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## AGENDA

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### **PUBLIC INPUT**

- 1. CALL TO ORDER**
- 2. ADOPTION OF AGENDA**
- 3. DECLARATION OF INTEREST**
- 4. ANNOUNCEMENTS, AWARDS, CEREMONIES & PRESENTATIONS**
- 5. INFORMATION ONLY**
  - a. Recreation Minutes for August 20<sup>th</sup> – page 2-3
- 6. MINUTES**
  - a. Special Meeting of Council – September 3<sup>rd</sup> – page 4-5
- 7. BUSINESS ARISING FROM MINUTES**
- 8. ADMINISTRATIVE ENQUIRIES**
- 9. NEW BUSINESS**
  - a. Letter of Support for Northwestel & Ice Wireless/Iristel – page 6
  - b. Amendment to Bylaw 1812 – page 7-8
- 10. BYLAWS**
  - a. Bylaw 2392/LND/19 – Third and Final Reading – page 9-10
  - b. Bylaw 1812 “W” – First Reading – page 11-14
- 11. NOTICES OF MOTIONS**
- 12. ADJOURNMENT**



## HAY RIVER RECREATION COMMITTEE MEETING AUGUST 20<sup>TH</sup> 2019

Recreation Centre Multipurpose Room

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### Minutes

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1. **Call to Order.**
2. **Approval of Minutes:** n/a
3. **Announcements:**
4. **Delegation:** n/a
5. **Old Business:**
  - a. Update on Summer Heat and other summer programs;
    - i. Discussion on uptake and attendance throughout summer;
    - ii. Questions regarding staffing and work conditions;
    - iii. RD to study viability of multi sport summer camp for summer 2020;
  - b. Follow up on TR request for review of Donations and Sponsorship Request form;
    - i. RD and ASAO to update policy and form considering TR's feedback with comments received from other groups and notes taken by THR Senior Management;
  - c. O&M variance and Capital Budgets update;
    - i. O&M budgets generally meeting YTD budgets;
    - ii. Capital purchases expected to meet 2019 deadlines;
    - iii. Director of Finance recently provided an updated Q2 variance report with changes to adjust coding errors that were noted;
      1. RD to review and present more specific variance update in September with indications of projected deficits and/or surpluses;
  - d. Update on request for early installation of ice surface;
    - i. MACA School of Community Government representatives confirmed

## 6. New Business:

- a. No Report to Council for July due to RD's vacation leave;
- b. Review of Recreation Policy R-1 (as revised July 2019) – **attached**;
  - i. Concerns raised with regards to 48 hour cancellation policy for regular ice rentals – more discussion needed;
  - ii. KI and DLJ agreed with redundancy and need to reformat given that policy has leanings toward arena and ice user groups;  
DLJ agrees with need to addition of sections C and D were
  - iii. Need was identified to have a specific meeting for Committee members to ask questions and raise concerns;
- c. Gymnasium fundraising initiative – **Kim Ivanko**;

## 7. Other Business

- a. Questions raised regarding ice user group meetings and process for recommendations made by user groups and/or Recreation Committee;
- b. Agenda items for September meeting:
  - i. Indoor play equipment fundraising initiative – **Paula Gour**;
  - ii. Water park and/or splash pad initiative – **Kim Ivanko**;
  - iii. Fitness centre initiative – **Kyle Biggar**;
  - iv. Multi sport floor for arena ice surface off season – **Kim Ivanko**;
  - v. THR-CSFTNO partnership Gymnasium fundraising initiative – **Kim Ivanko**;
- c. O&M and Capital budget updates;

## 8. Date of Next Meeting (monthly on second Tuesday of month)

- A. September 10<sup>th</sup> 2019

## 9. Adjournment



## SPECIAL MEETING MINUTES September 3<sup>rd</sup>, 2019

The Special Meeting of Council was held on Tuesday, September 3<sup>rd</sup>, 2019 at 7:25pm in the Council Chambers.

Present: Mayor Jameson, Deputy Mayor Bouchard, Councilors, Anderson, Chambers, Dohey,

Staff: ASAO – Glenn Smith & Council Administrator – Stacey Barnes

This Meeting was called to order at 7:25pm with Mayor Jameson presiding.

### 2. ADOPTION OF AGENDA

#19-266

**MOVED BY: CLLR DOHEY  
SECONDED BY: CLLR CHAMBERS**

**CARRIED**

### 3. DECLARATION OF INTEREST

There were no declarations of interest for the Special Meeting of Council, Tuesday, September 3<sup>rd</sup>, 2019

### 4. BYLAW

a) Bylaw 2392 – Land Transfer Bylaw – First Reading

#19-267

**MOVED BY: CLLR DOHEY  
SECONDED BY: DEPUTY MAYOR BOUCHARD**

**CARRIED**

b) Bylaw 2392 – Land Transfer Bylaw – Second Reading

#19-268

**MOVED BY: CLLR DOHEY  
SECONDED BY: DEPUTY MAYOR BOUCHARD**

**CARRIED**

### 5. ADJOURNMENT

#19-269

**MOVED BY: CLLR ANDERSON**

**CARRIED**



## SPECIAL MEETING MINUTES September 3<sup>rd</sup>, 2019

That the Special meeting of Council be adjourned at 7:28pm.

Certified Correct as Recorded on the 3<sup>rd</sup> Day of September 2019

These minutes were accepted by motion # \_\_\_\_\_.

\_\_\_\_\_  
Mayor

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



# REPORT TO COUNCIL

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**DEPARTMENT:** ADMINISTRATION **DATE:** September 17<sup>th</sup>, 2019

**SUBJECT:** LETTERS OF SUPPORT FOR NORTHWESTEL & ICE WIRELESS/IRISTEL

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**RECOMMENDATION:**

**THAT THE COUNCIL OF THE TOWN OF HAY RIVER directs Administration to draft letters supporting both Northwestel and Ice Wireless/Iristel to accompany their applications to the CRTC to Upgrade Broadband Internet in the Northwest Territories**

**BACKGROUND:**

Northwestel and Ice Wireless/Iristel are sending applications to the CRTC Broadband Fund to increase highspeed internet and upgrade the broadband throughout the Northwest Territories. Both organizations have requested letters of support from the Town of Hay River to include in their applications for this fund.

The investments and upgrades planned in Northwestel and Ice Wireless/Iristel proposals are intended to bring meaningful improvements to speed and price for the Territory. This includes the option for unlimited data consumption.

**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:**  
Stacey Barnes  
Council Administrator  
September 13<sup>th</sup>, 2019

**Reviewed by:**  
Glenn Smith  
Assistant Senior Administrative Officer  
September 13<sup>th</sup>, 2019



# REPORT TO COUNCIL

**DEPARTMENT:** PUBLIC WORKS AND SERVICES      **DATE:** September 17, 2019

**SUBJECT:** Dean Drive Industrial Lots Disposition

## RECOMMENDATION:

**THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the Amendment of the Zoning and Building Bylaw 1812 “W” report as presented with a recommendation to proceed with a bylaw amendment for rezoning of Lots (2154 to 2171) of Plan 4611 from Urban Reserve (UR) to a combination of Restricted Industrial (M1) and Mixed-Use Commercial (C3).**

## BACKGROUND:

The Town currently has no finished industrial Lots available for sale in its land inventory within the area known as the Industrial Area. Seven (7) lots within Plan 4611 were recently approved by Council (Motion #19-279) to be added into the Town’s sale inventory. To support the sale and urban development beyond the current zoning of Urban Reserve (UR)’s discretionary uses of recreational, agricultural, and public utilities, a rezoning of the area would be required.

Including the Seven (7) lots, a total of Eighteen (18) surveyed Lots located on the West side of Dean Drive near the intersection of Spruce Road that extends to the Hay River Regional Health Centre (see attached Schedule A) are currently zoned as Urban Reserve (UR). It is recommended that all Eighteen (18) lots be rezoned at this time.

In consideration of the proximity to the proposed Sundog development area outlined in the Community Plan (2<sup>nd</sup> reading complete), which is zoned as Residential / Commercial Mixed Use (MU), and the constructed Hay River Regional Health Centre (Institutional (IS)), it is recommended that the two (2) southernmost identified Lots (2154 and 2171) be rezoned from UR to C3. This provides a transition and a buffer to industrial activities associated with potential development of the other 16 Lots which are recommended to be rezoned from UR to M1. The majority of the Lots within the surrounding area known in general as the Industrial Area are currently zoned as M1.

The general purpose of C3 Zones is to make provisions for commercial, residential, institutional, educational and recreational uses in the core area of the New Town. Permitted uses include, professional, financial and office and business support services, retail stores, multi-family housing as part of a mixed-use development, medical and dental clinics, hotel / motels, etc. Discretionary uses include multi-family housing, parks and playgrounds, day cares, government services, etc.

The general purpose of M1 Zones is for industrial uses where there will be minimal nuisance and such that the Zone is compatible with any adjacent non-industrial Zone. Permitted uses include warehousing, receiving and distribution depots, servicing and repair establishments, etc. Discretionary uses include storage and/or sale of bulk oil and gas, auctioneering establishments, detention facilities, etc.



# REPORT TO COUNCIL

**DEPARTMENT:** PUBLIC WORKS AND SERVICES      **DATE:** September 17, 2019

**SUBJECT:** Dean Drive Industrial Lots Disposition

## COUNCIL POLICY / STRATEGY OR GOAL:

Increase inventory of land available for development

## APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

Zoning and Building Bylaw 1812  
Land Administration Bylaw 2178

## FINANCIAL IMPLICATIONS:

- Supports sale of inventoried land (\$375,000)
- Increases to developed property revenues
- Economic development within the community

## ALTERNATIVES TO RECOMMENDATIONS:

- Option 1: Do Nothing
- Wait for approval of the Community Plan
  - Lots will not be available for purchase
- Option 2: M1 for all Lots
- Keep consistent zoning with the majority of Lots in the “Industrial Area”
  - No buffer and transition to proposed Sundog Area’s Residential / Commercial Mixed Use
- Option 3: Rezone only the 7 lots previously approved for sale

## ATTACHMENTS:

- Schedule A - Sketch of Plan 4611 (partial) proposed re-zoning.
- Map A – Land map of Plan 4611 (partial)

**Prepared by:**  
Glenn Smith  
Assistant Senior Administrative Officer  
Date: September 12, 2019

**Reviewed by:**  
Mike Auge  
Director, Public Works and Services  
Date: September 13, 2019



**BYLAW NO. 2392/LND/19  
MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER**

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

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

54. (2) A municipal corporation may only dispose of its real property if

- (a) Council has made a land administration bylaw and disposition is made in accordance with the land administration bylaw; or
- (b) The disposition is specifically authorized or approved by a bylaw.

**AND WHEREAS** the Commissioner of the Northwest Territories requires the property herein described for development as a fish plant, which will provide employment to residents of the Town.

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

1. The Town of Hay River is authorized to sell the whole of:

LOT One Thousand Three Hundred Seventy-Eight (1378)  
PLAN 1126  
HAY RIVER ("the Property")

to the Commissioner of the Northwest Territories for ONE DOLLAR (\$1.00).

- 2. The Town of Hay River be and is hereby authorized to repurchase the property for the sum of \$1.00 if the Commissioner of the Northwest Territories does not develop the Property for use as a fish processing plant or associated facilities within three year of the date of transfer of the Property to the Commissioner of the Northwest Territories.
- 3. That the Mayor and Senior Administrative Officer of the Town of Hay River are authorized to negotiate and execute an option to repurchase the Property, such option to be substantially in the form of the draft Option Agreement.
- 4. That the Mayor or Deputy Mayor and the Senior Administrative Officer of the said Town of Hay River are hereby authorized to execute the transfer of land conveying the said lot to the said purchaser.
- 5. This bylaw will take force and effect upon its final reading.

READ A FIRST TIME this      day of                      , 2019.

\_\_\_\_\_  
Mayor

READ A SECOND TIME this      day of                      , 2019.

**BYLAW NO. 2392/LND/19  
MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER**

\_\_\_\_\_  
Mayor

READ A THIRD AND FINAL this      day of      , 2019.

\_\_\_\_\_  
Mayor

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

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

**BY-LAW NO. 1812 “W”**

**MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER**

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**A BY-LAW** of the Council of the Municipal Corporation of the Town of Hay River in the Northwest Territories, authorizing the Municipal Corporation of the Town of Hay River to amend the Town of Hay River Zoning and Building Bylaw No. 1812.

**PURSUANT TO**

- a) Section 25 to 29 inclusive of the *Planning Act*, R.S.N.W.T., 1988, c. P-7;
- b) Due notice to the public, provision for inspection of this by-law and due opportunity for objections thereto to be heard, considered and determined;

**WHEREAS** the Municipal Corporation of the Town of Hay River has enacted Zoning and Building Bylaw No. 1812;

**AND WHEREAS** the Council of the Municipal Corporation of the Town of Hay River intends to amend Zoning and Building Bylaw No. 1812;

**NOW THEREFORE**, The Council of the Municipal Corporation of the Town of Hay River, in a regular session duly assembled, hereby enacts as follows:

- 1. That Schedule “A” of this Bylaw is declared to form part of this Bylaw
- 2. That Zoning and Building Bylaw No. 1812 of the Municipal Corporation of the Town of Hay River, is hereby amended by:
  - (a) Amending the Zoning Map 14 of 27 of the Zoning and Building Bylaw No. 1812, as amended, in accordance with Schedule “A” of this bylaw.
- 3. That this Bylaw shall come into effect upon receiving third and final reading.

READ A FIRST TIME this 17th day of September 2019.

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Mayor

AFTER A PUBLIC HEARING HELD ON THE      day of      , 2019.

**BY-LAW NO. 1812 "W"**

**MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER**

READ A SECOND TIME this        day of        , 2019.

\_\_\_\_\_  
Mayor

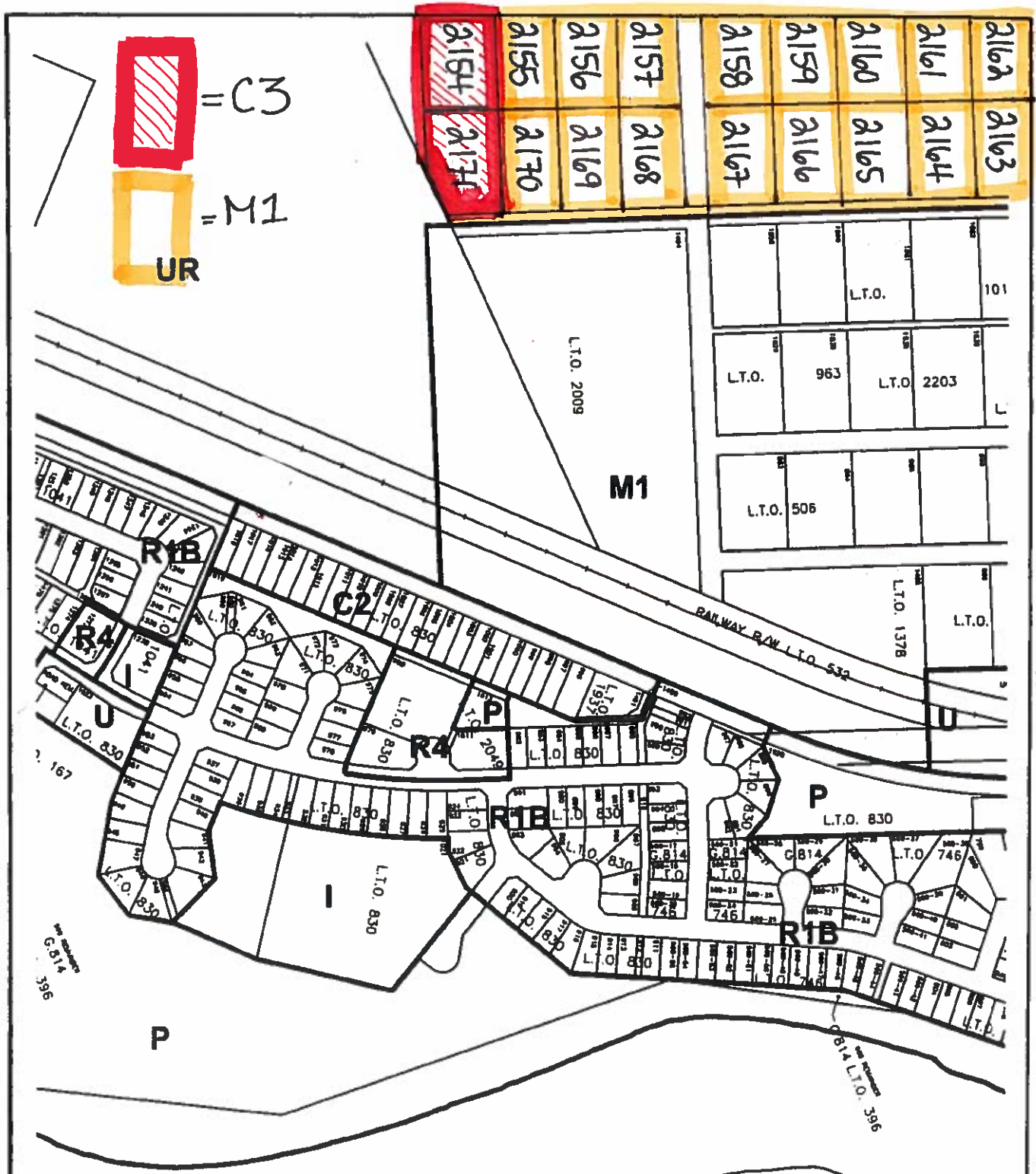
READ A THIRD AND FINAL this    day of        , 2019.

\_\_\_\_\_  
Mayor

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

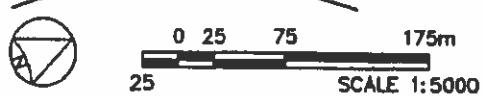
\_\_\_\_\_  
Senior Administrative Officer

# "Schedule A"



- LEGEND:**
- R1A SINGLE FAMILY RESIDENTIAL (CLASS A)
  - R1B SINGLE FAMILY RESIDENTIAL (CLASS B)
  - R1C SINGLE FAMILY RESIDENTIAL (CLASS C)
  - R2 MILE FIVE RESIDENTIAL
  - R3 WEST CHANNEL VILLAGE RESIDENTIAL
  - R4 MULTIFAMILY RESIDENTIAL
  - RM MOBILE HOME PARK
  - RC COUNTRY RESIDENTIAL
  - C1 CORE AREA COMMERCIAL
  - C2 HIGHWAY/SERVICE COMMERCIAL
  - C3 MIXED USE COMMERCIAL
  - C4 CONVENIENCE COMMERCIAL

- M1 RESTRICTED INDUSTRIAL
- M2 GENERAL INDUSTRIAL
- T TRANSPORTATION DISTRICT
- U UTILITY DISTRICT
- EX RESOURCE DISTRICT
- I INSTITUTIONAL
- P PARKS AND RECREATION
- MG MARKET GARDENING
- UR URBAN RESERVE
- RR RURAL RESOURCE
- H HOLDING



**HAY RIVER ZONING BYLAW**  
**BYLAW NO. 1812**  
 ZONING MAPS  
 14 of 27

FILE: 017-016-001 DATE: AUGUST 2, 2002  
 PRINT: MAP FILE 017-001 SHEET FROM: 017-001

"Map A - Land Map of Plan 4611"

