



NOTICE

SPECIAL MEETING OF COUNCIL

Monday, September 17th, 2018

5 Minutes after Municipal Services Committee Meeting

TOWN HALL COUNCIL CHAMBERS

NATURE OF MEETING

The purpose of this meeting is for the following:

- 1. CALL TO ORDER**
- 2. ADOPTION OF AGENDA**
- 3. DECLARATION OF INTEREST**
- 4. NEW BUSINESS**
 - a. Hay River Poultry Farms Development Application D18-067
 - b. Sale of Old Town Fire Hall
- 5. IN CAMERA**
 - a. Matter under consideration - pursuant to Cities, Towns & Villages Act, S.N.W.T. 2003 c. 22, Section 23. (3), (e)
- 6. ADJOURNMENT**

Pursuant to the Cities, Town and Villages Act, S.N.W.T. 2003, c. 22, Section 27 (1), Mayor Mapes has called a Special Meeting of Council.

Dated at the Town of Hay River this 14th day of September 2018.

Stacey Barnes
Council Administrator

MEMORANDUM

TO: Judy Goucher –Senior Administrative Officer
FROM: Mayor Mapes
DATE: Friday, September 14th, 2018
RE: SPECIAL MEETING OF COUNCIL

Pursuant to Section 27 (1) of the Cities, Towns and Villages Act, we have called a Special Meeting of Town Council to be held on:

Monday, September 17th, 2018

5 Minutes after Public Works Committee Meeting

TOWN HALL COUNCIL CHAMBERS

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- 1. CALL TO ORDER**
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Dated at the Town of Hay River this 14th day of September 2018.



Mayor Brad Mapes



**TOWN OF HAY RIVER
SPECIAL MEETING OF COUNCIL**

**September 17th, 2018
5 minutes after Municipal Services Committee**

AGENDA

- 1. CALL TO ORDER**
- 2. ADOPTION OF AGENDA**
- 3. DECLARATION OF INTEREST**
- 4. NEW BUSINESS**
 - a. Hay River Poultry Farms Development Application D18-067 – page 4-5
 - b. Sale of Old Town Fire Hall – page 6-9
- 5. IN CAMERA**
 - a. Matter under consideration - pursuant to Cities, Towns & Villages Act, S.N.W.T. 2003
 - c. 22, Section 23. (3), (e)
- 6. ADJOURNMENT**



REPORT TO COMMITTEE

COMMITTEE: PUBLIC WORKS COMMITTEE **Date:** September 17, 2018

DEPARTMENT: PUBLIC WORKS

SUBJECT: DEVELOPMENT PERMIT APPLICATION D18-067. Upgrade and Modernize their existing Hay River Poultry Farms facility by Replacing the existing barn with a new 48'X400' Barn and a new 8500 SQ. FT. Grading and Processing Facility, Keeping the existing Barn for Shop, Storage and Maintenance at Lots 584 and 593, Group 814, Plan 437.

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER Review and Approve at their discretion Development Permit Application No. D18-067, To build a new 48'X400' barn and 8500 sq.ft. grading station. Tying all three buildings together to modernize and build one seamless farm complex at Lots 584 and 593, Group 814, Plan 437 subject to the following conditions:

- That all Requirements of the Zoning and Building Bylaws 1812 are met.
- As well the applicant undertakes to conform to all relevant Municipal, Territorial and Federal policies and regulations.

BACKGROUND:

The Town has received an application from Hay River Poultry Farms Ltd/Choice North Farms to add a new barn, add a new grading station and keep the existing building as shop/storage/maintenance to upgrade and modernize the existing Commercial Scale Poultry Operation at 52 Wildrose Drive, Lots 584, 593, Block 814, Plan 437.

The Zone is MG Market Gardening,
Permitted Uses

j) A commercial scale poultry operation on Lots 593 and 584, Group 814 Delancey Estates

The current operation occupies a site of approximately 17.8 acres on the two lots, the current facility covers about 4 per cent of the property. The proposed development would cover about 8 per cent. For context, maximum site coverage for residential is 40 per cent and industrial is 60 percent.

The Town's Planner has reviewed this application and had no significant issues. A copy of his report is attached for reference.



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COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

Environmental Health Officer
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:

Application for Development #D18-067
Proposal letter and maps from Hay River Poultry Farms Ltd.
Planning Report 18-01 from David Klippenstein

Prepared by:

Randy Froese
Development Officer

Date: September 13, 2018

Reviewed by:

Judy Goucher
Senior Administrative Officer

Date: September 13, 2018



REPORT TO COUNCIL

DEPARTMENT: PROTECTIVE SERVICES DATE: SEPTEMBER 17, 2018

SUBJECT: VALE ISLAND FIRE HALL AND PROTECTIVE SERVICES ASSET STORAGE NEEDS

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER directs Administration to sell the Vale Island Firehall if a buyer can be found for appraised value or higher and return to Council with a detailed plan for storage space for Emergency Services assets that cannot be accommodated within the new fire hall.

BACKGROUND:

History

When the Emergency Services Building was designed and built it was identified that the building with only 5 bays wide by 2 deep would leave a deficit in storage and space to park units and ancillary equipment. At that time, it was decided by Council that the Fire Hall on Vale Island would work for storing extra supplies and equipment.

At present the Mass Casualty Trailer, 2 Skidoos with toboggan, cots and blankets for EMO, extra bunker gear, boots, dragging equipment and several other items are stored in the Vale Island fire hall.

Other than storage, the fire hall on Vale Island is surplus to the Town's needs and would normally be identified for disposal.

Decisions Required

Due to a need to store items that are required for the Protective Services Department to be able to function properly, a decision needs to be made as to the best storage solution. As part of the decision, we need to ascertain if heated storage is required or if cold storage will be sufficient to meet the needs of the department.

Current Status

The Protective Services Department presently uses the ex-Fire Hall on Vale Island to house many different items. There are 150 cots and blankets for our Emergency Measures Organization, a Mass Casualty Trailer which houses first aid supplies, backboards, blankets, signage which is required for a response to a mass casualty incident, two snowmobiles, spare personal protective wear, some building supplies that will be used at the burn tower over time and many other odds and ends.

There is no space within the Emergency Services Building to house goods that are presently stored in this facility. Budget constraints when building the ESB did not allow



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DEPARTMENT: PROTECTIVE SERVICES DATE: SEPTEMBER 17, 2018

SUBJECT: VALE ISLAND FIRE HALL AND PROTECTIVE SERVICES ASSET STORAGE NEEDS

the Town to build it with the sixth bay as was originally recommended. At the time, the Vale Island firehall was available for storage.

The current storage area is heated which not only provides shelter for the mass casualty trailer and contents but keeps all this equipment warm which is what is required in the event of a large transportation incident in the area particularly during winter months where hypothermia would be a huge consideration.

There are storage lockers that protect goods that are stored in them from sunlight. Bunker Gear should be protected from sunlight when it is being stored, or it can deteriorate over time.

The Doors on the building need painting, other than that the building is in fair condition.

Options

Option 1 - Continue to use the ex-Fire Hall on Vale Island to store equipment belonging to the Town of Hay River.

Pros:

- No need to move any of the items presently being stored in the facility
- The facility is not currently but could be shared between departments to allow for storage of other town assets.
- Relatively inexpensive heated storage (about \$10,000/Year).
- Emergency Measures Assets will be properly protected giving them a longer lifespan.
- Mass Casualty Trailer leaks so it needs to be stored inside (a possible solution to this problem would be to replace the trailer).

Cons:

- Lose the opportunity to sell the building and the resultant revenue and the building will continue to age.
- O&M expense for heat, power, and maintenance.



REPORT TO COUNCIL

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SUBJECT: VALE ISLAND FIRE HALL AND PROTECTIVE SERVICES ASSET STORAGE NEEDS

Option 2 – Sell the Vale Island firehall building and find alternative storage for Protective Service Assets.

Pros:

- Potential revenue of \$210,000 or greater if the fire hall sells for appraised value.
- No ongoing O&M costs for the building.
- Ability to collect property tax once sold privately.

Cons:

- No available space in any town own buildings for items currently stored in the Vale Island fire hall.
- Renting enclosed heated storage space could potentially cost more than the current O&M for the Vale Island fire hall.
- Outside storage of the Mass Casualty Trailer would present problems during winter months as equipment would be cold in the event of a disaster.

Option 3 – Sell the building and build a Storage Garage on Town property in the industrial area of Hay River.

Pros:

- Potential revenue of \$210,000.00 or greater if the fire hall sells for appraised value.
- The Town is not obligated to accept offers to purchase and would only sell the Vale Island fire hall if an acceptable offer was received.
- No ongoing O&M costs for an old building.
- Ability to collect property tax.
- New building could be sized to meet storage needs of multiple town departments.
- Ability to incorporate energy efficiency into the design of a new storage building, lowering O&M costs.

Cons:

- Cost of building a new storage building with proper foundation.
- O&M to support the building.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A



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SUBJECT: VALE ISLAND FIRE HALL AND PROTECTIVE SERVICES ASSET STORAGE NEEDS

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

N/A

FINANCIAL IMPLICATIONS:

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

N/A

Prepared by:
Ross A Potter
Director Protective Services/Fire Chief
Date: September 14th , 2018

Reviewed by:
Judy Goucher
Senior Administrative Officer
Date: September 14th , 2018