



## REGULAR MEETING MINUTES January 25<sup>th</sup>, 2021

The Regular Meeting of Council was held on Monday, January 25<sup>th</sup>, 2021 at 6:30pm By Video Conference Call

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

Staff: SAO – Glenn Smith, Director of Protective Services – Ross Potter, Director of Public Works – Mike Auge, Director of Finance - Sam Mugford, Stephane Millette – Director of Recreation & 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**

**#21-023**

**MOVED BY CLLR DUFORD**

**SECONDED BY: CLLR WILLOWS**

Add 7h) Excused Absence for Cllr Chambers

**3. DECLARATION OF INTEREST**

There were no declarations of interest for the Regular Meeting of Council, Monday, January 25<sup>th</sup>, 2021

**4. ANNOUNCEMENTS, AWARDS & PRESENTATIONS**

Cllr Willows – Would like to recognize some of our staff that are delivering vaccines across the South Slave. Nurses – Shannon Sanguiez, Lori Snow, Lori Steinwand, Angela King, Julie Malenfont, Iris Blake, Karen Rowe, Audley Henry and staff – Emily Chambers, Jordan Bassett, Paula Gour, Michelle Schaub and Alex Molton.

For the week of January 18-22 the following vaccines have been given:

56 – Kakisa

113 - Fort Providence

241 – Fort Resolution

56 – Enterprise

107 – KFN

656 – Hay River

**5. ADOPTION OF MINUTES**

a. Regular Meeting of Council – December 14<sup>th</sup>, 2020

**#21-024**

**MOVED BY: CLLR DUFORD**

**SECONDED BY: DEPUTY MAYOR BOUCHARD**

**CARRIED**



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### 6. ADMINISTRATIVE ENQUIRIES

Director of Finance – Sam Mugford

- Working on year end
- Today was the deadline for any appeals of assessments
- Working with MACA on any feedback for PATA (Property Assessment and Taxation Act)

Director of Protective Services – Ross Potter

- January continues to be busy with calls, over 60 to date
- Approximately 82% of those have been after hours and weekends
- Working on inspections in day homes this week

Director of Recreation – Stephane Millette

- Operations are going well; we did have some issues with the ice plant, but they have been addressed.
- Outdoor rinks are in great shape
- Attendance for programs have been very good
- Aquatic swims seem to be well attended for youth, hit and miss with teen swims
- Fitness classes have been meeting registration requirements
- 2 RFP's closed this Friday as part of capital items and a RFP for security camera's to come
- Tourism Development Plan items from 2020 have been actioned and now updating for 2021

Director of Public Works – Mike Auge

- Snow removal this week
- Had a watermain break that was repaired
- Had a meeting with ENR last week regarding tire removal
- Working through zoning issues
- Development Appeal Board met last week
- Water License was approved, should have signed by the minister by January 31<sup>st</sup>

Deputy Mayor Bouchard – How long is the Water License good for?

Mike Auge – 10 Years

SAO – Glenn Smith

- Thanks to Mike for all the work getting the water license completed
- There was covid trace in the wastewater, it was monitored and now the traces are gone.
- Recruitment planning this week, Director of Protective Services and going out and doing General Foreman interviews
- Should have a response back from the Development Appeal Board shortly
- Fraser Place work is moving along
- More bylaws will be coming for approval
- Debt capacity modeling, we need an agreement with MACA
- CanNor is putting out an expression of interest call, we are looking for support on existing projects
- Amendment to the CPI agreement has been executed for \$320,000





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**Residential Lots:** The proposed layout for the new residential development along Fraser Place is shown on Figure 4 in the attached Planner's Report. The development will result in 29 new single-family lots. These lots will be very similar in size and shape to the existing lots on adjacent streets. A typical lot on Fraser Place will be 17.75m x 36.5m (55ft x 120ft). At the closest point, the lots will be approximately 70m from the Hay River.

**Trails and Pedestrian Access:** The development has been designed with walkways running through the area and between lots to provide connections from nearby streets to the existing informal trails that run to the north and south along the river. These new trail connections will replace the access provided by the existing trail systems. These walkway connections are shown in Development Concept Plan.

**Proposed Playground:** As part of this development, a new playground may be developed in the greenspace between the lots on Fraser Place and the lots on Stewart Drive. The exact location and design of this playground would be finalized after discussions with residents who live in this area. A tentative location is shown on Figure 4. The Town of Hay River would seek grants or other funding opportunities to develop this playground.

All the minimum requirements of the Zoning and Building Bylaw will be met, and the mapping of the Zoning and Building Bylaw 1812 will be revised.

Next steps associated with Fraser Place rezoning and development will be:

1. Finance and Sales Plan presentation to Council – Q1 2021
2. Public Hearing on rezoning and preliminary design – Q2 2021
3. Detailed design – Q2 2021
4. Tendering – Q2 2021
5. Sales – Q3 2021+
6. Construction – Q3 2021+

### COUNCIL POLICY / STRATEGY OR GOAL:

N/A

### APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

- 1) Schedule A, showing the proposed Zoning Amendment
- 2) Town of Hay River Community Plan 1911-18

### FINANCIAL IMPLICATIONS:

Development Costs  
Revenue from Sale of Lots

### ALTERNATIVES TO RECOMMENDATIONS:

N/A





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In May 2019, Council appointed 7 members to the Recreation Committee with a term ending on December 31<sup>st</sup>, 2021. Three committee members resigned in 2019 and 2020 due to relocation or personal reasons.

Current committee members are Paula Gour, Nikki Ashton, Steve Campbell, Terry Rowe and Keith Dohey is designated as Liaison to the Recreation Committee.

Following a *Call for Candidates* in December 2020, the Committee is recommending that the Council of the Town of Hay River appoints Amy Burt, Ray Levesque and Christy Schwartz to serve as members of the Recreation Committee for the remainder of the current term ending on December 31<sup>st</sup>, 2021.

No other candidacies were received from the December 2020 Call for Candidates.

### COUNCIL POLICY / STRATEGY OR GOAL:

N/A

### APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

- Council Procedures By-law 2285
- Recreation Rates and Fees Bylaw 2410
- Town of Hay River Recreation Policy
- Department of Recreation Business Plan

### FINANCIAL IMPLICATIONS:

N/A

### ALTERNATIVES TO RECOMMENDATIONS:

N/A

### ATTACHMENTS:

N/A

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**Prepared by:**  
Stephane Millette  
Director of Recreation and Community Services  
January 20, 2021

**Reviewed by:**  
Glenn Smith  
Senior Administrative Office  
January 20, 2021





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d. Additional information for second reading of rezone bylaw of 218 Miron Drive

### RECOMMENDATION:

#21-028

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

**THAT THE COUNCIL OF THE TOWN OF HAY RIVER Accept this report regarding the rezoning of Lot 1683, Plan 2830 (#218 Miron Drive).**

**CARRIED**

### BACKGROUND:

First reading of the bylaws to rezone this lot occurred at a Town of Hay River Council Meeting on November 30<sup>th</sup>, 2020. Following this meeting a public hearing was scheduled for January and was advertised in the Hub newspaper and on Town social media.

Prior to the public meeting, the Town of Hay River received a letter of comment and concerns from Mr. Jack Rowe on behalf of Rowe's Realty. Mr. Rowe also appeared at the Public Hearing held on January 11<sup>th</sup>, 2021 to read his letter and repeat the concerns noted in the letter. Also in attendance at the public hearing was the land-owner Ms. Jane Groenewegen who spoke regarding her request for rezoning.

The concerns outlined in the letter and presented during the meeting by Mr. Rowe are concerns with the overall Zoning bylaw and do not contain any specific concerns with this proposed rezoning. The letter notes change that Mr. Rowe would like to see to the Zoning bylaw and proposes other ways to address the proposed use for this building but does not indicate any way that Mr. Rowe himself would be affected by the rezoning or give any reasons why the rezone should not proceed.

The letter indicates that using the property for Government Services would not be in line with the intent of R2 zoning and at the public hearing Mr. Rowe also commented that he did not believe that Government Services included office space. While Administration's interpretation of the Zoning bylaw is that Government Services does include office space, the discussion is not pertinent to the activity of rezoning to R2.

At the public meeting, Ms. Groenewegen provided a brief history of the property as well as the process that she has undertaken along with Administration to have the property zoned to R2.

As noted in the original report to Council that was presented on November 30<sup>th</sup>, 2020 during first reading of the bylaw, and in the work done by the Professional Community Planner, the rezoning of this lot is in line with the Town's Zoning and Building bylaw and therefore Administration recommends that the rezoning proceed with no amendments or additional conditions.

### COUNCIL POLICY / STRATEGY OR GOAL:

N/A

### APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

- Zoning & Building Bylaw No. 1812.







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As the Town of Hay River does define construction standards for floodway fringe areas, and a Phase III Environmental Site Assessment was completed on the properties, it is recommended that the rezoning of the properties proceed with no amendments or additional conditions.

### COUNCIL POLICY / STRATEGY OR GOAL:

N/A

### APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

Zoning & Building Bylaw No. 1812.

FSC Architects and Engineers Environmental Report

### FINANCIAL IMPLICATIONS:

N/A

### ALTERNATIVES TO RECOMMENDATIONS:

N/A

### ATTACHMENTS:

Tammy Caudron's Letter

The Development Officers Reply

FSC Phase III Environmental Site Assessment Prepared for the town of Hay River,  
Cover sheet and address only included in this package.

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#### Prepared by:

Randy Froese  
Development Officer  
Date: January 20, 2021

#### Reviewed by:

Mike Auge  
Director of Public Works  
Date: January 20, 2021

f. Update to Proposed Bylaw 2422

### RECOMMENDATION:

#21-030

**MOVED BY: CLLR DUFORD  
SECONDED BY: CLLR GROENEWEGEN**

**THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the Update to Proposed Bylaw No. 2422 – Snow Removal Bylaw Report to Council**

**CARRIED**







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c) Bylaw 2422 – Snow Removal Bylaw Third and Final Reading

**#21-035**

**MOVED BY: CLLR DUFORD  
SECONDED BY: CLLR WILLOWS**

**CARRIED**

d) Bylaw 1812 “X” – Zoning and Building Amendment – Second Reading

**#21-036**

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

**CARRIED**

e) Bylaw 1812 “Y” – Zoning and Building Amendment – Second Reading

**#21-037**

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

**CARRIED**

f) Bylaw 2252 – Financial Administration Bylaw Third and Final Reading

**#21-038**

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

**CARRIED**

### 9. 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

**#21-039**

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

That the Council of the Town of Hay River move to In Camera at 7:18pm.

**CARRIED**

**#21-040**

**MOVED BY: CLLR DUFORD  
SECONDED BY: CLLR ANDERSON**

That the Council of the Town of Hay River move out of In Camera At 8:37PM.

**CARRIED**



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### 10. ADJOURNMENT

#21-041

MOVED BY: CLLR WILLOWS

That the Regular Meeting of Council be adjourned at 8:38pm.

**CARRIED**

Certified Correct as Recorded on the 25<sup>th</sup> Day of January 2021

These minutes were accepted by motion #21-052.

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Mayor

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