for a lengthy period of time.

Currently, there are seven properties under investigation for which the Bylaw Officer has deemed as unsightly.

Once the snow begins in the fall, the unsightly properties investigations are usually placed on hold until the spring, when the snow is gone. This is done, as it is difficult for residents to clean up their properties with the snow on the ground.

32 Cranberry – this is a reoccurring issue with this property, since 2010. As of August 2012, the only issue remaining was an old van parked on the front yard of this property. This van has not been moved for several months and was not licensed. The neighbor has complained that this van is a few feet on their property. On August 21<sup>st</sup>. the property owner met with May-Britt and advised that “she will be moving the van to the back of her property once a load of fill has been spread in the back of the yard (this summer). The SAO advised this is acceptable. As of today, the van is still on the front yard.

210 Paradise – this is an ongoing issue with this property, since Oct. 2011. The Bylaw Officer has observed significant improvement during the many inspections. This property is very close to coming into compliance with the bylaw.

17 Studney - this is an ongoing issue with this property, since June 2011. The property owner has met with the SAO on a few occasions. August 2012, a ticket was issued to the property owner. August 2012, the SAO requested the ticket cancelled and an extension to Oct. 31<sup>st</sup>. Several vehicles have been removed from this property, however this property is still in non-compliance.

19 Studney – this is an ongoing issue with this property, since June 2011. The Bylaw Officer has conducted several inspections and met with the property owner on several occasions. The property owner was living and working in Alberta in the past, but will be moving to Hay River in Jan. 2013. The overall condition of this property has improved, although there is much outstanding.

20 Dean – this is an ongoing issue with this property since June 2011. The Bylaw Officer has conducted several inspections. The property owner has been in communications with the SAO and the past Mayor for more time to clean-up. An extension was granted in 2012, as the property owner was going to get some help cleaning up the property from his family. There has been some improvement in the property condition.

3 – 102 Street – this property is owned by an estate. This is an ongoing issue since May 2011. There has been no improvement on this property. This property is also on the tax default list.

23-A Riverbend – this is a recurring issue with this property, since April 2011. This property is owned by HR Housing Authority. The tenants are uncooperative.

Once the snow is gone, we will be resuming the investigations into these properties.

**COUNCIL POLICY / STRATEGY OR GOAL:**

N/A

**APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:**

Unightly Land Bylaw No. 2009/GEN/06

**FINANCIAL IMPLICATIONS:**

N/A

**ALTERNATIVES TO RECOMMENDATIONS:**

N/A

**ATTACHMENTS:**

Attached is the formal process that has been approved by the SAO, when dealing with unsightly properties.



- without change to the original tender documents. These tender documents stated that the new Fire Hall was to be substantially complete by January 15, 2013.
- On July 17, 2012, the Town received a draft construction schedule. This schedule indicates that the new Fire Hall will be substantially complete on March 30, 2013, a two and a half month delay from the tender requirements.
  - Stantec issued a letter to Arcan dated December 18, 2012, requesting confirmation of project completion date; official response is still pending.
  - To date, Arcan has submitted four Progress Applications, all of which have been reviewed by Stantec and Certificates for Payment issued:
    - September 6, 2012, in the amount of \$486,995.22 plus GST.
    - October 4, 2012, in the amount of \$465,742.80 plus GST.
    - November 1, 2012, in the amount of \$753,458.58 plus GST.
    - November 30, 2012, in the amount of \$318,630.51 plus GST.
  - Arcan provided Progress Application No. 5 to Stantec on January 28, 2013 (Appendix A). This application was reviewed by Stantec and a Certificate for Payment issued on February 26, 2013, in the amount of \$234,745.33 plus GST.

**COUNCIL POLICY / STRATEGY OR GOAL:**

N/A

**APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:**

N/A

**FINANCIAL IMPLICATIONS:**

N/A

**ALTERNATIVES TO RECOMMENDATIONS:**

N/A

**ATTACHMENTS:**

Appendix A – Progress Application No. 5

**Prepared by:**



Keith Morrison  
Interim Senior Administrative Officer

March 7, 2013

**Reviewed by:**



May-Britt Hetesi  
Interim Senior Administrative Officer

March 7, 2013

f) 5 Year Capital Plan, 2013-2017

**RECOMMENDATION:**

**#13-107      MOVED BY: CLLR DOHEY  
                    SECONDED BY: CLLR JUNGKIND**

**THAT THE COUNCIL OF THE TOWN OF HAY RIVER approves the Draft 2013-2017 Capital Plan as amended.**

**CARRIED**

Let it be noted that Deputy Mayor Mapes and Councillors Jameson and Candow were opposed.

**#13-108      MOVED BY: CLLR CANDOW  
                    SECONDED BY: CLLR COAKWELL**

**THAT THE COUNCIL OF THE TOWN OF HAY RIVER establishes a reserve for the Fire Department.**

**CARRIED**

**BACKGROUND:**

In December 2012, the Council of the Town of Hay River approved the 2013 Operations and Maintenance Budget for day-to-day revenues and expenses.

Capital or “new” projects are captured in a 5 Year Capital Plan starting in 2013. The Capital Plan for the Town of Hay River is revised on an annual basis to account for changes in strategy or need and presented to Council for approval.

Approval of the Capital Plan enables Administration to proceed with the projects as presented in the plan in a manner consistent with the Procurement ByLaw and other applicable Legislation, procedures, or accepted practices.

**COUNCIL POLICY / STRATEGY OR GOAL:**

- Integrated Community Sustainability Plan (2009)
- Draft Strategic Plan (2013)

**APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:**

- Cities, Towns, and Villages Act, S.N.W.T.2003, c. 22

**FINANCIAL IMPLICATIONS:**

Projected capital revenues and expenditures as detailed in the 2013-2017 Capital Plan.

**ALTERNATIVES TO RECOMMENDATIONS:**

The Capital Plan may be revised as directed by Council.

A Capital Plan document must be approved to allow us to confirm funding on existing projects and allocate funding to new projects. Any significant delay may affect Administration's ability to carry out Capital projects in 2013.

**ATTACHMENTS:**

Draft 5 Year Capital Plan 2013-2017

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**Prepared by:**



Jaimi Carter  
Executive Assistant

Date: March 7<sup>th</sup>, 2013

**Reviewed by:**



May-Britt Hetesi  
Interim Senior Administrative Officer

Date: March 7<sup>th</sup>, 2013

**10. BYLAWS**

a) ByLaw No. 2288/LND/13 – Acquisition of Lot 2098, Plan 4373, Hay River from Commissioner of the Northwest Territories – Third and Final Reading

**#13-109          MOVED BY: CLLR M<sup>c</sup>KAY  
                         SECONDED BY: CLLR JUNGKIND**

**That the Council of the Town of Hay River give First Reading to ByLaw No. 2288/LND/13 – Acquisition of Lot 2098, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-110          MOVED BY: CLLR M<sup>c</sup>KAY  
                         SECONDED BY: CLLR JUNGKIND**

**That the Council of the Town of Hay River give Second Reading to ByLaw No. 2288/LND/13 – Acquisition of Lot 2098, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-111          MOVED BY: CLLR MAHER  
                         SECONDED BY: CLLR M<sup>c</sup>KAY**

**That the Council of the Town of Hay River give unanimous consent for Third and Final Reading to ByLaw No. 2288/LND/13 – Acquisition of Lot 2098, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-112            MOVED BY: CLLR MAHER  
                          SECONDED BY: CLLR M<sup>c</sup>KAY**

**That the Council of the Town of Hay River give Third and Final Reading to ByLaw No. 2288/LND/13 – Acquisition of Lot 2098, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**b) ByLaw No. 2289/LND/13 – Acquisition of Lot 2099, Plan 4373, Hay River from the Commissioner of the Northwest Territories – Third and Final Reading**

**#13-113            MOVED BY: CLLR M<sup>c</sup>KAY  
                          SECONDED BY: CLLR CANDOW**

**That the Council of the Town of Hay River give First Reading to ByLaw No. 2289/LND/13 – Acquisition of Lot 2099, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-114            MOVED BY: CLLR M<sup>c</sup>KAY  
                          SECONDED BY: CLLR CANDOW**

**That the Council of the Town of Hay River give Second Reading to ByLaw No. 2289/LND/13 – Acquisition of Lot 2099, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-115            MOVED BY: CLLR CANDOW  
                          SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give unanimous consent for Third and Final Reading to ByLaw No. 2289/LND/13 – Acquisition of Lot 2099, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-116            MOVED BY: CLLR M<sup>c</sup>KAY  
                          SECONDED BY: CLLR CANDOW**

**That the Council of the Town of Hay River give Third and Final Reading to ByLaw No. 2289/LND/13 – Acquisition of Lot 2099, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

c) ByLaw No. 2290/LND/13 – Acquisition of Lot 2102, Plan 4373, Hay River from Commissioner of the Northwest Territories – Third and Final Reading

**#13-117            MOVED BY: CLLR M<sup>c</sup>KAY  
                              SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give First Reading to ByLaw No. 2290/LND/13 – Acquisition of Lot 2102, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-118            MOVED BY: CLLR M<sup>c</sup>KAY  
                              SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give Second Reading to ByLaw No. 2290/LND/13 – Acquisition of Lot 2102, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-119            MOVED BY: CLLR JUNGKIND  
                              SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give unanimous consent for Third and Final Reading to ByLaw No. 2290/LND/13 – Acquisition of Lot 2102, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-120            MOVED BY: CLLR JUNGKIND  
                              SECONDED BY: CLLR COAKWELL**

**That the Council of the Town of Hay River give Third and Final Reading to ByLaw No. 2290/LND/13 – Acquisition of Lot 2102, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

d) ByLaw No. 2291/LND/13 – Acquisition of Lot 2103, Plan 4373, Hay River from Commissioner of the Northwest Territories – Third and Final Reading

**#13-121            MOVED BY: CLLR JAMESON  
                              SECONDED BY: CLLR JUNGKIND**

**That the Council of the Town of Hay River give First Reading to ByLaw No. 2291/LND/13 – Acquisition of Lot 2103, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**



**#13-122            MOVED BY: CLLR JAMESON  
                          SECONDED BY: CLLR JUNGKIND**

**That the Council of the Town of Hay River give Second Reading to ByLaw No. 2291/LND/13 – Acquisition of Lot 2103, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-123            MOVED BY: CLLR CANDOW  
                          SECONDED BY: CLLR JUNGKIND**

**That the Council of the Town of Hay River give unanimous consent for Third and Final Reading to ByLaw No. 2291/LND/13 – Acquisition of Lot 2103, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-124            MOVED BY: CLLR M<sup>c</sup>KAY  
                          SECONDED BY: CLLR CANDOW**

**That the Council of the Town of Hay River give Third and Final Reading to ByLaw No. 2291/LND/13 – Acquisition of Lot 2103, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**e) ByLaw No. 2292/LND/13 – Acquisition of Lot 2108, Plan 4373, Hay River from Commissioner of the Northwest Territories – Third and Final Reading**

**#13-125            MOVED BY: CLLR M<sup>c</sup>KAY  
                          SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give First Reading to ByLaw No. 2292/LND/13 – Acquisition of Lot 2108, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-126            MOVED BY: CLLR M<sup>c</sup>KAY  
                          SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give Second Reading to ByLaw No. 2292/LND/13 – Acquisition of Lot 2108, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-127            MOVED BY: CLLR CANDOW  
                          SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give unanimous consent for Third and Final Reading to ByLaw No. 2292/LND/13 – Acquisition of Lot 2108, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-128            MOVED BY: CLLR CANDOW  
                              SECONDED BY: CLLR M<sup>c</sup>KAY**

**That the Council of the Town of Hay River give Third and Final Reading to ByLaw No. 2292/LND/13 – Acquisition of Lot 2108, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**f) ByLaw No. 2293/LND/13 – Acquisition of Lot 2109, Plan 4373, Hay River from Commissioner of the Northwest Territories – Third and Final Reading**

**#13-129            MOVED BY: CLLR M<sup>c</sup>KAY  
                              SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give First Reading to ByLaw No. 2293/LND/13 – Acquisition of Lot 2109, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-130            MOVED BY: CLLR M<sup>c</sup>KAY  
                              SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give Second Reading to ByLaw No. 2293/LND/13 – Acquisition of Lot 2109, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-131            MOVED BY: CLLR JUNGKIND  
                              SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give unanimous consent for Third and Final Reading to ByLaw No. 2293/LND/13 – Acquisition of Lot 2109, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-132            MOVED BY: CLLR JUNGKIND  
                              SECONDED BY: CLLR CANDOW**

**That the Council of the Town of Hay River give Third and Final Reading to ByLaw No. 2293/LND/13 – Acquisition of Lot 2109, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

g) ByLaw No. 2294/LND/13 – Acquisition of Lot 2110, Plan 4373, Hay River from Commissioner of the Northwest Territories – Third and Final Reading

**#13-133          MOVED BY: CLLR M<sup>c</sup>KAY  
                      SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give First Reading to ByLaw No. 2294/LND/13 – Acquisition of Lot 2110, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-134          MOVED BY: CLLR M<sup>c</sup>KAY  
                      SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give Second Reading to ByLaw No. 2294/LND/13 – Acquisition of Lot 2110, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-135          MOVED BY: CLLR CANDOW  
                      SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give unanimous consent for Third and Final Reading to ByLaw No. 2294/LND/13 – Acquisition of Lot 2110, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-136          MOVED BY: CLLR CANDOW  
                      SECONDED BY: CLLR M<sup>c</sup>KAY**

**That the Council of the Town of Hay River give Third and Final Reading to ByLaw No. 2294/LND/13 – Acquisition of Lot 2110, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

h) ByLaw No. 2295/LND/13 – Acquisition of Lot 2114, Plan 4373, Hay River from Commissioner of the Northwest Territories – Third and Final Reading

**#13-137          MOVED BY: CLLR CANDOW  
                      SECONDED BY: CLLR M<sup>c</sup>KAY**

**That the Council of the Town of Hay River give First Reading to ByLaw No. 2295/LND/13 – Acquisition of Lot 2114, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-138            MOVED BY: CLLR CANDOW  
                          SECONDED BY: CLLR M<sup>c</sup>KAY**

**That the Council of the Town of Hay River give Second Reading to ByLaw No. 2295/LND/13 – Acquisition of Lot 2114, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-139            MOVED BY: CLLR M<sup>c</sup>KAY  
                          SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give unanimous consent for Third and Final Reading to ByLaw No. 2295/LND/13 – Acquisition of Lot 2114, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-140            MOVED BY: CLLR M<sup>c</sup>KAY  
                          SECONDED BY: CLLR CANDOW**

**That the Council of the Town of Hay River give Third and Final Reading to ByLaw No. 2295/LND/13 – Acquisition of Lot 2114, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**i) ByLaw No. 2296/LND/13 – Acquisition of Lot 2115, Plan 4373, Hay River from Commissioner of the Northwest Territories – Third and Final Reading**

**#13-141            MOVED BY: CLLR M<sup>c</sup>KAY  
                          SECONDED BY: CLLR CANDOW**

**That the Council of the Town of Hay River give First Reading to ByLaw No. 2296/LND/13 – Acquisition of Lot 2115, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-142            MOVED BY: CLLR M<sup>c</sup>KAY  
                          SECONDED BY: CLLR CANDOW**

**That the Council of the Town of Hay River give Second Reading to ByLaw No. 2296/LND/13 – Acquisition of Lot 2115, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-143            MOVED BY: CLLR JUNGKIND  
                          SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give unanimous consent for Third and Final Reading to ByLaw No. 2296/LND/13 – Acquisition of Lot 2115, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-144            MOVED BY: CLLR CANDOW  
                              SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give Third and Final Reading to ByLaw No. 2296/LND/13 – Acquisition of Lot 2115, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**j) ByLaw No. 2297/LND/13 – Acquisition of Lot 2117, Plan 4373, Hay River from Commissioner of the Northwest Territories – Third and Final Reading**

**#13-145            MOVED BY: CLLR JUNGKIND  
                              SECONDED BY: CLLR CANDOW**

**That the Council of the Town of Hay River give First Reading to ByLaw No. 2297/LND/13 – Acquisition of Lot 2117, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-146            MOVED BY: CLLR CANDOW  
                              SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give Second Reading to ByLaw No. 2297/LND/13 – Acquisition of Lot 2117, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-147            MOVED BY: CLLR MAHER  
                              SECONDED BY: CLLR CANDOW**

**That the Council of the Town of Hay River give unanimous consent for Third and Final Reading to ByLaw No. 2297/LND/13 – Acquisition of Lot 2117, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-148            MOVED BY: CLLR MAHER  
                              SECONDED BY: CLLR JUNGKIND**

**That the Council of the Town of Hay River give Third and Final Reading to ByLaw No. 2297/LND/13 – Acquisition of Lot 2117, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

k) ByLaw No. 2298/LND/13 – Acquisition of Lot 2118, Plan 4373, Hay River from Commissioner of the Northwest Territories – Third and Final Reading

**#13-149            MOVED BY: CLLR CANDOW  
                          SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give First Reading to ByLaw No. 2298/LND/13 – Acquisition of Lot 2118, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-150            MOVED BY: CLLR CANDOW  
                          SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give Second Reading to ByLaw No. 2298/LND/13 – Acquisition of Lot 2118, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-151            MOVED BY: CLLR CANDOW  
                          SECONDED BY: CLLR MAHER**

**That the Council of the Town of Hay River give unanimous consent for Third and Final Reading to ByLaw No. 2298/LND/13 – Acquisition of Lot 2118, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-152            MOVED BY: CLLR M<sup>c</sup>KAY  
                          SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give Third and Final Reading to ByLaw No. 2298/LND/13 – Acquisition of Lot 2118, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

l) ByLaw No. 2299/LND/13 – Acquisition of Lot 2119, Plan 4373, Hay River from Commissioner of the Northwest Territories – Third and Final Reading

**#13-153            MOVED BY: CLLR CANDOW  
                          SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give First Reading to ByLaw No. 2299/LND/13 – Acquisition of Lot 2119, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-154            MOVED BY: CLLR CANDOW  
                              SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give Second Reading to ByLaw No. 2299/LND/13 – Acquisition of Lot 2119, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-155            MOVED BY: CLLR MAHER  
                              SECONDED BY: CLLR JUNGKIND**

**That the Council of the Town of Hay River give unanimous consent for Third and Final Reading to ByLaw No. 2299/LND/13 – Acquisition of Lot 2119, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-156            MOVED BY: CLLR CANDOW  
                              SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give Third and Final Reading to ByLaw No. 2299/LND/13 – Acquisition of Lot 2119, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**m) ByLaw No. 2300/LND/13 – Acquisition of Lot 2120, Plan 4373, Hay River from Commissioner of the Northwest Territories – Third and Final Reading**

**#13-157            MOVED BY: CLLR CANDOW  
                              SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give First Reading to ByLaw No. 2300/LND/13 – Acquisition of Lot 2120, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-158            MOVED BY: CLLR CANDOW  
                              SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give Second Reading to ByLaw No. 2300/LND/13 – Acquisition of Lot 2120, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

**#13-159            MOVED BY: CLLR MAHER  
                              SECONDED BY: CLLR JUNGKIND**

**That the Council of the Town of Hay River give unanimous consent for Third and Final Reading to ByLaw No. 2300/LND/13 – Acquisition of Lot 2120, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

#13-160            **MOVED BY: CLLR DOHEY**  
                         **SECONDED BY: CLLR CANDOW**

**That the Council of the Town of Hay River give Third and Final Reading to ByLaw No. 2300/LND/13 – Acquisition of Lot 2120, Plan 4373, Hay River from the Commissioner of the Northwest Territories.**

**CARRIED**

n) ByLaw No. 2308/LND/13 – Sale of Lot 1954, Plan 4175 to Andrew F. Lamb – First and Second Reading

#13-161            **MOVED BY: CLLR CANDOW**  
                         **SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give First Reading to ByLaw No. 2308/LND/13 – Sale of Lot 1954, Plan 4175 to Andrew F. Lamb.**

**CARRIED**

#13-162            **MOVED BY: CLLR CANDOW**  
                         **SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give Second Reading to ByLaw No. 2308/LND/13 – Sale of Lot 1954, Plan 4175 to Andrew F. Lamb.**

**CARRIED**

o) ByLaw No. 2309/TAX/13 – Taxation 2013 – Third and Final Reading

#13-163            **MOVED BY: CLLR MAHER**  
                         **SECONDED BY: CLLR JUNGKIND**

**That the Council of the Town of Hay River give First Reading to ByLaw No. 2309/TAX/13 – Taxation 2013.**

**CARRIED**

#13-164            **MOVED BY: CLLR MAHER**  
                         **SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give Second Reading to ByLaw No. 2309/TAX/13 – Taxation 2013.**

**CARRIED**

#13-165            **MOVED BY: CLLR MAHER**  
                         **SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give unanimous consent to give Third and Final Reading to ByLaw No. 2309/TAX/13 – Taxation 2013.**

**CARRIED**



**#13-166            MOVED BY: CLLR MAHER  
                              SECONDED BY: CLLR DOHEY**

**That the Council of the Town of Hay River give Third and Final Reading to ByLaw  
No. 2309/TAX/13 – Taxation 2013.**

**CARRIED**

**11.    INFORMATION LISTED**

**RECOMMENDATION:**

**#13-167            MOVED BY: CLLR CANDOW  
                              SECONDED BY: CLLR DOHEY**

**THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the Information Listed  
as presented.**

**CARRIED**

**BACKGROUND:**

a) Newsletter, NWT Association of Communities, Re: Community E-News Flash,  
February 21, 2013

**COUNCIL POLICY / STRATEGY OR GOAL:**

N/A

**APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:**

N/A

**FINANCIAL IMPLICATIONS:**

N/A

**ALTERNATIVES TO RECOMMENDATIONS:**

N/A

**ATTACHMENTS:**

Newsletter, NWT Association of Communities, Re: Community E-News Flash, February  
21, 2013

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Prepared by:



Jaimi Carter  
Executive Assistant

Date: March 6<sup>th</sup>, 2013

Reviewed by:



May-Britt Hetesi  
Interim Senior Administrative Officer

Date: March 6<sup>th</sup>, 2013

**12. IN CAMERA**

a. Health Centre – pursuant to Cities, Towns & Villages Act, S.N.W.T. 2003 c. 22, Section 23. (3), (e)

**#13-168      MOVED BY: CLLR DOHEY  
                      SECONDED BY: CLLR CANDOW**

**That the Council of the Town of Hay River move In Camera at 8:55 pm.**

**CARRIED**

**#13-169      MOVED BY: CLLR DOHEY  
                      SECONDED BY: CLLR JUNGKIND**

**That the Council of the Town of Hay River move out of In Camera at 9:20 pm.**

**CARRIED**

**#13-170      MOVED BY: CLLR M<sup>c</sup>KAY  
                      SECONDED BY: CLLR DOHEY**

**THAT THE COUNCIL OF THE TOWN OF HAY RIVER directs the Development Officer to enact Zoning & Building Bylaw No. 1812 Section 3.8 (1) and approve Development Permit No. D13-004.**

**CARRIED**

Let it be noted that Councillor Maher departed the Chambers and did not take part in the discussion or vote Re Agenda Item #12.) Health Centre – pursuant to Cities, Towns & Villages Act, S.N.W.T. 2003 c. 22, Section 23. (3), (e).

**13. ADJOURNMENT**

**#13-171      MOVED BY: CLLR CANDOW**

**That the Special Meeting of Council be adjourned at 9:21 pm.**

**CARRIED**

**Certified Correct as Recorded on the 11<sup>th</sup> day of March, 2013.**

**These minutes were accepted by motion#13-176.**



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**Mayor**



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**Senior Administrative Officer**

**T.R. Ashton Professional Corporation**

Suite 8 – 6 Courtoreille St.  
Hay River, NT X0E 1G2  
(867) 874-6775

January 9, 2013

Rachel Yee  
Town of Hay River  
73 Woodland Drive  
Hay River, NT X0E 1G1

**Re: Application for Development Permit - Lot 1714, Plan 2701**

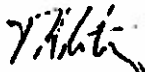
Dear Rachel:

I am contacting you as the owner of Lot #1714 pursuant to the attached application for a development permit. I had previously submitted this application to the Town and have since had discussions with Randy Froese which resulted in the revised sketch attached. The revised sketch from the surveyor incorporates the recommendations provided by Randy who had consulted with the Town planner (a copy of the Town planner's report is also attached).

I would like to mention to the Town for consideration that Lots A & B are expected to be sold together because Lot A is not suitable for development of any improvements. If, for whatever reason, the purchaser of Lot B does not wish to purchase Lot A, we would entertain the possibility of returning the property to the Town to be used as green space, if the Town was willing to consider this option.

Please accept the attached application for development and contact me if you require further information or if you have any questions.

Yours truly,



Tod Ashton, President  
T.R. Ashton Professional Corporation

Copy: Randy Froese, Development Officer



- 1011 10/11

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: T.R Ashton Professional Corporation Phone Res. 874-4359 Bus: 874-6775

Address: Suite 8-6 Courtenville St.  
Hay River, NT X0E 1G2

Registered Owner: Same Phone Res. \_\_\_\_\_ Bus. \_\_\_\_\_

Address: \_\_\_\_\_

Legal Description of Property to be Developed: Lot 1714, Plan 2701

Proposed Use of Site: (use reverse side if necessary) 4 residential lots

Existing Use of Site: 1 residential lot.

Adjacent to Highway Yes  No

Area Required for Proposed Use: see attached

Estimated Cost of Development: \$10,000

Proposed Setback from Property Lines: Front Yard N/A Side Yard N/A Rear Yard N/A

Estimated Date of Commencement: Nov 30, 2012

Estimated Date of Completion: Dec 31, 2012

Date of Application: Nov 23, 2012

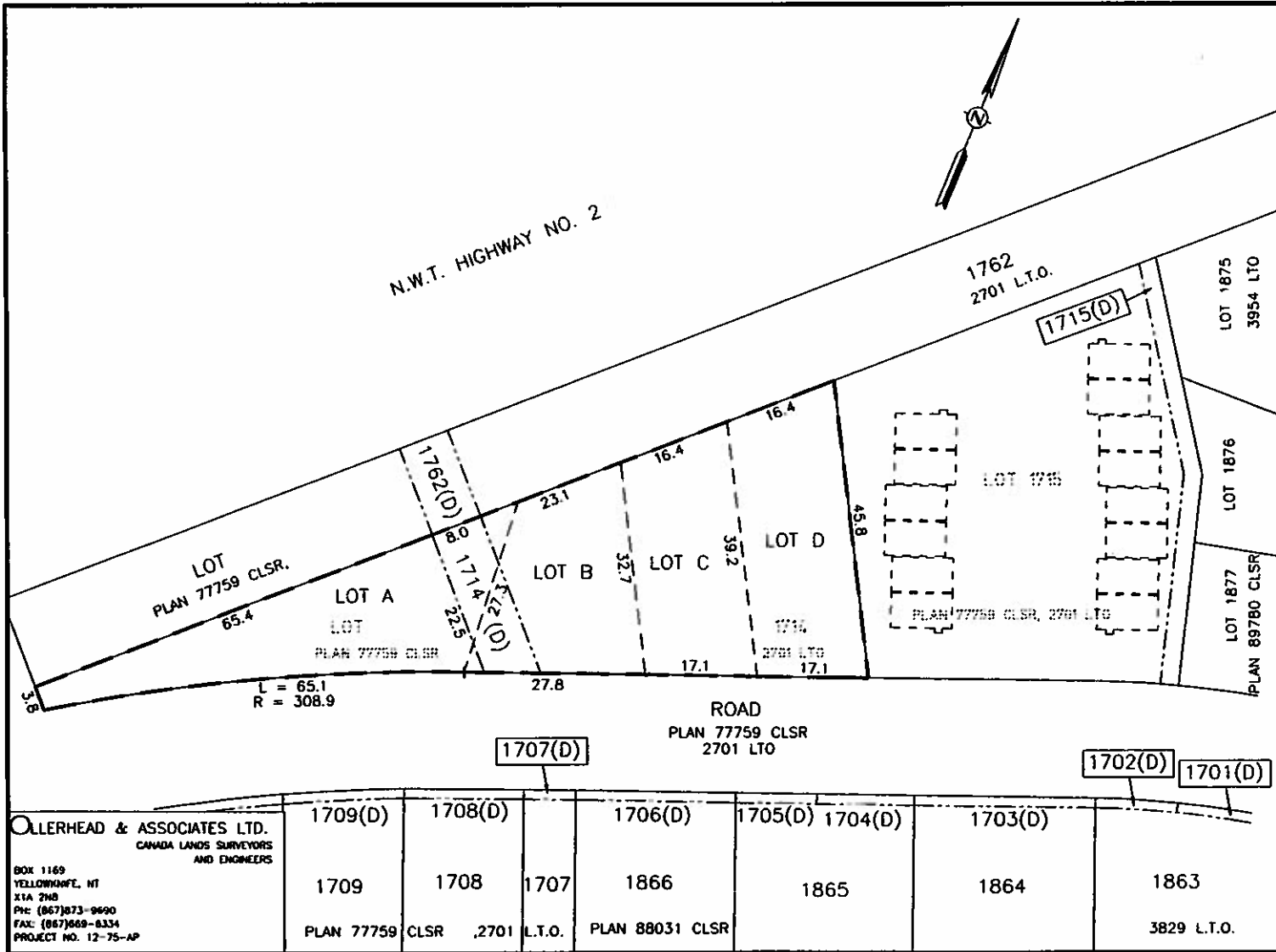
Application Fee: 25.00 + GST Fr# 1311453

**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: [Signature]

Please Print Signature: Tod Ashton


tashton@ashtonca.com





**NOTE:**


- SURVEY CONSISTS OF 4 LOTS
- SURVEY TO BE TIED TO ALL CONTROL POINTS IN THE VICINITY
- LANDS INVOLVED IN SURVEY ARE PRIVATELY OWNED LANDS.

**LEGEND**

EXISTING LEGAL SURVEY 


SURVEY BOUNDARY 

LINE TO BE SURVEYED 

EASEMENT 

SCALE: 1:750

0 10 20 30 40



SKETCH SHOWING LEGAL SURVEY REQUIRED HAY RIVER, NT

APPROVED FOR SURVEY

DATE: January 7, 2013

**OLLERHEAD & ASSOCIATES LTD.**  
 CANADA LAND SURVEYORS  
 AND ENGINEERS

BOX 1169  
 YELLOWKNIFE, NT  
 X1A 2N8  
 PH: (867)873-9690  
 FAX: (867)869-8334  
 PROJECT NO. 12-75-AP

1709(D)	1708(D)		1706(D)	1705(D)	1704(D)	1703(D)	
1709	1708	1707	1866	1865		1864	1863
PLAN 77759	CLSR	2701	L.T.O.	PLAN 88031	CLSR		3829
							L.T.O.

**Town of Hay River  
Planners Report 12- 03  
Subdivision of Lot 1714, Plan 2701  
Miron Drive**

**1. Purpose**

This report addresses options for the subdivision of Lot 1714..

**2. Background**

Planners Report 2012 – 1 addressed and supported the rezoning of the site to R1B – Residential. The rezoning application has now been approved by the Town and the owner is proposing to subdivide the lot into three lots.

**3. The Site and Site Challenge**

Lot 1714 is a triangular lot lying between Miron Drive on the east and Lot 1762, a buffer to Highway 2 to the west.

An easement 8.6 metres crosses the lot from west to east; it protects a storm drainage pipe that drains Highway 2 and a wooded area to the west into the river to the east of Miron West.

The lot tapers from north to south; at the north side of the triangle, the lot is 45.8 metres wide. This is more than adequate to provide adequate depth for a lot fronting Miron Drive.

However, proceeding south, the lot narrows so that at some point the minimum lot depth of 30 metres can no longer be met.

The owner would like to create three new lots; this appears possible, but may require a flexible and creative approach.

**4. Optional Approaches**

The land owner has submitted a sketch plan showing four proposed lots – A to D, from south to north. Lot A is south of the easement. Because of the taper of the lot, it would be almost impossible for this lot to meet the lot requirements in the R1B zone.

Proposed Lots C and D have enough space to more than meet the frontage, depth and other requirements for a lot in the R1B zone. Proposed Lot B is problematic; at this point the lot has narrowed to the point where it is difficult to achieve the required lot depth of 30 metres.

The Zoning Bylaw defines 'lot depth' as "the average horizontal distance between the front and rear lot lines..." (p. 9-12).

We suggest three optional approaches in descending order of preference.

**Option 1: 'Fine Tune' the lot lines of Proposed Lot B.**

It may be possible to achieve the 30 metre lot depth by narrowing Proposed Lots C and D, by moving the southerly boundary of Proposed Lot B north and/or by changing the angle of the side lot lines and creating more of a pie shaped lot to achieve 30 metres as the average of the two side lot lines.

Manually, this doesn't appear to work; however, some fine tuning of the digital base by the owner's surveyor may prove to be more effective.

**Option 2: Rotate Proposed Lot B by 90 degrees and re-configure it as a corner or flanking lot.**

Proposed Lot 2 would lie parallel to Miron Drive; its front lot line would be across Lot A sufficiently far south to allow for 30 metre depth. As a corner lot, it would require 18 metres of width measured 6 metres from the front property line as shown in the attached sketch.

The building pocket on the proposed lot would be located north of the storm drain easement; there appears to be sufficient space to provide a building pocket for a reasonably sized house and still respect the 4.5 metre rear yard requirement for a corner lot.

The proposed lot could be almost 40 metres deep, although the building pocket would be restricted by the storm pipe easement.

The driveway to Proposed Lot B would be from Miron Drive, and the residence would be set back from Miron Drive a similar distance as the residences to the north.

A corner lot is a 'lot at the intersection or junction of two abutting streets'. This suggests that Proposed Lot B should front on a street right-of-way. This could be accomplished by dedicating the balance of Lot 1714 south of Proposed Lot B as a street right-of-way to meet that requirement. However there would be no need for a roadway to be developed; preferably the land would be landscaped and maintained, possibly as an extension of the landscaping of the front yard of Proposed Lot B, possibly through an agreement with the landowner.

**Option 3: Amend the Zoning Bylaw to relax the lot depth requirement for Proposed Lot B, as originally proposed for this specific site only.**

While site specific text amendments are generally not desirable practice, they can be justified under unusual circumstances. This could be considered as an unusual situation. There are very few if any triangular lots which present this type of challenge, thus it seems unlikely a precedent would be created.

There would be no benefit either to the owner or the Town to have the land remain vacant because of the 'taper' of the lot prevents the required lot depth by only a metre or two.



We would support this option if the other options cannot be implemented.

In **conclusion** we believe that there is potential and it is desirable to create three lots on this site and that this can be achieved with a little creativity.

Respectfully Submitted

David Klippenstein, RPP, Principal Consultant  
David Klippenstein and Associates Ltd. /Planning and Development Consultants  
2224 – 13 Mission Avenue  
St. Albert, AB T8N 1H6

780.460.1001 - office  
780.819.3490 – cell

December 17, 2012

## **RESPONDING TO UNSIGHTLY PROPERTIES**

- 1) Locate Property.
- 2) Letter to Property Owner and request a date & time for a joint inspection of the property (minimum 2 days notice).
- 3) Inspect Property and take Photos.
- 4) Letter to Property Owner indicating property in violation of Town "Unsightly Land Bylaw". (attach copy of "Unsightly Land Bylaw" and photos). Indicate date for which property is to be cleaned up by (1 month from date of letter).
- 5) Property Owner request time extension to clean up property.
- 6) Letter to Property Owner and request a date & time for a joint inspection of the property (minimum 2 days notice).
- 7) Inspect Property and take Photos.
- 8) Time Extension Approved - if reasonable attempt was made to clean up the property (letter to property owner).  
Time Extension Denied – if reasonable attempt was not made in cleaning up the property (letter to property owner).
- 9) If Property is cleaned up – Letter to Property Owner advising Property is now in satisfactory condition (file closed).
- 10) Letter to Property Owner and request a date & time for a joint inspection of the property (minimum 2 days notice).
- 11) Inspect Property and take Photos.
- 12) "Clean-Up Order" and "Unsightly Land Bylaw" sent by Registered Mail to Property Owner.
- 13) If "Clean-Up Order" is not received by Property Owner and no other way to serve the "Order" to the Property Owner, then the "Order" is attached to the property.
- 14) Property Owner has 30 days (from date "Order" received) to clean up the property.
- 15) Property Owner has 14 days to submit Appeal to Town SAO (from date "Order" received).
- 16) If Appealed submitted within 14 days, the "Clean-Up Order" is stayed pending a decision by Council.

- 17) Letter to Property Owner and request a date & time for a joint inspection of the property (minimum 2 days notice).**
- 18) Inspect Property and take Photos**
- 19) Provide evidence and latest photos to SAO for Appeal Hearing.**
- 20) Council must hear the Appeal within 30 days from the date the Appeal is received by the SAO. Council may confirm, vary, or revoke the "Clean-Up Order" or may substitute its decision in place of the "Clean-Up Order" which was issued.**
- 21) Letter sent to Property Owner advising the decision of Council.**
- 22) Letter to Property Owner and request a date & time for a joint inspection of the property (minimum 2 days notice).**
- 23) Inspect Property and take Photos.**
- 24) Letter sent to Property Owner advising result of Inspection.**
- 25) Letter to Property Owner and request a date & time for a joint inspection of the property (minimum 2 days notice).**
- 26) Inspect Property and take Photos**
- 27) Bylaw Officer Consult with SAO.**
- 28) SAO to arrange staff or Contractors to clean-up the property.**
- 29) Items removed from the property shall be stored for 14 days in a location designed by the SAO therefore allowing the owner to claim back his/her items.**
- 30) Items not claimed back by the owner within 14 days, may be disposed of as directed by the SAO.**

**It is estimated that the complete process may take up to six (6) months from the start of the investigation to the time that the property is cleaned up by the Town.**

February 26, 2013  
File: 144201375/08-10

The Town of Hay River  
73 Woodland Drive  
Hay River, NT X0E 1G1

**Attention: Keith Morrison, P. Eng.**  
**Director of Public Works and Planning**

Dear Sir:

**Reference: The Town of Hay River**  
**Hay River Fire Hall**  
**Progress Application No. 05**

We are enclosing herewith one (1) copy of Arctic Canada Construction Ltd - ARCAN's Progress Application No. 05, dated January 28, 2013, together with a Statutory Declaration of Progress Payment Distribution by Contractor, a Workers' Safety & Compensation Commission letter, and our Certificate for Payment No. 05 in the amount of \$234,745.33 plus GST.

This claim has been reviewed by this office and is approved for payment.

Sincerely,

**STANTEC ARCHITECTURE LTD.**



**Todd Beaumaster**  
Architectural Technologist  
Stantec Architecture Ltd.  
Ph: (403) 716-7912  
Fx: (403) 716-8019  
[tbeaumaster@stantec.com](mailto:tbeaumaster@stantec.com)  
[stantec.com](http://stantec.com)

TB/tb

Enclosure



# CUSTOMER INVOICE

Town of Hay River  
 73 Woodland Drive  
 Hay River, NT  
 X0E 1G1

**Invoice Date:** Jan 28, 2013

**Invoice #:** J000846

**Our Reference #:** TOWHAY

**Job Location:**

S A M E

**Customer Contract #:**

**Our Job #:** 12-023

**Job Description:** Hay River Fire

Description	Amount
PROGRESS APPLICATION NO. 5	
CONTRACT:	5,633,000.00
EXTRAS:	-9,141.30
	-----
TOTAL REVISED CONTRACT:	5,623,858.70
CONTRACT COMPLETED TO DATE:	2,525,865.25
EXTRAS COMPLETED TO DATE:	-15,229.20
	-----
COMPLETED TO DATE SUB-TOTAL	2,510,636.05
LESS PREVIOUS BILLINGS:	2,249,807.90
	-----
GROSS INVOICE AMOUNT	260,828.15
(BALANCE TO INVOICE: 3,113,222.65)	

**Terms:**  
 Net 30. 2% per month over 30.  
**Please submit payment to:**  
**Finance Office** (see address below)

<b>Subtotal</b>	260,828.15
<b>Less Holdback</b>	26,082.82
<b>GST (#140597311RT0001)</b>	11,737.27
<b>TOTAL</b>	246,482.60

**Head Office**  
 112 Taltheilci Drive  
 Box 2484  
 Yellowknife, NT X1A 2P8  
 Phone: (867) 873-2520  
 Fax: (867) 669-9596

**South Slave District Office**  
 13 Industrial Drive  
 Hay River, NT X0E 0R6  
 Phone: (867) 874-2303  
 Fax: (867) 874-3806

**Finance Office**  
 #209 – 40 Elizabeth Street  
 Box 958  
 Okotoks, AB T1S 1B1  
 Phone: (403) 938-3131  
 Fax: (403) 938-3188

01 - Arctic Canada Construction  
Billing Application  
12-023- Hay River Fire Hall  
Application Number - 5                      Date - Jan 01/13 - Jan 31/13

Line#	Description	Contract Value	Pct-----To Date	Pct----Prev Billed	Pct---This Billing	Balance to Complete
Contract						
*****						
00010	Project Administration - Labour	49,900.00	50%	24,950.00 43%	21,457.00 7%	3,493.00 24,950.00*
00020	Project Administration - Other	71,500.00	50%	35,750.00 43%	30,745.00 7%	5,005.00 35,750.00*
00030	Insurance & Bonding	67,870.00	47%	31,898.90 40%	27,148.00 7%	4,750.90 35,971.10*
00040	Mobilization	54,180.00	100%	54,180.00 100%	54,180.00 0%	0.00 0.00*
00050	Demobilization	5,250.00	0%	0.00 0%	0.00 0%	0.00 5,250.00*
00060	Temporary Facilities	52,420.00	50%	26,210.00 43%	22,540.60 7%	3,669.40 26,210.00*
00070	PC Sum	5,000.00	0%	0.00 0%	0.00 0%	0.00 5,000.00*
00080	Piling	425,830.00	100%	425,830.00 100%	425,830.00 0%	0.00 0.00*
00090	Siteworks	52,180.00	5%	2,609.00 5%	2,609.00 0%	0.00 49,571.00*
00100	Paving	64,710.00	30%	19,413.00 30%	19,413.00 0%	0.00 45,297.00*
00110	Landscaping	2,080.00	0%	0.00 0%	0.00 0%	0.00 2,080.00*
00120	Concrete Formwork - Labour	174,950.00	62%	108,469.00 55%	96,222.50 7%	12,246.50 66,481.00*
00130	Concrete Formwork - Materials	33,450.00	95%	31,777.50 80%	26,760.00 15%	5,017.50 1,672.50*
00140	Concrete - Labour	100,110.00	61%	61,067.10 50%	50,055.00 11%	11,012.10 39,042.90*
00150	Concrete - Materials	263,490.00	65%	171,268.50 60%	158,094.00 5%	13,174.50 92,221.50*
00160	Reinforcing - Labour	91,600.00	50%	45,800.00 45%	41,220.00 5%	4,580.00 45,800.00*
00170	Reinforcing - Materials	177,050.00	100%	177,050.00 100%	177,050.00 0%	0.00 0.00*
00180	Masonry	237,875.00	0%	0.00 0%	0.00 0%	0.00 237,875.00*
00190	Structural Steel	801,260.00	80%	641,008.00 80%	641,008.00 0%	0.00 160,252.00*
00200	Metal Decking	73,010.00	25%	18,252.50 25%	18,252.50 0%	0.00 54,757.50*
00210	Carpentry - Labour	69,800.00	0%	0.00 0%	0.00 0%	0.00 69,800.00*
00220	Carpentry - Materials	54,950.00	0%	0.00 0%	0.00 0%	0.00 54,950.00*
00230	Millwork	21,200.00	0%	0.00 0%	0.00 0%	0.00 21,200.00*

01 - Arctic Canada Construction  
Billing Application

12-023- Hay River Fire Hall

Application Number - 5 Date - Jan 01/13 - Jan 31/13

Line#	Description	Contract Value	Pct-----To Date	Pct----Prev Billed	Pct---This Billing	Balance to Complete
00240	Thermal & Moisture Protection -	20,920.00	10%	2,092.00 10%	2,092.00 0%	0.00 18,828.00*
00250	Thermal & Moisture Protection -	33,900.00	10%	3,390.00 10%	3,390.00 0%	0.00 30,510.00*
00260	Roofing - Labour	64,600.00	0%	0.00 0%	0.00 0%	0.00 64,600.00*
00270	Roofing - Materials	171,230.00	0%	0.00 0%	0.00 0%	0.00 171,230.00*
00280	Siding - Labour	142,750.00	0%	0.00 0%	0.00 0%	0.00 142,750.00*
00290	Siding - Materials	237,580.00	0%	0.00 0%	0.00 0%	0.00 237,580.00*
00300	Doors & Hardware - Labour	15,650.00	0%	0.00 0%	0.00 0%	0.00 15,650.00*
00310	Doors & Hardware - Materials	39,700.00	5%	1,985.00 5%	1,985.00 0%	0.00 37,715.00*
00320	Overhead Doors - Labour	24,970.00	0%	0.00 0%	0.00 0%	0.00 24,970.00*
00330	Overhead Doors - Materials	64,240.00	0%	0.00 0%	0.00 0%	0.00 64,240.00*
00340	Aluminum Doors/Curtain Wall - La	66,090.00	0%	0.00 0%	0.00 0%	0.00 66,090.00*
00350	Aluminum Doors/Curtain Wall - Ma	100,350.00	0%	0.00 0%	0.00 0%	0.00 100,350.00*
00360	Steel Stud Framing - Labour	70,520.00	0%	0.00 0%	0.00 0%	0.00 70,520.00*
00370	Steel Stud Framing - Materials	32,850.00	0%	0.00 0%	0.00 0%	0.00 32,850.00*
00380	GWB - Labour	19,500.00	0%	0.00 0%	0.00 0%	0.00 19,500.00*
00390	GWB - Materials	16,890.00	0%	0.00 0%	0.00 0%	0.00 16,890.00*
00400	Taping/Painting	79,670.00	0%	0.00 0%	0.00 0%	0.00 79,670.00*
00410	Acoustical Ceilings - Labour	11,850.00	0%	0.00 0%	0.00 0%	0.00 11,850.00*
00420	Acoustical Ceilings - Materials	6,610.00	0%	0.00 0%	0.00 0%	0.00 6,610.00*
00430	Flooring	57,750.00	0%	0.00 0%	0.00 0%	0.00 57,750.00*
00440	Misc Specialities, Equip & Furni	25,470.00	0%	0.00 0%	0.00 0%	0.00 25,470.00*
00450	Misc Specialities, Equip & Furni	39,020.00	0%	0.00 0%	0.00 0%	0.00 39,020.00*
00460	Mechanical	588,000.00	44%	258,720.00 27%	158,760.00 17%	99,960.00 329,280.00*
00470	Electrical	753,225.00	51%	384,144.75 38%	286,225.50 13%	97,919.25 369,080.25*

01 - Arctic Canada Construction  
Billing Application  
12-023- Hay River Fire Hall  
Application Number - 5                      Date - Jan 01/13 - Jan 31/13

Line# Description	Contract Value	Pct-----To Date	Pct----Prev Billed	Pct---This Billing	Balance to Complete				
Subtotal	5,633,000.00	45%	2,525,865.25	40%	2,265,037.10	5%	260,828.15	3,107,134.75	
Additions to Contract									
09001 1 PCO 23-001 RFI #19/NCC-S01-Rev	-15,229.20	100%	-15,229.20	100%	-15,229.20	0%	0.00	0.00*	
09002 NCC No. 02 Mechanical & Elec(T)	5,121.34	0%	0.00	0%	0.00	0%	0.00	5,121.34*	
09003 NCC-001 - Dryer Booster Fan C(T)	966.56	0%	0.00	0%	0.00	0%	0.00	966.56*	
Additions Subtotal	-9,141.30	167%	-15,229.20	167%	-15,229.20	0%	0.00	6,087.90	
Total Contract	5,623,858.70	45%	2,510,636.05	40%	2,249,807.90	5%	260,828.15	3,113,222.65	
Less Holdback on lines noted (*)			251,063.61		224,980.79		26,082.82		
Holdback Subtotal			2,259,572.44		2,024,827.11		234,745.33		
Plus GST/HST on 234,745.33 14059731							11,737.27		
Total this Billing							246,482.60		

Approved by \_\_\_\_\_

Approved by \_\_\_\_\_



# Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

**CCDC 9A - 2001**

To be made by the Contractor prior to payment when required as a condition for either:

- second and subsequent progress payments; or  
 release of holdback.

The last application for progress payment for which the Declarant has received payment is No. 4  
dated the 30 day of November,  
in the year 2012.

### Identification of Contract

Name of Contract (Location and description of the Work as it appears in the Contract Documents)  
**Hay River Fire Hall  
General Contracting**

Date of Contract: 28 May 2012  
Day Month Year

Name of Owner <b>Town of Hay River</b>	Name of Contractor <b>Arctic Canada Construction Ltd.</b>
---	--

### Identification of Declarant

Name of Declarant <b>Margaret Nickel</b>	Position or Title (of office held with Contractor) <b>Controller</b>
---	---

### Declaration

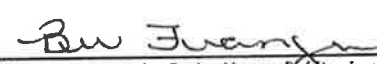
I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor named in the Contract identified above, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

- 1) holdback monies properly retained,
- 2) payments deferred by agreement, or
- 3) amounts withheld by reason of legitimate dispute which have been identified to the party or parties, from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.


Declared before me in Okotoks, AB this 28 day of January,  
City/Town and Province

in the year 2013  
  
Signature of Declarant

  
**BEV FRANZEN**  
Commissioner for Oaths in and  
for the Province of Alberta  
Expiry Date: May 26, 2014  
(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

**The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.**

This agreement is protected by copyright and is intended by the parties to be an unaltered version of CCDC 9 - 2001 except to the extent that any alterations, additions or modifications are set forth in supplementary conditions.

**CCDC**  
  
**2001**

Use of this form without a CCDC 9 copyright seal constitutes an infringement of copyright. Use of this form with a CCDC 9 copyright seal demonstrates that it is intended by the parties to be an accurate and unamended version of CCDC 9A - 2001.





**Stantec**

**Stantec Architecture Ltd.**  
Suite 200, 325 – 25th Street SE  
Calgary, Alberta  
Canada T2A 7H8  
Tel: (403) 716-8000  
Fax: (403) 716-8019

# CERTIFICATE FOR PAYMENT

To: The Town of Hay River  
73 Woodland Drive,  
Hay River, NT X0E 1G1

Project: The Town of Hay River  
Hay River Fire Hall

Attention: Keith Morrison, P. Eng.  
Director of Public Works & Planning

Project No: 144201375/08-10

Certificate No: 05

We hereby certify that in accordance with your contract dated May 15, 2012

with Arctic Canada Construction Ltd. - ARCAN

The Contractor is entitled to payment in the amount of \$ TWO HUNDRED THIRTY-FOUR THOUSAND,  
SEVEN HUNDRED AND FORTY-FIVE – 33/100 DOLLARS (\$ 234,745.33) PLUS GST

For work performed ~~and/or holdback releases~~ for the period ending January 31, 2013

Original Contract Sum .....	\$	5,633,000.00	
Change Orders .....		(9,141.30)	
Contract Sum to Date .....		5,623,858.70	\$ 5,623,858.70
Value of Work Completed to Date .....	\$	2,510,636.05	
Holdback 10% .....		251,063.61	
Holdback Release - Previous Claims .....		0.00	
Holdback Release - This Claim .....		0.00	
Net Holdback .....		251,063.61	251,063.61
Value of Work to Date, Less Net Holdback .....		2,259,572.44	
Amount of Previous Certificates .....		2,024,827.11	2,024,827.11
AMOUNT OF THIS CERTIFICATE .....		234,745.33	\$ 234,745.33
Goods & Services Tax @ 5% .....		11,737.27	
Value of Work to be Done .....		3,113,222.65	3,113,222.65
			\$ 5,623,858.70

**STANTEC ARCHITECTURE LTD.**

Per   
Todd Beaumaster, Architectural Technologist

Date: February 26, 2013

TB/tb

This certificate is not negotiable. It is payable only to the payee named in it. Its issuance, payment and acceptance are without prejudice to any rights of the Owner or Contractor under their contract.

**5 Year Capital Plan  
2013 - 2017  
Town of Hay River**

**5 Year Capital Plan  
2013 - 2017  
Town of Hay River**

Funding Sources

5 Year Capital Plan - Funding Sources

2013-2017

Town of Hay River

Funding Source		Year 1 2013	Year 2 2014	Year 3 2015	Year 4 2016	Year 5 2017
<b>Opening Balance</b>						
Building Canada Fund		\$ 2,171.80	\$ -	\$ -	\$ -	\$ -
Gas Tax		\$ 2,185.20	\$ 392.00	\$ 152.00	\$ -	\$ -
Community Public Infrastructure		\$ 7,499.30	\$ 3,694.30	\$ 1,012.20	\$ 47.60	\$ 191.00
Utility Reserve		\$ 2,253.00	\$ 1,053.00	\$ 1,053.00	\$ 101.00	\$ 101.00
General Reserves		\$ 1,590.50	\$ 1,590.50	\$ 1,590.50	\$ 1,590.50	\$ 1,590.50
Other		\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>		<b>\$ 15,699.80</b>	<b>\$ 6,729.80</b>	<b>\$ 3,807.70</b>	<b>\$ 1,739.10</b>	<b>\$ 1,882.50</b>
<b>Additions</b>						
Building Canada Fund		\$ -	\$ -	\$ -	\$ -	\$ -
Gas Tax		\$ 1,260.00	\$ 1,260.00	\$ 1,260.00	\$ 1,260.00	\$ 1,260.00
Community Public Infrastructure		\$ 1,015.60	\$ 1,015.60	\$ 1,015.60	\$ 1,015.60	\$ 1,015.60
Utility Reserve						
General Reserves						
Other						
<b>Total</b>		<b>\$ 2,375.60</b>	<b>\$ 2,275.60</b>	<b>\$ 2,275.60</b>	<b>\$ 2,275.60</b>	<b>\$ 2,275.60</b>
	TCT	\$ 100.00				
						unconfirmed
<b>Disbursements</b>						
Building Canada Fund		\$ 2,171.80	\$ -	\$ -	\$ -	\$ -
Gas Tax		\$ 3,053.20	\$ 1,500.00	\$ 1,412.00	\$ 1,260.00	\$ 1,210.00
Community Public Infrastructure		\$ 4,820.60	\$ 3,697.70	\$ 1,980.20	\$ 872.20	\$ 1,204.20
Utility Reserve		\$ 1,200.00	\$ -	\$ 952.00	\$ -	\$ 100.00
General Reserves		\$ -	\$ -	\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>		<b>\$ 11,345.60</b>	<b>\$ 5,197.70</b>	<b>\$ 4,344.20</b>	<b>\$ 2,132.20</b>	<b>\$ 2,514.20</b>
	TCT	\$ 100.00				
<b>Closing Balance</b>						
Building Canada Fund		\$ -	\$ -	\$ -	\$ -	\$ -
Gas Tax		\$ 392.00	\$ 152.00	\$ -	\$ -	\$ 50.00
Community Public Infrastructure		\$ 3,694.30	\$ 1,012.20	\$ 47.60	\$ 191.00	\$ 2.40
Utility Reserve		\$ 1,053.00	\$ 1,053.00	\$ 101.00	\$ 101.00	\$ 1.00
General Reserves		\$ 1,590.50	\$ 1,590.50	\$ 1,590.50	\$ 1,590.50	\$ 1,590.50
Other		\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>		<b>\$ 6,729.80</b>	<b>\$ 3,807.70</b>	<b>\$ 1,739.10</b>	<b>\$ 1,882.50</b>	<b>\$ 1,643.90</b>
	TCT	\$ -	\$ -	\$ -	\$ -	\$ -

one time contribution for the fire hall

unconfirmed

**Notes:**

\*CPI funding for 2015 and beyond is extrapolated from MACA Update 2012

\*Gas Tax funding for 2014 and beyond is extrapolated from MACA Update 2012

**5 Year Capital Plan  
2013 - 2017  
Town of Hay River**

Projected Projects Cash Flow

**5 Year Capital Plan - Cash Flow Projections  
2013-2017  
Town of Hay River**

	Project	Priority	Budget	Year					
				2013	2014	2015	2016	2017	2018+
1	Fire Hall	In progress	\$ 6,200.00	\$ 3,700.00	\$ 500.00				
2	TCT	In progress	\$ 100.00	\$ 100.00					
3	Vale Island Drainage Work	In progress	\$ 200.00	\$ 100.00	\$ 100.00				
4	Landfill Fencing	In progress	\$ 50.00	\$ 50.00					
5	Landfill Improvements	In progress	\$ 200.00	\$ 100.00	\$ 50.00	\$ 50.00			
6	Woodland Drive Waterline	In progress	\$ 250.00		\$ 250.00				
7	McBryan Upgrade	In progress	\$ 2,000.00			\$ 2,000.00			
8	Lift #1 Upgrade	In progress	\$ 1,450.00	\$ 1,450.00					
9	Lift #2 Upgrade	In progress	\$ 1,508.00	\$ 1,508.00					
10	Riverview Water/Sewer Line	In progress	\$ 4,000.00			\$ 2,000.00	\$ 2,000.00		
11	Wright Upgrades	In progress	\$ 1,500.00		\$ 1,500.00				
12	General Plan	In progress	\$ 50.00	\$ 50.00					
13	Ambulance	206	\$ 180.00	\$ 180.00					
14	Rec Centre	201	\$ 15,656.80	\$ 4,000.00	\$ 2,000.00				\$ 9,656.80
15	Ambulance (2015)	193	\$ 180.00		\$ 180.00				
16	Repeater and Antenna	181	\$ 10.00	\$ 10.00					
17	WTP Upgrades	178	\$ 1,500.00	\$ 100.00	\$ 400.00				\$ 1,000.00
18	Town Hall	168	\$ 4,000.00	\$ 50.00					\$ 4,000.00
19	#2 Pumper (2014)	166	\$ 330.00		\$ 330.00				
20	Heavy Rescue (2014)	166	\$ 131.00		\$ 131.00				
21	Upgrade SCBA	160	\$ 17.00	\$ 8.50	\$ 8.50				
22	Heat Recovery	159	\$ 20.00	\$ 20.00					
23	Pine Point Bleachers	157	\$ 90.00						
24	New Landfill	154	\$ 850.00			\$ 50.00		\$ 50.00	\$ 750.00
25	Emergency Mains Repairs	153	\$ 1,000.00	\$ 1,000.00					
26	Bunker Gear	151	\$ 55.00	\$ 11.00	\$ 11.00	\$ 11.00	\$ 11.00	\$ 11.00	
27	Replace Radios	151	\$ 16.00	\$ 3.20	\$ 3.20	\$ 3.20	\$ 3.20	\$ 3.20	
28	AED	151	\$ 3.50	\$ 3.50					
29	Riding Mowers	146	\$ 70.00	\$ 70.00					
30	Zamboni Apron	144	\$ 10.00	\$ 10.00					
31	Pre-engineering Surveys	143	\$ 250.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	
32	Zamboni	141	\$ 150.00	\$ 150.00					
33	Sewage Lagoon	137	\$ 250.00						\$ 250.00
34	Park Signage	132	\$ 15.00				\$ 15.00		
35	Zamboni Doors	132	\$ 10.00				\$ 10.00		
36	Development Standards	123	\$ 25.00	\$ 25.00					
37	Sewer Repairs	120	\$ 200.00	\$ 200.00					
38	Lift #3 Upgrade	119	\$ 60.00						\$ 60.00
39	Seacan Storage	116	\$ 3.00	\$ 3.00					
40	Road/Sidewalk Construction	111	\$ 1,500.00						\$ 1,500.00
41	Don Wright - DELETE	109							
42	Energy Efficiency	107	\$ 250.00						\$ 250.00
43	Kwanis Park Rink	106	\$ 10.00	\$ 10.00					
44	Thermal Imaging (2014)	103	\$ 14.00		\$ 14.00				
45	Ball Diamond Twinning	102	\$ 100.00	\$ 50.00	\$ 50.00				
46	Flood Remediation	100	\$ 100.00						\$ 100.00
47	Fire Hall IT	99	\$ 25.90	\$ 25.90					
48	Health Centre	99							?
49	Beautification	98	\$ 200.00	\$ 50.00					\$ 150.00
50	5-ton Box Truck	95	\$ 50.00	\$ 50.00					
51	Skate/BMX Park	87	\$ 150.00	\$ 50.00					\$ 100.00
52	Grader	87	\$ 200.00						\$ 200.00
53	Line Painter	87	\$ 10.00	\$ 10.00					
54	Beaver and Caribou	86	\$ 250.00						\$ 250.00
55	Trucked Water Feasibility Study	82	\$ 50.00						\$ 50.00
56	Relocate Truck Fill	78	\$ 500.00						\$ 500.00
57	Administration IT	70	\$ 36.00						\$ 36.00
58	Van Replacement	67	\$ 45.00						\$ 45.00
59	Old Town Roads Rehab	64	\$ 300.00						\$ 300.00
60	Archiving	58	\$ 67.40						\$ 42.40
61	Skid-steer	49	\$ 50.00						\$ 50.00
62	Paradise Road Realignment	45	\$ 500.00						\$ 500.00
63	Salt Shed	43	\$ 50.00						\$ 50.00
64	Hearse	40	\$ 20.00						\$ 20.00
65	Drainage Improvements	29	\$ 200.00						\$ 200.00
66	AMR Water Meter Upgrade	16	\$ 300.00						\$ 300.00
<b>Total</b>			<b>\$ 47,568.60</b>	<b>\$ 13,198.10</b>	<b>\$ 5,397.70</b>	<b>\$ 4,344.20</b>	<b>\$ 2,089.20</b>	<b>\$ 114.20</b>	<b>\$ 20,360.20</b>