



AGENDA

PUBLIC INPUT

1. CALL TO ORDER

2. ADOPTION OF AGENDA

3. DECLARATION OF INTEREST

4. ANNOUNCEMENTS, AWARDS, CEREMONIES & PRESENTATIONS

5. MINUTES

- a. Regular Meeting of Council – December 9th – page 2-25
- b. Special Meeting of Council – December 11th – page 26-29

6. ADMINISTRATIVE ENQUIRIES

7. DELEGATION

- a. Fortune Minerals
- b. NWT Housing Corporation

8. NEW BUSINESS

- a. Sale of Lands – NWT Housing Corporation – page 30-49
- b. Amalgamate, Subdivide and Resurvey of Lots – GNWT Housing – page 50-53
- c. Subdivide and Resurvey of Lots 1767, 1768 and portion of 1769 – page 54-60
- d. Proposed Amendment to Bylaw 1786 – Water and Sewer- page 61-63

9. BYLAWS

- a. Bylaw 2417 – Repeal of Bylaws 2376, 2377, 2378, 2379 & 2380 – First and Second Reading – page 64
- b. Bylaw 1786J/UTIL/19 – First and Second Reading – page 65-71

10. NOTICES OF MOTIONS

11. IN CAMERA

- a. **Matters under Consideration** - pursuant to Cities, Towns & Villages Act, S.N.W.T. 2003 c. 22, Section 23. (3), (e)

12. ADJOURNMENT



COUNCIL MINUTES – December 9th, 2019

The Regular Meeting of Council was held on Monday, December 9th, 2019 at 6:30pm in the Council Chambers.

Present: Deputy Mayor Bouchard, Councillors Duford, Anderson, Chambers, Dohey, Groenewegen & Willows

Staff: Senior Administrative Officer – Judy Goucher, Assistant Senior Administrative Officer – Glenn Smith, Director of Public Works – Mike Auge, Director of Finance & Administration – Sam Mugford, Director of Protective Services – Ross Potter Director of Recreation – Stephane Millette & Council Administrator – Stacey Barnes

1. CALL TO ORDER:

This Meeting was called to order at 6:30pm with Deputy Mayor Bouchard presiding.

2. ADOPTION OF AGENDA

#19-372

**MOVED BY: CLLR WILLOWS
SECONDED BY: CLLR CHAMBERS**

Add 10. a) Excused Absence
Remove 11 – In Camera

CARRIED

3. DECLARATION OF INTEREST

There were no declarations of interest for the Regular Meeting of Council, Monday, December 9th, 2019

4. ANNOUNCEMENTS, AWARDS, CEREMONIES & PRESENTATIONS

Deputy Mayor Bouchard – We are now live on you

And I had the opportunity to attend the 61st Fireman's Ball this past weekend. Congratulations to our very Stacey Barnes, who received the Fire Fighter of the Year award.

5. ADOPTION OF MINUTES FROM PREVIOUS MEETING(S)

a) November 18th – Regular Meeting of Council

#19-373

**MOVED BY: CLLR DOHEY
SECONDED BY: CLLR GROENEWEGEN**

CARRIED

b) November 25th– Regular Meeting of Council

#19-374

**MOVED BY: CLLR CHAMBERS
SECONDED BY: ANDERSON**

CARRIED



COUNCIL MINUTES – December 9th, 2019

c) December 2nd - Special Meeting of Council

#19-375

MOVED BY: CLLR WILLOWS

SECONDED BY: CLLR GROENEWEGEN

CARRIED

6. ADMINISTRATIVE ENQUIRIES

Director of Finance and Administration – Sam Mugford

- Research ongoing for questions regarding 2020 Budget
- Review of current utility rates
- Completing and closing November Month End
- Preparing for Year End
- Ballot Draw for Vale Island is set for Monday, December 16th, 2019

Director of Protective Services – Ross Potter

- 61st Annual Firefighters Ball this past weekend – celebrating 69 years of service
- 85 people in attendance
- 1001 and 472 Certificates were handed out
- Long Service Awards –
 - 2 years: Lauren Hargraves and Draydon Shaw
 - 5 Years: Garrett Flaherty
 - 25 Years: Vince McKay
- Firefighter of the Year: Stacey Barnes

Director of Recreation – Stephane Millette

- Santa Breakfast at the Rec Centre on December 7th was well attended by all
- Skate with Santa at the Rec Centre coming up on Sunday, December 15th
- Recreation Programmer has posted a week of Christmas Activates to do when school is out
- Pool operations have been affected last week dur to short staffing and air handler related
- Recreation Committee has met and reviewed the business plan and Recreation rates for 2020
- AWG Trials taking place –
 - Midget Boys Hockey – Thursday thru Saturday
 - Biathlon at ski club – using pool and showers at Rec Centre

Director of Public Works – Mike Auge

- Winter activities are taking place – Snow clearing and turning on of bleeders
- Walk through of Lift 2 demolition, landscaping to take place in 2020
- Roof replacements coming along – complete in new year
- Reviewing comments on Water Licensing at end of week



COUNCIL MINUTES – December 9th, 2019

- Drone survey of landfill taking place this week

ASAO – Smith

- Tourism, Economic Development Side
 - submitting Expression of Interest for funding (3) – \$90,000 in applications
 - Culture Plan
 - Trade Shows
 - Pavilion
- Support to come from other committees
- Winter cap funding
 - \$40,000 was accepted
 - Not the pavilion
- Volunteer recognition – working on getting funding – community group to help facilitate
- Tourism draft plan to be reviewed this week with Committee
- Council Meetings have gone live this week on YouTube

SAO Goucher –

- Reports on clean water funding – Wright Crescent
- MACA, Lands, and Executive and Indigenous Affairs meetings took place last week

DM Bouchard –

- Santa pictures at Skate with Santa this weekend have been asked from public
- No bent hydrant this year- Good Job Hay River Fire Dept.
- Windows replaced in Godwin's Mall

Cllr Anderson – Gary Hoffman has passed away this weekend, veteran town volunteer – TV Society, Elks and Golf Club and much more

Cllr Dohey – Outdoor rinks – 553 ready for skaters, Old Town is a week away from being ready

Cllr Anderson – Can we check into lights on the highway by the hospital? It is very dark there.

8. COMMITTEE REPORTS

- a. Public Works Monthly Report for November 2019

RECOMMENDATION:

#19-376

**MOVED BY: CLLR WILLOWS
SECONDED BY: CLLR ANDERSON**

THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the Public Works Monthly Report for November 2019.

CARRIED

BACKGROUND:



COUNCIL MINUTES – December 9th, 2019

Public Works Daily Operations:

Public Works staff continued ongoing work on the Town’s water, sewer, roads & sidewalks, vehicles, and infrastructure. The following is a summary of the work completed this month:

Regular Operations and Maintenance Items	
Item	Monthly Activity
Water & Sewer	Water shut offs and turn ons as requested Water and Sewer inspections of areas of concern Water and Sewer locates as requested Meter readings taken Flushing of lines Month end water report
Water & Sewer Facilities	Daily inspections of facilities Turb meter replacement Air relief valve replacement
Roads	Grading activities regularly Sanding activities when required Sign repairs as needed
Vehicles	Winterizing of vehicles Inspection of new grader
Cemetery	2 Funerals held this month
Other	Remove flags from poles Install Christmas decorations Install paneling at pavilion Building repairs at the VIC Relocate mural at Rec Centre

Landfill Operations:

The Landfill continued regular operations and monitoring activities throughout the month.

New landfill trailer has been put in place and hooked up. New trailer is now operational and in use by our contractor.

Waiting on finalizing the funding agreement to remove tires from the landfill. Expected that this work will occur once the funding is in place.

Water Licence Activities:

Regular monitoring programs continue as per the requirements of the Town’s water licence.

The Town’s water licence renewal application was submitted to the Mackenzie Valley Land and Water Board on September 16th. All the associated documents were out for public review through the MVLWB website with an October 31st deadline for comments/questions from the reviewers. The Town is working on responses with a consultant and will be providing these comments to the Board in



COUNCIL MINUTES – December 9th, 2019

December. The Technical Sessions have been postponed to February 11 – 13th. The renewal process is on schedule and expected to continue well into 2020.

Capital Projects:

The largest of the capital works projects for the department of Public Works are still awaiting signed agreements through the ICIP funding program. A list of 2019 Capital Projects along with an update of the status of these projects is included below.

2019 Capital Projects Public Works	
Project	Update
Lift Station System Upgrade	Awaiting finalized funding agreement and acquisition of property
Fraser Place Development	Geotechnical investigation to take place early in December
Caribou Crescent Water, Sewer, and Drainage	Awaiting finalized funding agreement
Grader Replacement	New grader has arrived, documentation being finalized
Mower Attachment for Tractor	Postponed
Water Treatment Plant Roof Replacement	Project commenced, work ongoing
Reservoir Roof Upgrades	Project commenced, work ongoing
Water Licence Renewal	Ongoing - See Water Licence section
Landfill Trailer	Complete
Commercial Water Meter upgrade	Majority of meters have been purchased, still need to be installed
Landfill - Tire Recycling Program	Awaiting finalized funding agreement
Landfill - Solid Waste Facility Planning/Scoping	Awaiting finalized funding agreement
Sewer Lining throughout Town	Complete
Paradise Road Realignment	Project on hold until funding source identified
Lift Station #2 Demolition	Work completed for 2019, some minor landscaping work to be completed in the spring
Sewage Lagoon Upgrades	Complete
Snowblower - heavy duty	Complete
Lift Station Study	Complete
Beach Road Upgrade	Complete
Generator Replacement - WTP	Complete
Sewer Flusher (Equipment)	Quotes came in over budget, project deferred to 2020
Landfill Interim Closure Plan	Approval deferred by MVLWB, will become part of the water licence renewal process
Mansell, Dessy, and Morin work	Project work completed for 2019 Some minor work to be completed in 2020

Planning:



COUNCIL MINUTES – December 9th, 2019

2 Development Permits and 0 Building Permits have been approved for November 2019. In the month of November 2018, we had 3 Development Permits and 2 Building Permits signed out. The monthly Development and Building report is as follows:

DATE	DEV #	CIVIC ADDRESS	DESC. OF WORK
Nov 18/19	DH19-098	72 Stewart Drive	Home Occupation Creden Design (Arts and Crafts).
Nov 20/19	DH19-099	39 McBryan Drive	Home Occupation Shine Moment Studio (Craft, Art, Photography).

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

- Mackenzie Valley Land and Water Board Town of Hay River License #MV2009L3-0005
- Bylaw 1812 Zoning and Building Bylaw

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

N/A

Prepared by: Mike Auge
 Director of Public Works
 November 27, 2019

Reviewed by: Judy Goucher
 SAO
 November 27, 2019

b) Protective Services Monthly Report for November 2019

RECOMMENDATION:

#19-377 **MOVED BY: CLLR WILLOWS**
SECONDED BY: CLLR DUFORD

THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the Emergency Services Activity Report for November 2019 as presented.

CARRIED

BACKGROUND:



COUNCIL MINUTES – December 9th, 2019

Summary:

Training was the major focus this month for both internal resources and external resources. We held two fire prevention/fire extinguisher courses for Infrastructure and one for the hospital. As far as the fire department is concerned, there was a major focus on pump training which took up three weeks of our meetings. In conjunction with the pump training, we also accomplished Firefighter Safety, Personal Protective Equipment, and Self-Contained Breathing Apparatus training with four of our recruits. Two of the recruits also participated in a First Aid/CPR and AED course with our Protective Services Specialist. Four members also participated in the Advanced Incident Command course which was two and a half days long.

We have also completed safety inspections on all Town of Hay River Facilities, and we have identified all deficiencies. The deficiencies are now being addressed, which should put all of our facilities in good stead for the winter months. As part of the inspections, we also verified that all items that were identified on the Loss Control Report have been dealt with.

On Thursday, November 28th we will be attending a Tabletop Exercise with the Airport, which will give us another chance to test our Emergency Plan. We will report on how this exercise went in next month's report.

Meetings:

- Senior management meetings
- Committee meetings
- Council meetings
- Budget meeting
- Joint Occupational Health and Safety
- NWT Fire Chief's Association
- FMO meeting re 2 Seasons plan review
- Airport Tabletop

During November 298, paid-on-call hours were served by the members of the HRFD for a year to date total of 6,989.5.5 hours.

STATISTICS

FUNCTION	NOVEMBE R 2017	NOVEMBE R 2018	NOVEMBE R 2019	NOVEMBE R 2017 YTD	NOVEMBE R 2018 YTD	NOVEMBE R 2019 YTD
Patient Transfers	16	14	15	181	132	145
Medical Emergency	15	15	19	151	152	158



COUNCIL MINUTES – December 9th, 2019

Local						
Medical Emergency Reserve	0	4	6	16	22	25
Medical Emergency Highway	0	1	0	5	7	1
Medical Emergency Out of Town Patients	1	1	1	13	13	12
Body Transfer	1	0	1	9	9	6
Fires & Rescues	1	1	0	23	22	16
False Alarms	1	3	2	23	31	23
Training	4	4	4	45	42	44
Special Training	6	0	2	23	23	40
Maintenanc e	4	4	4	37	43	39
Fire Permits	0	1	3	5	20	11
Fireworks Permits	0	0	0	5	8	1
Public Safety	1	0	2	37	25	22
Inspections	3	6	21	55	78	116

MAINTENANCE

Ambulance 1	Weekly checks
Medic 1	Weekly checks, full service, repair airline
Engine 1	Weekly checks
Engine 2	Weekly checks
Engine 3	Weekly checks, replace the serpentine belt, repair power steering leak
Tender 1	Weekly checks, full service, replace batteries, repair air leaks
Rescue 1	Weekly checks, repair interior lights
Rescue 2	Weekly checks
Rescue 5	Weekly checks



COUNCIL MINUTES – December 9th, 2019

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

Fire Prevention Bylaw

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

None

Prepared by:
 Ross Potter
 Director Protective Services/Fire Chief
 Date: November 26, 2019

Reviewed By:
 Judy Goucher
 Senior Administrative Officer
 Date: November 26, 2019

c) Municipal enforcement Monthly Report for November 2019

RECOMMENDATION:

**#19-378 MOVED BY: CLLR GROENEWEGEN
 SECONDED BY: CLLR DOHEY**

THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the Municipal Enforcement Report for November 2019 as presented.

CARRIED

BACKGROUND



COUNCIL MINUTES – December 9th, 2019

OFFENSE	INQUIRY	INVESTIGATED NO SUBSTANTIATION	OFFENCES	WARNINGS	SHELTER	FINES	TOWED	RETURNED TO OWNER
Animal Control Bylaw								
Animal Abuse	1	1						
Barking Dogs	1			1				
Dog Attack								
Dog Bites	1			1				
Loose Cat	1				1			
Loose Dogs	24	5		6	2	2		9
Business License								
No Business License	1			1				
Traffic Bylaw								
Vehicle Parking	1			1				
Trailer Parking	2			2				
ATV								
Unightly Bylaw								
Overgrown Trees	2			2				
Long Grass								
Miscellaneous	5			5				
Garbage	1			1				
Development Related								
Infringing on Property								
Fire Prevention Bylaw								
Burn Garbage								
Porritt Landing								
Vessel Parking Issues								
Snow Removal								
Not Clearing Sidewalks	1	1						

Unightly Properties: 2

The Protective Services Specialist is making two daily patrols which include surveys for loose dogs, vehicles, and trailers that may be parked inappropriately causing aesthetic and traffic issues (i.e., parking in green spaces) and unsightly properties. Each patrol is about 2 hours long if the patrol covers the complete town. We are also fielding complaints from the public and investigating the allegations to ensure they are valid.

The Specialist has also been assisting with some of the inspections that are being done on the Town of Hay River owned buildings, and on Daycare and Day home facilities.

The Protective Services Specialist has now completed her Incident Command 100, 200, and 300 Advanced ICS course.

The Protective Services Specialist, along with the Fire Chief, responds to all Medical and Fire Calls during work hours. Having full-time employees taking calls reduces response times significantly.

COUNCIL POLICY / STRATEGY OR GOAL:



COUNCIL MINUTES – December 9th, 2019

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

Bylaws as applicable

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

N/A

Prepared by:

Ross Potter
Director, Protective Services
Date: November 27, 2019

Reviewed By:

Judy Goucher
Senior Administrative Officer
Date: November 27 2019

d) Tourism and Economic Development Monthly Report for November 2019

RECOMMENDATION:

#19-379

MOVED BY: CLLR GROENEWEGEN

SECONDED BY: CLLR ANDERSON

THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the Tourism and Economic Development Report for the month of November 2019.

CARRIED

BACKGROUND:

Tourism Activity:

- Tourism activity was expectedly down due to the time of year and slightly down in comparison to historical November figures. The VIC was closed from November 5 to 7 as Peter was in Yellowknife attending the 2019 NWT Tourism AGM.
- Last month we had visitors from Taiwan, Ethiopia, Australia, France and Hong Kong.
- We have been participating in the ITI Let's Talk Tourism surveys and discussions that will help shape the next 5 year NWT tourism strategy. We attended both survey sessions, Tuesday November 26 – 1:00 to 4:00 pm and 7:00 to 9:30 pm. Both were well attended, and great discussion and ideas were presented on how to grow regional and community specific marketing and programming. Councilors who are interested can fill out the online survey and offer up some suggestions on the open idea board or in the discussion forum <https://www.engage-iti.ca/TalkTourismNWT>



COUNCIL MINUTES – December 9th, 2019

- We met with NNSL to work on getting more information into the 2020 Visitor Guide. The meeting was positive, we are working on copy and accessing new photographs.

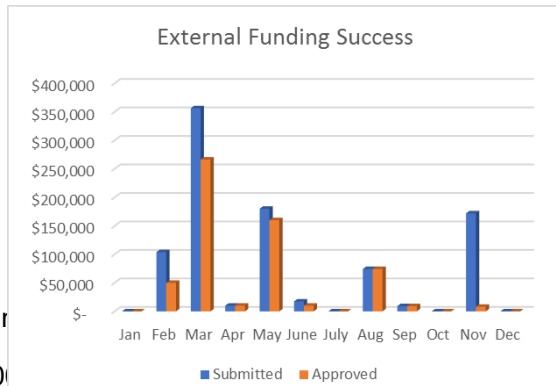
Visitor Information Centre (VIC):

- November sales were \$1,594.50, down from last year (\$3,347.15). 2019 sales are on target to exceed last year's as we near Christmas and will see an increase in tourism traffic with tourists and family visitors coming to town. (note: this is sales to November 27 and does not include to the end of the month)
- The recommended health & safety upgrades have all been completed and Taylor & Co. was in to provide the yearly clean and check of the pellet stove.

Other Activity:

- Design for the Trans Canada Trail interpretive signage is in its final stage. We are expecting to see everything for the section of the trail completed shortly. Work will then begin on signage for the next section of the trail.
- Hay River was awarded as the host for the 2020 NWT Tourism Conference and AGM.
- The Tourism & Economic Development Committee will meet November 28th.
- Peter attended the presentation on the new South Mackenzie Therapeutic Community that is transforming the correctional institution in Hay River from the traditional punishment model to a therapeutic approach. This will allow those in the institution to actively participate in group living and activities to drive individual change with an emphasis on social learning and mutual self-help. The system is used in BC and has proven to help individuals who complete the program to reoffend significantly less and in less severe manners and have increased offence free periods of time.
- Peter is working with Pierre Chalifoux to assist in him setting up an outfitting business for the Winter months based in Hay River.

External Funding Success



November Grant

- \$800,000

the Fisherman's waterfront Pavilion build fund by Imperial Oil.

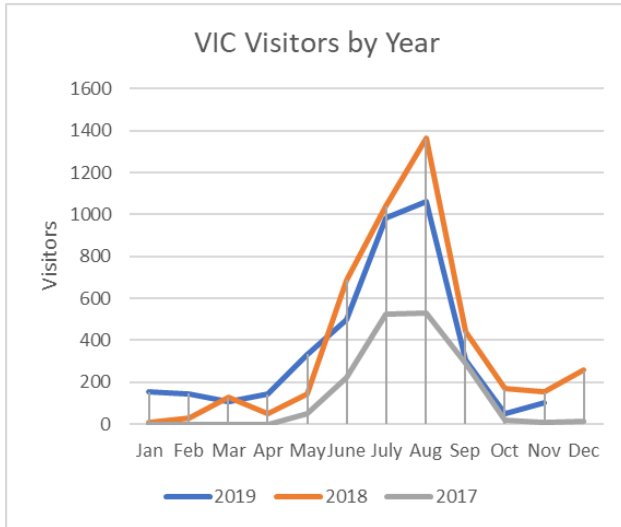
low by the end of the month) has been awarded to

Visitor Information Centre Visitors





COUNCIL MINUTES – December 9th, 2019



October visitors through the door at the VIC are expectedly down due to time of year and VIC being closed from November 5 – 7 for the NWTT AGM. Up (103) compared to October's 52, most visitors were Canadian although we did have visitors from Taiwan, Ethiopia, France, Australia and Hong Kong.

Gift Shop Sales



Gift shop sales were down from last year's– November 2019 \$1,594.50 – November 2018 \$3,347.19

Inbound Marketing

- Focus has continued on promotion through social media. We did purchase a ½ page ad in the 2020 Explorers' Guide.

Visitor Satisfaction Rating

- We have been working with ITI, NWT Parks and Spectacular NWT to create an NWT wide visitor metrics that will be of value to all involved.



COUNCIL MINUTES – December 9th, 2019

November 20th, 2019	Senator Anderson	Mayors Office
November 20th, 2019	Pentecostal Pastor Samuel Acey	Mayors Office
November 20th, 2019	Welcome Address for NWT Parks & Recreation AGM	Recreation Centre
November 20th, 2019	GNWT Housing re: Building of RCMP houses in Hay River	Council Chambers
November 25th, 2019	Edna Lafferty re: drugs in Hay River	Council Chambers
November 26th, 2019	Welcome speech at the NWT Metis Nation AGM Assembly	Community Hall
November 27th, 2019	Chamber of Commerce Luncheon	Ptarmigan Inn
November 28th, 2019	Hay River Franchise Follow-up	Power Corporation
November 29th, 2019	Santa Clause Parade	Walk to Downtown
November 30th, 2019	Town of Hay River staff Christmas Party and long service awards	Curling Club

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

N/A

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

N/A



COUNCIL MINUTES – December 9th, 2019

ATTACHMENTS:

N/A

Prepared by:

Kandis Jameson

Mayor

Date: November 27th, 2019

f) Recreation Monthly Report for November 2019

RECOMMENDATION:

#19-381

MOVED BY: CLLR DOHEY

SECONDED BY: CLLR WILLOWS

THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the report entitled "Recreation and Community Services Monthly Report" for November as presented.

CARRIED

BACKGROUND:

Recreational Programming

The Recreation Centre was the site of the NWT Metis Nation's 2019 AGM from November 25th to 29th. The event made use of the Community Hall and required some support from Programming and Maintenance staff. The event was a success with positive feedback received from all involved.

The Recreation Centre also hosted 3 hockey tournaments during the month of November. In particular, the annual men's tournament hosted 11 teams, which meant ice times went from 7:30 am to 1:30 am. This, and other tournaments, provide good training for Maintenance staff who need to ensure quality ice maintenance via coordinated efforts and communication.

Seasonal activities and special events have returned, such as the monthly Full Moon Snowshoe walks and the annual Santa Claus Parade which is being coordinated with community events such as Midnight Madness and the Festival of Trees. The weekend of November 29th will be exciting and should be a great kick off the holiday season! These events are always well appreciated and show great community pride. December traditions like Skate with Santa and Breakfast with Santa are currently being advertised.

Recreation Programming Statistics



COUNCIL MINUTES – December 9th, 2019

Regular programs:	September		October		November		Totals
	2018	2019	2018	2019	2018	2019	
<i>Walking Track</i>	-	88	403	126	330	248	337
<i>Table Tennis Drop-in</i>	-	7	76	76	87	44	
<i>Air Hockey Drop-in</i>	-	4	-	33	-	45	
<i>Badminton & Pickleball</i>	-	43	5	0	8	40	
<i>Various fitness classes</i>	-	16	-	33	-	52	52
<i>Spin Bike Classes</i>	-	28	-	16	-	7	37
<i>Spin bootcamp</i>	-	21	-	4	-	14	
<i>Lunch time spin</i>	-	47	-	24	-	16	
<i>Science Club</i>	-	-	-	40	-	26	62
<i>Drama Club</i>	-	-	-	40	-	18	
<i>Art Club</i>			5	40	5	18	
<i>Zumba Jr</i>	-	-	-	40	-	-	
<i>RAD and PHAB</i>	-	-	30	120	30	77	107
<i>Zumba gold</i>	-	0	-	n/a	-	-	26
<i>Seniors Craft Club</i>	-	10	12	16	16	16	
<i>Senior stretch</i>	-	2	0	12	0	10	
<i>Public Skating</i>	-	5	170	211	91	211	264
<i>Sr Shinny</i>	-	15	16	22	2-10 avg	22	
<i>Jr Shinny</i>	-	4	16	31	2-10 avg	31	
<i>Full Moon Snowshoe</i>	-	-	-	-	-	8	8

Rental hall usage:

Community Hall

Multipurpose Room

Doug W. Hall



COUNCIL MINUTES – December 9th, 2019

<i>TOHR special events</i>	-	3-5 programs daily	5
<i>TOHR meetings</i>	1	-	3
<i>Corporate/private rentals</i>	8	2	-
<i>Non-profit organization</i>	4	1	13
<i>Birthday celebrations</i>	2	-	-

Revenues:	September	October	November
<i>Drop in activities</i>			
<i>Child</i>	\$369.39	\$503.03	\$517.00
<i>Student</i>	\$266.68	\$224.79	\$108.00
<i>Family</i>	\$422.91	\$560.07	\$564.00
<i>Adult</i>	\$319.79	\$567.93	\$468.00
<i>Senior</i>	\$49.78	\$65.50	\$44.00
<i>Fitness Programs</i>			
<i>Student drop ins</i>	\$6.67	-	-
<i>Adult drop ins</i>	\$72.82	\$137.54	\$119.00
<i>Adult Memberships</i>	\$95.25	\$1359.90	\$156.21
<i>Senior drop ins</i>	\$5.00	\$26.26	\$10.50
<i>Senior Memberships</i>	\$624.48	-	\$84.27

Aquatics

School groups continue to make good use of the pool. We continue to see increases in weekly school group bookings, which brings energy to the Recreation Centre.



COUNCIL MINUTES – December 9th, 2019

A group of parents and coaches are starting the HR Swim Club back up. A course was held for coaches in the Community Hall and lanes are being booked for Swim Club practices. It's great to see competitive swimming return to the Aquatic Centre!

Representatives of the Marine Training Institute were in the pool for training on two separate occasions in November. These training activities are interesting and provide good observation for Aquatic Centre staff. Revenue is also considerable with the entire Aquatic Centre being reserved for their training.

The hot tub was closed for several days to make repairs to the filter. Work was completed in 2 days, with the initial problem resolved. Unfortunately, the filter sand received was contaminated which forced an extended closure. The hot tub remained closed for approximately 2 weeks but is now fully operational with water quality remaining consistent.

Phase 1 of the Aquatic Centre AHU upgrade project is near completion. Extensive cleaning of the main AHU have been completed, though further work is required to clean and service a secondary AHU. Installation of a snow hood and variable flow drive fans have been delayed to December. THR's Director of Recreation continues to work with Arctic Energy Alliance and Greenhouse Gas Grant representatives to secure funding for Phase 2 of the AHU Upgrade Project.

Regular programming included:

- Early bird lane swim (4 days/week);
- Aquafit adult classes (twice weekly);
- Open Swim Times (daily)
- School/Youth group availabilities (8 blocks per week);
- Evening Adult swim (4 days/week);
- Birthday Party Availability (4 blocks per weekend);
- Family Swim Times (one/week);
- Swim lessons (4 days/week)

Department Statistics

Pool Attendance:

September		October		November	
2018	2019	2018	2019	2018	2019



COUNCIL MINUTES – December 9th, 2019

<i>Birthday parties</i>	4	1	-	2	3	2
<i>Aquafit</i>	8	11	-	32	23	48
<i>School groups</i>	46	77	-	197	116	133
<i>General</i>	1049	1097	57	578	886	787

<i>Aquatic Revenue:</i>	September		October		November	
	2018	2019	2018	2019	2018	2019
<i>Admissions</i>	\$3573.25	\$3095.54	\$454.99	\$2951.07	\$2703.07	\$2599.49
<i>Kids Lessons</i>	\$850.50	\$1672.50	-	\$1305.14	\$232.50	\$139.00
<i>Adult Lessons</i>	Tbd	Tbd	\$182.86	\$90.48	\$132.38	\$374.24
<i>Miscellaneous</i>	\$73.34	\$182.94	\$7.62	\$161.40	\$61.17	\$168.58
<i>Hourly Rental</i>	\$411.42	\$133.33	-	\$203.33	\$205.71	\$2138.00

Facilities and Maintenance

Recreation and Aquatic Centre:

- Maintenance:
 - Setup and takedown of rentals and special activities;
 - Janitorial contract ongoing with positive feedback from contractor and THR staff;
 - Weekly walkthroughs of Aquatic Centre and Recreation Centre;
 - Director of Recreation, Divisional Supervisors and appropriate staff;
 - Update of daily and weekly checklists on City Reporter Software;
 - Increased communications/action logs for maintenance staff and other divisions;

- Improvements:
 - Hot tub filter repairs;
 - Preparation for pool filter repairs;
 - Preparation of MP Room shelving improvements;
 - Aquatic Centre AHU upgrade project Phase 1 near completion;
 - 2019 Capital Budget purchasing progress:
 - Receiving quotes for Community Hall sink;



COUNCIL MINUTES – December 9th, 2019

- 4 piece portable bar and/or A/V counter received (Lobsterfest contribution);
- Acoustic panels expected any day (Lobsterfest contribution);
- Concession stools for concession viewing area expected any day;

Special Events:

- Annual or regular events/partnerships:
 - 2 Minor Hockey tournaments;
 - 2 adult tournaments;
- New or one-time events:
 - NWT Metis Nation AGM;
 - Territorial court (3 day trial);

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

N/A

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

Prepared by:
Stephane Millette
Director Recreation and Community Services
Date: November 27th, 2019

Reviewed by:
Glenn Smith
ASAO
Date: November 27th, 2019



COUNCIL MINUTES – December 9th, 2019

g) Excused Business

RECOMMENDATION:

#19-382

MOVED BY: CLLR DOHEY

SECONDED BY: CLLR GROENEWEGEN

THAT THE COUNCIL OF THE TOWN OF HAY RIVER excuses Councillor Chambers from the Standing Committee of Council, Monday, December 2nd, 2019.

CARRIED

BACKGROUND:

Councillor Chambers has asked to be excused from the Standing Committee of Council on Monday, December 2nd, 2019

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

Prepared by:

Stacey Barnes

Council Administrator

Date: December 2nd, 2019



COUNCIL MINUTES – December 9th, 2019

9. NEW BUSINESS

a. Excused Absence

RECOMMENDATION:

#19-383

MOVED BY: CLLR WILLOWS
SECONDED BY: CLLR GRONEWEGEN

THAT THE COUNCIL OF THE TOWN OF HAY RIVER excuses Mayor Jameson from the Regular Meeting of Council, Monday, December 9th, 2019.

CARRIED

BACKGROUND:

Mayor Jameson has asked to be excused from the Regular Meeting of Council on Monday, December 9th, 2019.

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

Prepared by:

Stacey Barnes

Council Administrator

Date: December 9, 2019

10. NOTICES OF MOTIONS

There was no notice of motions at the Regular Meeting of Council on Monday, December 9th, 2019



COUNCIL MINUTES – December 9th, 2019

11. ADJOURNMENT

#19-384

MOVED BY: CLLR WILLOWS

That the Regular Meeting of Council be adjourned at 6:53pm.

CARRIED

Certified Correct as Recorded on the 09TH day of December 2019.

These minutes were accepted by motion # _____.

Mayor

Senior Administrative Officer



SPECIAL MEETING MINUTES December 11th, 2019

The Special Meeting of Council was held on Wednesday, December 11th 2019 at 6:30 in the Council Chambers.

Present: Mayor Jameson, Deputy Mayor Bouchard, Councillors, Duford, Anderson, Chambers, Dohey, Groenewegen & Willows

Staff: SAO – Judy Goucher, Assistant Administrative Officer – Glenn Smith, Director of Public Works – Mike Auge, Director of Recreation – Stephane Millette, Director of Protective Services – Ross Potter, Director of Finance and Administration – Sam Mugford & Council Administrator – Stacey Barnes

This Meeting was called to order at 6:30pm with Mayor Jameson presiding.

2. ADOPTION OF AGENDA

#19-385

**MOVED BY: CLLR ANDERSON
SECONDED BY: CLLR CHAMBERS**

CARRIED

3. DECLARATION OF INTEREST

Cllr Dohey declared an Interest in item 5) In Camera for Wednesday, December 11th, 2019.

4. NEW BUSINESS

a) 2020 Proposed O&M Budget

RECOMMENDATION:

#1-386

**MOVED BY: CLLR DOHEY
SECONDED BY: CLLR WILLOWS**

THAT THE COUNCIL OF THE TOWN OF HAY RIVER recommends approval of the proposed 2020 Operating and Maintenance (O&M) Budget as presented.

CARRIED

BACKGROUND:

The Town of Hay River is required by *CTVA S. 94(1)* to approve an O&M Budget for the coming year before the end of the current year.

Administration has prepared this budget in consultation with the Finance Committee and Council.

COUNCIL POLICY / STRATEGY OR GOAL:

To make informed decisions.



SPECIAL MEETING MINUTES December 11th, 2019

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

Cities, Towns and Villages Act S.N.W.T. 2003, c.22 Sec. 94 (1)

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

Council may choose to not approve.

ATTACHMENTS:

2020 O&M Budget package

Prepared by:

Sam Mugford, CPA, CA
Director of Finance & Administration

Reviewed by:

Judy Goucher
Senior Administrative Officer

b) 2020 Proposed Capital Budget

RECOMMENDATION:

#19-387 **MOVED BY: CLLR DOHEY**
 SECONDED BY: DUFORD

THAT THE COUNCIL OF THE TOWN OF HAY RIVER recommends approval of the proposed 2020 Capital Budget as presented.

CARRIED

BACKGROUND:

The Town of Hay River prepares a capital budget annually to plan the next fiscal year's expenditures and funding.

Administration has prepared this budget in consultation with the Finance Committee and Council.

COUNCIL POLICY / STRATEGY OR GOAL:

To make informed decisions.

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

Cities, Towns and Villages Act S.N.W.T. 2003, c.22 Sec. 94 (1)



SPECIAL MEETING MINUTES December 11th, 2019

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

Council may choose to not approve.

ATTACHMENTS:

2020 Consolidated Capital Budget presentation
2020 Capital Budget detail

Prepared by:

Sam Mugford, CPA, CA
Director of Finance & Administration

Reviewed by:

Judy Goucher
Senior Administrative Officer

5. IN CAMERA

#19-388

MOVED BY: CLLR ANDERSON
SECONDED BY: CLLR DEPUTY MAYOR BOUCHARD

That the Council of the Town of Hay River move to In Camera at 7:10pm.

CARRIED

#19-389

MOVED BY: CLLR DUFORD
SECONDED BY: CLLR CHAMBERS

That the Council of the Town of Hay River move out of In Camera At 7:40PM.

CARRIED

6. ADJOURNMENT

#19-390

MOVED BY: CLLR WILLOWS

CARRIED



SPECIAL MEETING MINUTES December 11th, 2019

That the Special meeting of Council be adjourned at 7:41pm.

Certified Correct as Recorded on the 11th Day of December 2019

These minutes were accepted by motion # _____.

Mayor

Senior Administrative Officer



REPORT TO COUNCIL

DEPARTMENT: ADMINISTRATION

DATE: December 16th, 2019

SUBJECT: Sale of Lands – NWT Housing Corporation (NWTHC)

RECOMMENDATION:

That the COUNCIL OF THE TOWN OF HAY RIVER approves the sale of Lots 1833, 1834, 1835 and 1836 Plan 3925 to the NWT Housing Corporation for the purpose of constructing RCMP housing and agrees to replace the term “single family dwelling” with “residential development” to allow for the construction of semi-detached and/or duplex housing.

And,

That the COUNCIL OF THE TOWN OF HAY RIVER approves an extension to the development of the RCMP housing on Lots 1833, 1834, 1835 and 1836 Plan 3925 in accordance with the timelines presented in the proposal for RCMP housing in Hay River presentation.

And,

That the COUNCIL OF THE TOWN OF HAY RIVER declines the request from NWTHC to refund the deposit on 5 properties that NWTHC will no longer be purchasing.

BACKGROUND:

At the request of NWTHC, on November 26, 2018 Council approved Motion #18-147 to replace the term “single family dwelling” with “residential development” to allow semi-detached and duplex housing for Lots 1833, 1834, 1835, 1836, 1840, 1841 and 1842 Plan 3925. These lots had previously been approved for sale to NWTHC through sale of land bylaws. Council Motion #18-147 also indicated that these lots could not be used for RCMP housing.

NWTHC has been working on options for RCMP housing and developed a plan that was presented on November 20, 2019 to the Mayor, Councillor Anderson and representatives from Administration. Based on the revised RCMP housing plan, Administration is recommending the following:

- Confirmation that lots 1833, 1834, 1835 and 1836 Plan 3925 may proceed with permitting to construct RCMP housing.
- Council agree to waive the one-year development rule and allow development to proceed along the planned timelines as per the presentation (attached).
- Council approve a repeal bylaw releasing NWT Housing from the sale of 5 lots which include lots 1840, 1841, 1842 Plan 3925 and lots 2147 and 2148 Plan 4552. These lots may not be returned to inventory and sold on a first come first served basis.
- NWTHC has requested that the deposits on the 5 lots (\$21,840.77) they will no longer be purchasing be applied against the purchase price of the 4 lots that they are retaining for RCMP housing. Administration does not support this request as:



REPORT TO COUNCIL

DEPARTMENT: ADMINISTRATION **DATE:** December 16th, 2019

SUBJECT: Sale of Lands – NWT Housing Corporation (NWTHC)

- Town policy is that down payments are non-refundable
- The balance on these 9 lots was unpaid as of November 5, 2019
- These lots were removed from inventory at a time when our community is experiencing a land shortage and were not developed within the permitted timeframe
- Administration is accommodating NWTHC by recommending that the timeline for development be extended for the 4 lots that NWTHC are retaining.

A separate agenda item addresses the application to combine and re-subdivide the 4 lots into 3 to create larger lots to accommodate the duplex housing for RCMP.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

Land Administration Bylaw

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

NWTHC RCMP Housing Plan

Prepared by: Judy Goucher
SAO
December 12, 2019



REPORT TO COMMITTEE

COMMITTEE: PUBLIC WORKS COMMITTEE **DATE:** December 10, 2019

DEPARTMENT: PUBLIC WORKS

SUBJECT: SUB-DIVISION AND RESURVEY OF Lots 1767 and 1768 and possibly 1796, Plan 3925, Hay River.

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER approves the Amalgamation, Sub-division and Resurvey of Lots 1833, 1834, 1835, and 1836, Plan 3925, 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.**

BACKGROUND:

The Town has received an application from the Northwest Territories Housing Corporation requesting authorization to amalgamate the 4 lots listed above and sub-divide into three larger lots to construct three 2-story Duplexes. All minimum requirements as per the Zoning and Building Bylaw 1812 will be met.

Included in this package is the Development Permit Application and the preliminary plan of survey from Northwest Territories Housing Corporation.

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
General Plan Bylaw No. 1811

FINANCIAL IMPLICATIONS:

N/A



REPORT TO COMMITTEE

COMMITTEE: PUBLIC WORKS COMMITTEE **DATE:** December 10, 2019

DEPARTMENT: PUBLIC WORKS

SUBJECT: SUB-DIVISION AND RESURVEY OF Lots 1767 and 1768 and possibly 1796, Plan 3925, Hay River.

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

- 1) Development Permit Application from Northwest Territories Housing Corporation
 - 2) Preliminary sketch showing legal survey required for Lots 1833, 1834, 1835 and 1836, Plan 3925.
-

Prepared by:

Reviewed by:

Randy Froese
Development Officer

Mike Auge
Director of Public Works

Date: December 10, 2019

Date: December 10, 2019



REPORT TO COUNCIL

DEPARTMENT: Public Works

DATE: December 16, 2019

SUBJECT: SUB-DIVIDE AND RESURVEY of Lots 1767, 1768 and a portion of Lot 1769, Group 814, Plan 43329 into three R1A Single Family Residential (Class C) Lots.

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER Review and Approve at their discretion Development Permit No. D19-102, to Sub-Divide and Re-Survey Lots 1767, 1768 and a portion of 1769 into three R1A – Single Family Residential (Class A) Lots at 61.5 feet in width as per our Zoning and Building Bylaw 1812.

- . **That all Requirements of the Zoning and Building 1812 are met.**
- . **That the Landowner pays all costs related to the sub-division, re-survey and registration**

BACKGROUND:

The Town of Hay River has received a Development Permit Application # D19-102, along with a Letter requesting Mayor and Council allow a variance on the 61.5 lot width, reducing them to approximately 60 feet in width for each of the three new proposed lots.

The site is R1A Single Family Residential (Class A) 18.5 m (61.5 ft.) is the required lot width in this Zone.

The owner is asking to sub-divide, lots 1767 and 1768 which are 24.35 m (79.88 ft.) and 30.48 (100.00 ft.) in width totaling 179.88 feet in width, divided by three would give 59.96 feet wide for each new lot, falling short of the lot width by approximately 1.5 feet per lot.

The owner confirmed in her Letter to Council that she is the owner of the adjoining Lot 1769 and if the first request is not possible, she could take the 4.5 feet from Lot 1769 to make up the shortfall.

Bylaw 1812 does not allow relaxation of the minimum width of lots unless the lot was legally registered and existing at the date of commencement of the bylaw. As such, the addition land from Lot 1769 is required in order to comply with the bylaw.

Lot 1769 does have a building on it, when surveyed the owner would have to comply with the required side yard set-back on this property once the 4 to 4.5 foot is used to make up the difference for the proposed three lots.

The Development does meet the General purpose of the appropriate zone and the Policies of the General Plan.



REPORT TO COUNCIL

DEPARTMENT: Public Works

DATE: December 16, 2019

SUBJECT: SUB-DIVIDE AND RESURVEY of Lots 1767, 1768 and a portion of Lot 1769, Group 814, Plan 43329 into three R1A Single Family Residential (Class C) Lots.

3.8 Relaxation of Regulations

- 1) The Development Officer may approve a development application notwithstanding that the proposed use does not comply with the provisions of this bylaw, if the non-compliance is minor and where in the opinion of the Development Officer, denial of the application would cause the applicant unnecessary hardship unique to this use.
- 2) The Development Officer may relax Front Yard Set Backs 10%, Side Yard Set Backs 20% and Rear Yard Set Backs 10 %. Any other set back relaxation greater the above, shall only be granted by Council.
- 3) The Development Officer may permit a development in any zone on a lot which is substandard with respect to width, depth, or area provided that:
 - a) such lot was legally registered and existing at the date of commencement of this bylaw; and
 - b) that the zone is otherwise in accordance with the regulatory requirements of the zone.
- 4) In approving an application for a development permit, pursuant to subsections 1, 2 and 3 above, the Development Officer or Council shall adhere to the following:
 - a) A relaxation shall be considered only in cases of unnecessary hardship or practical difficulties unique to the use, character, or situation of land or building, which are not generally common to other land in the same zone;
 - b) There shall be no deviation from building height, floor area ratio, density regulations and parking requirements unless otherwise stated in this bylaw;
 - c) The General Purpose of the appropriate zone; and
 - d) The policies of the General Plan.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

General Plan By-law, By-law No. 1811.
Zoning and Building By-law, By-law No. 1812.



REPORT TO COUNCIL

DEPARTMENT: Public Works

DATE: December 16, 2019

SUBJECT: SUB-DIVIDE AND RESURVEY of Lots 1767, 1768 and a portion of Lot 1769, Group 814, Plan 43329 into three R1A Single Family Residential (Class C) Lots.

FINANCIAL IMPLICATIONS:

N/A.

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

Development Permit D19-102, additional letter and preliminary survey sketch from the owner (3 pages).

Town of Hay River sketch showing the three new lots using a portion of 1769 in order to meet the minimum width requirements.

Prepared by:
Randy Froese
Development Officer
December 11, 2019

Reviewed by:
Mike Auge
Director of Public Works
December 11, 2019



REPORT TO COUNCIL

DEPARTMENT: ADMINISTRATION

DATE: December 16th, 2019

SUBJECT: Proposed Amendment to Bylaw 1786 – Water and Sewer

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER supports amending Bylaw 1786 – Water and Sewer to include under Section C 5), users residing in Rural Resource zones.

BACKGROUND:

The Town of Hay River received a request to review trucked water delivery rates for a property that was approved to operate as a tourism business within municipal boundaries in an area that is zoned Rural Resource. The last amendment to Bylaw 1786 – Water and Sewer Bylaw was in 2016, prior to the permitting of this tourism operation.

The only rate within the current Bylaw 1786 that applies to this operation is the trucked water commercial rate at \$146.24 per one thousand gallons for all consumption. In contrast, if the same operation were in the Corridor, the trucked water rate would be \$36.04 per one thousand gallons for all consumption.

The GNWT's Water and Sewer Services Funding Policy identifies the following principles for supporting community governments with the provision of water and sewer services:

1 Principles

The Department of Municipal and Community Affairs will adhere to the principles of the Government of the Northwest Territories' *Community Government Funding Policy* and the following principles when implementing this policy:

- (1) Residents of the Northwest Territories (NWT) are entitled to basic water and sewer services to safeguard their health.
- (2) Community governments should exercise full authority and responsibility for the provision of water and sewer services in their communities.
- (3) Community governments should be accountable to consumers for the quality and cost of water and sewer services.
- (4) Water and sewer services should be provided by community governments in the most equitable, efficient and economical manner possible.
- (5) The cost of water and sewer services should reflect local conditions and local decisions.
- (6) Water should be used conservatively.



REPORT TO COUNCIL

DEPARTMENT: ADMINISTRATION **DATE:** December 16th, 2019

SUBJECT: Proposed Amendment to Bylaw 1786 – Water and Sewer

- (7) Community governments should plan for the development of their communities to assess their needs and set priorities for community public infrastructure including water and sewer infrastructure.
- (8) Community governments should develop financial plans to finance their needs and priorities for community public infrastructure to provide water and sewer services.

The tourism operation is commercial but is a low volume consumer of water as the operation consists of small cabins with few appliances that use water. Accessing lower water rates through high consumption is unlikely in the foreseeable future. At the current rate, the operator has indicated that the cost of trucked water service is not economic and is significantly impacting the sustainability of his business.

The Town of Hay River's Policy Committee has identified Bylaw 1786- Water and Sewer Services as a priority Bylaw and will be updated in 2020. A detailed study of all water and sewer rates will inform the rate setting in the updated Bylaw 1786.

In the interim and given that the current Bylaw did not contemplate the tourism business that was permitted to operate in the Rural Resource zone, Administration is recommending an amendment to Bylaw 1786/Util/16 Section C 5) to include the Rural Resource zone. This amendment would apply to very few properties as most developed properties zoned Rural Resource are in the Corridor area and already receive the Corridor rate per Section C 5). The financial impact is expected to be minimal.

The proposed amendment would read as follows:

- 5) Users residing in the Corridor and Rural Resource Areas shall be charged at a rate of Thirty-Six Dollars and Four Cents (\$36.04) per One Thousand gallons for all consumption. (Re: Rate= 90% of Town Rate of \$40.04)

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

Bylaw 1786/UTIL/16 – Water and Sewer Bylaw

FINANCIAL IMPLICATIONS:

N/A



REPORT TO COUNCIL

DEPARTMENT: ADMINISTRATION

DATE: December 16th, 2019

SUBJECT: Proposed Amendment to Bylaw 1786 – Water and Sewer

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

Prepared by: Judy Goucher
SAO
December 12, 2019

BYLAW NO. 2417
MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER

WHEREAS pursuant to the Cities, Towns and Villages S.N.W.T., 2003, c.22 In force April 1, 2004, Section 73 (1) which states:

73.(1) Council may, by by-law, amend or repeal a by-law.

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. To repeal By-Laws in their entirety;
 - a. Bylaw No.2376- Land Sale to NWT Housing Corporation
 - b. Bylaw No.2377- Land Sale to NWT Housing Corporation
 - c. Bylaw No.2378- Land Sale to NWT Housing Corporation
 - d. Bylaw No.2379- Land Sale to NWT Housing Corporation
 - e. Bylaw No.2380- Land Sale to NWT Housing Corporation

2. 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.

Mayor

READ A THIRD AND FINAL TIME 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, c.22, s. 73 and the bylaws of the Municipal Corporation of the Town of Hay River this day of , 2019.

Senior Administrative Officer

BY-LAW NO. 1786J/UTIL/196

THE MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER

A BY-LAW OF THE TOWN OF HAY RIVER in the Northwest Territories to amend By-law No. 1786/UTIL/01, being a by-law to provide for the establishment, operation, maintenance, and alteration of a water supply and sewage system and for the levying and collecting of water and sewage service charges;

PURSUANT TO the *Cities, Towns and Villages Act, S.N.W.T. 2003*, Chapter C-22, Section 58 and 59.

NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF HAY RIVER, in regular sessions duly assembled, enacts as follows:

1. That Schedule "A" of By-law No. 1786H/UTIL/01 "Tariffs" is hereby repealed in its entirety and replaced by Schedule "A" attached to and forming part of the by-law.
2. That the tariffs outlined in the attached Schedule "A" are effective the first day of the month following the date and month that this by-law receives third and final reading.

READ A FIRST TIME this 14th day of ~~January~~December, 2016~~9~~.

Mayor

READ A SECOND TIME this 16th day of ~~January~~December, 2016~~9~~.

Mayor

READ A THIRD AND FINAL TIME this ~~11th day of January, 2016~~.

Mayor

BY-LAW NO. 1786J/UTIL/196

THE MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER

CERTIFIED that this bylaw has been made in accordance with the requirements of the Cities, Towns and Villages Act, S.N.W.T., 2003, c.22, and the bylaws of the Municipal Corporation of the Town of Hay River, this ~~11th day of January, 2016.~~

Senior Administrative Officer

THE MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER

Schedule "A"
Tariffs

SECTION A - PUBLIC PIPED SERVICE USERS

All users of the Public Piped Service system shall be charged for both access and consumption.

- 1) Charges for access to the service shall be \$10.00 per month for each user regardless of whether or not any water is consumed.
- 2) Each service shall have a minimum monthly service charge equal to the cost of the following gallonage:

Meter Size		Monthly Minimum (Imperial Gallons)
Imperial (inches)	Metric (mm)	
5/8	16	2,000
3/4	19	2,000
1	25	3,000
1-1/2	38	5,000
2	50	7,000
3	75	11,000
4	100	15,000
6	150	15,000
8	200	20,000

The minimum monthly charges equal to the above gallonages shall apply regardless of whether or not any water is consumed.

The gallonage charge shall be Twenty Dollars and Seventeen Cents (\$20.17) per one thousand (1,000) gallons (4,550 litres) except for government, agencies and boards of government and users outside of the municipal boundary of the Town of Hay River.

The gallonage charge for government, agencies and boards of government within the municipal boundary of the Town of Hay River shall be Twenty Two Dollars and five Cents (\$22.05) per one thousand (1,000) gallons (4,550 litres).

The gallonage charge for users outside of the municipal boundary of the Town of Hay River shall be Forty Four Dollars and Ten Cents (\$44.10) per one thousand (1,000) gallons (4,550 litres).

THE MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER

- 3) Consumption greater than the minimum monthly gallonage shall be charged for the water consumed at a rate of Twenty One Dollars and Seventy Eight Cents (\$21.78) per one thousand (1,000) gallons (4,550 litres) except for government, boards and agencies of government and users outside of the municipal boundary of the Town of Hay River.

Consumption greater than the minimum monthly gallonage for government, agencies and boards of government within the municipal boundary of the Town of Hay River shall be charged for the water consumed at a rate of Twenty Three Dollars and Eight One Cents (\$23.81) per one thousand (1,000) gallons (4,550 litres).

Consumption greater than the minimum monthly gallonage for users outside of the municipal boundary of the Town of Hay River shall be charged for the water consumed at a rate of Forty Seven Dollars and Sixty Three Cents (\$47.63) per one thousand (1,000) gallons (4,550 litres).

- 4) For users of the piped water only service within the municipal boundary of the Town of Hay River, the charge for water only shall be 65% of the charge for piped water/sewer.
- 5) All residential customers shall provide a meter deposit in accordance with Clause 303.1 1) a) of One Hundred and Ten Dollars (\$110.00).

SECTION B - UNMETERED USERS

- 1) The following monthly rate shall be assessed and charges based thereon shall be made respecting all single family residential water users serviced from and connected to the Town's Public Piped Service and not otherwise provided for in this By-Law:

A minimum charge based on an average consumption of 5,000 gallons (22,750 litres) shall be used.

- 2) Any other water users connected to the Town's public piped service and are not metered shall be charged an amount which will be determined by the Senior Administrative Officer based on an estimated load, line size and estimated consumption.

SECTION C - TRUCK WATER DELIVERY AND SEWAGE PUMP OUT

- 1) Charges for access to the service shall be Ten Dollars (\$10.00) per month for each user.
- 2) Users residing in residentially zoned areas within the Town, excepting the Corridor Area, where no connection can be provided to the Town's Public Piped Water Service shall be charged consumption charges at a rate of

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Consumption charges of Forty Dollars and Four Cents (\$40.04) at the rate of One Thousand (1,000) gallon increments up to Four Thousand Five Hundred (4,500) gallons per month. Consumption charges between Four Thousand Five Hundred and One (4,501) gallons and Seven Thousand gallons (7,000) per month, shall be at a rate of Seventy Dollars and Sixty One Cents (\$70.61) per One Thousand gallon increments. Consumption over Seven Thousand (7,000) gallons shall be charged a rate of One Hundred Forty Six Dollars and Twenty Four Cents (\$146.24) per One Thousand gallon increments.

0 to 4,500 Gallons	\$40.04/Thousand Gallons
4,501 to 7,000	\$70.61/Thousand Gallons
Over 7,000 Gallons	\$146.24/Thousand Gallons

- 3) Commercial and Industrial users shall be charged a rate of One Hundred Forty Six Dollars and Twenty Four Cents (\$146.24) per One Thousand gallons for all consumption.
- 4) All business and caretaker security units on industrially and commercially zoned premises, as defined by the Zoning and Building By-law, shall be charged a rate of One Hundred Forty Six Dollars and Twenty Four Cents (\$146.24) per One Thousand gallons for all consumption.
- 5) Users residing in the Corridor Area and Rural Resources Areas shall be charged at a rate of Thirty Six Dollars and Four Cents (\$36.04) per One Thousand gallons for all consumption. (Re: Rate = 90% of Town Rate of \$40.04)
- 6) Sewage subsidies shall be paid to residential consumers on Vale Island and the Mile Five Area only. Caretakers units will not receive a subsidy. The subsidy for residential consumers shall be Ten Dollars (\$10.00) per pickup, payable once monthly upon producing original invoices from an approved Sewage Contractor (as approved by the Town of Hay River) to a maximum of one pickup per One Thousand (1,000) gallons or part thereof of water purchased. Sewage subsidies shall be applied as a credit to the customer's account and will not be paid in cash.
- 7) Delivery of potable water shall be provided by the Town's contractors weekly, excepting Sundays, between the hours of 8:00 a.m. and 5:00 p.m., subject to the provisions of the Water and Sewer Services By-law.
- 8) All residences receiving trucked municipal services shall conform to the specifications as appended to the Water and Sewer Services By-Law.
- 9) Authorization plates are the property of the Town of Hay River.

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- 10) An approved Sewage Contractor will be a contractor that:
- a) That has a valid Town of Hay River business license;
 - b) Has demonstrated to the Town that he has the available equipment and experience to provide the service;
 - c) Has agreed to provide to the Town of Hay River a daily log of pickups made with estimated volumes of each pickup or other information as required.

SECTION D - FLAT RATE BILLING

Where the Senior Administrative Officer is unable to obtain access for the purpose of meter reading, the consumption shall be based on:

- a) the average actual readings from the previous six (6) months, or
- b) in the event of inadequate readings, the consumption shall be calculated on the average gallonage. If no basis for averaging exists, the consumption shall be calculated on a gallonage of Five Thousand (5,000) gallons or 22,750 litres.

SECTION E - HIGH VOLUME COMMERCIAL CONSUMPTION (TRUCK-SERVICE)

A high volume commercial consumption rate is available to commercial customers on the truck service by special arrangement with the Trucked Water Contractor and the Town. This rate is based on the consumer being able to accept a full truckload of water per delivery. The rate charged will be Fourteen Dollars and Fifteen Cents (\$14.15) per One Thousand (1,000) gallons delivered, plus the cost of delivery charged to the Town by the Trucked Water contractor.

Partial truckloads will be charged at the regular rate as set out in Section "C".

SECTION F - SUMMER RATES RESIDENTIAL PIPED ONLY

The summer months are designed to be consumption periods beginning June 1st and ending August 31st annually. The summer water rate for customers on the piped water and sewer system and the piped water only system shall be Fifty percent (50%) of the normal piped water and sewer rate for all consumption in excess of Five Thousand (5,000) gallons.

SECTION G - CONNECT OR DISCONNECT PERMIT FEE

The connection or the disconnection fee shall be Fifteen Dollars (\$15.00) plus the Goods and Service Tax. If a disconnection is the result of a payment which is in default there shall be an additional Twenty Five Dollar (\$25.00) service fee.

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SECTION H - VOLUNTARY FINES

Water wastage, Section 401	\$200.00
Contamination, Section 402	\$200.00
Discharge of harmful matter, Section 403	\$100.00
Failure to abide by order, Section 506	\$200.00
Breaking a shut off seal, Section 512	\$500.00
Non-conforming service pipe, Section 513	\$100.00
Failure to test a cross connection control device, Section 514	\$250.00
Failure to install a cross connection control device, Section 514	\$500.00
Installing a bleeder without authority, Section 515	\$500.00
Failure to register a bleeder, Section 515	\$500.00
Failure to remove a bleeder, Section 515	\$500.00
Improper use of water, Section 516	\$200.00
Failure to provide access to water fill or sewage pump out points, Section 607	\$250.00
Failure to install a meter, Section 704	\$250.00
Broken meter seal, Section 711	\$500.00
Failure to provide access after two unsuccessful attempts, Section 715	\$100.00