



REGULAR MEETING MINUTES November 30th, 2020

The Regular Meeting of Council was held on Monday, November 30th, 2020 at 6:30pm By Video Conference Call

Present: Mayor Kandis Jameson, Deputy Mayor Bouchard, Councilors Duford, Anderson, Dohey, Groenewegen, Willows

Staff: SAO – Glenn Smith, Director of Recreation – Stephane Millette, Director of Public Works – Mike Auge, Director of Finance – Sam Mugford, Director of Protective Services, Council Administrator – Stacey Barnes

1. CALL TO ORDER:

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

2. ADOPTION OF AGENDA

#20-285

MOVED BY CLLR ANDERSON

SECONDED BY: CLLR DUFORD

3. DECLARATION OF INTEREST

There were no declarations of interest at the Regular Meeting of Council on Monday, November 30th, 2020.

4. ANNOUNCEMENTS, AWARDS & PRESENTATIONS

Mayor Jameson – Shout out to those involved with the Christmas Parade and Tree lighting.
Thank you

5. MINUTES

a. Regular Meeting of Council – October 26th, 2020

#20-286

MOVED BY: CLLR ANDERSON

SECONDED BY: CLLR DUFORD

CARRIED

6. BUSINESS ARISING

There were no business arising from the Regular Meeting of Council October 26th

7. ADMINISTRATIVE ENQUIRIES

Director of Finance – Sam Mugford

- Working on O/M & Capital Budget and with drafts coming to Council next week and a public consult next Wednesday.

Director of Recreation – Stephane Millette

- Thank you to all the staff and residents that attended the parade
- Pool operations going well
- 553 Rink is ready to go, oldtown rink is not ready yet
- Applying for 3 funding opportunities that are due in early December



REGULAR MEETING MINUTES November 30th, 2020

- Recreation Committee to meet next week to review the Recreation Policy

Director of Protective Services – Ross Potter

- Nothing new at this time

DM Bouchard – Has the tower been fixed?

Potter – We have a temporary fix for now, new design coming in the new year

Director of Public Works – Mike Auge

- Working on sand roads and snow removal throughout town
- Fixed a watermain break last week
- Did a landfill fire training course last week
- Working on funding applications and 2021 budget
- New Civil Manager started today

Cllr Groenewegen – Who is the new Civil Tech?

Auge – Ryan MacNeil

Dm Bouchard – Is there a procedure for clearing Courtorielle Street?

Auge – Try to get to it quicker and more often

DM Bouchard – What is the ice depth in the ditch beside Ford/Esso?

Auge – Have not tested it, will do and keep the barricades up until safe to use the ditches

Senior Administrative Officer – Glenn Smith

- Working through 2021 budget and ICIP application
- Bringing a 10 year capital plan update to Council
- Bylaws under review to bring to the policy committee on December 16
- Reviewing CMHC Rapid Housing Plan
- Had a meeting with the family Support Centre – they will be breaking ground next yr.
- Working in MACA Financial reporting
- Transfer Agreement for Covid Restart received
- Few Long Service Awards being presented through departmental meetings

DM Bouchard – What are the next steps for Fraser Place

Smith – Working with Engineers at this time

8. NEW BUSINESS

- a. Development Approval D20-036

RECOMMENDATION:

#20-287

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

THAT THE COUNCIL OF THE TOWN OF HAY RIVER Approve an amendment to Development Permit D20-036 to allow for a homeless shelter at the proposed location.

CARRIED



REGULAR MEETING MINUTES November 30th, 2020

BACKGROUND:

On June 24, 2020 the Town of Hay River approved Development Permit D20-036 requesting to turn an existing highway service commercial retail/warehouse building into a hotel/motel at #66 Industrial Drive (Lots 1446 & 1447, Plan 1466). The approval was as per the requirements details in the attached letter. At that time, notice of the decision was posted and no appeals were made during the 14-day appeal period.

Since the time of the approval, work has proceeded at the property and the applicant has indicated that they have received approval from the Fire Marshal, Health and Social Services, and the Electrical Inspector. However, the current use of the building is a homeless shelter that provides accommodations to individuals in the community and this use differs from the approved use in the application as a hotel/motel. The building is in the C2 Highway/Service Commercial zone and while this zone does not specifically include shelters as a usage, it does have a provision in the discretionary uses for uses which “are similar to the permitted or discretionary uses”. A shelter would be considered a similar use to a hotel/motel and therefore would be appropriate under this usage.

As this service is a vital service for the vulnerable citizens of Hay River, administration is working with the applicant to ensure that the shelter can move forward while also staying in compliance with Town regulations.

Administration is looking for Council approval to amend the approved Development Permit D20-036 to allow the usage of this building as a homeless shelter which would allow administration to proceed with approving occupancy for the building. This approval would be for the purpose of a shelter only and would not allow for other similar uses of the building if the shelter were to close.

All requirements of the Zoning and Building Bylaw 1812 must be met as well as all relevant Municipal, Territorial, and Federal policies and regulations.

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.
Current Electrical and Gas Codes.

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

1. Council approve the recommendation but add additional conditions to the amended approval for the permit.



REGULAR MEETING MINUTES November 30th, 2020

2. Council deny the amendment and direct administration to proceed with the application as originally submitted or have the applicant submit a new application.

ATTACHMENTS:

N/A

Prepared by:
Mike Auge
Director, Public Works
November 25th, 2020

Reviewed by:
Glenn Smith
SAO
November 25th, 2020

b. Rezoning of Vale Island

RECOMMENDATION:

#20-288 **MOVED BY: CLLR ANDERSON**
 SECONDED BY: CLLR DUFORD

That the Council of the Town of Hay River approve the Re-Zoning of Lots 26,27,28,29 and 30, Block H, Plan 4668, and Lot 25, Block H, Plan 4668, Hay River subject to the following conditions.

- a) That all requirements of the Zoning and Building Bylaw are met.
- b) An amendment to the Community Plan and the Zoning Bylaw are required.
- c) That the Landowners will be responsible for all costs related to the Rezoning of the Land.

CARRIED

BACKGROUND:

The Town has made application requesting authorization to amend the Community Plan and the Zoning and Building Bylaw 1812, to re-zone Lots 26,27,28,29 and 30, Block H, Plan 4668 and Lot 25, Block H, Plan 4668 from the current zoning of P - Parks and Recreation to R1C Single Family Residential (Class C). All the minimum requirements of the Zoning and Building Bylaw will be met.

The proposed lots are surrounded on three sides by 12 R1C Single Family Residential Lots, and to the west they are across from a P- Parks and Recreation property that houses the Old Town Ball Park making this re-zone a perfect fit for the area.

Included in this package is sketches showing lots to be re-zoned.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

Planning Act R.S.N.W.T. 1988, c.P-7



REGULAR MEETING MINUTES November 30th, 2020

Community Plan Bylaw No. 1811-18
Zoning & Building Bylaw No. 1812

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

- 1) Sketch showing Lots to be Re-Zoned.

Prepared by:
Randy Froese
Development Officer
Date: Nov. 23, 2020

Reviewed by:
Mike Auge
Director of Public Works
Date: Nov. 23, 2020

9. BYLAWS

- a) Bylaw 1811-18 'A' – Community Plan Amendment – First Reading

#20-289 **MOVED BY: CLLR DOHEY**
 SECONDED BY: CLLR CHAMBERS

CARRIED

- b) Bylaw 1812 'X' – Zoning and Building Bylaw – First Reading

#20-290 **MOVED BY: CLLR DOHEY**
 SECONDED BY: CLLR ANDERSON

CARRIED

- c) Bylaw 1811-18 'B' – Community Plan Amendment – First Reading

#20-291 **MOVED BY: CLLR CHAMBERS**
 SECONDED BY: CLLR DUFORD

CARRIED

- d) Bylaw 1811-18 'Y' – Zoning and Building Bylaw – First Reading

#20-292 **MOVED BY: CLLR ANDERSON**
 SECONDED BY: CLLR DOHEY

CARRIED

10. NOTICE OF MOTIONS

There were no notice of motions for the Regular Meeting of Council, Monday, November 30th, 2020.



REGULAR MEETING MINUTES November 30th, 2020

11. IN CAMERA

“Do you solemnly swear and sincerely affirm that you are alone and cannot be overheard while in camera?” Yes by all of Council

#20-293 **MOVED BY: DEPUTY MAYOR BOUCHARD**
SECONDED BY: CLLR CHAMBERS

That the Council of the Town of Hay River move to In Camera at 7:04pm.

CARRIED

#20-294 **MOVED BY: CLLR DOHEY**
SECONDED BY: CLLR DUFORD

That the Council of the Town of Hay River move out of In Camera At 7:39PM.

CARRIED

12. ADJOURNMENT


#20-295 **MOVED BY: CLLR WILLOWS**

That the Regular Meeting of Council be adjourned at 7:40pm.


CARRIED

Certified Correct as Recorded on the 30th Day of November 2020

These minutes were accepted by motion #20-312.



Mayor



Senior Administrative Officer