



LAND DEVELOPMENT IN HAY RIVER

What is the role of the Town of Hay River in land development?

Regulatory Agency

Planner

Land Developer

Sales Agent

Development Control



Planner

- ❑ Evaluate demand
- ❑ Develop sub-division layouts
- ❑ Draft regulatory changes



Developer



- ❑ Initiate and co-ordinate engineering activities
- ❑ Procurement of construction services
- ❑ Management of construction services

Sales Agent

- ❑ Through the Lands Clerk, we offer land for sale once development is complete



Development Control



Through the Development Officer/Building Inspector apply and ensure legislation and codes are applied

- Hay River Zoning and Building Bylaw, and Building Code

Co-ordinate other regulatory agencies

- Electrical Inspector
- Fire Marshall's Office

The challenges for the Town of Hay River being a land developer

Regulatory constraints

Availability of suitable land

Present highly speculative market place

Conservative financial environment

Internal resources (financial, human resources)

High cost of investment in municipal servicing infrastructure

Varied internal priorities



Recent Activities

- ❑ Approved Community Plan
- ❑ Completed residential planning for expansion to a population of 5000
- ❑ Approved 10-year Capital Plan with Financing
- ❑ Acquisition of land
- ❑ Rezoning of development areas
- ❑ Engineering and design for development areas
- ❑ Zoning and Building Bylaw update
- ❑ Community Housing plan development
- ❑ Funding applications

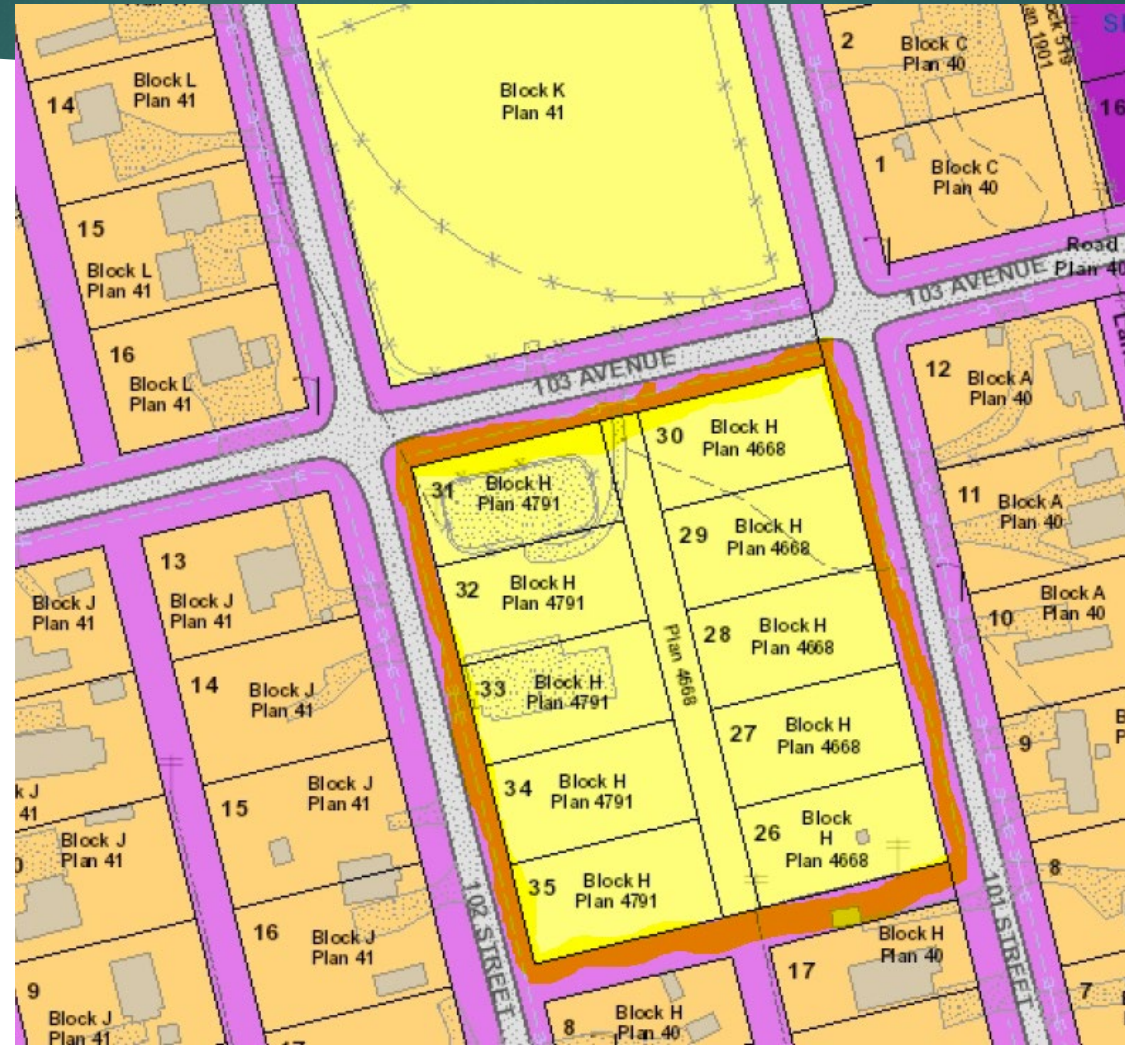


Developments

- ❑ Vale Island
- ❑ Fraser Place
- ❑ Sundog Business Park
- ❑ Aspen Heights



Vale Island



Vale Island

- ❑ 10 unserviced lots
- ❑ Zoning – R1C
- ❑ Low Cost
- ❑ Sale Ready



Fraser Place



FRASER PLACE

The plan is conceptual in nature and is subject to change at the discretion of the Town of Hay River. (v2.1 02/26/2021)



Fraser Place

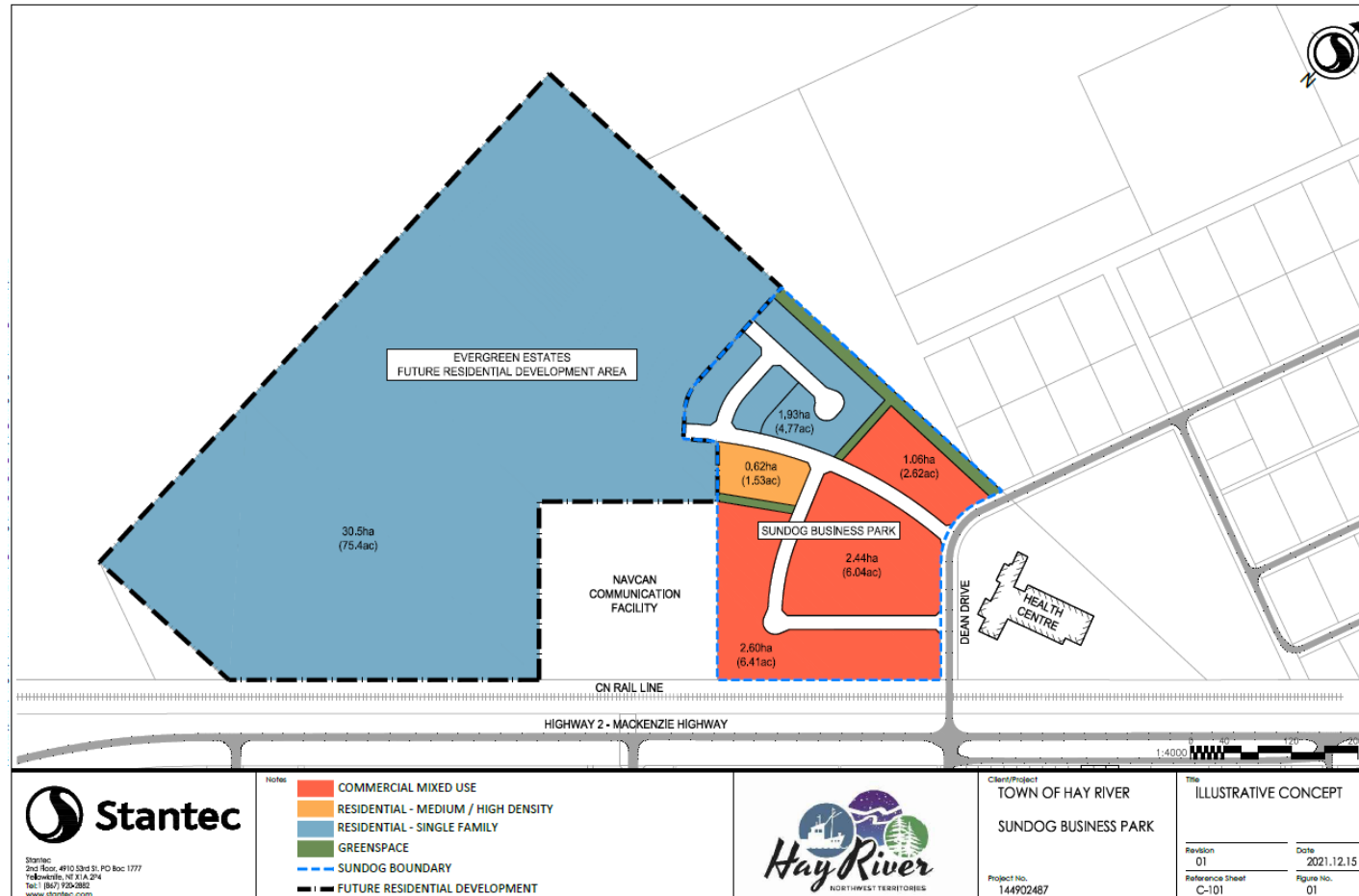
- ❑ 29 serviced lots
- ❑ Zoning – R1B
- ❑ Easily serviced
- ❑ Tender Ready



Sundog Business Park



Sundog Business Park

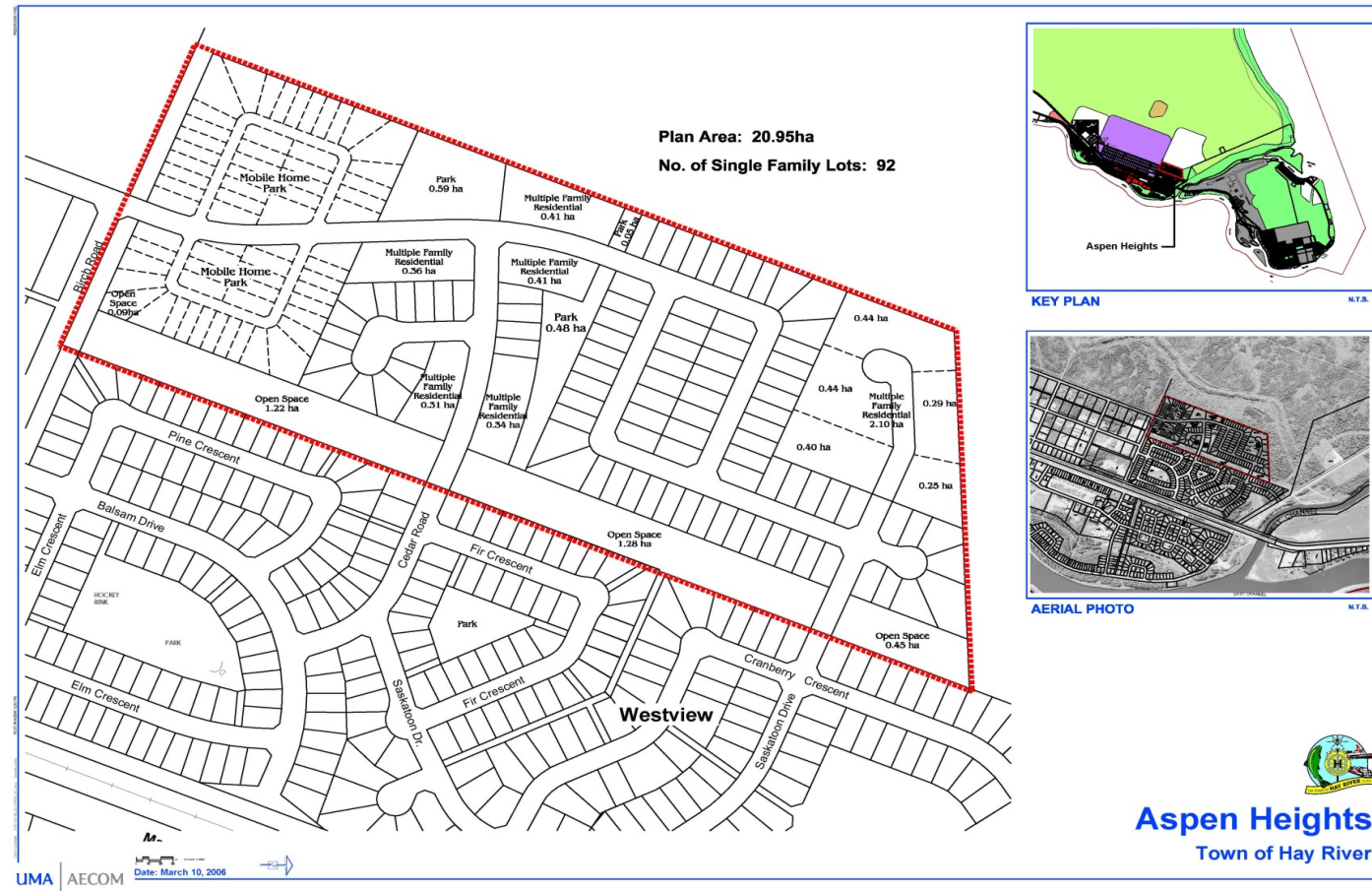


Sundog Business Park



- ❑ Mixed commercial / residential
- ❑ 20-22 acres
- ❑ Fully serviced
- ❑ Large Capital Investment

Aspen Heights

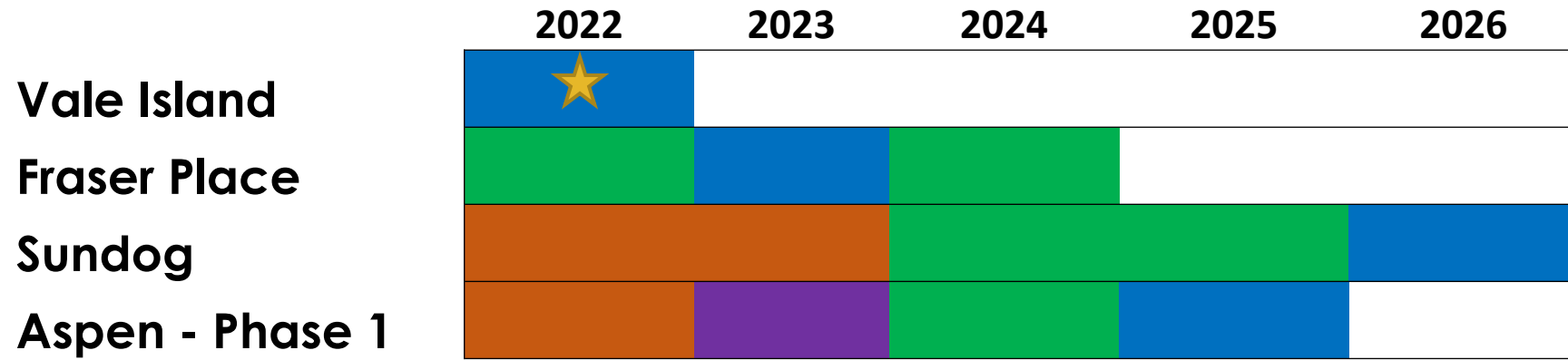


Aspen Heights



- ❑ Phase I – Mobile Home Park
- ❑ Phase II – 18 R1C, 5 Multi-family ?
- ❑ Phase III – 55 R1C/R1B ?
- ❑ Phase IV – 19 R1B, 5 Multi-family ?
- ❑ All lots fully serviced
- ❑ Discontinuous Permafrost in Phase III and IV

Schedule



Legend:

Design

Construct

Lot Sales

Developer Sale

