

Figure No.

## INDEX

Title

### Hay River Zoning Bylaw Map Index

Client/Project

144903141-0003

Client: Town of Hay River  
Project: Zoning Bylaw

Project Location: Prepared by CES on 2021-08-10  
Town of Hay River: TR by HW on 2021-08-10  
Northwest Territories: IR Review by ZM on 2021-08-10



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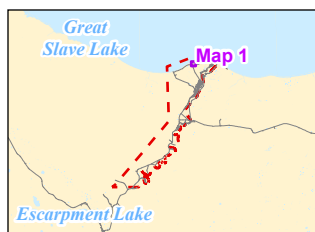
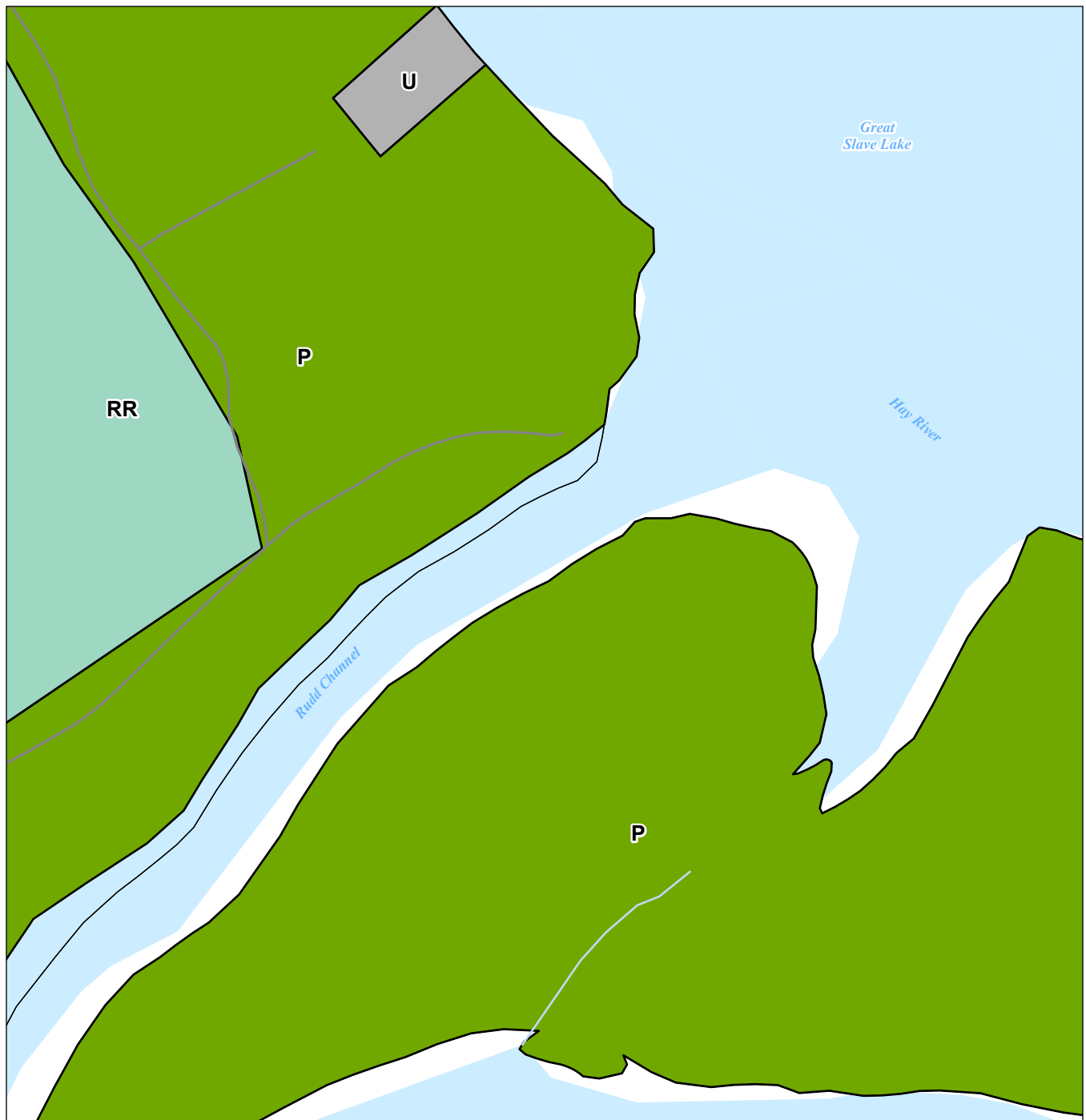
- Map Page
- Municipal Boundary
- Contour (10 m)
- Watercourse
- Waterbody



#### Notes

1. Coordinate System: NAD 1983 UTM Zone 11N
2. Data Sources: Canvec, Government of Northwest Territories, Stantec
3. Background: Northwest Territories, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NRCAN, Parks Canada, Esri, USGS





**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

**Current Zone**

- Single Family Residential (Class A) (R1A)
- Single Family Residential (Class B) (R1B)
- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x<sup>3</sup>)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
- Mobile Home Park (RM)
- Country Residential (RC/RCx<sup>3</sup>)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1)

- General Industrial (M2)
- Transportation District (T)
- Utility District (U/Ux<sup>3</sup>)
- Institutional (I)
- Parks and Open Space (P)
- Market Gardening (MG/MGx<sup>3</sup>)
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- Rural Resource (RR)
- West Point First Nation (WPFN)
- Road
- Watercourse
- Lot Line
- Municipal Boundary
- Waterbody

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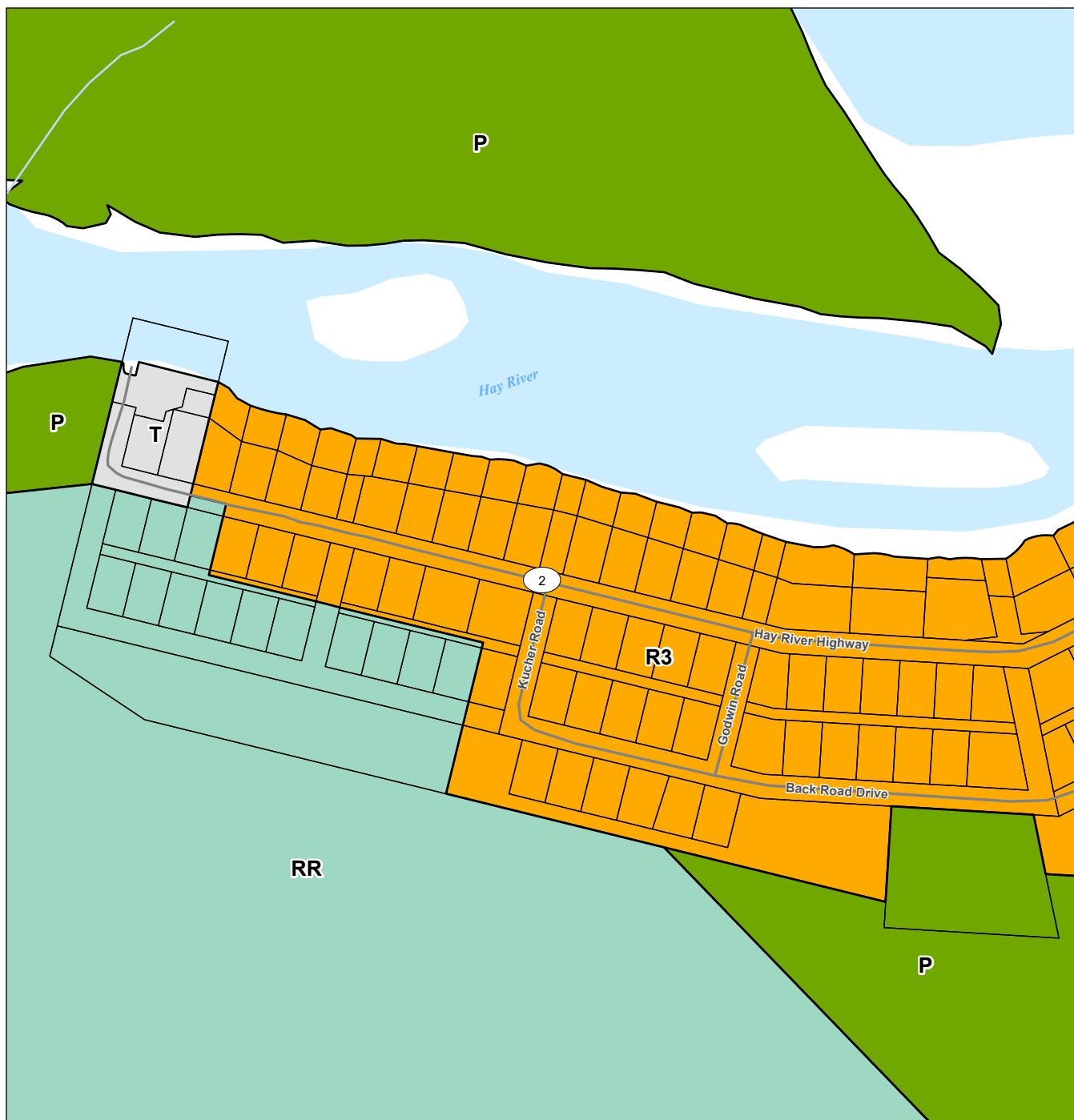
**Project Location**  
Town of Hay River  
Northwest Territories  
**Client/Project**  
144903141

Prepared by CES on 2021-11-25  
TR by HW on 2021-11-25  
IR Review by ZM on 2021-11-25

**Client:** Town of Hay River  
**Project:** Zoning Bylaw

**Figure No.**  
**Map 1**

**Title**  
**Hay River Zoning Bylaw Map**



**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
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**Current Zone**

- Single Family Residential (Class A) (R1A)
- Single Family Residential (Class B) (R1B)
- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x3)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
- Mobile Home Park (RM)
- Country Residential (RC/RCx3)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
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- Municipal Boundary
- Waterbody

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**Project Location**  
Town of Hay River  
Northwest Territories

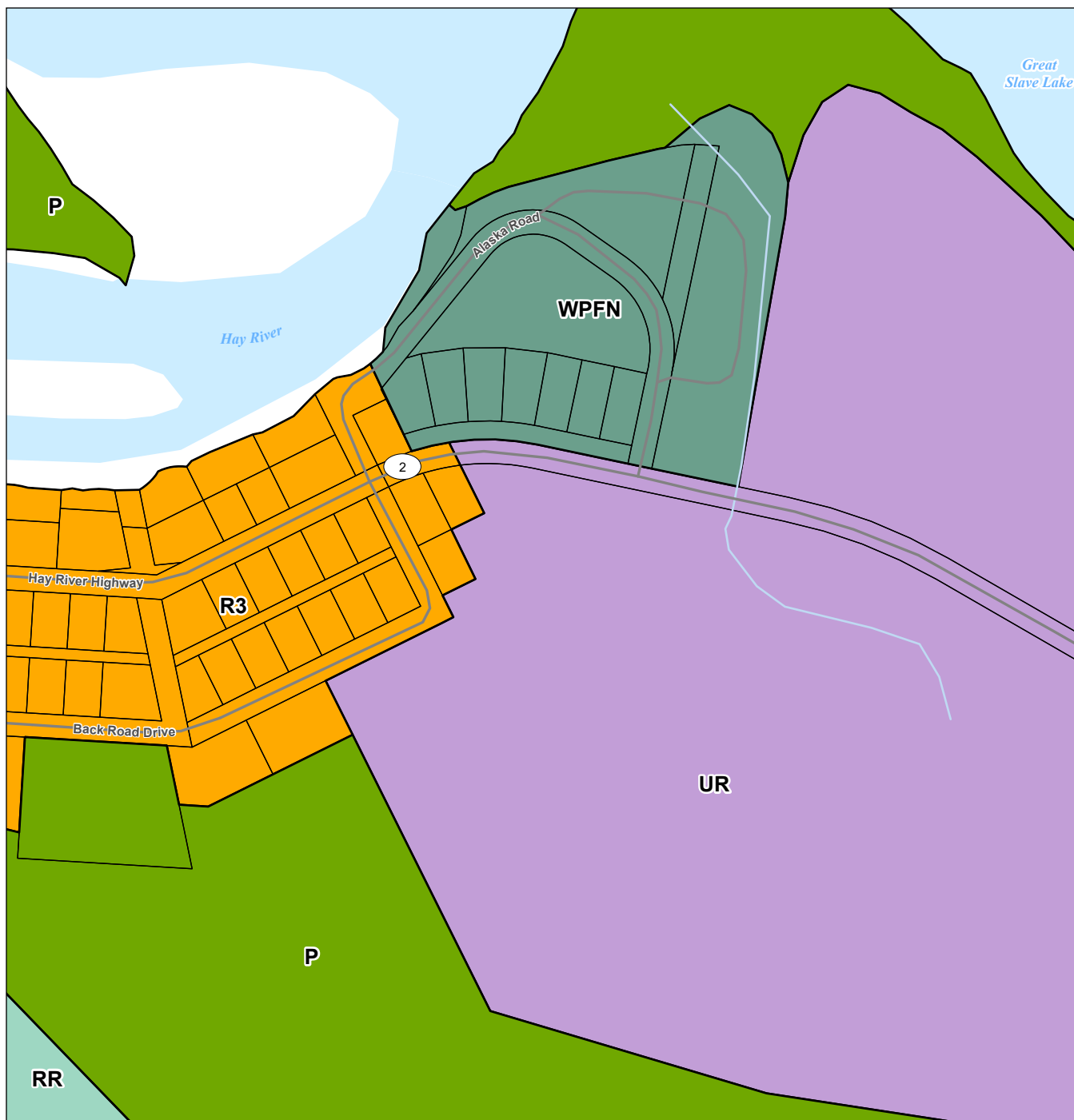
**Prepared by** CES on 2021-11-25  
TR by HW on 2021-11-25  
IR Review by ZM on 2021-11-25

**Client/Project** 144903141

**Client:** Town of Hay River  
**Project:** Zoning Bylaw

**Figure No.**  
**Map 2**

**Title**  
**Hay River Zoning Bylaw Map**



**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

**Current Zone**

- Single Family Residential (Class A) (R1A)
- Single Family Residential (Class B) (R1B)
- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x<sup>3</sup>)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
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- Country Residential (RC/RCx<sup>3</sup>)
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(At original document size of 8.5x11)  
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**Project Location**  
Town of Hay River  
Northwest Territories

**Prepared by** CES on 2022-03-07  
TR by HW on 2022-03-07  
IR Review by ZM on 2022-03-07

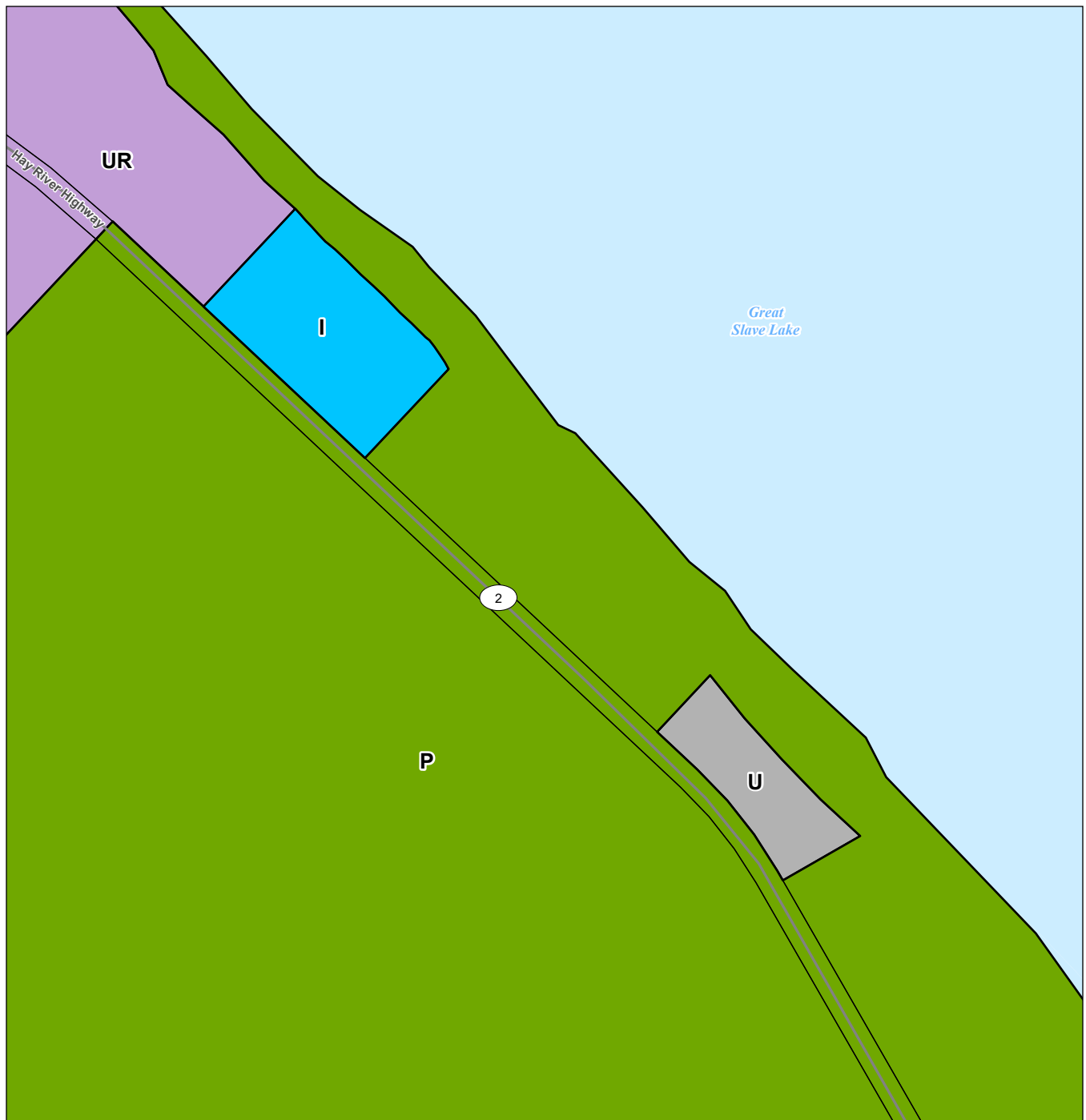
**Client/Project**  
144903141

**Client:** Town of Hay River  
**Project:** Zoning Bylaw

**Figure No.**  
**Map 3**

**Title**  
**Hay River Zoning Bylaw Map**





**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

**Current Zone**

- Single Family Residential (Class A) (R1A)
- Single Family Residential (Class B) (R1B)
- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x3)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
- Mobile Home Park (RM)
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- Core Area Commercial (C1)
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0 50 100 Metres  
(At original document size of 8.5x11)  
1:5,000



**Project Location**  
Town of Hay River  
Northwest Territories  
**Client/Project**  
144903141

Prepared by CES on 2022-07-07  
TR by HW on 2022-07-07  
IR Review by ZM on 2022-07-07

**Client:** Town of Hay River  
**Project:** Zoning Bylaw

**Figure No.**  
**Map 4**  
**Title**

**Hay River Zoning Bylaw Map**



**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

**Current Zone**

- Single Family Residential (Class A) (R1A)
- Single Family Residential (Class B) (R1B)
- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x<sup>3</sup>)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
- Mobile Home Park (RM)
- Country Residential (RC/RCx<sup>3</sup>)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
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- General Industrial (M2)
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0 50 100 Metres  
(At original document size of 8.5x11)  
1:5,000



**Project Location**  
Town of Hay River  
Northwest Territories

**Prepared by** CES on 2021-11-25  
TR by HW on 2021-11-25  
IR Review by ZM on 2021-11-25

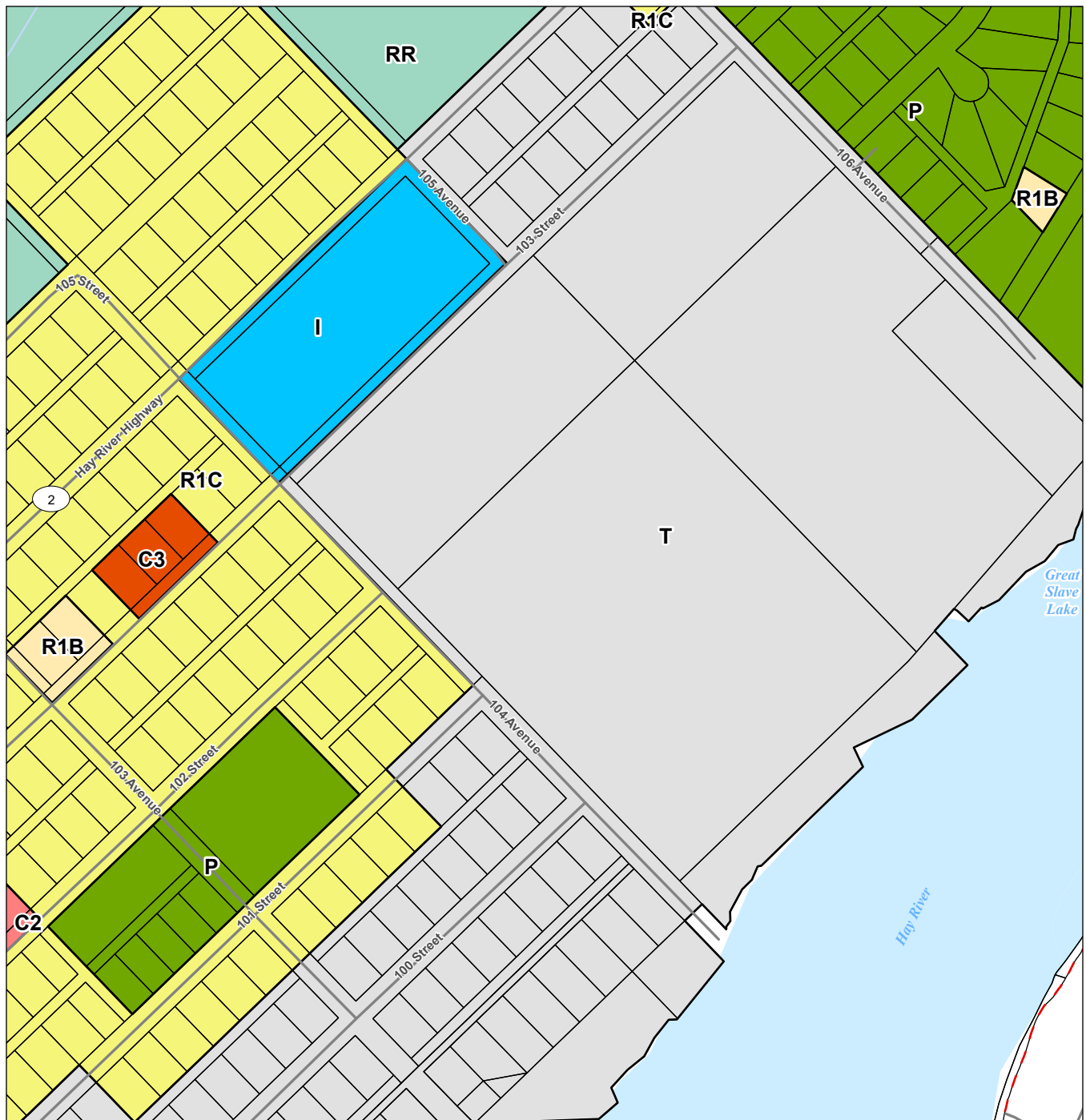
**Client/Project**  
144903141

**Client:** Town of Hay River  
**Project:** Zoning Bylaw

**Figure No.**  
**Map 5**

**Title**  
**Hay River Zoning Bylaw Map**





**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

**Current Zone**

- Single Family Residential (Class A) (R1A)
- Single Family Residential (Class B) (R1B)
- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x3)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
- Mobile Home Park (RM)
- Country Residential (RC/RCx3)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
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(At original document size of 8.5x11)  
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**Project Location**  
Town of Hay River  
Northwest Territories

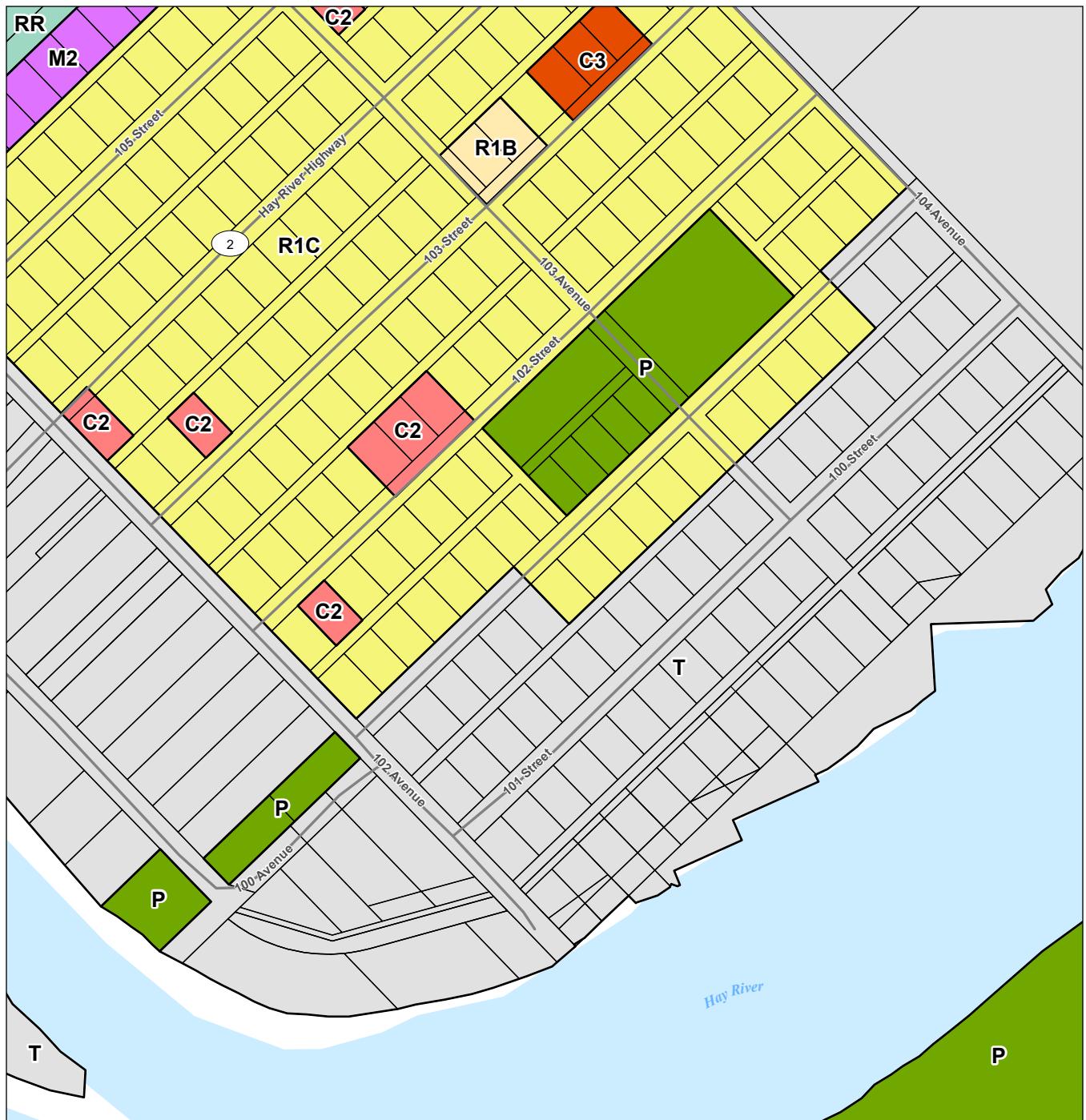
**Prepared by** CES on 2021-11-25  
TR by HW on 2021-11-25  
IR Review by ZM on 2021-11-25

**Client/Project**  
144903141

**Client:** Town of Hay River  
**Project:** Zoning Bylaw

**Figure No.**  
Map 6

**Title**  
Hay River Zoning Bylaw Map



**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

**Current Zone**

- Single Family Residential (Class A) (R1A)
- Single Family Residential (Class B) (R1B)
- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x<sup>3</sup>)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
- Mobile Home Park (RM)
- Country Residential (RC/RCx<sup>3</sup>)
- Core Area Commercial (C1)
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0 50 100 Metres  
(At original document size of 8.5x11)  
1:5,000



**Project Location**  
Town of Hay River  
Northwest Territories

**Prepared by** CES on 2021-11-25  
TR by HW on 2021-11-25  
IR Review by ZM on 2021-11-25

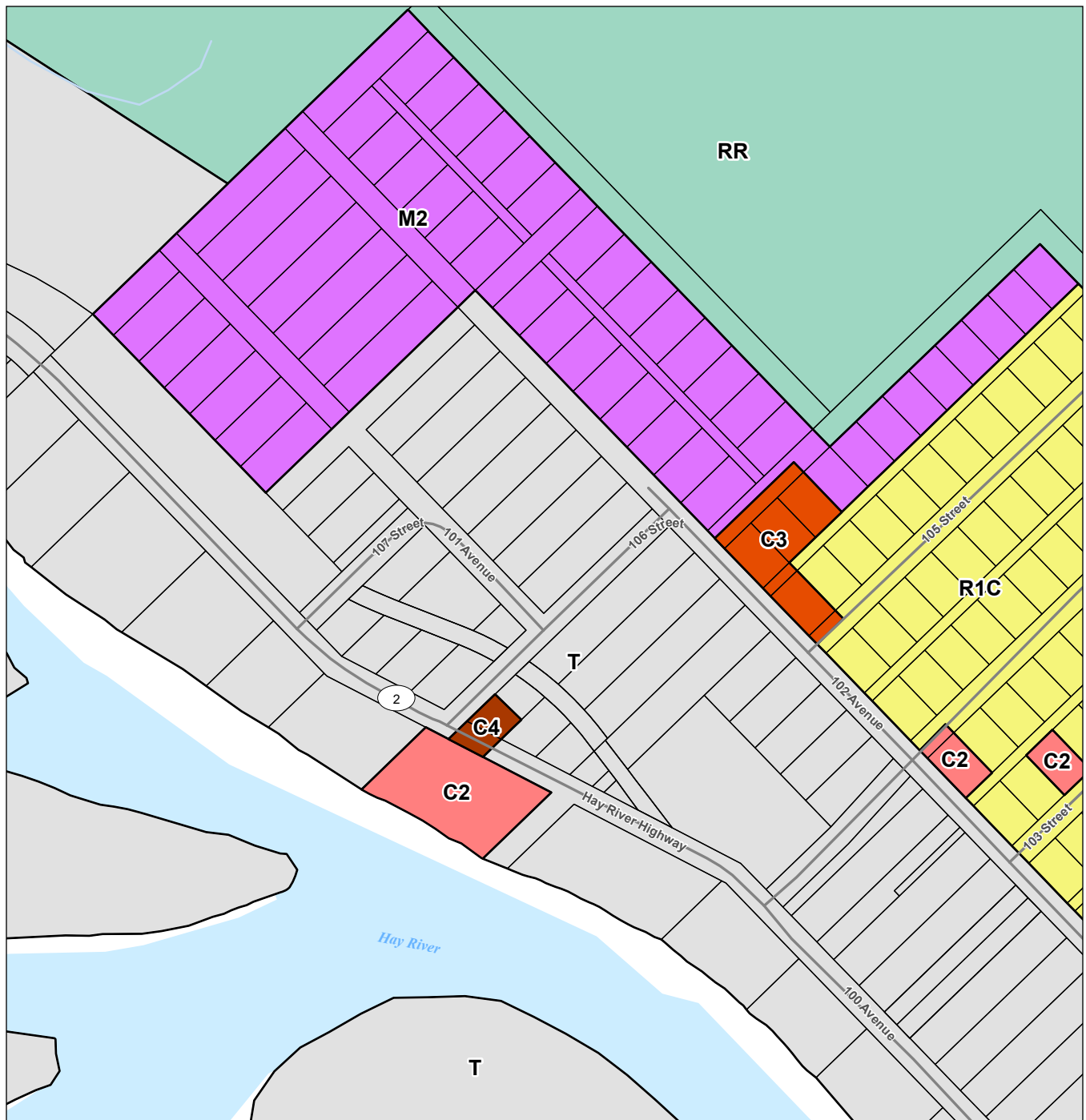
**Client/Project**  
144903141

**Client:** Town of Hay River  
**Project:** Zoning Bylaw

**Figure No.**  
**Map 7**

**Title**  
**Hay River Zoning Bylaw Map**





**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

**Current Zone**

- Single Family Residential (Class A) (R1A)
- Single Family Residential (Class B) (R1B)
- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x<sup>3</sup>)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
- Mobile Home Park (RM)
- Country Residential (RC/RCx<sup>3</sup>)
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0 50 100 Metres  
(At original document size of 8.5x11)  
1:5,000



**Project Location**  
Town of Hay River  
Northwest Territories

**Prepared by CES on 2021-11-25**  
TR by HW on 2021-11-25  
IR Review by ZM on 2021-11-25

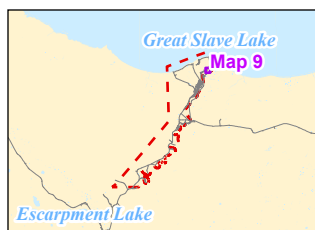
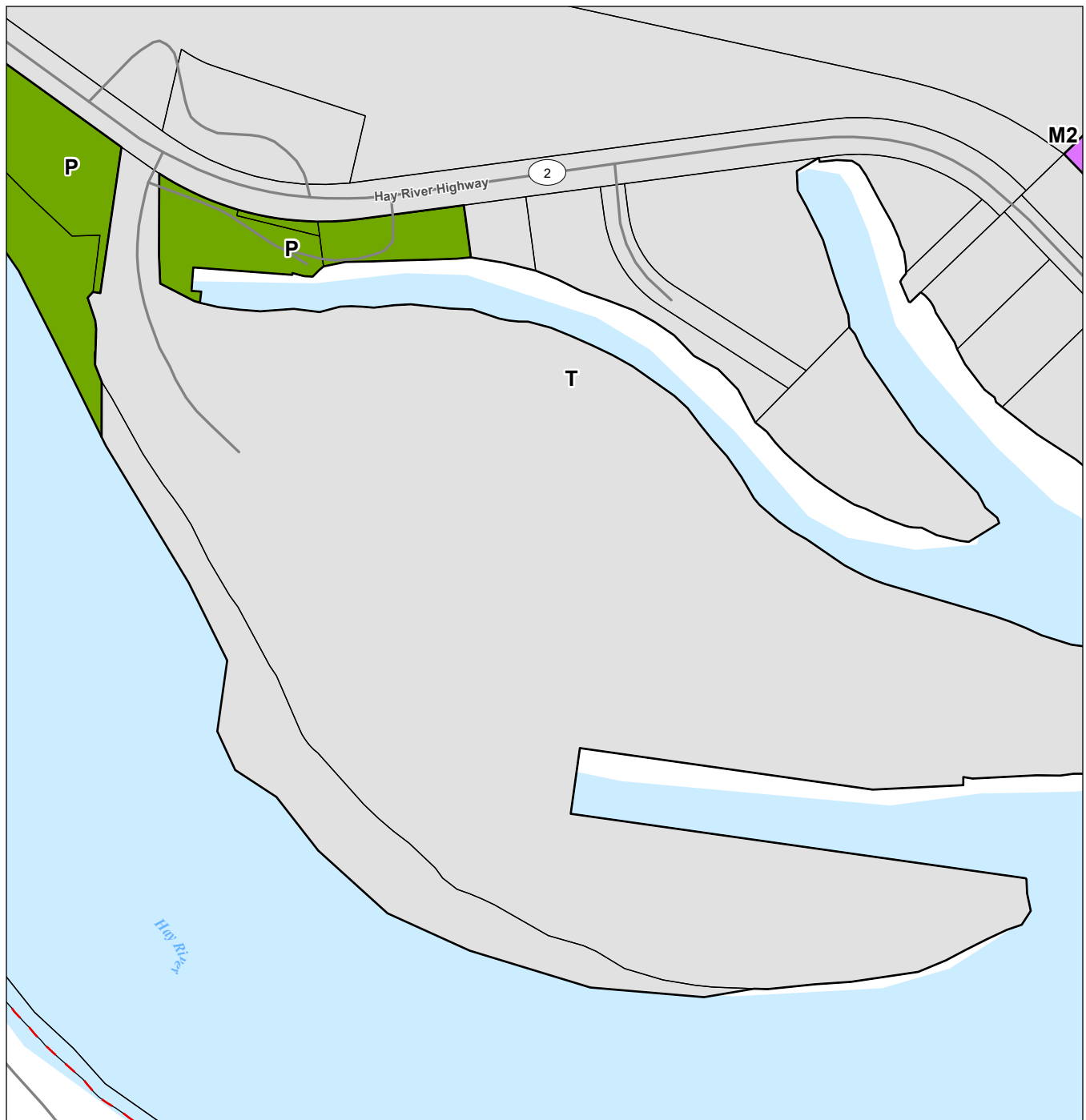
**Client/Project**  
144903141

**Client:** Town of Hay River  
**Project:** Zoning Bylaw

**Figure No.**  
**Map 8**

**Title**  
**Hay River Zoning Bylaw Map**





**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
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**Current Zone**

- Single Family Residential (Class A) (R1A)
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- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x<sup>3</sup>)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
- Mobile Home Park (RM)
- Country Residential (RC/RCx<sup>3</sup>)
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Metres  
(At original document size of 8.5x11)  
1:5,000



**Project Location**  
Town of Hay River  
Northwest Territories

**Prepared by CES on 2021-11-25**  
TR by HW on 2021-11-25  
IR Review by ZM on 2021-11-25

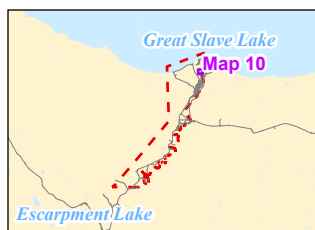
**Client/Project**  
144903141

**Client:** Town of Hay River  
**Project:** Zoning Bylaw

**Figure No.**  
**Map 9**

**Title**  
**Hay River Zoning Bylaw Map**





**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

**Current Zone**

- Single Family Residential (Class A) (R1A)
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- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x<sup>3</sup>)
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0 50 100 Metres  
(At original document size of 8.5x11)  
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**Project Location**  
Town of Hay River  
Northwest Territories

**Client/Project**  
Client: Town of Hay River  
Project: Zoning Bylaw

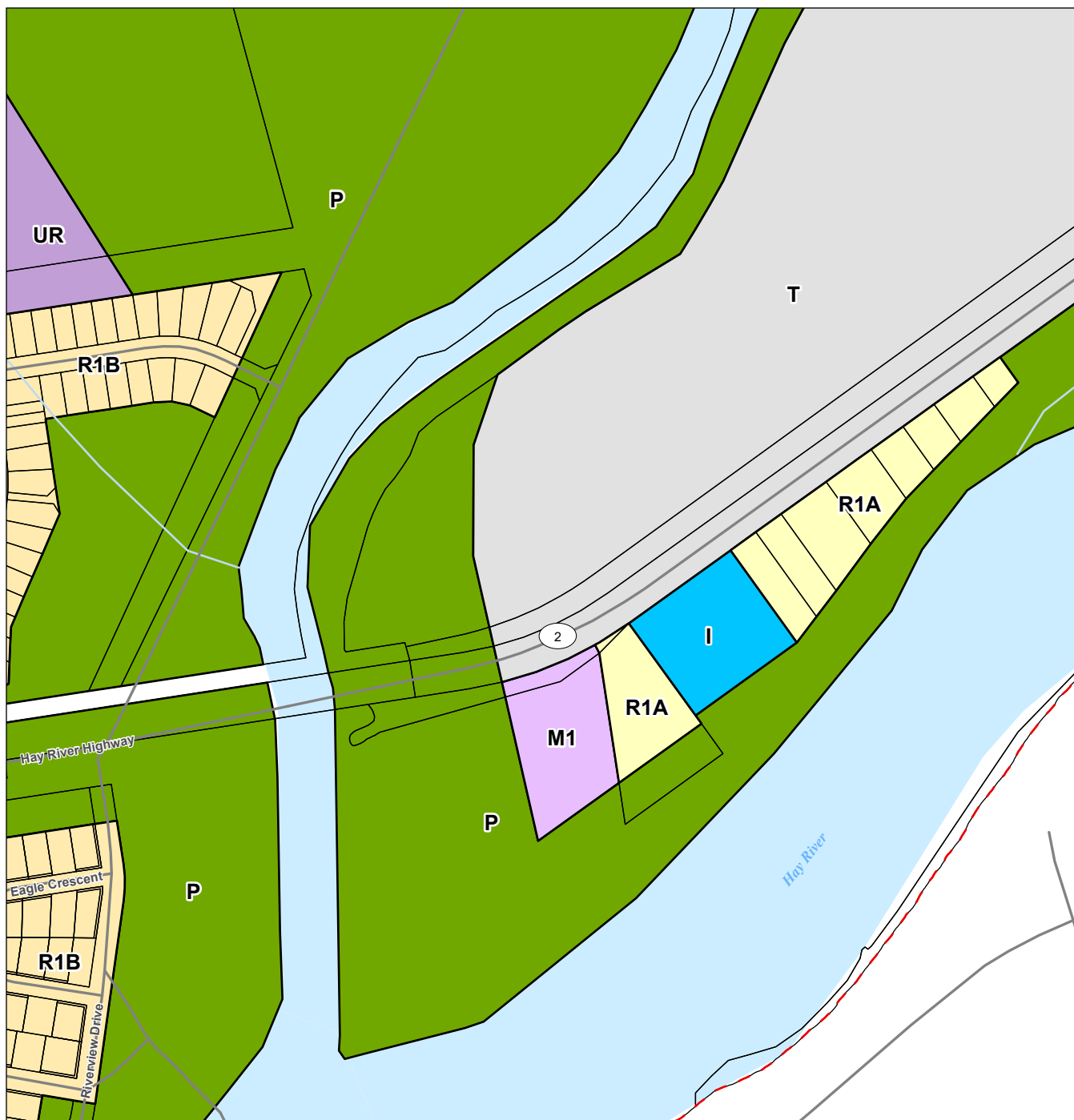
**Figure No.**  
Map 10

**Title**  
Hay River Zoning Bylaw Map

Prepared by CES on 2021-11-25  
TR by HW on 2021-11-25  
IR Review by ZM on 2021-11-25

144903141

Hay River Zoning Bylaw Map



**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
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Metres  
(At original document size of 8.5x11)  
1:5,000



**Project Location**  
Town of Hay River  
Northwest Territories

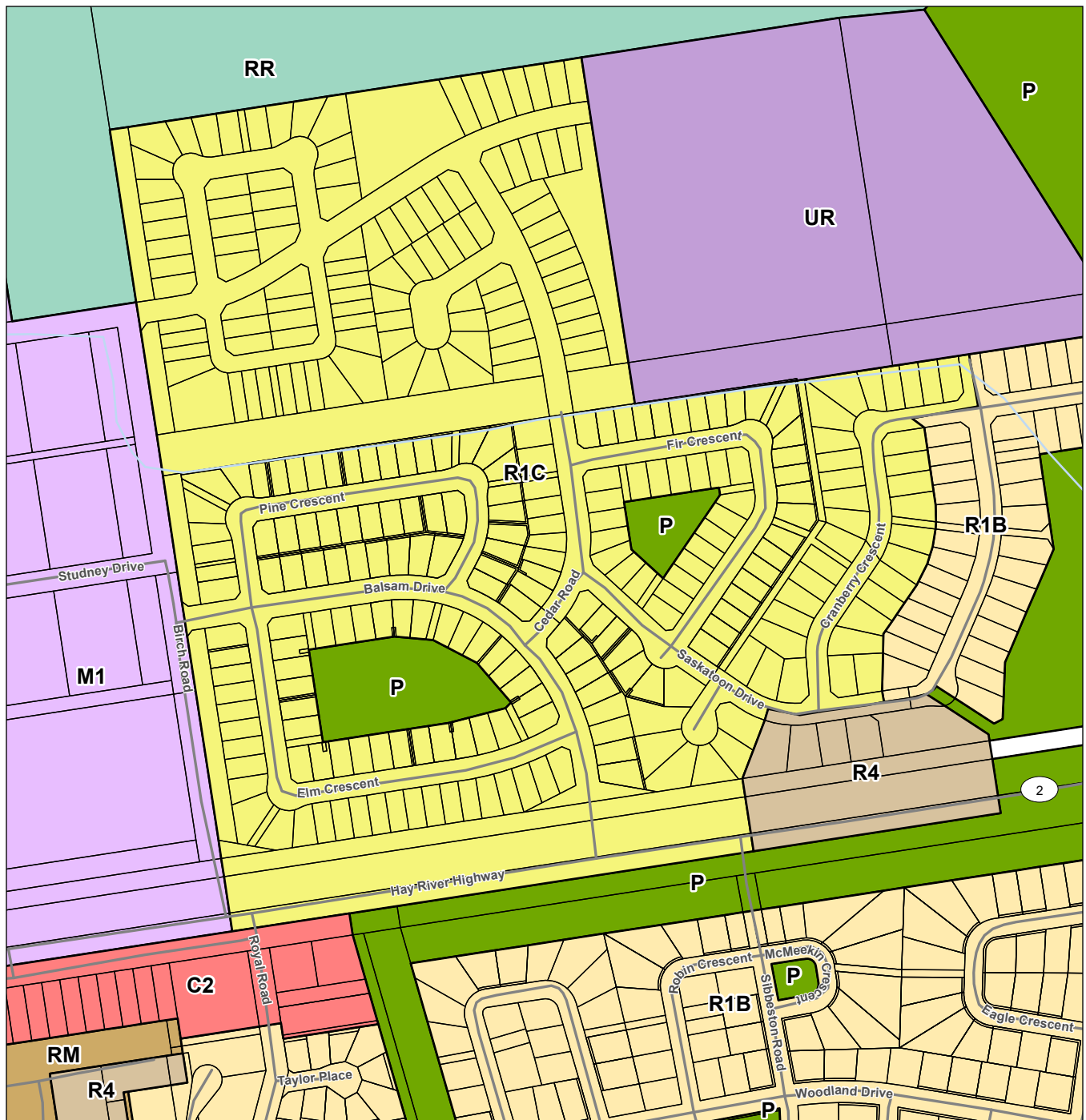
**Client/Project**  
144903141

**Prepared by** CES on 2021-11-25  
**TR by** HW on 2021-11-25  
**IR Review by** ZM on 2021-11-25

**Client:** Town of Hay River  
**Project:** Zoning Bylaw

**Figure No.**  
**Map 11**

**Title**  
**Hay River Zoning Bylaw Map**



**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
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**Current Zone**

- Single Family Residential (Class A) (R1A)
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- Mile 5 Residential (R2/R2x3)
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- Core Area Commercial (C1)
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0 50 100 Metres  
(At original document size of 8.5x11)  
1:5,000



Project Location: Town of Hay River, Northwest Territories  
Prepared by CES on 2022-06-02  
TR by HW on 2022-06-02  
IR Review by ZM on 2022-06-02  
Client/Project: 144903141

Client: Town of Hay River  
Project: Zoning Bylaw

Figure No.  
**Map 12**

Title  
**Hay River Zoning Bylaw Map**





**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

**Current Zone**

- Single Family Residential (Class A) (R1A)
- Single Family Residential (Class B) (R1B)
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- Mile 5 Residential (R2/R2x3)
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0 50 100 Metres  
(At original document size of 8.5x11)  
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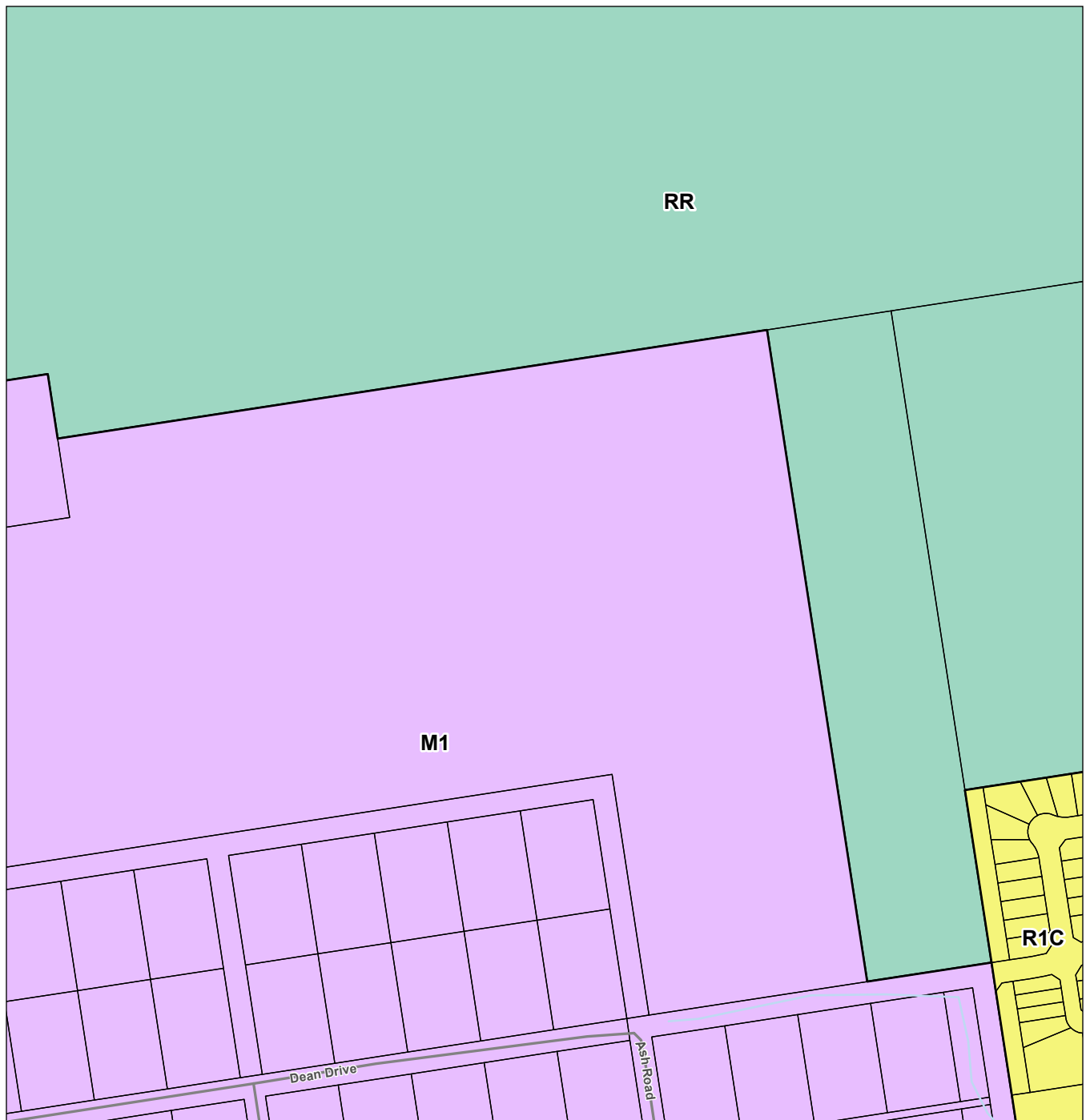
Project Location: Town of Hay River, Northwest Territories  
Prepared by CES on 2022-06-02  
TR by HW on 2022-06-02  
IR Review by ZM on 2022-06-02  
Client/Project: 144903141

Client: Town of Hay River  
Project: Zoning Bylaw

Figure No.  
**Map 13**

Title  
**Hay River Zoning Bylaw Map**





**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

**Current Zone**

- Single Family Residential (Class A) (R1A)
- Single Family Residential (Class B) (R1B)
- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x<sup>3</sup>)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
- Mobile Home Park (RM)
- Country Residential (RC/RCx<sup>3</sup>)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1)

- General Industrial (M2)
- Transportation District (T)
- Utility District (U/Ux<sup>3</sup>)
- Institutional (I)
- Parks and Open Space (P)
- Market Gardening (MG/MGx<sup>3</sup>)
- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)
- Road
- Watercourse
- Lot Line
- Municipal Boundary
- Waterbody

0 50 100 Metres  
(At original document size of 8.5x11)  
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**Project Location**  
Town of Hay River  
Northwest Territories

**Client/Project**  
Client: Town of Hay River  
Project: Zoning Bylaw

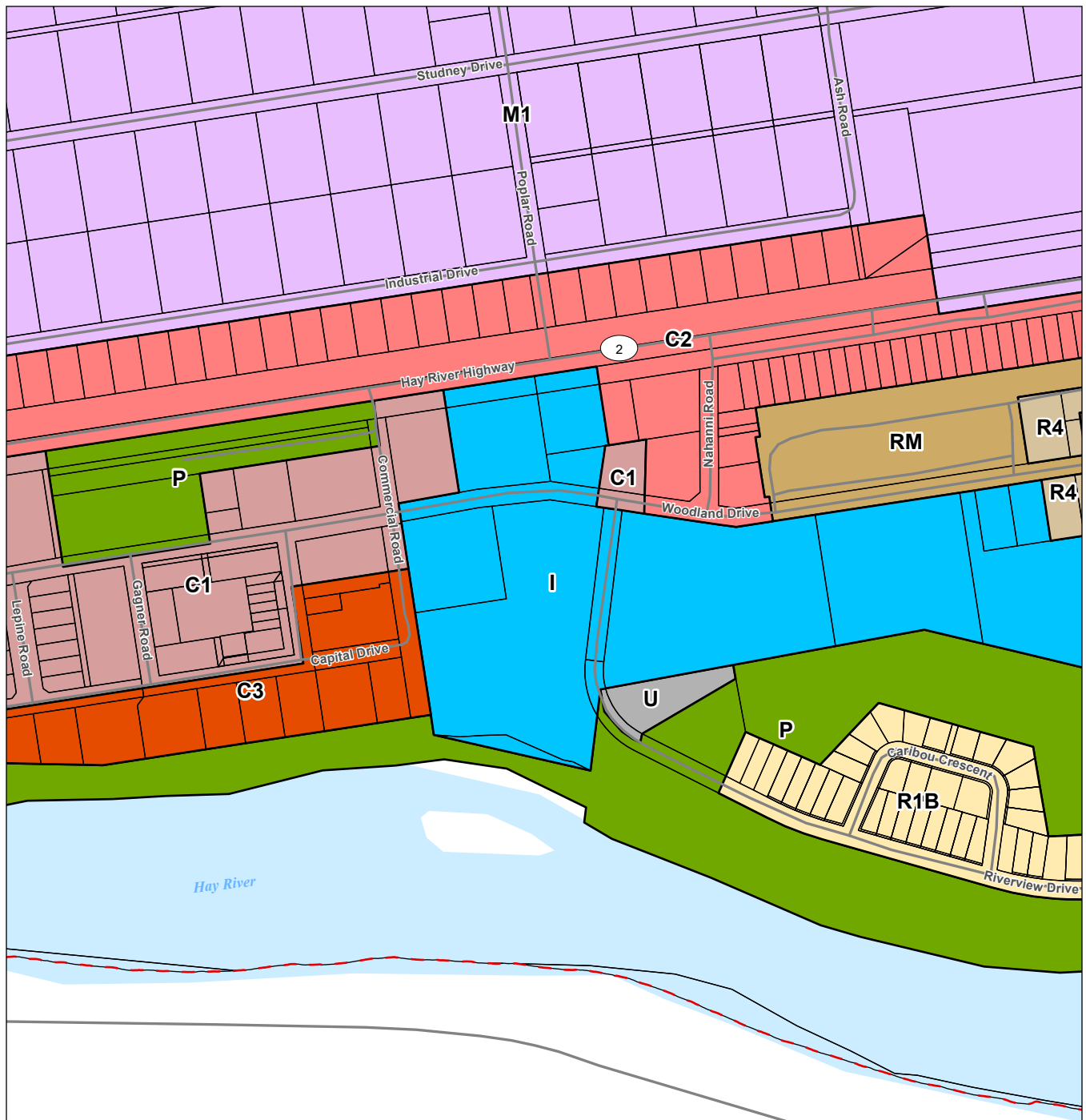
**Figure No.**  
Map 14

**Title**  
Hay River Zoning Bylaw Map

Prepared by CES on 2021-11-25  
TR by HW on 2021-11-25  
IR Review by ZM on 2021-11-25

144903141

Hay River Zoning Bylaw Map



**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

**Current Zone**

- Single Family Residential (Class A) (R1A)
- Single Family Residential (Class B) (R1B)
- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x<sup>3</sup>)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
- Mobile Home Park (RM)
- Country Residential (RC/RCx<sup>3</sup>)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1)

- General Industrial (M2)
- Transportation District (T)
- Utility District (U/Ux<sup>3</sup>)
- Institutional (I)
- Parks and Open Space (P)
- Market Gardening (MG/MGx<sup>3</sup>)
- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)
- Road
- Watercourse
- Lot Line
- Municipal Boundary
- Waterbody

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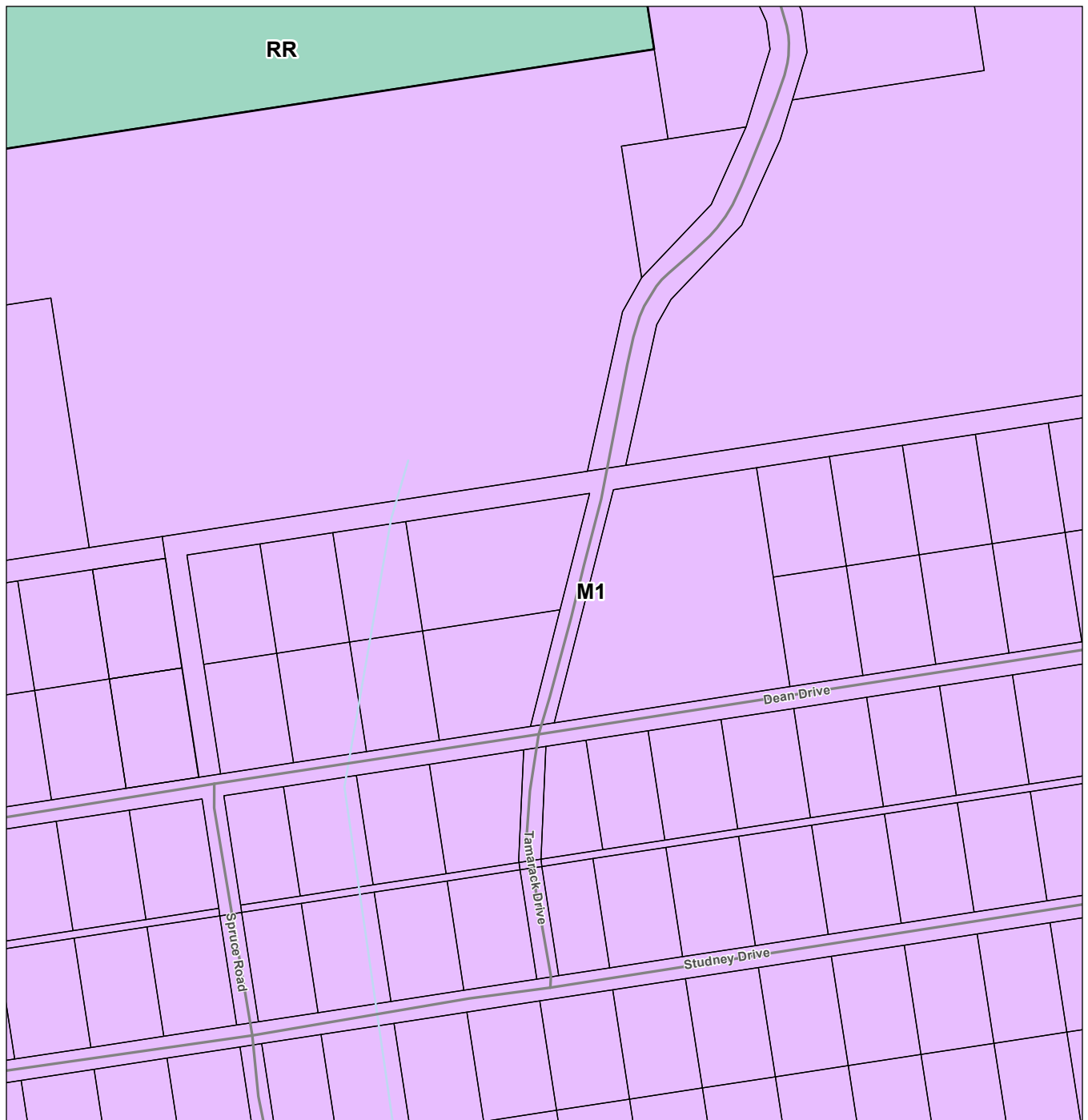


Project Location: Town of Hay River, Northwest Territories  
Prepared by CES on 2022-06-02  
TR by HW on 2022-06-02  
IR Review by ZM on 2022-06-02  
Client/Project: 144903141

Client: Town of Hay River  
Project: Zoning Bylaw

Figure No.  
**Map 15**

Title  
**Hay River Zoning Bylaw Map**



**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

**Current Zone**

- Single Family Residential (Class A) (R1A)
- Single Family Residential (Class B) (R1B)
- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x<sup>3</sup>)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
- Mobile Home Park (RM)
- Country Residential (RC/RCx<sup>3</sup>)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1)

- General Industrial (M2)
- Transportation District (T)
- Utility District (U/Ux<sup>3</sup>)
- Institutional (I)
- Parks and Open Space (P)
- Market Gardening (MG/MGx<sup>3</sup>)
- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)
- Road
- Watercourse
- Lot Line
- Municipal Boundary
- Waterbody

0 50 100 Metres  
(At original document size of 8.5x11)  
1:5,000



**Project Location**  
Town of Hay River  
Northwest Territories

**Prepared by** CES on 2021-11-25  
TR by HW on 2021-11-25  
IR Review by ZM on 2021-11-25

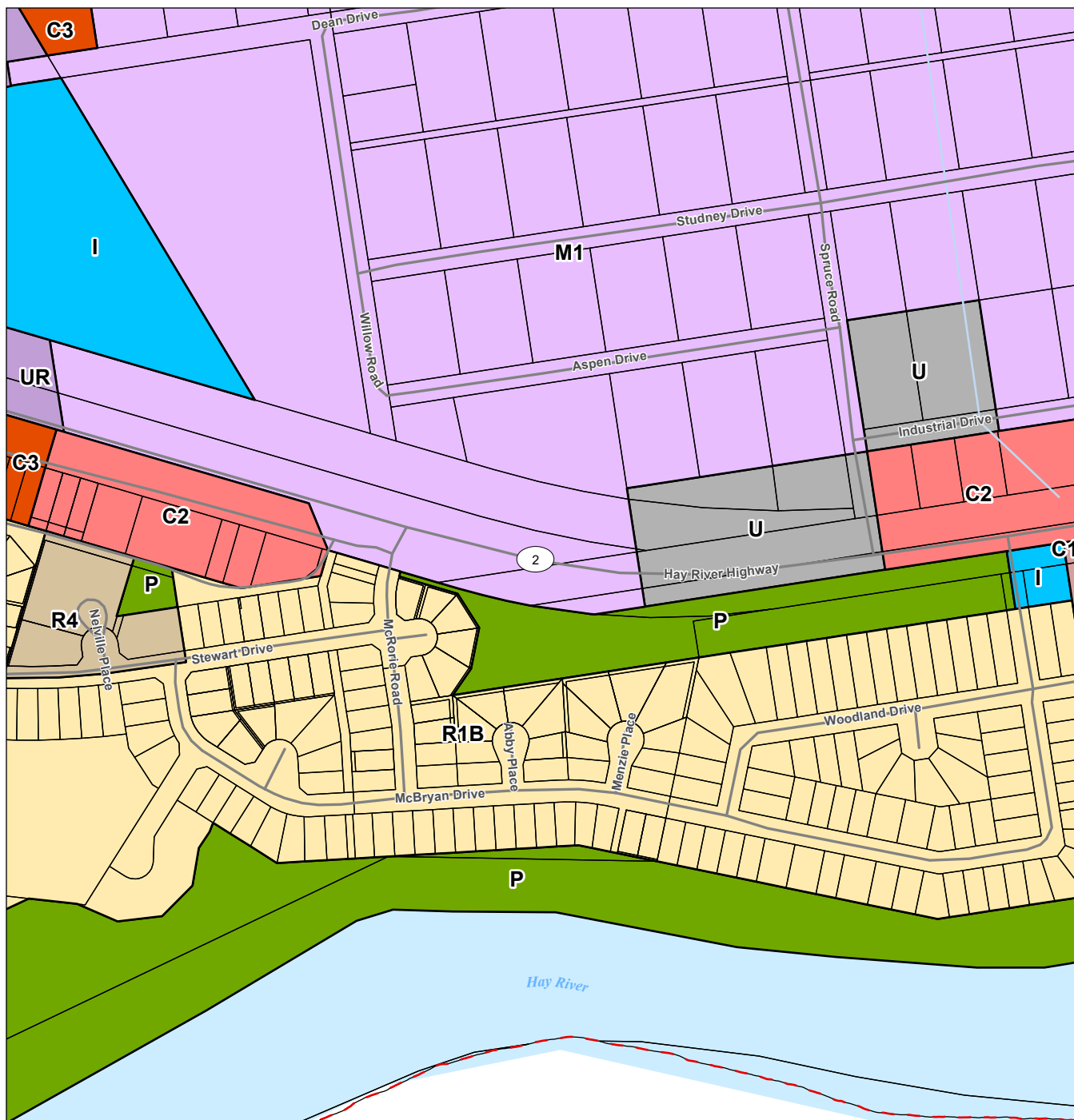
**Client/Project** 144903141

**Client:** Town of Hay River  
**Project:** Zoning Bylaw

**Figure No.**  
**Map 16**

**Title**  
**Hay River Zoning Bylaw Map**





**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

**Current Zone**

- Single Family Residential (Class A) (R1A)
- Single Family Residential (Class B) (R1B)
- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x<sup>3</sup>)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
- Mobile Home Park (RM)
- Country Residential (RC/RCx<sup>3</sup>)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1)

- General Industrial (M2)
- Transportation District (T)
- Utility District (U/Ux<sup>3</sup>)
- Institutional (I)
- Parks and Open Space (P)
- Market Gardening (MG/MGx<sup>3</sup>)
- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)
- Road
- Watercourse
- Lot Line
- Municipal Boundary
- Waterbody

0 50 100 Metres  
(At original document size of 8.5x11)  
1:5,000



Project Location: Town of Hay River, Northwest Territories  
Prepared by CES on 2021-11-25  
TR by HW on 2021-11-25  
IR Review by ZM on 2021-11-25  
Client/Project: 144903141

Client: Town of Hay River  
Project: Zoning Bylaw

Figure No.  
**Map 17**

Title  
**Hay River Zoning Bylaw Map**



**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

**Current Zone**

- Single Family Residential (Class A) (R1A)
- Single Family Residential (Class B) (R1B)
- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x<sup>3</sup>)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
- Mobile Home Park (RM)
- Country Residential (RC/RCx<sup>3</sup>)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1)

- General Industrial (M2)
- Transportation District (T)
- Utility District (U/Ux<sup>3</sup>)
- Institutional (I)
- Parks and Open Space (P)
- Market Gardening (MG/MGx<sup>3</sup>)
- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)
- Road
- Watercourse
- Lot Line
- Municipal Boundary
- Waterbody

0 50 100 Metres  
(At original document size of 8.5x11)  
1:5,000



**Project Location**  
Town of Hay River  
Northwest Territories

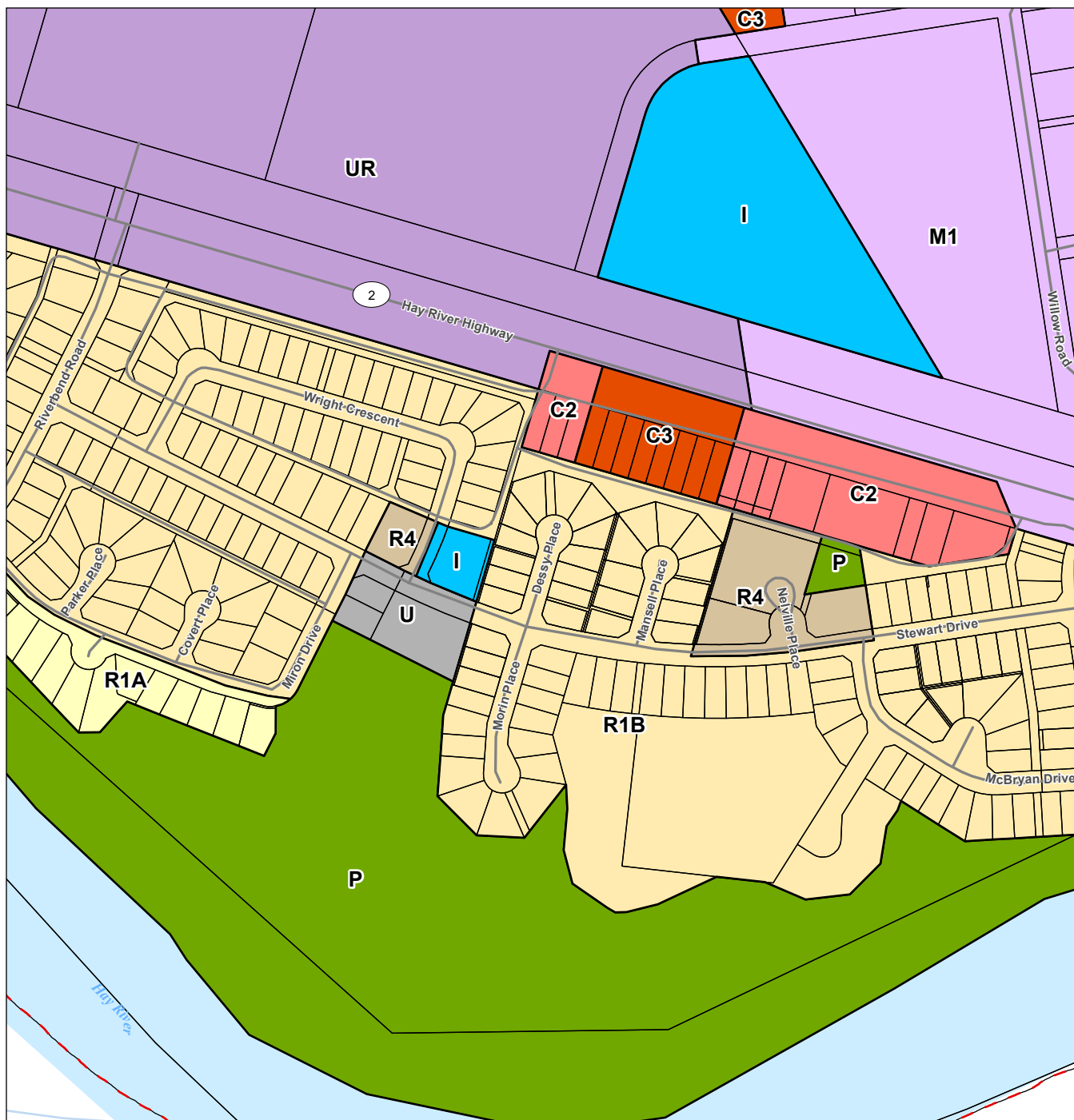
**Prepared by CES on 2021-11-25**  
TR by HW on 2021-11-25  
IR Review by ZM on 2021-11-25

**Client/Project**  
144903141

**Client:** Town of Hay River  
**Project:** Zoning Bylaw

**Figure No.**  
**Map 18**

**Title**  
**Hay River Zoning Bylaw Map**



**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

**Current Zone**

- Single Family Residential (Class A) (R1A)
- Single Family Residential (Class B) (R1B)
- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x3)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
- Mobile Home Park (RM)
- Country Residential (RC/RCx3)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1)

- General Industrial (M2)
- Transportation District (T)
- Utility District (U/Ux3)
- Institutional (I)
- Parks and Open Space (P)
- Market Gardening (MG/MGx3)
- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)
- Road
- Watercourse
- Lot Line
- Municipal Boundary
- Waterbody

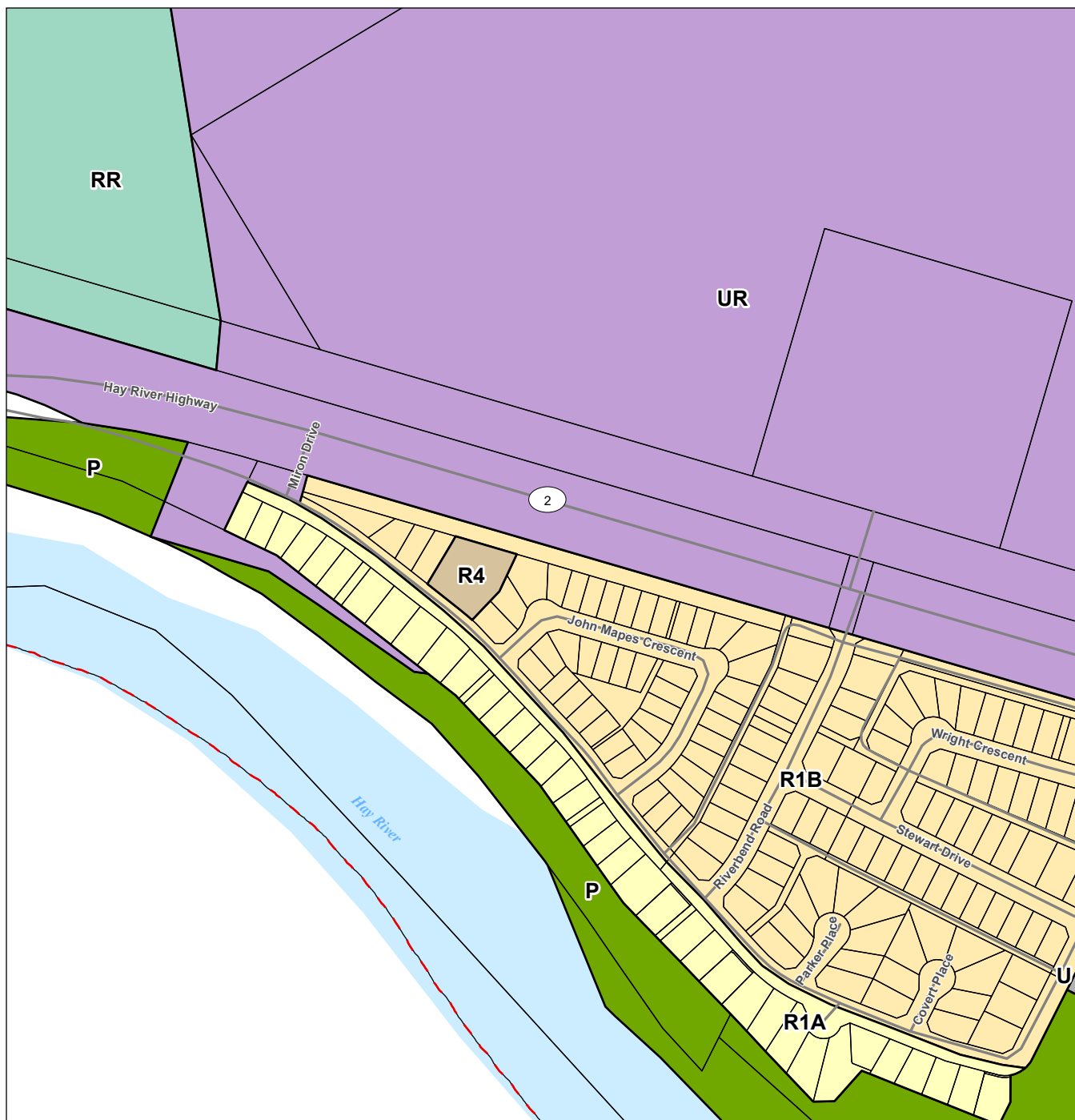
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Project Location: Town of Hay River, Northwest Territories  
Prepared by CES on 2021-11-25  
TR by HW on 2021-11-25  
IR Review by ZM on 2021-11-25  
Client/Project: 144903141

Client: Town of Hay River  
Project: Zoning Bylaw  
Figure No. **Map 19**  
Title  
**Hay River Zoning Bylaw Map**





**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

- Current Zone**
- Single Family Residential (Class A) (R1A)
  - Single Family Residential (Class B) (R1B)
  - Single Family Residential (Class C) (R1C)
  - Mile 5 Residential (R2/R2x<sup>3</sup>)
  - West Channel Village Residential (R3)
  - Multi-Family Residential (R4)
  - Mobile Home Park (RM)
  - Country Residential (RC/RCx<sup>3</sup>)
  - Core Area Commercial (C1)
  - Highway / Service Commercial (C2)
  - Mixed Use Commercial (C3)
  - Convenience Commercial (C4)
  - Restricted Industrial (M1)
  - General Industrial (M2)
  - Transportation District (T)
  - Utility District (U/Ux<sup>3</sup>)
  - Institutional (I)
  - Parks and Open Space (P)
  - Market Gardening (MG/MGx<sup>3</sup>)
  - Urban Reserve (UR)
  - Rural Resource (RR)
  - West Point First Nation (WPFN)
- Road  
— Watercourse  
— Lot Line  
— Municipal Boundary  
— Waterbody

0 50 100 Metres  
(At original document size of 8.5x11)  
1:5,000



**Project Location**  
Town of Hay River  
Northwest Territories

**Client/Project**  
144903141

**Prepared by CES on 2021-11-25**  
**TR by HW on 2021-11-25**  
**IR Review by ZM on 2021-11-25**

**Client:** Town of Hay River  
**Project:** Zoning Bylaw  
**Figure No.**  
**Map 20**  
**Title**  
**Hay River Zoning Bylaw Map**



**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

**Current Zone**

- Single Family Residential (Class A) (R1A)
- Single Family Residential (Class B) (R1B)
- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x<sup>3</sup>)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
- Mobile Home Park (RM)
- Country Residential (RC/RCx<sup>3</sup>)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1)

- General Industrial (M2)
- Transportation District (T)
- Utility District (U/Ux<sup>3</sup>)
- Institutional (I)
- Parks and Open Space (P)
- Market Gardening (MG/MGx<sup>3</sup>)
- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)
- Road
- Watercourse
- Lot Line
- Municipal Boundary
- Waterbody

0 50 100 Metres  
(At original document size of 8.5x11)  
1:5,000



**Project Location**  
Town of Hay River  
Northwest Territories

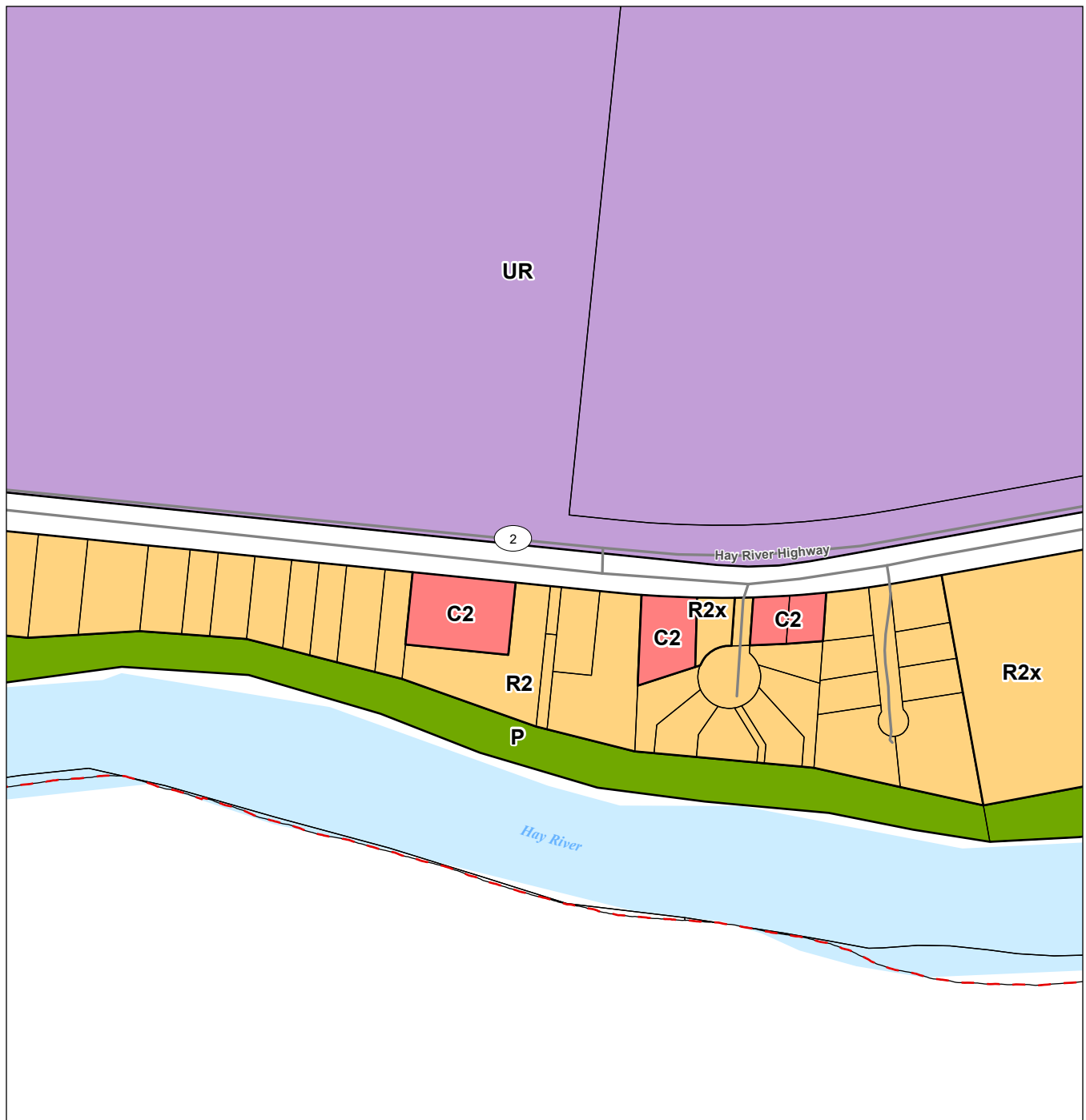
**Prepared by CES on 2022-03-07**  
**TR by HW on 2022-03-07**  
**IR Review by ZM on 2022-03-07**

**Client/Project**  
144903141

**Client:** Town of Hay River  
**Project:** Zoning Bylaw

**Figure No.**  
**Map 21**

**Title**  
**Hay River Zoning Bylaw Map**



**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

**Current Zone**

- Single Family Residential (Class A) (R1A)
- Single Family Residential (Class B) (R1B)
- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
- Mobile Home Park (RM)
- Country Residential (RC/RCx)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1)

- General Industrial (M2)
- Transportation District (T)
- Utility District (U/Ux)
- Institutional (I)
- Parks and Open Space (P)
- Market Gardening (MG/MGx)
- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)
- Road
- Watercourse
- Lot Line
- Municipal Boundary
- Waterbody

0 50 100 Metres  
(At original document size of 8.5x11)  
1:5,000



**Project Location**  
Town of Hay River  
Northwest Territories

**Prepared by CES on 2022-03-07**  
**TR by HW on 2022-03-07**  
**IR Review by ZM on 2022-03-07**

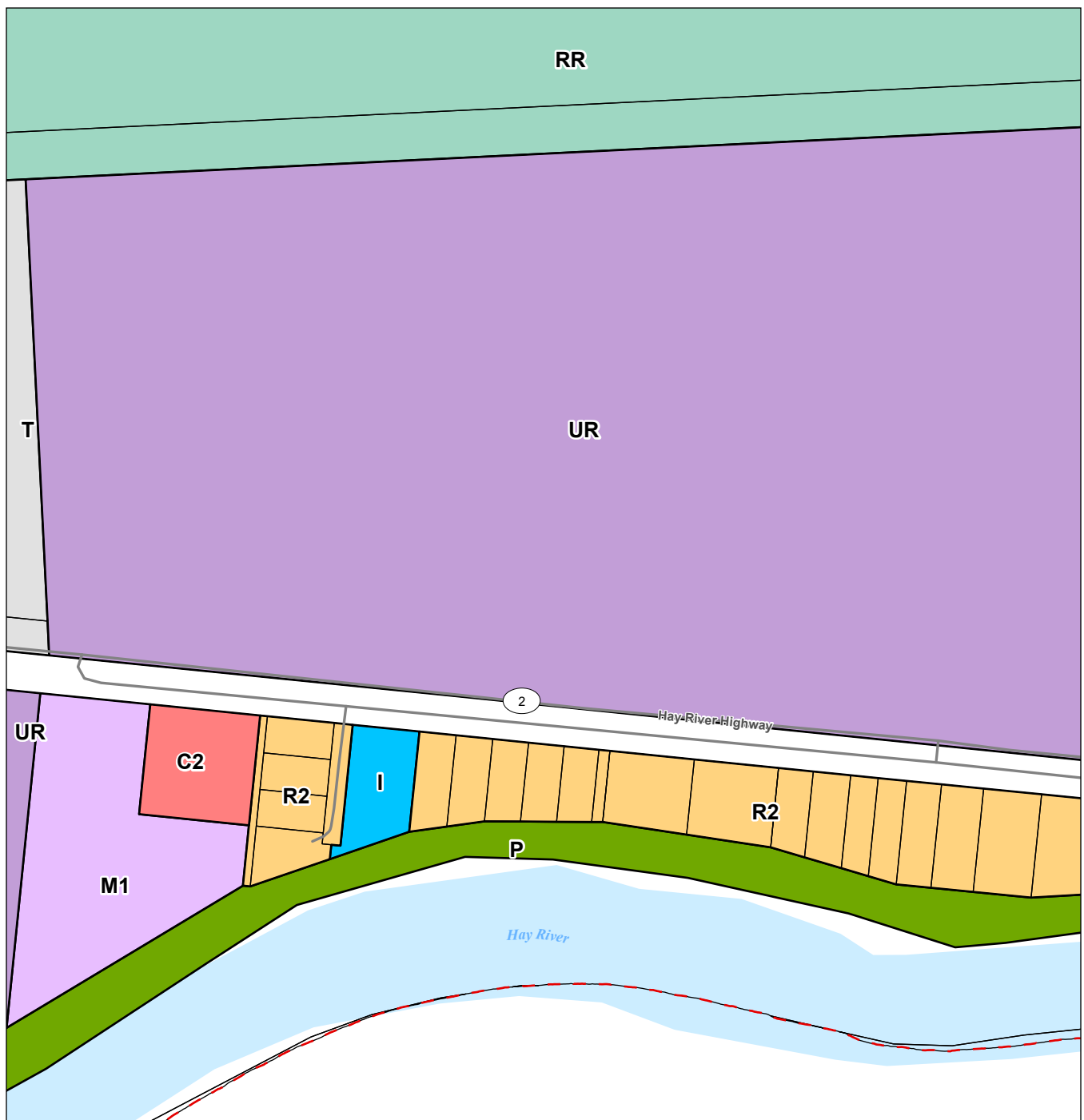
**Client/Project**  
144903141

**Client:** Town of Hay River  
**Project:** Zoning Bylaw

**Figure No.**  
**Map 22**

**Title**  
**Hay River Zoning Bylaw Map**

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**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

#### Current Zone

- Single Family Residential (Class A) (R1A)
- Single Family Residential (Class B) (R1B)
- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x<sup>3</sup>)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
- Mobile Home Park (RM)
- Country Residential (RC/RCx<sup>3</sup>)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1)

- General Industrial (M2)
- Transportation District (T)
- Utility District (U/Ux<sup>3</sup>)
- Institutional (I)
- Parks and Open Space (P)
- Market Gardening (MG/MGx<sup>3</sup>)
- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)
- Road
- Watercourse
- Lot Line
- Municipal Boundary
- Waterbody

0 50 100 Metres  
(At original document size of 8.5x11)  
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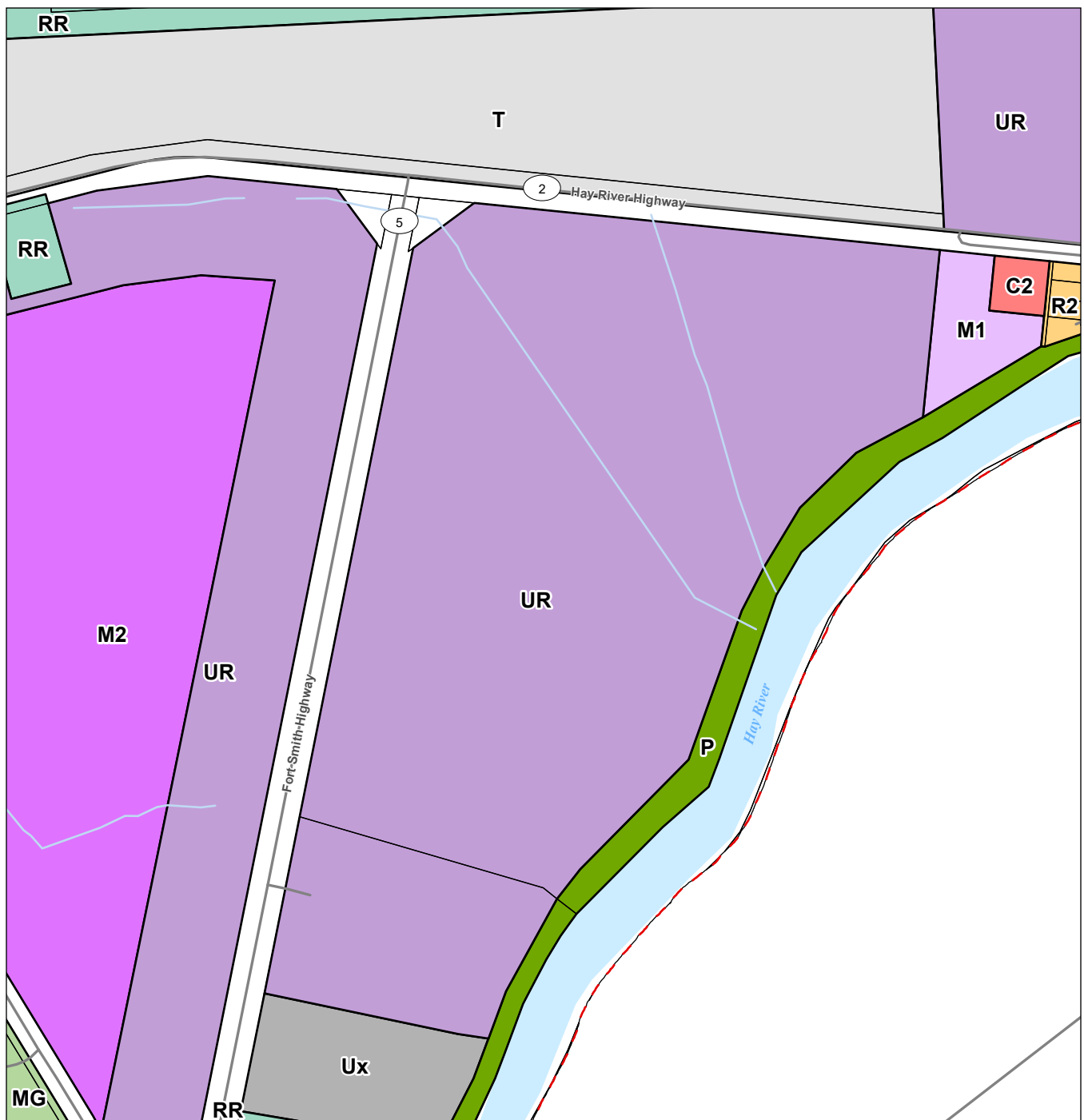
**Project Location**  
Town of Hay River  
Northwest Territories  
**Client/Project**  
144903141

Prepared by CES on 2021-11-25  
TR by HW on 2021-11-25  
IR Review by ZM on 2021-11-25

**Client:** Town of Hay River  
**Project:** Zoning Bylaw

**Figure No.**  
**Map 23**

**Title**  
**Hay River Zoning Bylaw Map**



**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

**Current Zone**

- Single Family Residential (Class A) (R1A)
- Single Family Residential (Class B) (R1B)
- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x<sup>3</sup>)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
- Mobile Home Park (RM)
- Country Residential (RC/RCx<sup>3</sup>)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1)

- General Industrial (M2)
- Transportation District (T)
- Utility District (U/Ux<sup>3</sup>)
- Institutional (I)
- Parks and Open Space (P)
- Market Gardening (MG/MGx<sup>3</sup>)
- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)
- Road
- Watercourse
- Lot Line
- Municipal Boundary
- Waterbody

0 50 100 Metres  
(At original document size of 8.5x11)  
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**Project Location**  
Town of Hay River  
Northwest Territories

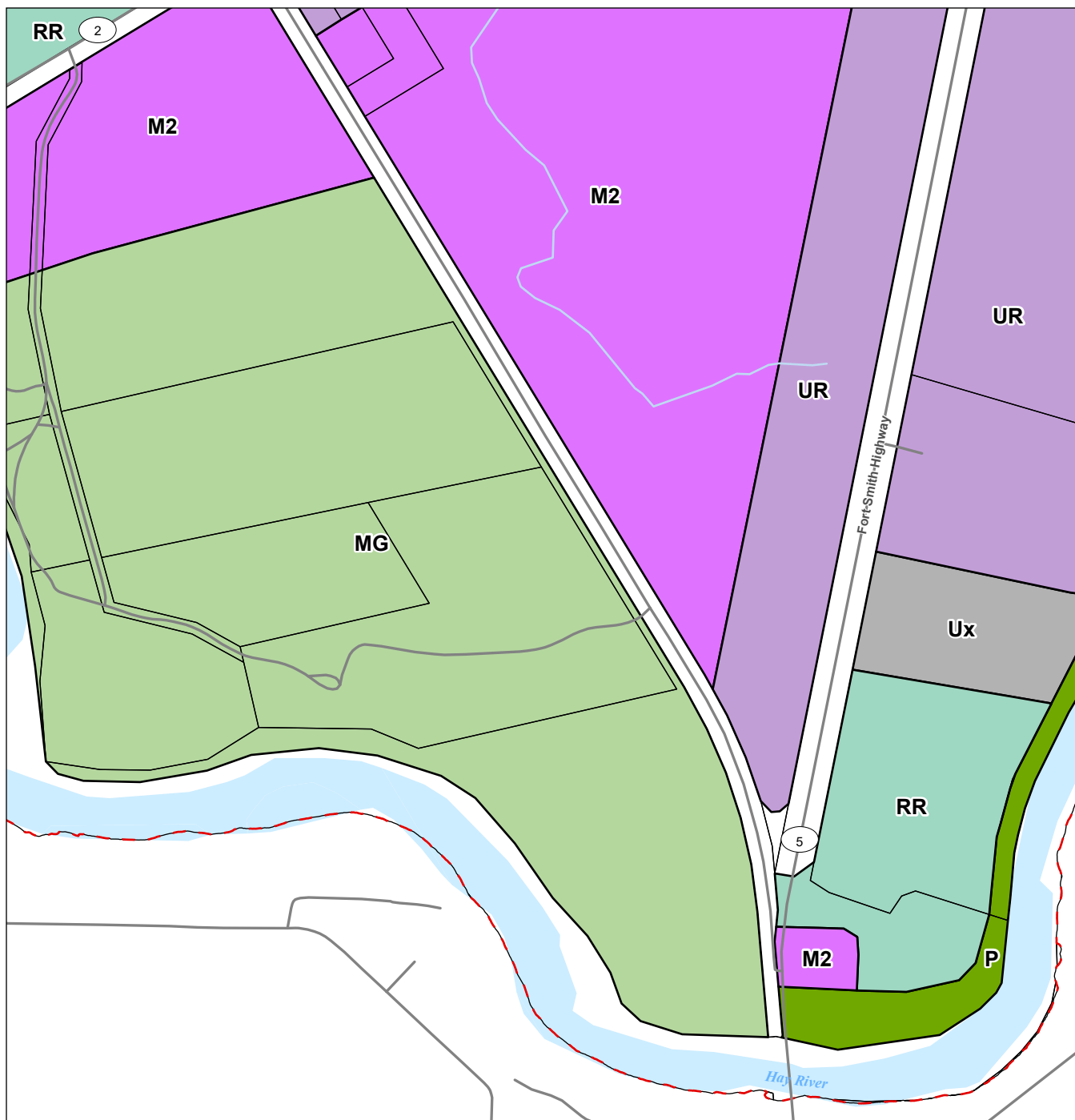
**Prepared by CES on 2021-11-25**  
TR by HW on 2021-11-25  
IR Review by ZM on 2021-11-25

**Client/Project**  
144903141

**Client:** Town of Hay River  
**Project:** Zoning Bylaw

**Figure No.**  
**Map 24**

**Title**  
**Hay River Zoning Bylaw Map**



**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

**Current Zone**

- Single Family Residential (Class A) (R1A)
- Single Family Residential (Class B) (R1B)
- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x<sup>3</sup>)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
- Mobile Home Park (RM)
- Country Residential (RC/RCx<sup>3</sup>)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1)

- General Industrial (M2)
- Transportation District (T)
- Utility District (U/Ux<sup>3</sup>)
- Institutional (I)
- Parks and Open Space (P)
- Market Gardening (MG/MGx<sup>3</sup>)
- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)
- Road
- Watercourse
- Lot Line
- Municipal Boundary
- Waterbody

0 50 100  
Metres  
(At original document size of 8.5x11)  
1:10,000



**Project Location**  
Town of Hay River  
Northwest Territories

**Prepared by CES on 2021-11-25**  
TR by HW on 2021-11-25  
IR Review by ZM on 2021-11-25

**Client/Project**  
144903141

**Client:** Town of Hay River  
**Project:** Zoning Bylaw

**Figure No.**  
**Map 25**

**Title**  
**Hay River Zoning Bylaw Map**





**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

**Current Zone**

- Single Family Residential (Class A) (R1A)
- Single Family Residential (Class B) (R1B)
- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x<sup>3</sup>)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
- Mobile Home Park (RM)
- Country Residential (RC/RCx<sup>3</sup>)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1)

- General Industrial (M2)
- Transportation District (T)
- Utility District (U/Ux<sup>3</sup>)
- Institutional (I)
- Parks and Open Space (P)
- Market Gardening (MG/MGx<sup>3</sup>)
- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)
- Road
- Watercourse
- Lot Line
- Municipal Boundary
- Waterbody

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(At original document size of 8.5x11)  
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**Project Location**  
Town of Hay River  
Northwest Territories

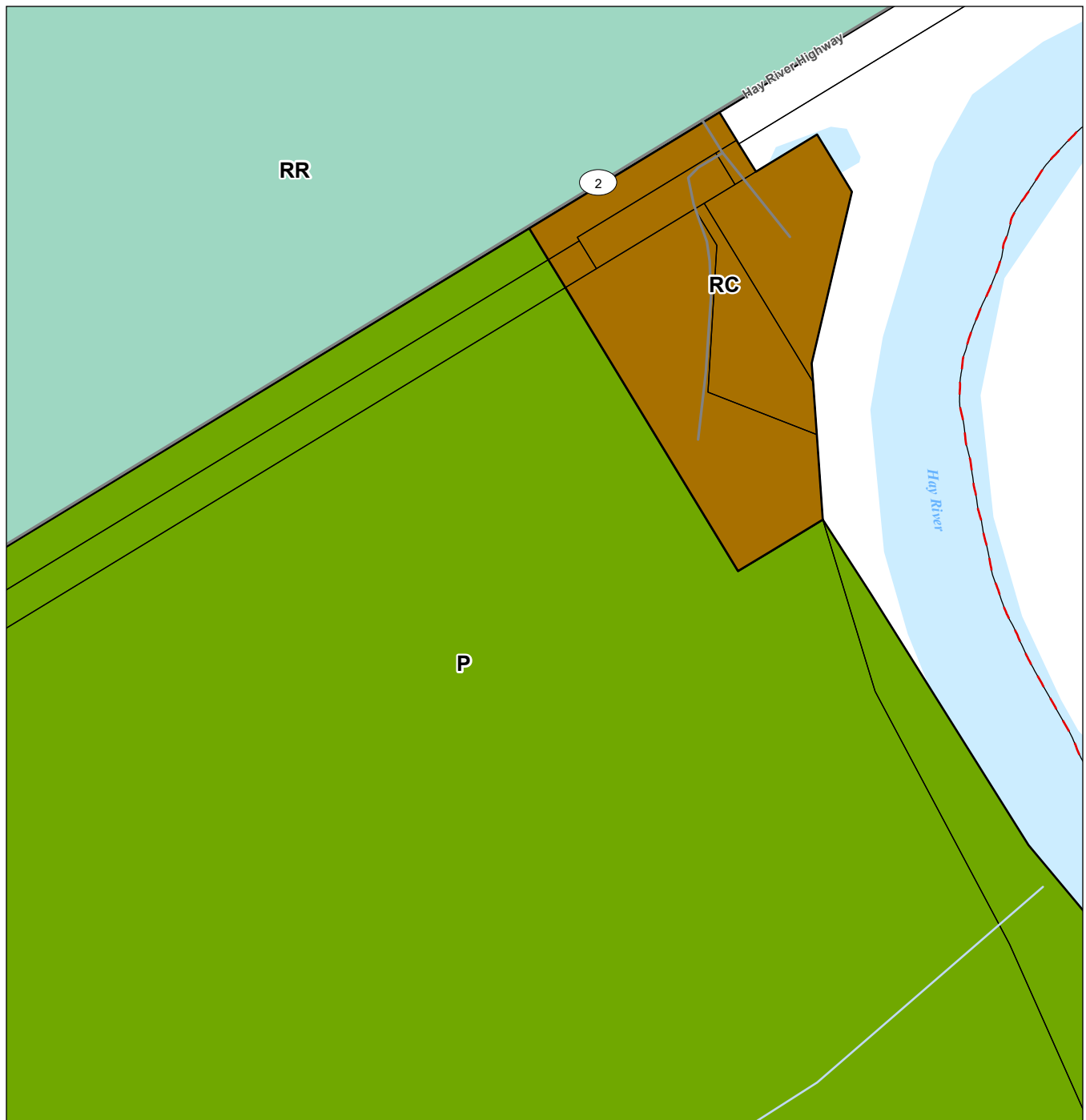
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TR by HW on 2021-11-25  
IR Review by ZM on 2021-11-25

**Client/Project**  
144903141

**Client:** Town of Hay River  
**Project:** Zoning Bylaw

**Figure No.**  
**Map 26**

**Title**  
**Hay River Zoning Bylaw Map**



**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

**Current Zone**

- Single Family Residential (Class A) (R1A)
- Single Family Residential (Class B) (R1B)
- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x<sup>3</sup>)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
- Mobile Home Park (RM)
- Country Residential (RC/RCx<sup>3</sup>)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1)

- General Industrial (M2)
- Transportation District (T)
- Utility District (U/Ux<sup>3</sup>)
- Institutional (I)
- Parks and Open Space (P)
- Market Gardening (MG/MGx<sup>3</sup>)
- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)
- Road
- Watercourse
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- Municipal Boundary
- Waterbody

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Metres  
(At original document size of 8.5x11)  
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**Project Location**  
Town of Hay River  
Northwest Territories

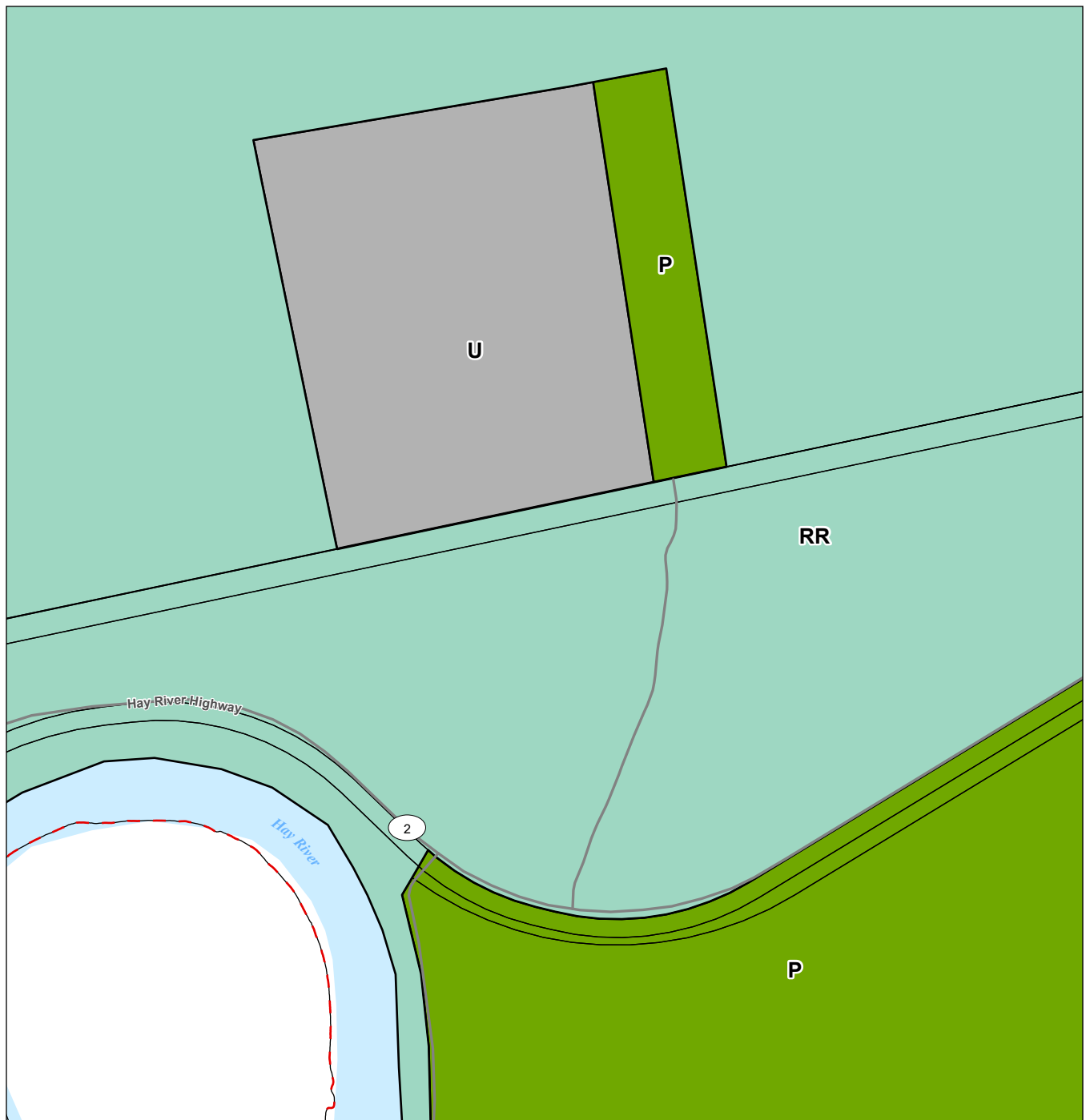
**Client/Project**  
144903141

**Prepared by** CES on 2021-11-25  
**TR by** HW on 2021-11-25  
**IR Review by** ZM on 2021-11-25

**Client:** Town of Hay River  
**Project:** Zoning Bylaw

**Figure No.**  
**Map 27**

**Title**  
**Hay River Zoning Bylaw Map**



**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

**Current Zone**

- Single Family Residential (Class A) (R1A)
- Single Family Residential (Class B) (R1B)
- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x<sup>3</sup>)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
- Mobile Home Park (RM)
- Country Residential (RC/RCx<sup>3</sup>)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1)

- General Industrial (M2)
- Transportation District (T)
- Utility District (U/Ux<sup>3</sup>)
- Institutional (I)
- Parks and Open Space (P)
- Market Gardening (MG/MGx<sup>3</sup>)
- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)
- Road
- Watercourse
- Lot Line
- Municipal Boundary
- Waterbody

0 50 100 Metres  
(At original document size of 8.5x11)  
1:10,000



**Project Location**  
Town of Hay River  
Northwest Territories

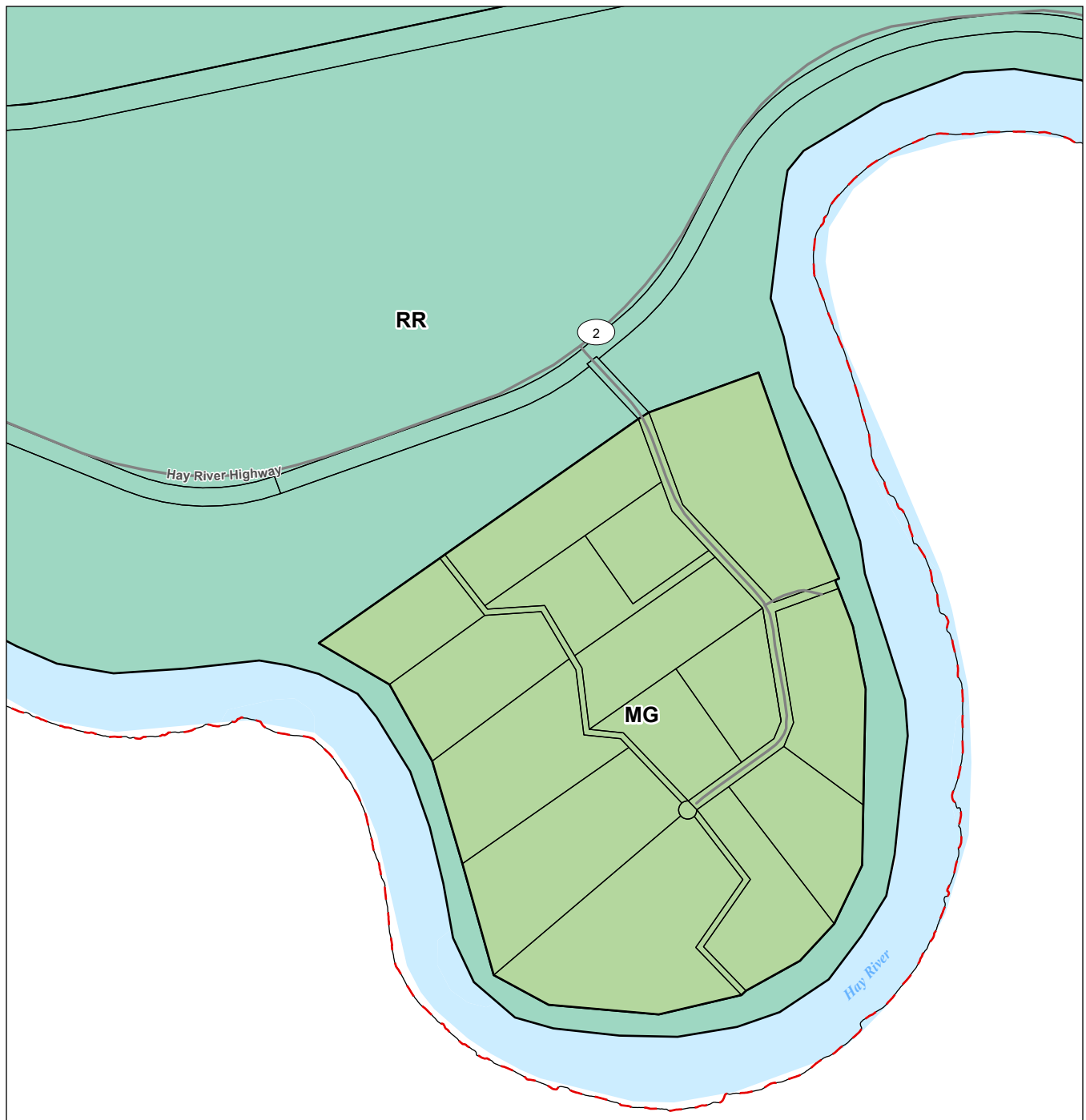
**Prepared by** CES on 2021-11-25  
TR by HW on 2021-11-25  
IR Review by ZM on 2021-11-25

**Client/Project**  
144903141

**Client:** Town of Hay River  
**Project:** Zoning Bylaw

**Figure No.**  
**Map 28**

**Title**  
**Hay River Zoning Bylaw Map**



**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

**Current Zone**

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- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x<sup>3</sup>)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
- Mobile Home Park (RM)
- Country Residential (RC/RCx<sup>3</sup>)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1)

- General Industrial (M2)
- Transportation District (T)
- Utility District (U/Ux<sup>3</sup>)
- Institutional (I)
- Parks and Open Space (P)
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- West Point First Nation (WPFN)
- Road
- Watercourse
- Lot Line
- Municipal Boundary
- Waterbody

0 50 100 Metres  
(At original document size of 8.5x11)  
1:10,000



**Project Location**  
Town of Hay River  
Northwest Territories

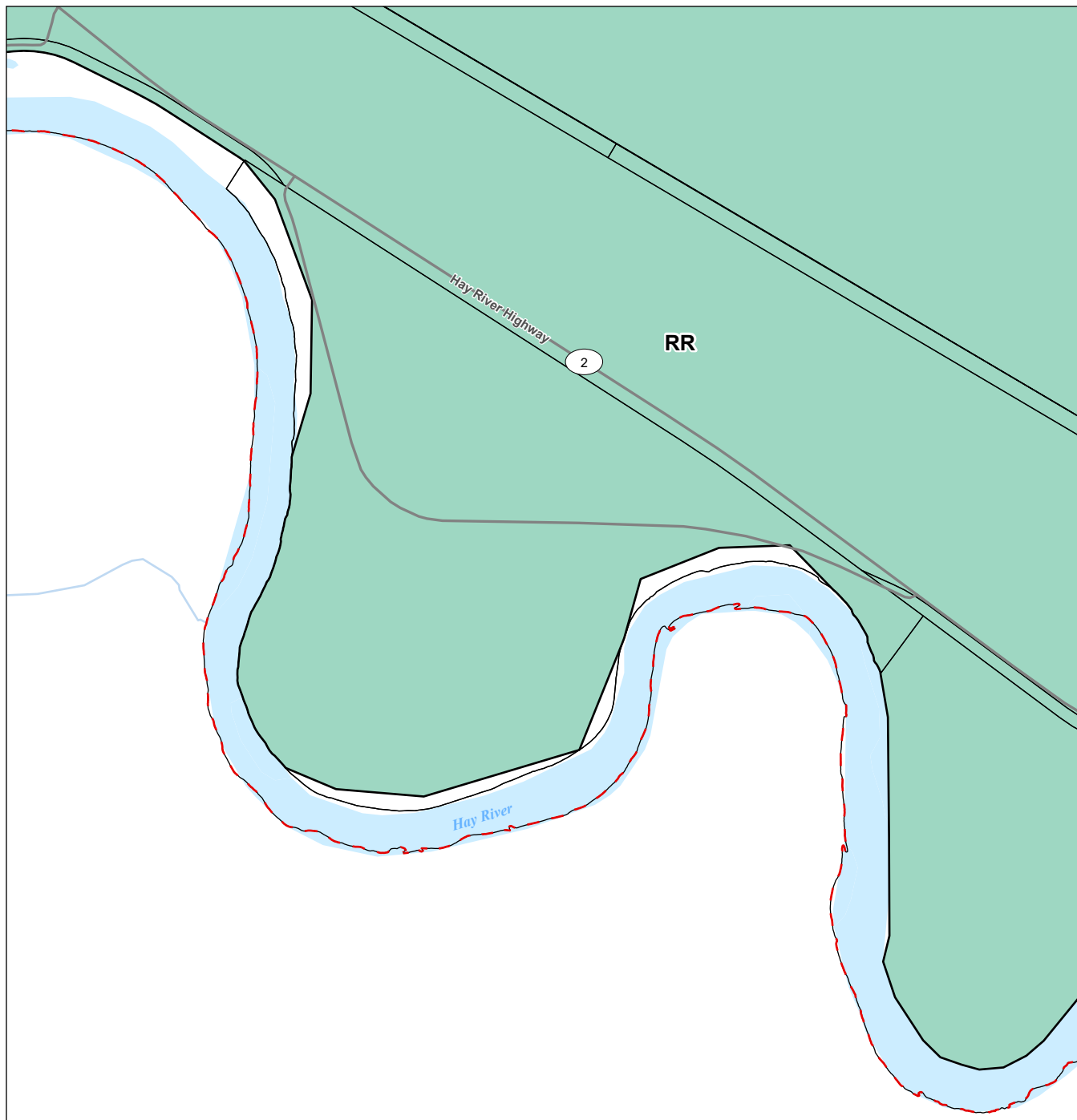
**Prepared by CES on 2021-11-25**  
TR by HW on 2021-11-25  
IR Review by ZM on 2021-11-25

**Client/Project**  
144903141

**Client:** Town of Hay River  
**Project:** Zoning Bylaw

**Figure No.**  
**Map 29**

**Title**  
**Hay River Zoning Bylaw Map**



**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

**Current Zone**

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- Single Family Residential (Class B) (R1B)
- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x<sup>3</sup>)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
- Mobile Home Park (RM)
- Country Residential (RC/RCx<sup>3</sup>)
- Core Area Commercial (C1)
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- Parks and Open Space (P)
- Market Gardening (MG/MGx<sup>3</sup>)
- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)
- Road
- Watercourse
- Lot Line
- Municipal Boundary
- Waterbody

0 50 100  
Metres  
(At original document size of 8.5x11)  
1:15,000



**Project Location**  
Town of Hay River  
Northwest Territories

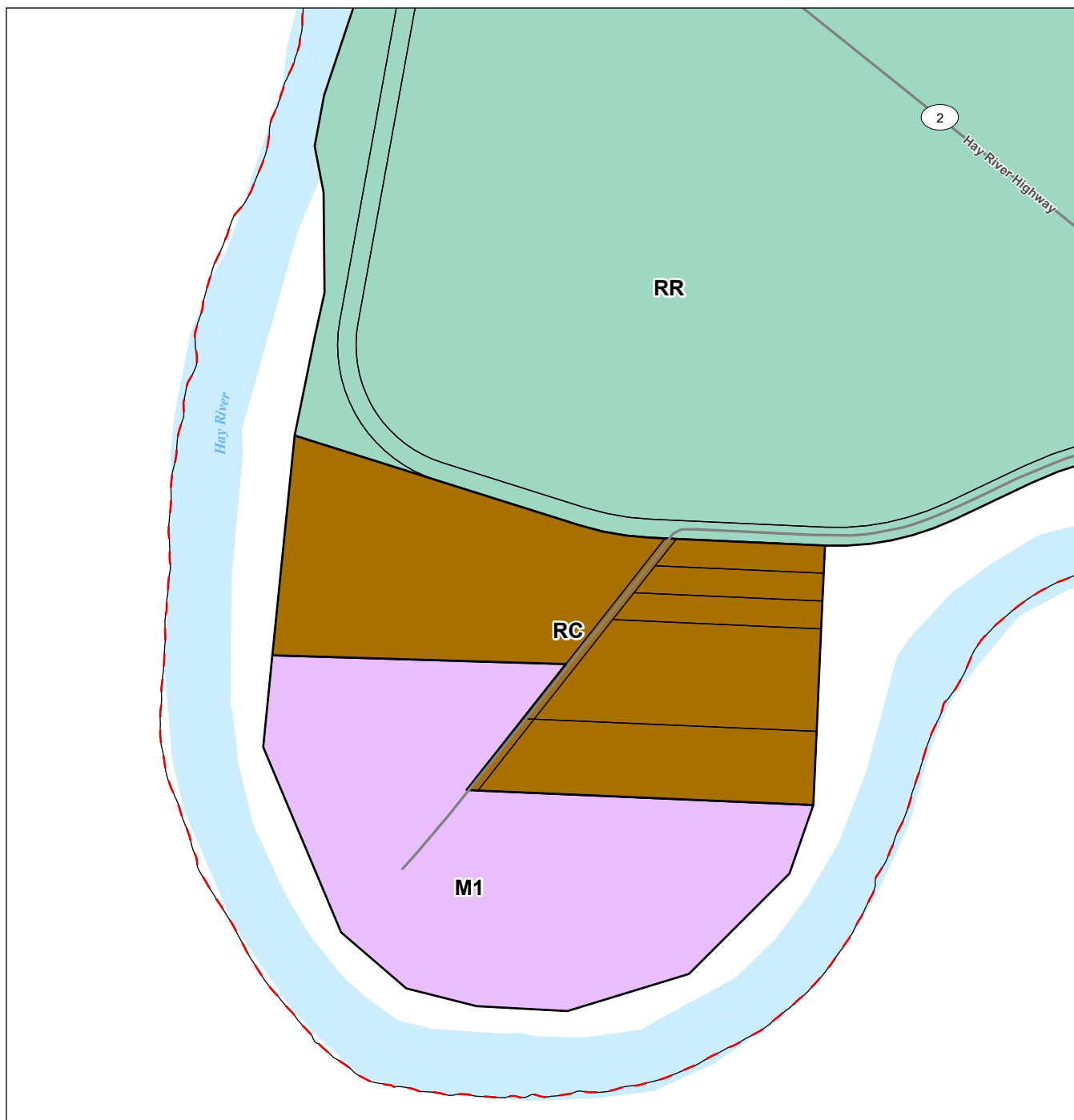
**Client/Project**  
144903141

**Prepared by CES on 2021-11-25**  
**TR by HW on 2021-11-25**  
**IR Review by ZM on 2021-11-25**

**Client:** Town of Hay River  
**Project:** Zoning Bylaw

**Figure No.**  
**Map 30**

**Title**  
**Hay River Zoning Bylaw Map**



**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

**Current Zone**

- Single Family Residential (Class A) (R1A)
- Single Family Residential (Class B) (R1B)
- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x3)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
- Mobile Home Park (RM)
- Country Residential (RC/RCx3)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1)

- General Industrial (M2)
- Transportation District (T)
- Utility District (U/Ux3)
- Institutional (I)
- Parks and Open Space (P)
- Market Gardening (MG/MGx3)
- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)
- Road
- Watercourse
- Lot Line
- Municipal Boundary
- Waterbody

0 50 100 Metres  
(At original document size of 8.5x11)  
1:10,000



Project Location: Town of Hay River, Northwest Territories  
Prepared by CES on 2021-11-25  
TR by HW on 2021-11-25  
IR Review by ZM on 2021-11-25  
Client/Project: 144903141

Client: Town of Hay River  
Project: Zoning Bylaw

Figure No.  
**Map 31**

Title  
**Hay River Zoning Bylaw Map**





**Notes**  
1. Coordinate System: NAD 1983 UTM Zone 11N  
2. Data Sources: Canvec, Government of Northwest Territories, Stantec  
3. 'x' indicates a lot subject to a Special Modification, refer to Hay River Zoning and Building Bylaw

**Current Zone**

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- Single Family Residential (Class B) (R1B)
- Single Family Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x<sup>3</sup>)
- West Channel Village Residential (R3)
- Multi-Family Residential (R4)
- Mobile Home Park (RM)
- Country Residential (RC/RCx<sup>3</sup>)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1)

- General Industrial (M2)
- Transportation District (T)
- Utility District (U/Ux<sup>3</sup>)
- Institutional (I)
- Parks and Open Space (P)
- Market Gardening (MG/MGx<sup>3</sup>)
- Urban Reserve (UR)
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- Watercourse
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- Municipal Boundary
- Waterbody

0 50 100 Metres  
(At original document size of 8.5x11)  
1:10,000



**Project Location**  
Town of Hay River  
Northwest Territories

**Prepared by** CES on 2021-11-25  
TR by HW on 2021-11-25  
IR Review by ZM on 2021-11-25

**Client/Project**  
144903141

**Client:** Town of Hay River  
**Project:** Zoning Bylaw

**Figure No.**  
**Map 32**

**Title**  
**Hay River Zoning Bylaw Map**