



AGENDA

PUBLIC INPUT

1. CALL TO ORDER

2. ADOPTION OF AGENDA

3. DECLARATION OF INTEREST

4. ANNOUNCEMENTS, AWARDS, CEREMONIES & PRESENTATIONS

5. ADMINISTRATIVE ENQUIRIES

6. ADOPTION OF MINUTES FROM PREVIOUS MEETING

- a. Regular Meeting of Council, June 27th 2023 – page 2-3

7. COMMITTEE REPORTS

- a. Public Works Monthly Report for June – page 4-8
- b. Tourism and Economic Development Report for June – page 9-13
- c. Emergency Services Monthly Report for June – page 14-18
- d. Municipal Enforcement Monthly Report for June – page 19-22
- e. Recreation and Community Monthly Report for June – page 23-30
- f. Gas Tax Contribution Agreement – page 31-32
- g. Excused Absence – page 33
- h. Long Term Care Facility Sundog Development MOU – page 34-35

8. NEW BUSINESS

- a. Public Behaviour Bylaw Report – page 36-37
- b. Senior and Disabled Persons Property Tax Exemption Report – page 38
- c. Electrical Vehicle Pilot Project Report – page 39-52
- d. Housing Accelerator Funding Report – page 53-75
- e. Solid Waste Collection Contract Award – page 76-77
- f. Bylaw Prioritization Report – page 78-80
- g. Market Gardens Acquisition Report – page 81-82
- h. Excused Absence for Cllr Wall – page 83

9. BYLAW

- a. Bylaw 2455/PS/23 - Public Behaviour Bylaw – First and Second Reading – page 84-90

10. IN CAMERA

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

11. ADJOURNMENT



REGULAR MEETING MINUTES JUNE 27th, 2023

The Regular Meeting of Council was held on Tuesday, June 27th, 2023 at 6:30pm

Present: Mayor Jameson, Councillors Duford, Chambers, Wall, Groenewegen and Willows

Staff: SAO – Glenn Smith, ASAO – Patrick Bergen & 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

#23-097

MOVED BY CLLR WALL

SECONDED BY: CLLR CHAMBERS

3. DECLARATION OF INTEREST

There no declarations of interest

4. ANNOUNCEMENTS, AWARDS & PRESENTATIONS

Mayor Jameson – Congratulations to all the graduates, and great job this weekend with the Canada Day celebrations

Cllr Duford – Wonderful events to celebrate Indigenous Peoples Day

5. ADMINISTRATIVE ENQUIRIES

Verbal update from SAO Smith and ASAO Bergen

6. ADOPTION OF MINUTES

a. Regular Meeting of Council – June 13th, 2023

#23-098

MOVED BY: CLLR CHAMBERS

SECONDED BY: CLLR WALL

CARRIED

7. COMMITTEE REPORTS

a. RECOMMENDATION:

#023-099

MOVED BY: CLLR CHAMBERS

SECONDED BY: CLLR DUFORD

THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the report entitled "Recreation and Community Services Monthly Report" for May 2023 as presented.

CARRIED



REPORT TO COUNCIL

DEPARTMENT: Public Works

DATE: July 11, 2023

SUBJECT: Public Works Monthly Report for June 2023

RECOMMENDATION:

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

THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the Public Works Monthly Report for June 2023 as presented.

BACKGROUND:

Capital Projects 2023:

A complete list of 2023 capital projects are found as an attachment to this document. Following are some major changes since the last monthly report:

- Sundog Subdivision
 - Design is complete. Long Term Care Facility MOU to be approved by Council in July.
- Fire Hall/Town Hall Demolition
 - Abatement work has begun. Demolition work to follow.
- Keith Broadhead Field Upgrade
 - Construction is complete.
- Fraser Place Subdivision
 - Earthworks nearly complete. Water lines have been tested and commissioned. Shallow utility installation to occur this fall.
- Airport Road Upgrade
 - MACA funded hydraulic analysis study to be submitted in July. DMAF funding application to follow based on study results.
- Industrial Drive Paving
 - Contract has been awarded. Schedule for construction to be submitted shortly.
- Lift Station #1 Flood Mitigation
 - Review of report and recommendations nearing completion. Recommendation to council on path forward to follow shortly. Waiting for comments from the insurer.
- Landfill New Weigh Scale
 - Installation underway. Expect to have in service with new Solid Waste and Fees and Charges bylaws by August 1st
- Beaver, Riverview, Capital Work
 - Deficiency work remaining from last year has begun on all three jobs.

Solid Waste Facility Operations:



REPORT TO COUNCIL

DEPARTMENT: Public Works

DATE: July 11, 2023

SUBJECT: Public Works Monthly Report for June 2023

- Ongoing operations and maintenance activities
- Increased inspection frequency for compliance during community cleanup – **Complete**
- Increased frequency for compaction and covering resulting from community cleanup – **Complete**
- Sorting of hazardous goods in preparation for off site disposal – **Complete**
- Installation and calibration of new scale - Ongoing

Water License Activities:

- Regular monitoring programs – Ongoing
- Biennial Geotechnical Inspection Report planning (Lagoon) – **Complete**
- Annual inspection from ECC - **Complete**
- Annual Report – **Complete**
- Post-Fire Monitoring Study V2 – Ongoing

Public Works Operations and Completed Work Orders

Water and Sewer:

- Prep for repair of temporary line on Gaetz Dr– **Complete**
- Inspection of lagoon and testing sites – **Complete**
- Planning for lagoon de-sludging - Ongoing

Roads and Ditches

- Pothole patching – Ongoing
- Crosswalk Painting downtown - Ongoing
- Calcium placement and general grading of aggregate road surfaces – Ongoing
- Planning for asphalt patching in various locations – Ongoing
- Planning for concrete sidewalk patching in various locations - Ongoing

Equipment Maintenance

- Case Loader (Cylinder Replacement) – Ongoing
- Passenger Truck servicing – Ongoing

Facilities Management / Miscellaneous

- Community Cleanup (Majority of PWS Staff Involved) - **Complete**
- Yard cleanup at the town garage – **Complete**
- Boiler Inspection Services Tender – **Contract Awarded**

Land Development & Administration

- Update to permit fees and charges bylaw - **Complete**



REPORT TO COUNCIL

DEPARTMENT: Public Works

DATE: July 11, 2023

SUBJECT: Public Works Monthly Report for June 2023

- Various building inspections – Ongoing

Development Permits

- The following permits were issued for the month of June 2023:

DATE	DEV #	CIVIC ADDRESS	DESC. OF WORK
June 5 2023	B23-009	52 Wild Rose Dr	New Single Family Dwelling
June 5 2023	D23-032	13-101 St	Extend Driveway
June 5 2023	B23-011	5 Eagle Cr	Rebuild Deck
June 6 2023	D23-034	15 Swallow Dr	New Deck
June 6 2023	D23-035	26 Studney Dr	Quonset Structure
June 7 2023	D23-036	48048 Mackenzie Hwy	Temporay Shelter
June 8 2023	D23-037	79 Riverview Dr	Business License
June 15 2023	D23-038	17 Balsam	Residence Addition
June 9 2023	D23-039	42-103 St	Dredge Material Storage
June 9 2023	D23-040	N/A (Snow Dump)	Dredge Material Storage
June 9 2023	D23-041	HR Landfill	Dredge Material Storage
June 9 2023	D23-042	INF/MTS Reserve	Dredge Material Storage
June 9 2023	D23-043	INF/MTS Reserve	Dredge Material Storage
June 9 2023	D23-044	INF/MTS Reserve	Dredge Material Storage
June 9 2023	D23-045	INF/MTS Reserve	Dredge Material Storage
June 9 2023	D23-046	INF/MTS Reserve	Dredge Material Storage
June 12 2023	D23-047	11 Smith Trail	Business License
June 13 2023	D23-048	296 Miron Dr	Wood Shed
Jun 14 2023	B23-013	9 Woodland Dr	Re-Side House
June 15 2023	D23-049	33 Balsam Dr	Demoltion
June 16 2023	B23-014	40001 Mackenzie Hwy	New Porch
June 16 2023	D23-051	15 Cranberry Cr	Residence Addition
June 19 2023	D23-052	210 Paradise Rd	Deck Extension
June 22 2023	D23-053	Lagoon Rd Lot 2055	New Shed
June 26 2023	D23-054	48038 Mackekzie Hwy	Business License
June 26 2023	D23-055	16 Wright Cr	Remove and Replace Fence
June 26 2023	D23-056	21 Miron Dr	Business License
June 28 2023	D23-057	4-105 St	Business License
June 28 2023	D23-058	48042 Mackenzie Hwy	Business License
June 28 2023	D23-059	19 Beaver Cr	Demolition
June 30 2023	D23-060	2-8 Gagnier St	New Shed



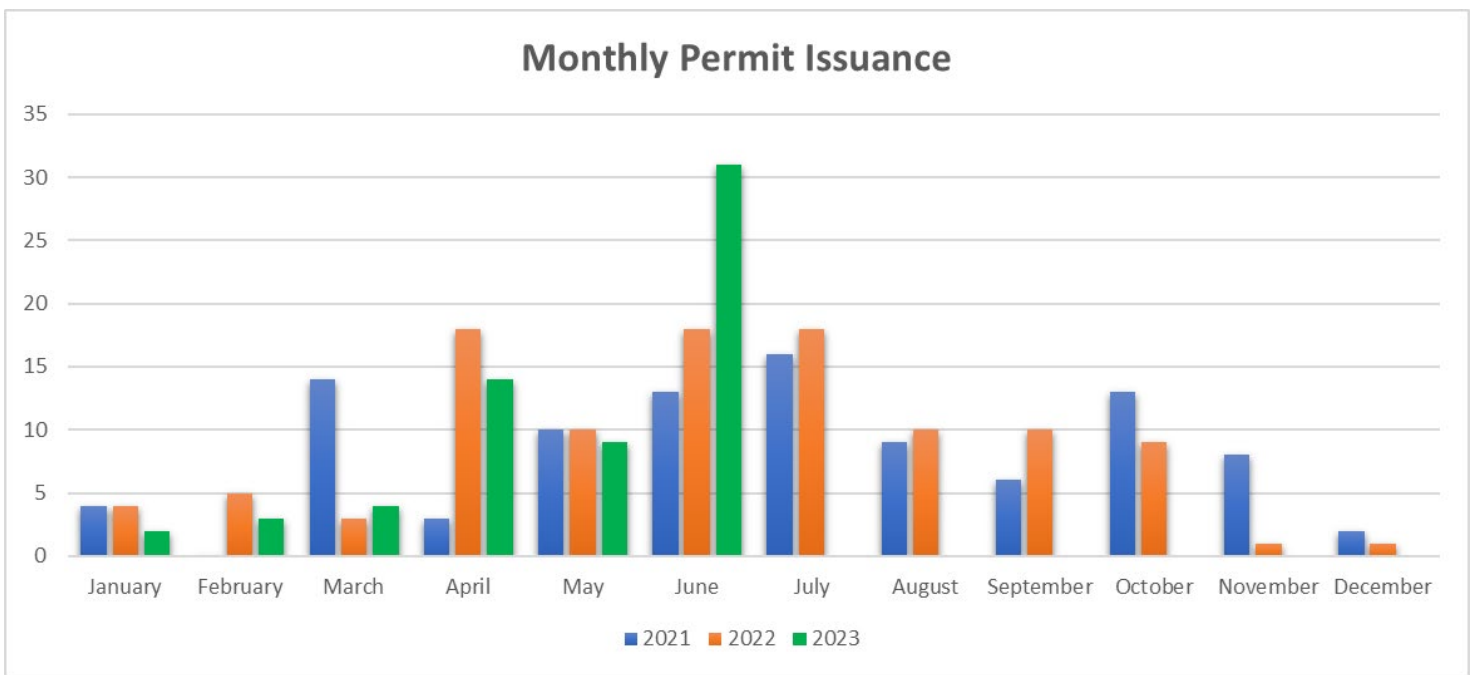
REPORT TO COUNCIL

DEPARTMENT: Public Works

DATE: July 11, 2023

SUBJECT: Public Works Monthly Report for June 2023

- Updated monthly totals by year as follows:



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:



REPORT TO COUNCIL

DEPARTMENT: Public Works

DATE: July 11, 2023

SUBJECT: Public Works Monthly Report for June 2023

N/A

ATTACHMENTS:

- **Project Status Update Spreadsheet June 2023**

Prepared by:
Bradley Harrison
Director Public Works and Services
July 6, 2023

Reviewed by:
Glenn Smith
SAO
July 6, 2023



REPORT TO COMMITTEE

DEPARTMENT: TOURISM AND ECONOMIC DEVELOPMENT **DATE:** July 11, 2023

SUBJECT: TOURISM AND ECONOMIC DEVELOPMENT MONTHLY REPORT

RECOMMENDATION:

MOVED BY: CLRR CHAMBERS
SECONDED BY: CLLR BOUCHARD

THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the Tourism and Economic Development Report for the month of June 2023.

BACKGROUND:

Tourism & Economic Development Activity:

- June 21, 2023, was the National Indigenous Peoples Day. The well-attended event took place at the Aurora Ford Arena Ice Surface with a fish fry and cultural fashion show as well as drumming and dancing. The Town partnered with various organizations.
- The Town of Hay River partnered with the K'atl'odeeche First Nation, Hay River Metis Government Council, West Point First Nation and the Soaring Eagle Friendship Centre for the Canada Day Festivities. The total expenses were \$8442.13, which will be divided up between the partners. Events during the day included live bands, arts & crafts, games and free burgers, hot dogs, beverages, and cake. The funding was from the Canada Day Canadian Heritage Fund and the report is currently being submitted to Heritage Canada.
- A request for \$33,300 in funds has been made to support Music at the Fisherman's Wharf, with confirmed contributions totaling \$20,000. The Yellowknife Community Foundation has provided \$10,000, ITI has verbally committed to a minimum sponsorship of \$5,000, and Rotary has sponsored \$5,000. Efforts are underway to secure additional sponsorships, and with the current amount of \$20,000 raised, planning can commence for performances worth that sum, continuing until the funds are depleted.
- If approved by ITI, the Town of Hay River Visitor Centre will become a licensed Outfitter, offering a wide range of activities such as cultural walks, spruce gum harvesting, drumming ceremonies, hiking, fossil hunting, photography training, sledding tours, and kayaking. Upon approval, preparations will begin during the winter to train guides for the summer excursions, including hospitality and first aid training.
- The South Slave community will be seeking logo submissions from residents for both the Catch the Wave Campaign (featuring a hand waving to resemble a wave) and the Kindness Campaign, encompassing a logo and slogan.



REPORT TO COMMITTEE

DEPARTMENT: TOURISM AND ECONOMIC DEVELOPMENT **DATE:** July 11, 2023

SUBJECT: TOURISM AND ECONOMIC DEVELOPMENT MONTHLY REPORT

- Recent work on the Visitor Information Centre has included staining the front deck, touching up the benches, patching the front lawn, and a rock pad built under the hose hook up. A wooden fishing boat was donated and is being prepped and painted.
- An updated town map has been created which will allow quick revisions as amenities come online.

Upcoming Events/Contests:

- Hockey NWT Golf Tournament – July 7-8th, 2023
- NWT Senior Fastpitch Championships – July 21-23, 2023
Coors Slow pitch Tournament – August 4-7th, 2023
- Wally Schumann Memorial Show and Shine – August 20th, 2023
- Hay River Friends Reunion – August 18 to 21, 2023
- Lobsterfest – September 9th
- NWTAGM – Feb 27 to March 2, 2024, tentatively
- The Rotary club is considering upcoming separate wine and beer events.

Tourism Projects:

The remaining project activities are as follows:

- The Hay River Tourism Website handoff from the consultant is planned for this week. Tourism social media has been ramping up to provide traffic when the website comes online.
- The Way Finder Signage next steps are to confirm locations and make an application to the NWT for locations.



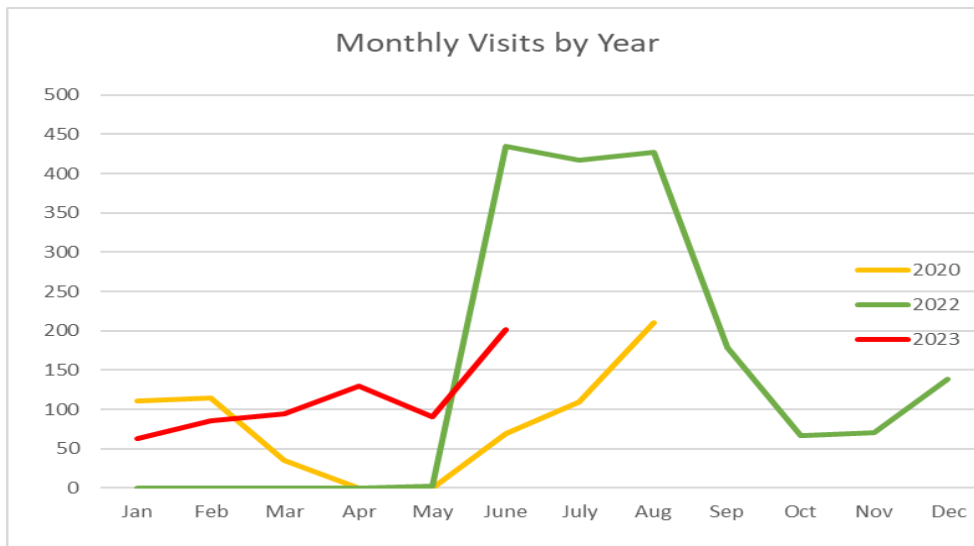
REPORT TO COMMITTEE

DEPARTMENT: TOURISM AND ECONOMIC DEVELOPMENT DATE: July 11, 2023

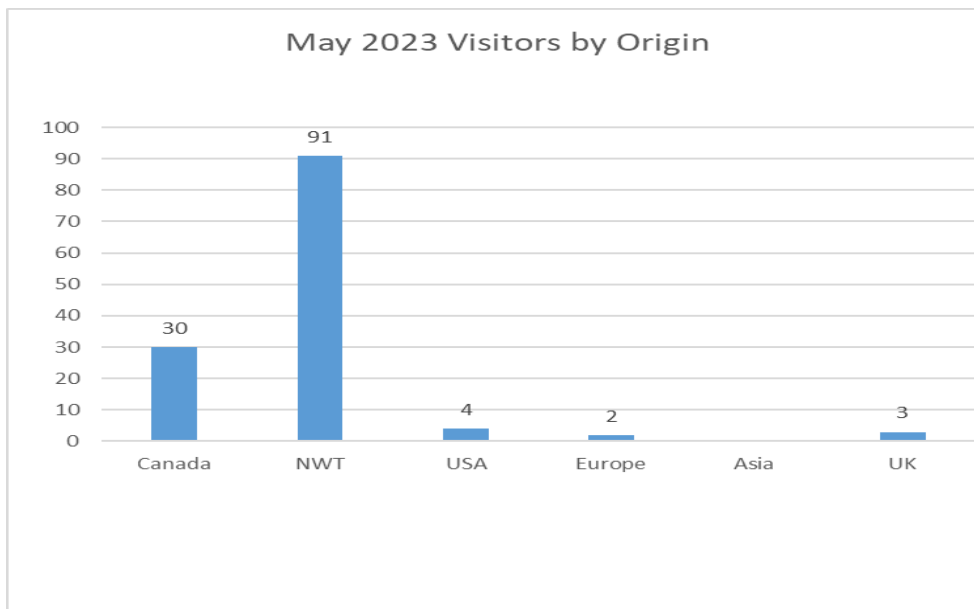
SUBJECT: TOURISM AND ECONOMIC DEVELOPMENT MONTHLY REPORT

Key Performance Indicators:

Visitor Information Centre Visitation



There is a gap in the data from September 2020 to June of 2022.



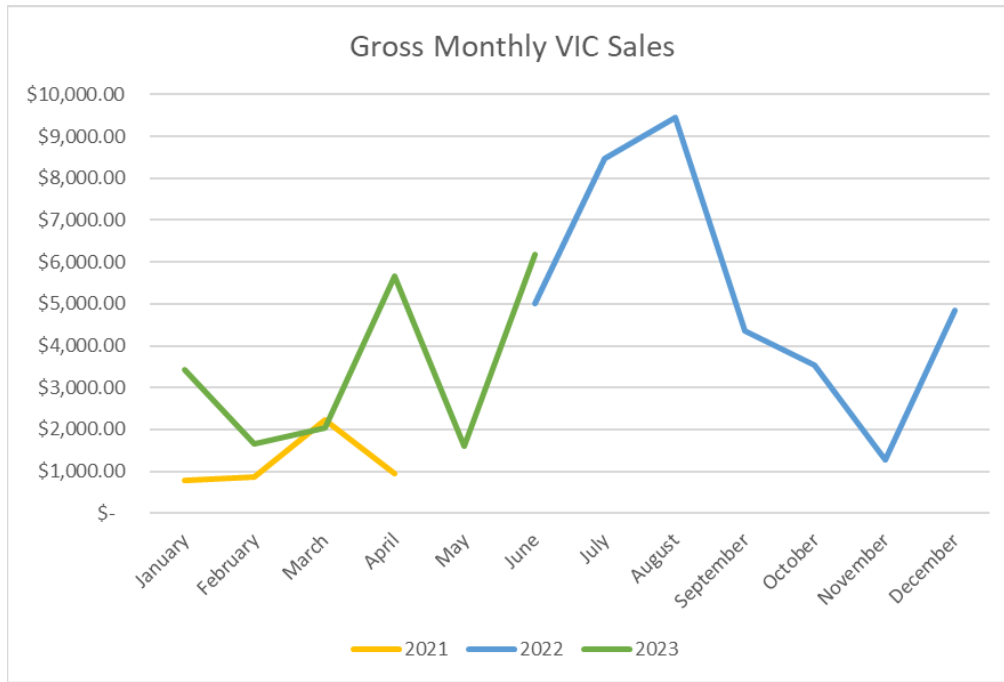


REPORT TO COMMITTEE

DEPARTMENT: TOURISM AND ECONOMIC DEVELOPMENT **DATE:** July 11, 2023

SUBJECT: TOURISM AND ECONOMIC DEVELOPMENT MONTHLY REPORT

Gift Shop Sales



There is a gap in the data from September 2020 to June of 2022.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

N/A

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:



REPORT TO COMMITTEE

DEPARTMENT: TOURISM AND ECONOMIC DEVELOPMENT **DATE:** July 11, 2023

SUBJECT: TOURISM AND ECONOMIC DEVELOPMENT MONTHLY REPORT

N/A

ATTACHMENTS:

N/A

Prepared by:

Jill Morse
Tourism and Economic Development Coordinator
Date: July 6, 2023

Reviewed by:

Patrick Bergen
ASAO Town of Hay River
Date: July 6, 2023



REPORT TO COMMITTEE

DEPARTMENT: PROTECTIVE SERVICES

DATE: July 11th, 2023

SUBJECT: EMERGENCY SERVICES MONTHLY REPORT

RECOMMENDATION:

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

THAT THE COUNCIL OF THE TOWN OF HAY RIVER approves the Emergency Services Activity Report for June 2023 as presented.

BACKGROUND:

Summary:

Monthly Stat Summary	
EMS Calls	65
False Alarms	3
Fires	1
Rescue	1

In June, we had our busiest month for ambulance with 65 calls. 20 of those calls were for over-intoxicated patients, which is a significant increase over the previous months.

There has been an increased demand on the Protective Services Staff to manage the majority of the medical calls during the summer months. This is due to volunteer membership holidays and lack of availability during the summer months. Unfortunately, this will impact our other program areas, but the emergency calls take priority.

In June, the Director has been overseeing the development of the different elements for the town safety system. There are various documents and forms for each element that need to be reviewed for consistency with the town's operations during this development stage. So far there has been 9 safety system element documents developed/reviewed and 10 different forms for the various elements. We will pass the documents and form through the JOHS committee once the initial review corrections have been completed for their input.

The department has been advised that the first draft of the fire department review will be ready sometime this month. Once the review process is completed, we plan to present the report to the council in the coming months.

For special training in June, the fire department had 6 NFPA 1001 students train for a full weekend on command, response, search and rescue, and fire suppression tactics. By the end of the weekend, the students were responding and managing a fire from start to finish, including



REPORT TO COMMITTEE

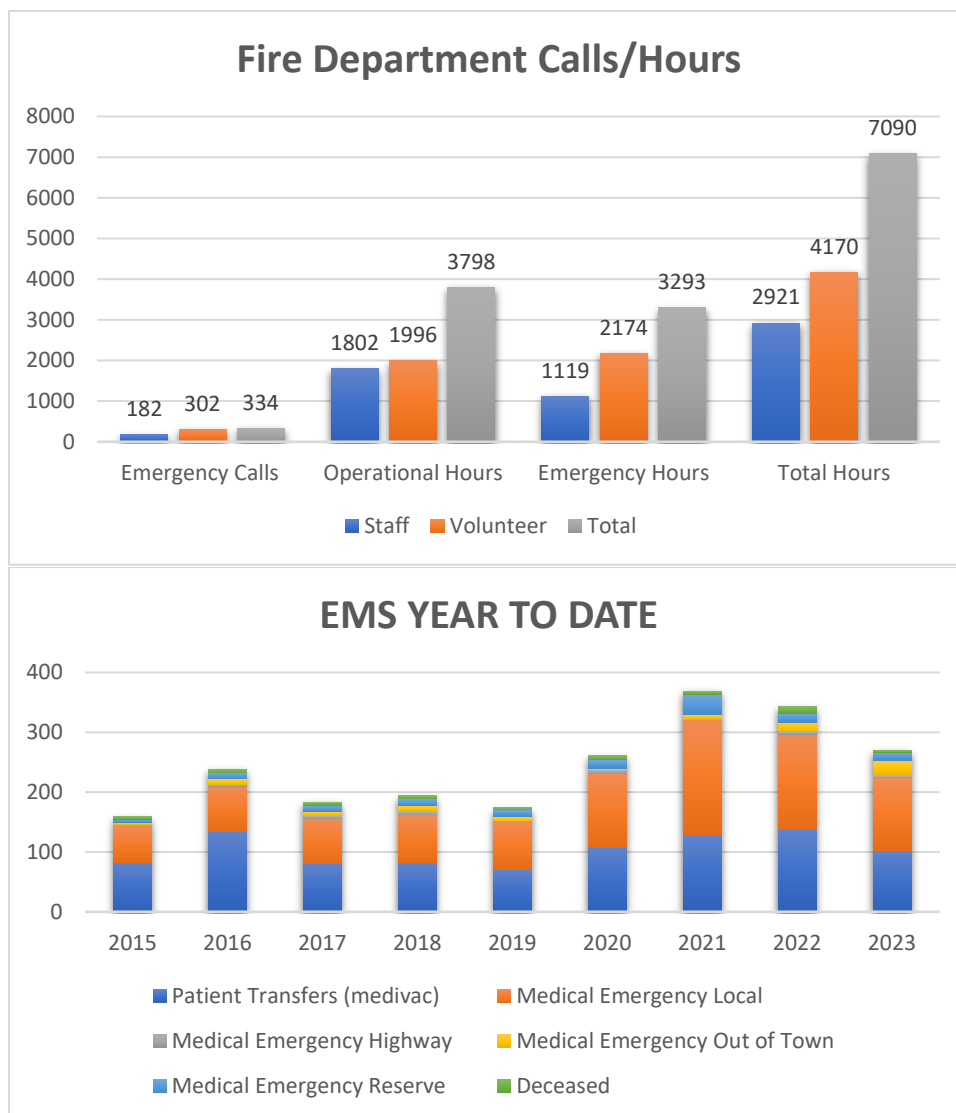
DEPARTMENT: PROTECTIVE SERVICES

DATE: July 11th, 2023

SUBJECT: EMERGENCY SERVICES MONTHLY REPORT

having to make multiple rescues and put out live fires in the same scenario. They all progressed with their skills dramatically and were functioning as a well-oiled team by the weekend's end.

STATISTICS



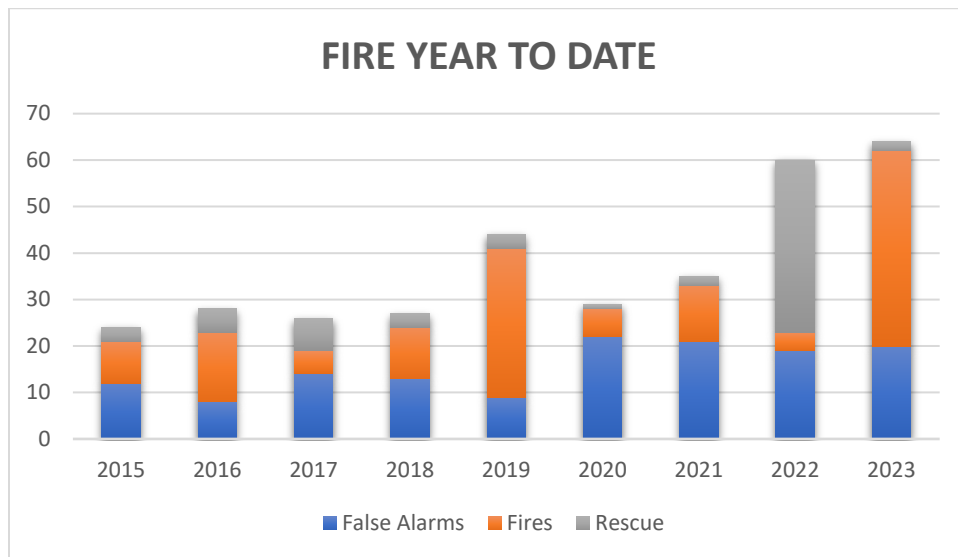
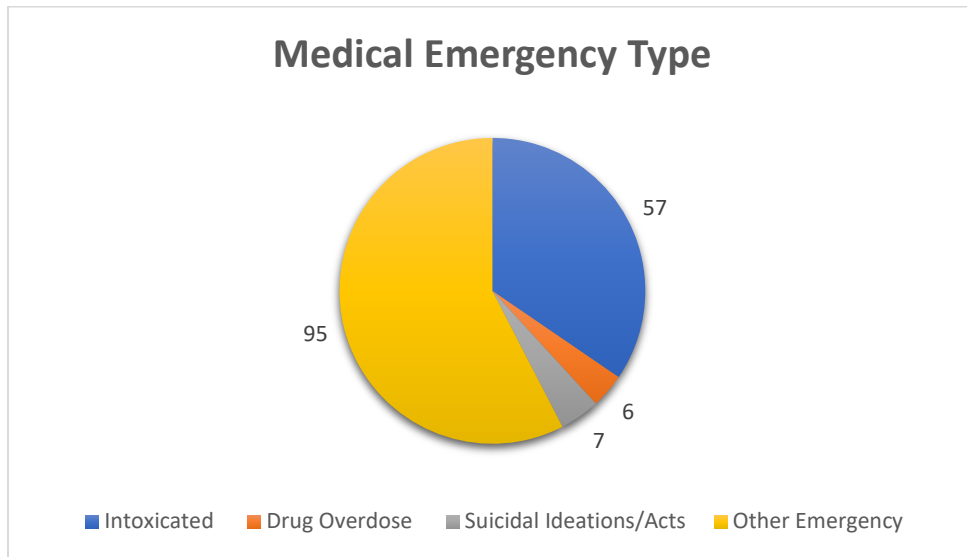


REPORT TO COMMITTEE

DEPARTMENT: PROTECTIVE SERVICES

DATE: July 11th, 2023

SUBJECT: EMERGENCY SERVICES MONTHLY REPORT





REPORT TO COMMITTEE

DEPARTMENT: PROTECTIVE SERVICES

DATE: July 11th, 2023

SUBJECT: EMERGENCY SERVICES MONTHLY REPORT



MAINTENANCE

1. All daily/weekly/monthly maintenance activities were completed.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

Fire Prevention Bylaw

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

N/A



REPORT TO COMMITTEE

DEPARTMENT: PROTECTIVE SERVICES

DATE: July 11th, 2023

SUBJECT: EMERGENCY SERVICES MONTHLY REPORT

ATTACHMENTS:

None

Prepared by:

Travis Wright

Director Protective Services/Fire Chief

Date: July 6th, 2023

Reviewed By:

Glenn Smith

Senior Administrative Officer

Date: July 6th, 2023

REPORT TO COMMITTEE



DEPARTMENT: PROTECTIVE SERVICES

DATE: July 11th, 2023

SUBJECT: MUNICIPAL ENFORCEMENT REPORT

RECOMMENDATION:

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

THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the Municipal Enforcement Report for June 2023 as presented.

BACKGROUND:

Monthly Stat Summary	
Animal Control	21
Traffic	10
Unsightly	12
Other	7

Protective Services continues to monitor traffic on and off the roads. Vehicles, boats and campers that have been parked longer than allowed, continue to be engaged to ensure compliance in keeping the streets clear. There has been an increase in ATV traffic on and off the roadways and Protective Services is currently working with the RCMP to increase engagement with these individuals. A large percentage of reported incidents involve individuals driving carelessly as well as not wearing a helmet. Safety of the public and roadways is always an important issue that is monitored.

Animal activity continues to be high around town with higher volumes of calls in the evening. Engagement has been done with Individuals that are letting animals roam free while off patrol, including enforcement and fine measures when necessary. Some evening and weekend shifts have taken place to help control and monitor these issues and will continue. With higher temperatures and dry conditions, pet owners that leave their animals outside have been reminded to ensure they have proper shade, food, and water. More efficient options for capturing loose dogs are currently being researched. Live traps have been used, and have been successful, to catch cats that are on the loose in 553.

Engagement with Individuals that have unsightly properties including tall grass, brush, garbage and other infractions related to the bylaw will continue over the summer in an effort to beautify our community. Some engagements have proven to be successful already. This will help build a sense of community and promote a positive relationship between neighbors.

REPORT TO COMMITTEE



DEPARTMENT: PROTECTIVE SERVICES

DATE: July 11th, 2023

SUBJECT: MUNICIPAL ENFORCEMENT REPORT

School Safety

The Protective Services Specialist continues to monitor and patrol the school zones during random times to ensure motorists comply with regulations to ensure the safety of school zones. School is now out for the summer, but school and playground zones will be monitored as children will be active in these areas.

Upcoming Goals

Potential improvements to unsightly and derelict properties are currently being drafted in addition to creating and drafting a loitering/public behavior bylaw. Updating the 2023 Municipal Enforcement Plan continues in preparation to be presented for council review. Updates continue to be made to the Unsightly Master Document, with continued engagement and planning with the owners of higher-priority unsightly properties.

Emergency Services

The Protective Services Specialist has continued to help with training and activities for the current 1001 Training program.

COUNCIL POLICY / STRATEGY OR GOAL:

Strategy:

Goal:

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

All applicable Bylaws and Territorial Legislation

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

N/A

REPORT TO COMMITTEE



DEPARTMENT: PROTECTIVE SERVICES

DATE: July 11th, 2023

SUBJECT: MUNICIPAL ENFORCEMENT REPORT

ATTACHMENTS:

OFFENCE	INQUIRY	INVESTIGATED (NO SUBSTANTIATION)	WARNINGS (VERBAL, LETTER OR VISUAL)	FINES / ENFORCEMENT	OTHER ACTION
Animal Control Bylaw					
Animal Abuse/Welfare	17	8	2	3	4
Barking Dogs	13	5	3	0	5
Dog Attack	6	3	1	1	1
Dog Bites	2	1	0	0	1
Loose Cat/Dog	57	17	10	4	26
Sled Dog Complaints	0	0	0	0	0
Miscellaneous	18	5	1	0	12
Business License					
No Business License	1	1	0	0	0
Operating business not as permitted	5	2	1	0	2
Traffic Bylaw					
Vehicle/Trailer Parking	41	5	13	16	7
ATV/Snow Machine	5	2	1	0	2
Fail to Stop (Sign or Light)	0	0	0	0	0
Distracted Driving	1	0	0	1	0
No Seat Belt	0	0	0	0	0
Fail to carry/No valid driver's licence	0	0	0	0	0
Suspended/Prohibited Driver	0	0	0	0	0
Fail to carry-No Insurance/Registration	0	0	0	0	0
Unsecure Load	0	0	0	0	0
Obstructed Windshield/Windows	0	0	0	0	0
Fail to drive to road conditions	1	0	0	0	1
Improper use of plate/ No Plate	0	0	0	0	0
Drive w/o lights during low visibility	0	0	0	0	0
Speeding	10	2	1	1	6
Speeding (School/Construct/Industrial)	1	1	0	0	0
Suspected Impaired Driver	0	0	0	0	0
Miscellaneous	7	1	1	2	3
Unightly Bylaw					
Overgrown Trees	0	0	0	0	0
Long Grass & Weeds	8	0	4	0	4
Garbage	7	0	2	2	3
Miscellaneous	8	0	4	2	2
Taxi Bylaw					
Taxi Not Available	0	0	0	0	0
No Brokerage/ Business Licence	1	0	1	0	0
Fail to carry/No Taxi/Chauffer Permit	1	0	1	0	0
Noise Abatement Bylaw					
Noise Complaint	3	0	1	2	0
Fire Prevention Bylaw					
Burning without permit	1	0	0	0	1
Miscellaneous	4	0	0	0	4
Unsafe/Hazardous Behaviour					
Miscellaneous	7	2	0	0	5
Intoxicated- Unable to care for self	0	0	0	0	0
Public Disturbance	3	0	0	3	0
TOTAL	353	43	151	42	71

REPORT TO COMMITTEE



DEPARTMENT: PROTECTIVE SERVICES

DATE: July 11th, 2023

SUBJECT: MUNICIPAL ENFORCEMENT REPORT

Prepared by:

Jonathan Wallington
Protective Services Specialist
Date: July 6th, 2023

Reviewed By:

Travis Wright
Director, Protective Services
Date: July 6th, 2023



REPORT TO COMMITTEE

DEPARTMENT: RECREATION & COMMUNITY SERVICES DATE: July 11th, 2023

SUBJECT: RECREATION & COMMUNITY SERVICES ACTIVITY REPORT

RECOMMENDATION:

MOVED BY: DEPUTY MAYOR DOHEY
SECONDED BY: CLLR BOUCHARD

THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the report entitled "Recreation and Community Services Monthly Report" for June 2023 as presented.

BACKGROUND:

Recreational Programming

After School Programming

After School Club: After School Club wrapped up for the year on June 24th. Registered attendance for the first three weeks of June increased when compared to the month of May. Registration was approximately 80% full for Mondays through Thursdays and 90% full on Fridays.

Full Day Programming was offered for the last week in June. The program had a maximum capacity of 20 youth per day and was full each day.

After School Club regularly partners with community groups to offer special programming and is fully funded through grants from Municipal and Community Affairs, namely the Child and Youth Resiliency Grant and the Youth Contribution Grant. Funding is used to purchase program supplies and offset the cost of Play Leader staff wages.

Summer Heat: Registration opened June 1st and the program quickly filled up. There are 39 full-time summer campers and 2 weekly campers, 1 registered for the month of July and 1 registered for the month of August. Five summer students have been hired to run this program: 4 Play Leaders and 1 Play Leader Coordinator who will act as team lead. The Summer Heat Play Leader Coordinator has been tasked with planning activities for Summer Heat and has established partnerships with the NWT Centennial Library and the Soaring Eagle Friendship Centre for weekly activities. Field trips to the Hay River Fire Department, the Hay River Museum, the Hay River RCMP Detachment and the Hay River Golf Course have also been arranged.



REPORT TO COMMITTEE

DEPARTMENT: RECREATION & COMMUNITY SERVICES **DATE:** July 11th, 2023

SUBJECT: RECREATION & COMMUNITY SERVICES ACTIVITY REPORT

Track Prep Program: The last 4 sessions of the Track and Field Prep Program were rescheduled for the month of June, after being postponed by the KFN wildfire emergency. Thirty one youth registered for this program, ranging in age from 8 to 14 years old.

Lacrosse Clinic: Kyle Aviak, formerly with the Aboriginal Sport Circle, facilitated lacrosse sessions for youth ages 8 to 15. The lacrosse clinic took place over 3 days, from June 27th to 29th. Twenty-two youth registered for the sessions, ranging in age from 8 to 14 years old. This clinic was funded by a \$2,400 Community Development Grant received from the Aboriginal Sport Circle.

Fitness Programming

Fitness class attendance decreased once again through the month of June. There were a total of 39 participants attending fitness classes; down from 48 total participants in May 2023. Fewer instructor-led fitness classes were offered this month, as one of the contracted fitness instructors is on maternity leave and Town's contracted spin class instructor stopped teaching spin classes in the month of May due to the increased temperature of the multi-purpose room.

Instructor-led fitness classes will decrease once again over the summer months as one of the contracted yoga instructors is taking time off in July and August. The remaining contracted yoga instructor plans to offer classes throughout the summer. The decreased number of fitness classes offered, as well as the favorable weather throughout the month, likely caused the overall decrease in fitness attendance in the month of June. Fitness programming attendance was also lower this month when compared to June 2022, where the total number of participants in all fitness classes was 78.

Community Programming

Participation Community Challenge: The Department received a \$5,000 Participation grant to run programming as a part of the Participation Community Challenge. The Challenge is a national competition which recognizes Canada's most active community on an annual basis. The grant received from Participation was used to offer free swim and multi-sport drop-in times.

Multi-Sport Programming: Multi-Sport programming continued through the month of June. Multi-sport programming attendance increased dramatically from a total of 87 participants in May to a total of 446 participants in June. Friday afternoon multi-sport was free in June as funded by the Participation Community Challenge grant.



REPORT TO COMMITTEE

DEPARTMENT: RECREATION & COMMUNITY SERVICES **DATE:** July 11th, 2023

SUBJECT: RECREATION & COMMUNITY SERVICES ACTIVITY REPORT

Seniors Golf: Department of Recreation staff offered free seniors golf events during the month of June. This program was offered every Thursday in June, with 4 morning and 4 afternoon tee times available. This initiative was funded by the New Horizons for Seniors programming grant received from Service Canada. The program has seen moderate success thus far and plans have been made to continue the program through the month of July.

Father's Day Golf Event: Department of Recreation staff also partnered with the Hay River Golf Club to offer free golfing on Father's Day. A total of 25 participants registered for the event, which was funded by the New Horizons for Seniors programming grant, as received from Service Canada in November.

Mackenzie Recreation Association Grant: The Recreation Programming Supervisor received confirmation of a \$1,200 grant from the Mackenzie Recreation Association to help offset costs associated with an upcoming softball clinic. The grant will be used to cover travel and accommodation costs of NWT Softball instructors and coaches.

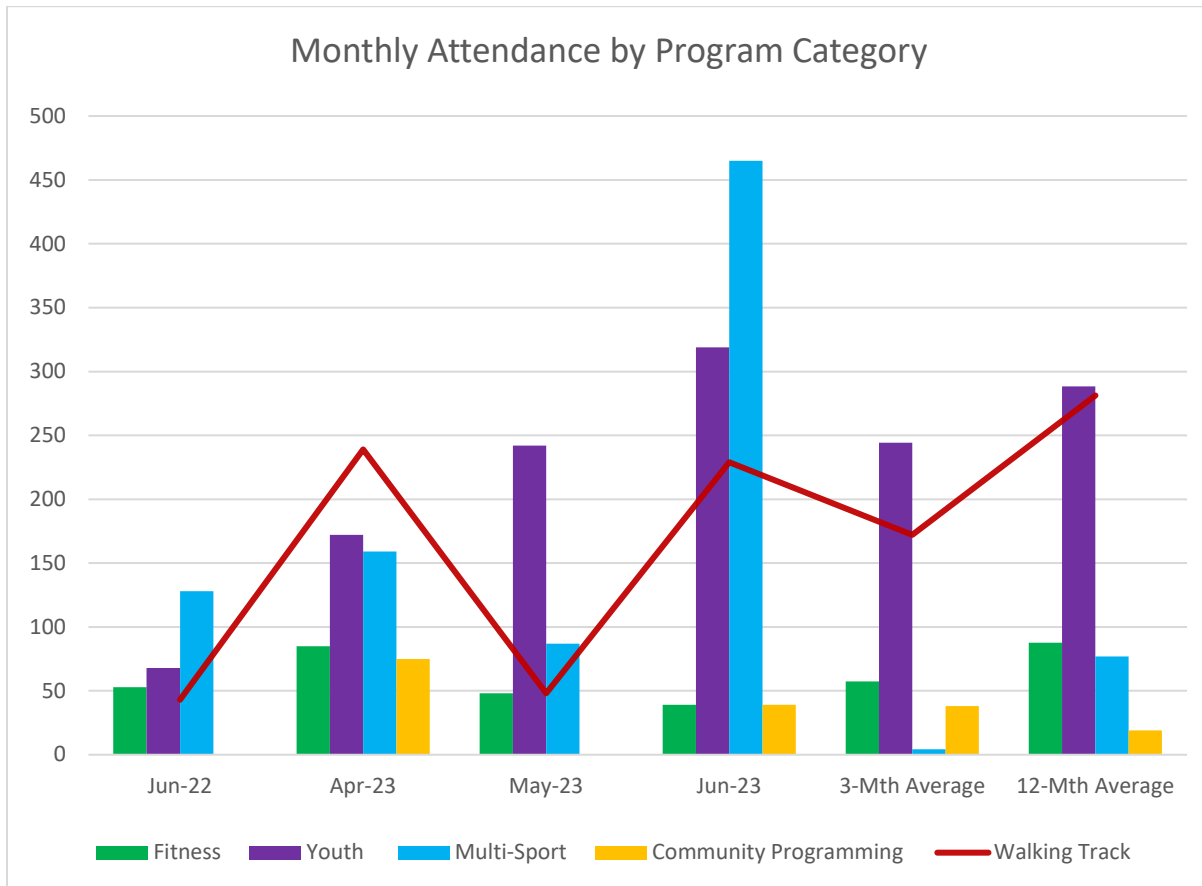
Recreation Programming Statistics



REPORT TO COMMITTEE

DEPARTMENT: RECREATION & COMMUNITY SERVICES **DATE:** July 11th, 2023

SUBJECT: RECREATION & COMMUNITY SERVICES ACTIVITY REPORT

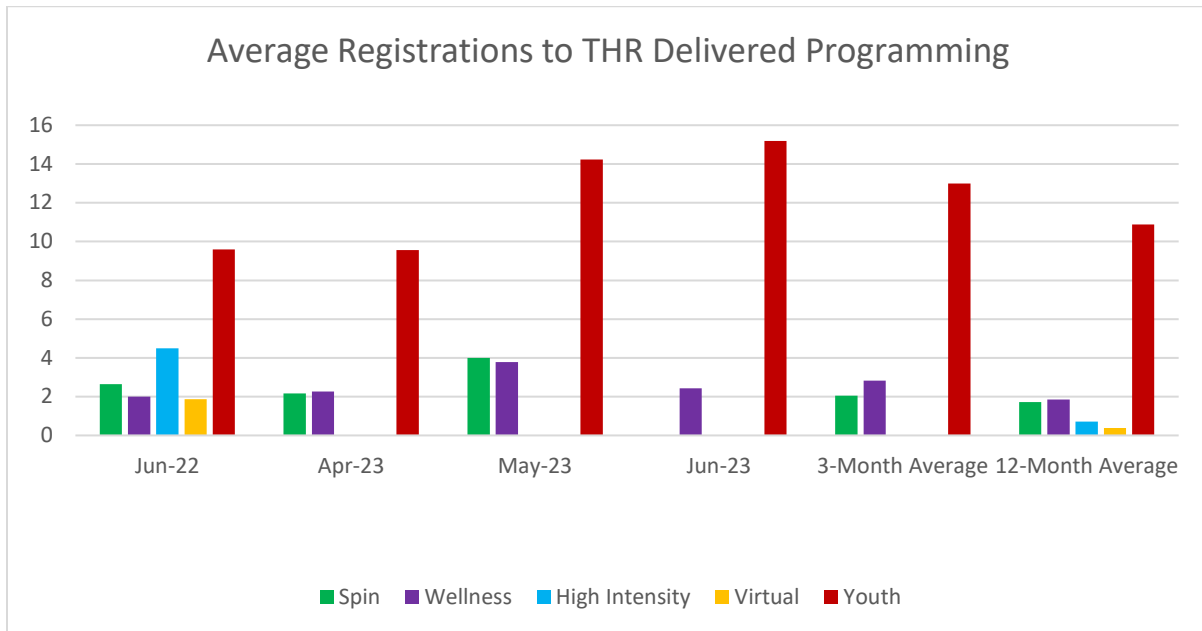




REPORT TO COMMITTEE

DEPARTMENT: RECREATION & COMMUNITY SERVICES DATE: July 11th, 2023

SUBJECT: RECREATION & COMMUNITY SERVICES ACTIVITY REPORT



Aquatics

General

There was an electrical issue with one of the main breaker panels near the end of the month that affected all of the water features, slide, hot tub jets, as well as the main pool chlorine pump and made them inoperable. It took some time to determine the issue but it was eventually found that a tripped breaker and a blown fuse were the source of the problem. The breaker was reset by an electrician and arena maintenance staff replaced the fuse.

Staffing

The Don Stewart Aquatic Centre still has 2 full time lifeguards. The third one has decided to drop down to casual hours. Some casual staff will be taking on more hours through the summer months, while others have found other employment opportunities.

National Lifeguard certification training is underway for 2 of the Department's junior lifeguards. Classroom sessions are complete and physical fitness standards will be tested in coming weeks. The Aquatics Supervisor expects to provide swim instructor certification training to staff in August.



REPORT TO COMMITTEE

DEPARTMENT: RECREATION & COMMUNITY SERVICES **DATE:** July 11th, 2023

SUBJECT: RECREATION & COMMUNITY SERVICES ACTIVITY REPORT

Attendance

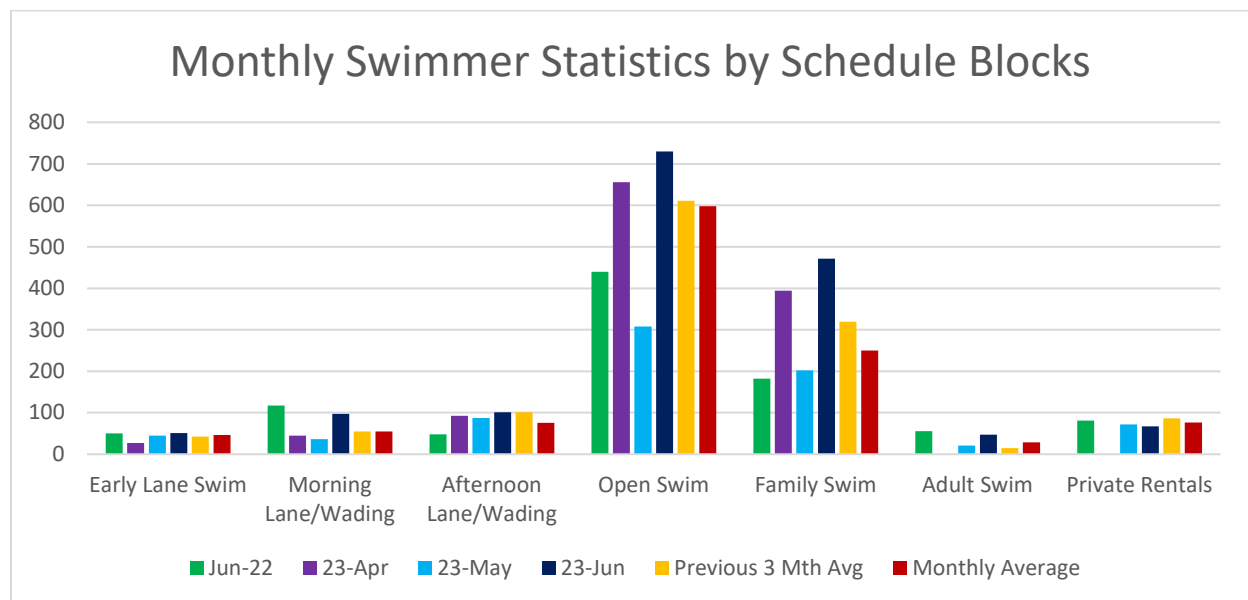
The Don Stewart Aquatic Centre hosted 1726 swimmers in June. This was an increase from April (1,425) and May (975). It was also higher than June 2022 (1561). The higher numbers can be attributed to an increase in school group bookings. Other youth programming groups such as Growing Together, Setsi'e Frederik Daycare and local day homes also made regular use of aquatic centre. The sharp rise on the chart for family swims is due to school and youth programming groups that made use of a Family Swim time as it was more convenient for them.

Weekly Aquafit classes were offered by one of the Town's contracted yoga instructors on in June. Attendance was low initially, but it grew to 11-13 by the final class. These classes were offered for free as they were sponsored by the Participaction Community Challenge grant. Aquafit is not scheduled over the summer months but will resume in September.

Swimming Lessons

There were no lessons offered in June 2023. Two sets of lessons will be offered in July and August. The Department's Aquatics team intends to include some of the Lifesaving Society's Rookie, Ranger and Star Patrol levels. These lessons have not been offered at the Don Stewart Aquatic Centre in several years. They are intended as mid level lessons that help swimmers prepare for Bronze Cross, Bronze Medallion and National Lifeguard certifications.

Don Stewart Aquatic Centre Statistics

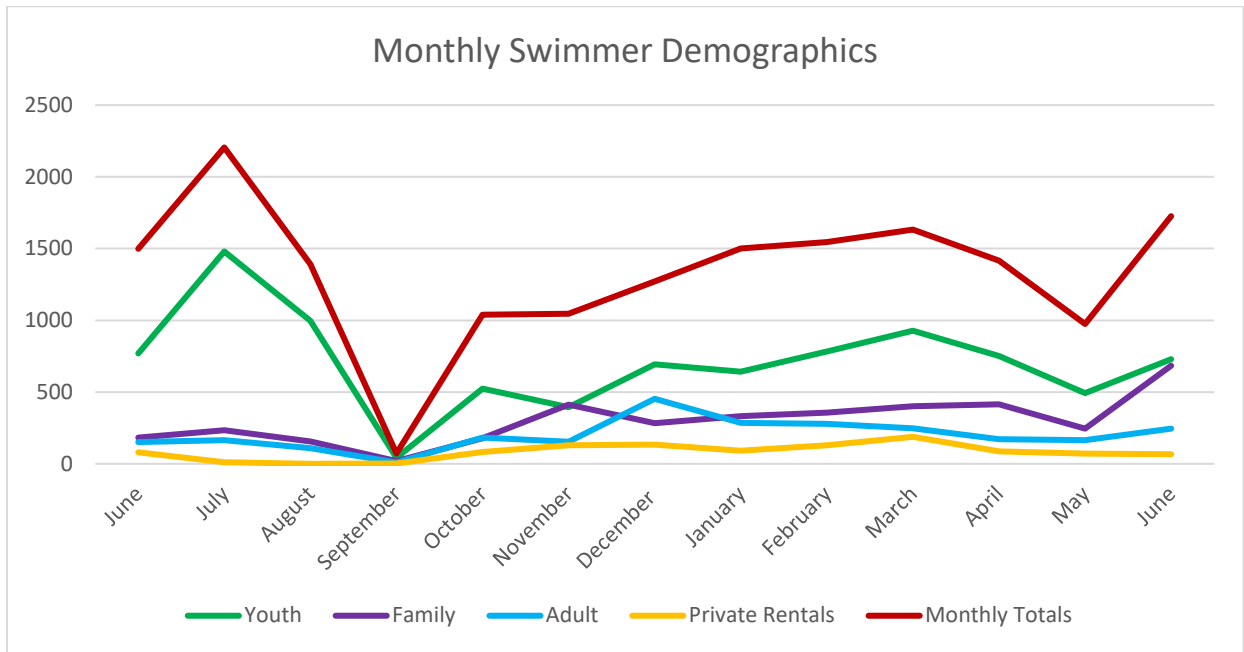




REPORT TO COMMITTEE

DEPARTMENT: RECREATION & COMMUNITY SERVICES DATE: July 11th, 2023

SUBJECT: RECREATION & COMMUNITY SERVICES ACTIVITY REPORT



Facilities and Maintenance

Recreation and Aquatic Centre:

- Curling arena and Doug Wieterman Hall accommodated Katlodeeche First Nation staff and Chief Sunrise Education Centre due to wildfire damages.
- Janitorial contract ongoing with positive feedback from contractor and TOHR staff.
- Ongoing building inspections, preventative maintenance, and snow removal.
- Monthly fire extinguisher and safety checks.
- Maintenance and adjustments to HVAC systems as per weather conditions.
- Hiring and on boarding of summer student staff.
- National Indigenous Peoples Day celebration setup and support of activities.

Parks and Greenspaces:

- Maintenance: Garbage downtown and other areas emptied regularly.
- Regular litter pickup and weekly checks of Town sites and assets in the downtown core.
- Weekly inspections and clean up of playgrounds and greenspaces.
- Weekly inspections and status updates of trails and trailheads.
- Greenspace mowing, maintenance and weekly inspections.



REPORT TO COMMITTEE

DEPARTMENT: RECREATION & COMMUNITY SERVICES DATE: July 11th, 2023

SUBJECT: RECREATION & COMMUNITY SERVICES ACTIVITY REPORT

- Season opening of Porritt Landing on June 15th.
- Season opening of Fishermen's Wharf Pavilion on July June 17th.

Outdoor sport fields and assets:

- Weekly safety inspection and clean up of skate park.
- Ball diamonds maintained and prepared for league play three days per week.

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: July 6th, 2023

Reviewed by:
Glen Smith
Senior Administrative Officer
Date: July 6th, 2023



REPORT TO COMMITTEE

DEPARTMENT: FINANCE & ADMINISTRATION

DATE: July 11th, 2023

SUBJECT: Motion of Approval of 2023–2024 Gas Tax Contribution Agreement

RECOMMENDATION:

MOVED BY; CLLR BOUCHARD
SECONDED BY; CLLR DUFORD

THE COUNCIL OF THE TOWN OF HAY RIVER approves the Gas Tax Agreement for 2023–2024 in the amount of \$1,560,000.

BACKGROUND:

Each year, Council approves a funding agreement with Government of Northwest Territories for Gas Tax for the period of April 1st to March 31st of the following year.

For this year April 1, 2023, to March 31, 2024, the agreement for Gas Tax Funding is in the amount of \$1,560,000. This is \$82,000 higher than the 2022-23 allocation and \$163,000 higher than the 2023 budgeted amount.

Payment will be received as soon as practicable after the signing of the agreement.

COUNCIL POLICY / STRATEGY OR GOAL:

To obtain capital funding for the current budget year.

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

Town of Hay River Capital Budget for 2023

FINANCIAL IMPLICATIONS:

\$1,560,000 of capital funding for 2023's calendar year.

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

Prepared by:
Abena Nyarko
Director of Finance and Administration

Reviewed by:
Glenn Smith
SAO



REPORT TO COMMITTEE

DEPARTMENT: FINANCE & ADMINISTRATION

DATE: July 11th, 2023

SUBJECT: Motion of Approval of 2023–2024 Gas Tax Contribution Agreement

June 30, 2023

June 30, 2023



REPORT TO COMMITTEE

DEPARTMENT: ADMINISTRATION

DATE: July 11th, 2023

SUBJECT: EXCUSED ABSENCE

RECOMMENDATION:

MOVED BY: CLLR CHAMBERS
SECONDED BY: CLLR DUFORD

THAT THE COUNCIL OF THE TOWN OF HAY RIVER excuses Councillors Wall and Willows from the Standing Committee of Council, Tuesday, July 11th, 2023.

BACKGROUND:

Councillors Wall and Willows has asked to be excused from the Standing Committee of Council, Tuesday, July 11th, 2023

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: July 11th, 2023

Reviewed by:



REPORT TO COUNCIL

DEPARTMENT: Office of the SAO

DATE: July 25, 2023

SUBJECT: Long-Term Care Facility Sundog Land MOU

RECOMMENDATION:

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

THAT THE COUNCIL OF THE TOWN OF HAY RIVER directs Administration to enter into a lands transfer Memorandum Of Understanding with the Commissioner of the Northwest Territories WHEREAS:

- A. The Town owns lands known as the Sundog Site, legally described as Lot 2128, Plan 4391, Hay River;**
- B. The Town is prepared to sell the Lands to the Commissioner and the Town and the Commissioner agree to negotiate the terms of a contribution agreement to compensate the Town for the actual cost incurred for development of roads and infrastructure to service the Lands for the Commissioner's intended use;**
- C. The Commissioner intends to use the Lands to develop a Long-Term Care (LTC) Facility and to serve the needs of the Northwest Territories.**

BACKGROUND:

In January 2023, the Council of the Town of Hay River directed Administration to proceed with drafting an MOU between the Town and the Government of the Northwest Territories to support land acquisition in the Sundog development area to be used for a new long-term care (LTC) facility.

Since then, the Town and the GNWT have advanced discussions on the terms of an agreement between the two parties. The Town has also completed its planned engineering design for the Sundog subdevelopment and identified an area and infrastructure to support the LTC facility.

The two parties are now in agreement on the terms of the MOU. Council has reviewed the agreement at an in-camera meeting of the Standing Committee held July 11, 2023 where they moved to bring forward a motion to a Regular Meeting of Council for approval.

The LTC is planned to be the first development within the Sundog area. The LTC will act as an anchor tenant that will help support the development of the area for future mixed commercial and residential construction resistant from Spring breakup flooding.

COUNCIL POLICY / STRATEGY OR GOAL:



REPORT TO COUNCIL

DEPARTMENT: Office of the SAO

DATE: July 25, 2023

SUBJECT: Long-Term Care Facility Sundog Land MOU

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

- 2023 10 Year Capital Plan
- 2022 Land Development Plan
- Bylaw 1812 Zoning and Building Bylaw
- Bylaw 2178 Land Administration Bylaw

FINANCIAL IMPLICATIONS:

Infrastructure costs required to service the LTC would be covered through a pending contribution agreement.

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

N/A

Prepared by:

Glenn Smith
SAO
July 21, 2023

Reviewed by:



REPORT TO COUNCIL

DEPARTMENT: PROTECTIVE SERVICES

DATE: July 25th 2023

SUBJECT: Public Behaviour Bylaw

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the report on Public Behaviour Bylaw as presented

BACKGROUND:

The recommendation to develop a Loitering bylaw came from the Social Issues Committee at the request of the RCMP to help with Loitering issues in public places in the downtown core of Hay River. The recommendation was then reviewed by the Bylaw and Policy Committee and approved to carry forward to a Regular Meeting of Council.

The Protective Services Department started researching different bylaws in place in other municipalities in the NWT. One of the bylaws that was in place was the public behavior bylaw in Inuvik. This bylaw speaks to not only Loitering but other undesirable public behaviors that we also have issues within the downtown core of Hay River. These other concerning behaviors are: Fighting, Urination/Defecation, Littering on town Property, Public Intoxication, and Loitering. This bylaw had a broader scope that captured not only the loitering challenges we have but also the other undesirable public behaviors in the downtown core. That is why we decided to pursue the development of the public behavior bylaw over just simply and loitering bylaw.

With the development of this bylaw, there was also consultation with the RCMP and the Inuvik Protective Service Department on the effectiveness of this tool. With both departments, there was consensus that this can be used as a tool, but there first needs to be an acceptable or even understood area where certain behaviors are tolerated. Otherwise, authorities would be chasing people around town from place to place, ticketing them for loitering and other various behaviors with no real change to our current situation. As an example, Inuvik has a warming shelter that is a designated wet facility that the GNWT Health Department runs. Individuals are allowed to be on premises while under the influence of alcohol and other substances. If individuals are at this facility, they are not considered to be loitering.

Administration will be keeping that in mind while we work through the roll out and enforcement of this bylaw and there may be area(s) established that the loitering section of this bylaw will not be enforced. We will be looking to identify areas that are out of the public eye and not in public places that discourage the use of facilities by the general public. This bylaw can be an effective



REPORT TO COUNCIL

DEPARTMENT: PROTECTIVE SERVICES

DATE: July 25th 2023

SUBJECT: Public Behaviour Bylaw

tool to support enforcement, but we will need a designated area where individuals can spend their time without being harassed for it to truly be effective.

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

N/A

Prepared by:
Travis Wright
Director of Protective Services
July 21st, 2023

Reviewed by:
Glenn Smith
SAO
July 21, 2023



REPORT TO COUNCIL

DEPARTMENT: Finance & Administration

DATE: July 25 2023

SUBJECT: Seniors and Disabled Persons Bylaw Amendment Consultation

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER direct Administration to conduct public consultations on revisions to the Seniors Tax Relief Bylaw 1468 and the Disabled Persons Tax Relief Bylaw 1892 as recommended by the Bylaw & Policy Committee.

BACKGROUND:

Over the past months, Administration has consulted with the Finance and the Bylaw & Policy committees on proposed changes to the Seniors Tax Relief Bylaw 1468 and the Disabled Persons Tax Relief Bylaw 1892. Changes were proposed to ensure the fiscal sustainability of the bylaws in future years and consistency in their interpretation and application.

The Town values the opinions and needs of residents and recognizes that the proposed changes would impact residents who participate in the program. As such, it is recommended that Council direct Administration to develop a public consultation plan for meaningful dialogue with residents to ensure that they have an opportunity to have a say on the proposed changes to the bylaws to ensure their effectiveness.

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

Seniors tax relief bylaw 1468
Disabled Persons Property Tax Relief bylaw 1892

FINANCIAL IMPLICATIONS:

Increased cost for public consultation - \$5000-\$10,000

ALTERNATIVES:

Prepared by:
Abena Nyarko
Director of Finance
July 14, 2023

Reviewed by:
Glenn Smith
Senior Administrative Officer
July 16, 2023



REPORT TO COMMITTEE

DEPARTMENT: OFFICE OF THE SAO

DATE: July 25, 2023

SUBJECT: Electric Vehicle Pilot Project

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER directs administration to progress with the Electric Vehicle Pilot Project within the amounts detailed in the Capital Budget and conditional on securing third party funding to offset additional capital costs

BACKGROUND:

Council's 2022-2025 Strategic Plan recognizes the impact of climate change on the community and the responsibility of Council to incorporate strategies to reduce our environmental impact. The structured introduction of electric vehicles (EVs) into the Town's fleet and the general support for EV infrastructure are potential initiatives to reduce the Town's greenhouse gas emissions.

In the 10 Year Capital Plan, \$60,000 has been allocated in 2023 to replace the 2009 Ford Expedition Bylaw Vehicle with a new vehicle. Additionally, a new ice surfer has been budgeted for 2023 using \$136,000 of third party funding and \$24,000 of internal funds.

Both vehicles can leverage the availability of grants that focus on the shift to electric vehicles and charging infrastructure to offset some of the capital costs. There is also an opportunity to provide a public charging station to attract drivers to Hay River. The 2 vehicles, related charging stations and public charging station have been connected in a pilot project that will inform a business case for any future considerations about EV transformation.

Bylaw Vehicle

If the Bylaw Vehicle was replaced with a similar electric vehicle, there would be an annual savings of \$2,249 per year using electricity based on current use. This would also reduce 3.7 metric tons of carbon dioxide a year. A level 2 charger would be installed.

Electric Zamboni

The current Zamboni is near its end of life and needs to be replaced. This is evident by the amount of downtime and repairs that were required last year. A replacement Electric Zamboni would produce annual savings of \$3,473 with similar use. This would also reduce 18.8 metric tons of carbon dioxide annually.

Public Charging Station

The Flo charging network is well known and supported via an app. There are 4 Flo chargers in Yellowknife that are free of charge. There are 1 each in Fort Vermillion and La Crete that charge \$15 per hour to charge. A mid point charger in the network in Hay River would be a natural location. It is suggested that the charger would be set up at the Visitors Information Centre and charge a similar rate that would offset any costs.



REPORT TO COMMITTEE

DEPARTMENT: OFFICE OF THE SAO

DATE: July 25, 2023

SUBJECT: Electric Vehicle Pilot Project

The charger itself is provided free and Flo makes a commission on sales and handles the payments. The upfront costs would be to run the wiring to the location from the Visitors Information Centre building and upgrade the electrical box.

Additionally, Northwest Power Corporation through a partnership established through the Capital Drive roadway project, have 2 chargers planned in front of their building.

There are grant opportunities available with the Arctic Energy Alliance, NWT Electric Vehicle Infrastructure Program and the Federation of Canadian Municipalities Green Municipal Fund. The intention is to fund the pilot project with the allocated funds in the 10 year capital plan and third party grant funding.

Through the pilot project the vehicles and equipment will be evaluated on a range of criteria including actual operating cost and reliability. Results will be used to determine feasibility of adding other EVs to the Town's fleet.



REPORT TO COMMITTEE

DEPARTMENT: OFFICE OF THE SAO

DATE: July 25, 2023

SUBJECT: Electric Vehicle Pilot Project

Funding Requirement		
Expense		
	Example Ford Lightning XLT	\$ 98,000
	Fire Hall Wall Mounted Charger	\$ 2,500
	Fire Hall Installation and Upgrade costs	\$ 8,000
	Electric Zamboni and charger	\$ 186,050
	Installation and Upgrade costs	\$ 10,000
	1 charger for PW	\$ 2,500
	Installation and Upgrade costs	\$ 25,000
	Flo charger installation costs VIC	\$ 15,000
	Sub Total	\$ 347,050
	Less: Operational Savings (10 Year)	\$ 57,222
	Net Expense	\$ 289,828
Revenue		
	Committed Funds:	
	Confirmed Rec Grants and Donations	\$ 100,000
	Bylaw Vehicle in Capital Budget	\$ 60,000
	Addition Funding Requirement:	\$ 129,828
	FCM Pilot Fleets	
	NWT Electric Vehicle 4 chargers	
	AEA Rebate	
	Total Revenue Requirement	\$ 289,828

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

N/A



REPORT TO COMMITTEE

DEPARTMENT: OFFICE OF THE SAO

DATE: July 25, 2023

SUBJECT: Electric Vehicle Pilot Project

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

Transition to Electric Report

Prepared by:
Patrick Bergen
ASAO
Date: July 25, 2023

Reviewed by:
Glenn Smith
SAO
Date: July 25, 2023



Transition to Electric

EV Charging

Contents

- Overview 2
- Phase 1 Details 3
 - Bylaw Vehicle Replacement..... 3
 - Zamboni Replacement..... 4
 - Public EV Charging Stations 6
 - Town EV Charging Stations 7
- Phase 2 – Fleet Transition 7
- Funding Options..... 7
- Proposed Budget 9

Overview

The Town of Hay River has a number of initiatives that support a transition to a more environmentally sustainable operation of its municipality. One of the initiatives that is progressing forward is a transition of its fleet to either fully electric or an option that would create a significant reduction in greenhouse gases.

Phase 1 will be a pilot project involving the Protective Services, Recreation and Tourism departments of the Town of Hay River. The aim of the pilot project is to;

- Replace the current Bylaw vehicle with a fully electric one with a charger,
- Replace the Zamboni with a fully electric one with a charging station,
- Provide a public charger at the Visitor Information Centre.

Phase 2 will review the information gathered from the 3 separate projects and use it to inform the long-term asset management plan. A vehicle replacement policy will be created and integrated into long-term capital plans.

Phase 3 will execute vehicle replacements according to the updated long term capital plan.

Phase 1 Details

Bylaw Vehicle Replacement

The bylaw department currently operates a 2009 Ford Expedition. The vehicle which is similar and fully electric is the 2023 Ford Lightning 150 EV with Light Package and Accessories. The estimated price for this vehicle is \$98,000. *This is for example only.*



	2009 Ford Expedition	2023 Ford 150 Lightning EV
Km's per year	10,400	10,400
Litres per 100 km	15	
KWh per KM		0.322
Annual Fuel Use	1,560 litres	
Annual KWh Use		3,220 KWh
Fuel Price	\$ 1.90	
KWh Price		\$ 0.22
Annual Fuel Cost	\$ 2,964	\$ 715
Projected Annual Savings		\$ 2,249

The replacement of the Bylaw Vehicle will reduce emissions by 3.7 metric tons of carbon dioxide annually.

Zamboni Replacement

The current Zamboni was purchased in 1998 and has been having consistent mechanical issues. It has used an average of 7,999 litres of propane annually for the last 2 years at a cost of \$5,905 per year.

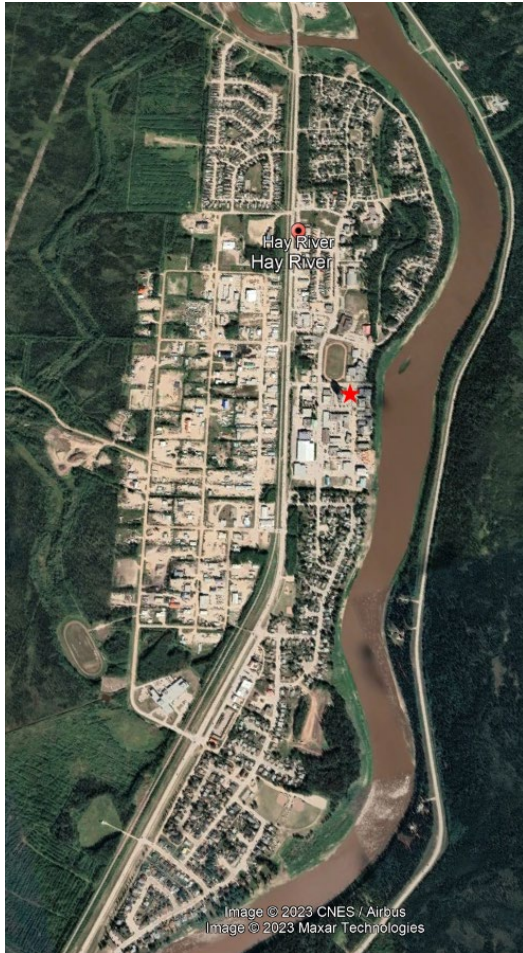
The intended replacement is a Zamboni 650 Fully Electric Ice Resurfacer. The cost will be \$196,000. The price includes the required Eco G3 battery charger as well as the onboard batteries.



	1998 Propane Zamboni	2023 Electric Zamboni
Annual Litres	7,999	
Equivilant KWh		
Annual Fuel Cost	\$ 5,905.00	\$ 2,431.98
Projected Annual Savings		\$ 3,473.02

The replacement of the Zamboni will reduce emissions by 18.8 metric tons of carbon dioxide annually, or the equivalent of removing 4.2 gas powered cars from the road.

Public EV Charging Stations



The Town of Hay River will support the installation of EV Charging stations with a preference that it be done in the corporate sector. Hay River is strategically located as a good location between northern Alberta and Yellowknife to charge. The opportunity for vehicles to visit Hay River would also provide some economic stimulus for existing businesses.

There are 2 Level 3, 70kW EV Chargers that will be installed on Capital Drive in front of the Northwest Power Corp building. It is reasonable to assume that vehicle would take between 30 minutes to 1 hour for a full charge. This time could be leveraged for visitors to utilize some of the downtown businesses.

A Flo EV charger will be installed at the Visitors Information Centre for public use. The Town of Hay River will incur electricity charges that occur when a user charges their car. This amount will be part of the normal electrical utility bill. The rate that is charged at the station will offset this cost with the goal being 100% or better cost recovery.



Town EV Charging Stations

The Town will have charging stations for its own vehicles as follows;

- The Zamboni has a wall mounted charger included in the purchase. This will be installed in the Zamboni building.
- Protective Services will have a Level 2 charger inside the fire hall that the Bylaw test vehicle will use to charge.
- Public works will have a metal shed with 2 chargers inside to test charging in an unheated building for future vehicles.

Phase 2 – Fleet Transition

Once a pilot has been reviewed, the business case to replace other public works vehicles, and other vehicles and equipment in the Town could be developed.

Funding Options

FCM Pilot project: Signature initiative

50% to 80% funding up to \$500,000

Our signature initiative funding helps Canadian cities and communities of all sizes pilot environmental projects that reduce GHG emissions and protect the air, water or land. This funding is designed to accommodate transformative, best-in-class municipal projects, meaning they're highly innovative and impactful.

FCM Pilot project: Reduce fossil fuel use in fleets

50% to 80% funding up to \$500,000

We fund pilot projects that reduce or avoid fossil fuel use in any vehicle that delivers municipal services. This funding helps Canadian cities and communities of all sizes undertake environmental sustainability projects that reduce energy consumption/greenhouse gas emissions (GHGs) and improve their air quality.

GHG Grant Program for Government

Up to 75% with minimum project being \$100,000

This funding program is designed to support projects and initiatives by municipal, Indigenous and territorial governments that help to reduce greenhouse gas (GHG) emissions.

Funding for this program is provided by the Government of the Northwest Territories and Government of Canada under the Low Carbon Economy Leadership Fund (LCELF).

The Northwest Territories Electric Vehicle Infrastructure Program

100% funding

The Northwest Territories Electric Vehicle Infrastructure Program (NWT EVIP or Program) is an application-based grant program designed to support installing new electric vehicle (EV) charging infrastructure in the NWT in public places, on-street, at multi-unit residential buildings, workplaces, as well as other locations in support of charging light duty electric vehicles.

Arctic Energy Alliance EV Rebate

\$7,500 for an Electric Vehicle that has a base price of \$65,000 or less. This may not be an option for the bylaw vehicle which may require funding from the other sources.

Proposed Budget

The transition from the existing bylaw vehicle to an electric vehicle will yield a 10 year savings of \$22,490 which may be a consideration for funding the purchase.

The transition from the existing Zamboni to an electric Zamboni will yield a 10 year savings of \$34,730 which may be a consideration for funding the purchase.

Funding Requirement		
Expense		
	Example Ford Lightning XLT	\$ 98,000
	Fire Hall Wall Mounted Charger	\$ 2,500
	Fire Hall Installation and Upgrade costs	\$ 8,000
	Electric Zamboni and charger	\$ 186,050
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	Addition Funding Requirement:	\$ 129,828
	FCM Pilot Fleets	
	NWT Electric Vehicle 4 chargers	
	AEA Rebate	
	Total Revenue Requirement	\$ 289,828



REPORT TO COUNCIL

DEPARTMENT: Office of the SAO

Date: July 25, 2023

SUBJECT: CANADIAN MORTGAGE AND HOUSING CORPORATION – HOUSING ACCELERATOR FUND APPLICATION

THAT THE COUNCIL OF THE TOWN OF HAY RIVER approves the housing action plan as presented and directs Administration to proceed with an application for the Canadian Mortgage and Housing Corporation’s Housing Accelerator Fund for a contribution amount targeted at \$4.9M.

BACKGROUND:

The CMHC Housing Accelerator Fund (HAF) is a \$4 billion fund that was committed by the federal government to support local governments in removing barriers to housing development and accelerate the pace of development. The goal of the fund is to drive transformational change that focuses on increasing multi-unit (missing middle and other) and affordable housing. HAF is expected to result in permits being issued for 100,000 more housing units nationally than would have occurred without HAF.

The program has four objectives:

1. Create more supply of housing at an accelerated pace and enhance certainty in the approvals and building process.
2. Supporting the development of complete communities that are walkable, consisting of appropriate residential density and a diverse mix of land uses, providing access to a wide variety of amenities and services through public and active transportation.
3. Supporting the development of affordable, inclusive, equitable, and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum.
4. Supporting the development of low-carbon and climate-resilient communities.

The Town of Hay River is eligible for this funding under the Small/Rural/Northern/Indigenous stream which requires the applicant to identify a minimum of five initiatives. There are several pre-approved initiatives identified by CMHC which administration has identified as most feasible. The funds obtained are not meant to pay for a specific development project but are able to be used quite broadly to forward the goals defined in various Town planning documents.

This report outlines the initiatives that will be included in the funding application, as well as how they align with the objectives of the 2023 Hay River Strategic Housing Plan.

Minimum Funding Eligibility Requirements

To be eligible for HAF the local government must have an Action Plan, which is essentially our proposed initiatives. They must commit to a housing supply growth target of at least 1.1% per year. In the case of Hay River, we are currently experiencing approximately 0.5% annual growth rate in housing supply (approx. 8 units/year). With 1.1% growth that would mean approximately 16-18 units/year. The final requirement is the completion of a housing needs assessment report, which we completed in 2022.

To maximize funding, applicants should set targets for the development of:

- Multi-unit housing (in close proximity to rapid transit)
- Multi-unit housing (missing middle)
- Multi-unit housing (other)
- Affordable housing units.

Our Strategic Housing Plan aligns very well with these priorities, with focus on multi-unit housing of varying sizes and affordability.

Housing Accelerator Funding Methodology

There are three components to the funding and allocation of funding is based on the projected number of development permits issued each year.

1. **Base funding** - designed to incent all types of supply across the housing spectrum. As a community in the territories, the amount per unit is estimated at \$40,000.
2. **Top up funding** – designed to incent certain types of housing supply excluding single detached homes. The funding applies only to the increased number of units that are created with the additional funding. The amount of funding per unit is determined by CMHC.
3. **Affordable Housing Bonus** – is a per unit amount defined by the CMHC depending on demand of additional units that meet the local or territorial definition of affordable housing.

Evaluation Criteria

Submissions will be evaluated on four criteria.

1. The commitment to increase housing supply. The Town of Hay River commits to an annual growth rate of over 2.33% and annual growth rate percentage change over 20% which maximizes our potential points.
2. The relevance of the initiative outcome(s) to one or more of the objectives of HAF. This is a pass/fail criterion and the initiatives proposed by the Town meet all meet multiple objectives.

3. The effectiveness of the initiative on increasing the supply of funding. This criterion is based on the following:
 - a. Implementation – the time it will take to complete the initiative.
 - b. Timeliness – the time it will take to start to achieve additional permitted units as a result of the initiative.
 - c. Supply Impact – the extent to which the initiative will improve housing and community outcomes.
 - d. System Impact – the extent to which the initiative increases stability and predictability in the housing system.

The Town of Hay River has the capacity to commence and bring the proposed initiatives to the permitting stage within the three years of the project.

Permitted Uses of Funding

The permitted use of the funding is quite broad, including development of underground infrastructure, active transportation routes, and community-based infrastructure such as parks and landfill development. The funding does not apply to a specific project but is based on the number of permitted unit developments in each year of the three years. The funding will be received in four payments based on annual reporting requirements.

The four categories of uses are:

1. Investment in Housing Accelerator Fund Action Plans
2. Investments in Affordable Housing
3. Investments in Housing-related Infrastructure
4. Investments in Community-related Infrastructure that supports housing.

Funding uses can also include the cost of wages and consultant fees required in the scope of the projects, administrative costs, legal fees, insurance, rent, and utility costs.

Proposed Initiatives

Below are the eight initiatives which will be included in our proposal to CMHC HAF. Each initiative aligns with various objectives of the Strategic Housing Plan. As a part of the application process Administration will estimate the total expenses for the initiative.

Anticipated Outcomes

With the support of the CMHC funding, changes in policy and procedures regarding permitting, the focus on multi-unit construction, and public education campaigns, the anticipated outcome is to permit the development 89 new units in the next three years. With the reintroduction of vacant territorial and federal units to the community we could see as many as 150 new homes permitted or completed within five years of adoption of the Strategic Housing Plan.

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

The CMHC Housing Accelerator Funding aligns with the goals and objectives of the Hay River Strategic Housing Plan, as noted in the attached initiatives.

FINANCIAL IMPLICATIONS:

Should the application be successful Administration anticipates a base contribution of \$3,560,000 for the development of 89 units. Based on the funding programs projected top-up funding and affordable funding bonus the Town could receive an additional \$1,354,000 for 40 multi-unit housing developments (missing middle and other) and 43 affordable units.

There is no financial risk to the Town to participate in the program as there is no requirement for matched or proportional funding. Further, as there is no specific capital infrastructure project associated with this funding, no new work outside the current capital plan is required.

ALTERNATIVES TO RECOMMENDATIONS:

Council can choose to not participate in the CMHC HAF application.

ATTACHMENTS:

N/A

Prepared by:
Cynthia White
Housing Development Coordinator
July 14, 2023

Reviewed By:
Glenn Smith
SAO
July 20, 2023

Initiative 1	Create a development system that supports Additional Dwelling Units				
Initiative Type	Encouraging Accessory Dwelling Units – additional smaller unit(s) on the same property as a primary unit. Encouraging alternative forms of housing construction such as modular housing, manufactured housing, and prefabricated housing.				
Description	This initiative aims to encourage Additional Dwelling Units within the Town’s low-density residential zones. This initiative involves developing Design Guidelines for preapproved ADU plans and a change in process that allows for a more streamlined development application process. There will also be a public education campaign on which areas and residences are already permitted to have an ADU on their lot within the current zoning bylaw. Alternative forms of construction will be encouraged.				
Start Date	2023-10-01	Completion Date	2024-08-31	Estimated Costs	\$50,000
Expected Results					
Estimated number of permitted units the initiative will incent (over 10 years)				15	
Estimated number of permitted units the initiative will incent within the 3-year projection period				5 missing middle 4 affordable	
Other expected results At the end of the plan 1.3% of homes in low-density residential areas will have constructed an ADU. Design Guidelines will include pre-approved units using alternative forms of construction, increasing the number of low carbon units and climate-resiliency. Encouraging the use of alternative construction will also accelerate the timeline for having these units on the rental market.					
Evaluation Criteria					
The following evaluation criteria will be used to assess the application.					
This initiative supports the following objectives:					
Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process.					
Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation.					
Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum.					
Supporting the development of low-carbon and climate-resilient communities.					
Explain how the initiative supports the area(s) selected. ADUs, particularly modular builds, will increase the pace of development as home building in the community typically takes approximately 3 years. Pre-approved design guidelines, which can be approved by the development office, will expedite the process. Development of ADUs in already established neighbourhoods supports the development of complete and equitable communities. The relatively low cost of ADUs and the grant program will make these units more affordable and as a result can be offered at lower rent.					
Duration: 6 months to implement policy changes, develop design guidelines, and receive council approval.					

Timeliness: permits associated with the program will begin to be realized by January 2025.			
Supply Impact: currently the development of legal suites and garden suites is negligible, this program will increase the housing opportunities for those requiring 2 bedrooms or less by 0.7% annually for the first three to five years, but the pace of development and actual new ADUs is likely to decrease going forward as market need is met.			
System Impact: this initiative will have a high degree of impact on the system, increasing stability and predictability.			
Milestone 1: Development of policies and process to allow development of ADUs that meet standard design guidelines to be approved by development officer.			
Description Develop policies required to allow development officer to approve standard developments. Obtain Council approval as required.			
Start Date	2024-01-01	Completion Date	2024-03-31
Milestone 2: Identify neighbourhoods and/or specific lots which would support the development of ADUs			
Description: Neighbourhood survey Directly contact property owners to discuss options and public education campaign			
Start Date	2024-01-01	Completion Date	2024-05-31
Milestone 3: Develop ADU Design Guidelines			
Description Develop design guidelines, potentially obtain standardized, preapproved designs from modular manufacturer through competitive process. Community and stakeholder input.			
Start Date	2024-03-31	Completion Date	2024-06-30
Milestone 4: Obtain Council endorsement			
Description: Council will endorse any recommendations related to this initiative			
Start Date	2024-07-01	Completion Date	2024-08-31

Alignment with Hay River Strategic Housing Plan

Objective 2B – The Town of Hay River reduces barriers and promotes living suites, garden suites, and duplexes.

Recommended Timeline: Year 1-3.

Initiative 2	Incentivizing the Development of Underused/Idle lands, with an emphasis on Multi-unit Residential				
Initiative Type	<p>Promoting infill developments (adding new units to existing communities) with increased housing density and a variety of unit types (e.g. duplexes and secondary suites).</p> <p>Encouraging alternative forms of housing construction such as modular housing, manufactured housing, and prefabricated housing.</p> <p>Allowing increased housing density (increased number of units and number of stories) on a single lot, including promoting “missing middle” housing forms, typically buildings less than 4 stories.</p>				
Description	<p>This initiative aims to encourage bringing underused/idle private, Town, and other government owned lands to market. This will support infill within existing neighbourhoods, reducing the demand to develop additional community infrastructure. Council approval to pre-approve multi-unit residential development in conditional zones will ensure that the process of getting the lot on the market and starting development will be more timely. Incenting the development of multi-unit residential will address missing middle, other, and affordable housing. Collaboration with other governments and agencies will support the development of affordable multi-unit residential.</p>				
Start Date	2024-01-01	Completion Date	2025-08-31	Estimated Costs	\$550,000
Expected Results					
Estimated number of permitted units the initiative will incent (over 10 years)				20	
Estimated number of permitted units the initiative will incent within the 3-year projection period				3 single family 4 missing middle 4 other 4 affordable	
<p>Other expected results</p> <p>Use of manufactured, modular, and prefabricated homes will increase the pace of development, reduce the carbon footprint, and increase community climate-resiliency. In-fill will reduce the need to invest in additional community infrastructure.</p>					
Evaluation Criteria					
The following evaluation criteria will be used to assess the application.					
This initiative supports the following objectives:					
<p>Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process.</p> <p>Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation.</p> <p>Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum.</p> <p>Supporting the development of low-carbon and climate-resilient communities.</p>					
Explain how the initiative supports the area(s) selected.					

Bringing unused lots to market for development will increase the density without having to increase amenities. Encouraging the use of alternative building methods will reduce the time required to bring new units to market and reduce carbon footprint. Encouraging multi-unit buildings, with a focus on “missing middle” will diversify the types of units available and accessibility to housing.			
Duration: One year to develop inventory, implement policy changes, develop design guidelines, and get the properties developed or to market for sale.			
Permits for development will begin to be realized by January 2025, with the remainder of the lots ready and permitted for development by January 2027.			
Supply Impact: Increase in multi-unit residential. It is anticipated that the initial 3-5 years will see a more dramatic increase in permitted units with a gradual decline as market demand decreases.			
System Impact: this initiative will have a high degree of impact on the system, increasing stability and predictability.			
Milestone 1: Create an inventory of vacant lands within the municipal boundaries that could be used for residential development (as-of-right), including ownership, services, and remediation requirements.			
Description: An accurate list of underused and idle lands which are privately owned, owned by other levels of government and Town owed currently does not exist and will need to be compiled in order to ensure that planning processes are accurate, and any budget required is available. Need to determine the costs of bringing these lands to market and ready for building, i.e. existing services, bring in services.			
Start Date	2024-01-01	Completion Date	2024-06-30
Milestone 2: Develop a plan to remediate privately owned lands through enforcement or Town purchase of land.			
Description Ongoing enforcement of current bylaws will continue however it has been identified that additional strategies may need to occur, such as a disincentivization program, town remediation and purchase for resale, purchase in tax auction.			
Start Date	2024-07-01	Completion Date	2025-06-30
Milestone 3: Obtain any necessary Council approvals to allow multi-residential dwellings on the lands prior to permitting process opening to accelerate development.			
Description Identify zoning of each parcel. Pre-approve multi-unit via Council approval if necessary.			
Start Date	2024-06-1	Completion Date	2025-08-31

Alignment with Hay River Strategic Housing Plan

Objective 1A – The Town of Hay River creates incentives and disincentives that encourage privately owned reclamation and redevelopment and supports property owners to remove derelict buildings.

Recommended Timeline: Year 1-2

Objective 1B – Governments examine their land inventory in Hay River to return land to the market or be made available for new housing projects, with a priority on multi-family housing projects.

Recommended Timeline: Year 1-2

Objective 1C – Governments work together to support developers to find suitable land for multi-family residential housing development projects.

Recommended Timeline: Year 1-2

Initiative 3	Amend bylaws and policies to support development of Residential unit in Downtown Core, with an emphasis on multi-unit development				
Initiative Type	<p>Promoting infill developments (adding new units to existing communities) with increased housing density and a variety of unit types.</p> <p>Allowing increased housing density (increased number of units and number of stories) on a single lot, including promoting “missing middle” housing forms, typically buildings less than 4 stories.</p> <p>Implementing inclusionary zoning (the requirement that a developer builds a certain percentage of their units at affordable (below market) prices or rents in ways that foster development.</p> <p>Encourage alternative forms of housing construction such as modular housing, manufactured housing, and prefabricated housing.</p>				
Description	<p>This initiative aims to more effectively use land in the downtown core for multi-residential buildings. Zoning amendments will be required to support this effort and will be completed prior to development to reduce the timelines. Focus on missing middle and affordable housing for vulnerable populations, including seniors. Additionally, new and existing commercial buildings may be permitted to develop residential units on 2nd floors or within current vacant commercial space.</p>				
Start Date	2024-06-01	Completion Date	2024-12-31	Estimated Costs	\$50,000
Expected Results					
Estimated number of permitted units the initiative will incent (over 10 years)					100
Estimated number of permitted units the initiative will incent within the 3-year projection period					15 missing middle 15 other 15 affordable
<p>Other expected results</p> <p>Development of missing middle multi-unit residential complex with a percentage of below market units made available in conjunction with the local housing authority. Housing for Seniors in the downtown core will also be addressed. Increase in walkability of the community and reduction in the reliance on vehicles. Use of alternative building methods will reduce carbon footprint. It is anticipated that as units become available as a result of this program the market demand will decrease with slowed construction after the first 3-5 years. This will reduce the burden of having to develop new infrastructure for housing development.</p>					
Evaluation Criteria					
The following evaluation criteria will be used to assess the application.					
This initiative supports the following objectives:					
<p>Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process.</p> <p>Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation.</p> <p>Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum.</p>					

Supporting the development of low-carbon and climate-resilient communities.			
Explain how the initiative supports the area(s) selected. Anticipate a total of 100 units could be developed in this area over the next 10 years. Use of alternative construction methods will improve the pace of the units becoming available and reduce carbon footprint. Reduce reliance on vehicles and increase use of active transportation to access schools and services in the downtown core. Increase density and mix of housing allows for residents to access more services in a central location.			
Duration: 1 year to implement Zoning Bylaw amendments and policy changes .			
Timeliness: permits associated with the program will being to be realized by January 2025.			
Supply Impact: This will increase the supply impact for 1-2 bedroom homes with walkable access to schools and downtown services.			
System Impact: this initiative will have a high degree of impact on the system, increasing stability and predictability.			
Milestone 1: Identify lots and commercial buildings/spaces in the downtown core that could support development of multi-unit residential.			
Description: Create inventory and what would need to occur to support development in downtown core, including any infrastructure capacity limitations.			
Start Date	2024-01-01	Completion Date	2024-03-01
Milestone 2: Engage stakeholders, other governments and contractors to identify need and possible collaborations.			
Description Determine if there are synergies amongst stakeholders needs. How can we improve walkability of the downtown core? What other services would housing in this area require?			
Start Date	2024-03-01	Completion Date	2024-06-30
Milestone 3: Meet with local business owners to gage interest in transitioning commercial space to residential and/or development of residential on second floor.			
Description Identify what needs to be considered if Town was going to mandate second floor residential on new builds in downtown core. Collaborate with business owners to identify feasibility.			
Start Date	2024-06-01	Completion Date	2024-09-30
Milestone 4: Complete policy and Zoning Bylaw changes to support more varied types of multi-unit residential in the downtown core.			
Description: Complete any necessary amendments. Obtain Council approval.			
Start Date	2024-06-01	Completion Date	2024-12-31

Alignment with Hay River Strategic Housing Plan

Objective 1C – Governments work together to support developers to find suitable land for multi-family residential housing development projects.

Recommended Timeline: Year 1-2

Objective 2A – the Town of Hay River encourages collaboration with multi-family housing developers to align projects with community housing needs.
Recommended Timeline: Year 1-2

Initiative 4	Incorporate updated floodplain mapping into Zoning Bylaw.				
Initiative Type	Implementing measures to address or prevent flood plain or climate change risk, for example making flood plains park land and/or creating relocation programs to move housing units out of at-risk areas.				
Description	This initiative will utilize updated GIS data to modify existing floodplain mapping where appropriate. If required, the updated floodplain mapping will be implemented by modifying the existing Environmental Protection 'EP' zone mapping through a Zoning Bylaw Amendment.				
Start Date	2023-10-01	Completion Date	2025-06-30	Estimated Costs	\$100,000
Expected Results					
Estimated number of permitted units the initiative will incent (over 10 years)				0	
Estimated number of permitted units the initiative will incent within the 3-year projection period				0	
Other expected results This initiative will not directly result in any additional permitted units, however, it will provide certainty and stability in the Town's development process, as noted below.					
Evaluation Criteria					
The following evaluation criteria will be used to assess the application.					
This initiative supports the following objectives:					
Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process.					
Supporting the development of low-carbon and climate-resilient communities.					
Explain how the initiative supports the area(s) selected. This initiative will support climate resiliency within the Town by locating development outside of flood-prone areas. This approach will provide stability and clarity to the building and development community around where development is anticipated to be both encouraged but also prohibited moving forward.					
Duration: 1.5 years – awaiting updated floodplain mapping from territorial government.					
Timeliness: within 2 years. The initiative will not directly result in additional permitted units but is anticipated to direct development away from flood-prone areas immediately following the release and enactment of the updated Zoning Bylaw.					
Supply Impact: This initiative will not directly result in additional permitted units.					
System Impact: High degree of stability and predictability as a result of the changes to the Town Zoning Bylaw to incorporate new flood mapping data.					
Milestone 1: Review draft data provided by territorial government and participate in engagement sessions.					
Description: Draft report has been received. Awaiting upcoming engagement workshops with territorial government.					
Start Date	2024-01-01	Completion Date	2024-06-30		
Milestone 2: Evaluate data and impact on Zoning Bylaw					
Description: Determine if work can be done in-house or if an external consultant required. Develop workplan/RFP.					

Implement plan.			
Start Date	2024-04-01	Completion Date	2024-10-31
Milestone 3: Update Zoning Bylaw as required.			
Description Prepare updated document. Present to Council for approval.			
Start Date	2024-11-01	Completion Date	2025-06-30

Alignment with Hay River Strategic Housing Plan

Objective 5A – The Town of Hay River develops and implements a flood mitigation plan.
Recommended Timeline: Year 1

Initiative 5	Amend Zoning Bylaw and policies to promote development of transitional housing units for vulnerable populations.				
Initiative Type	Promoting and allowing more housing types that serve vulnerable populations.				
Description	This initiative will focus on identifying any barriers to developing transitional or supported housing supply in the community. This may include regulated multi-tenant housing forms such as boarding homes or single room occupancy models. Partnerships with Hay River Health and Social Services, Housing NWT, and the local Indigenous governments.				
Start Date	2024-06-01	Completion Date	2025-09-30	Estimated Costs	\$50,000
Expected Results					
Estimated number of permitted units the initiative will incent (over 10 years)				40	
Estimated number of permitted units the initiative will incent within the 3-year projection period				20 affordable	
Other expected results Development of more efficient services being offered to vulnerable residents from local service agencies. Implementation of a housing first model to support stable and safe housing for all residents. Revitalization of an existing idle/underused building, if one exists that meets the needs of the community.					
Evaluation Criteria					
The following evaluation criteria will be used to assess the application.					
This initiative supports the following objectives:					
Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum.					
Explain how the initiative supports the area(s) selected. This initiative will provide an opportunity for our most vulnerable citizens to enter into housing and access services that they desire, removing the barriers of having to be sober or drug free to have safe shelter. This is an area of the housing spectrum that is not adequately addressed in the community currently.					
Duration: 16 months to develop partnerships, develop policies and amendments to Zoning Bylaw.					
Timeliness: permits associated with the program will begin to be realized by May 2025. As the building already exists, it will likely only require renovations to make it serviceable, reducing the time required to open the units to those requiring this type of housing.					
Supply Impact: New units will become available more quickly and at a more affordable price.					
System Impact: this initiative will have a high degree of impact on the system, increasing stability and predictability. For many, it will be a steppingstone to affordable housing or market housing.					
Milestone 1: Develop the Housing Committee					
Description: This committee, which will consist of local and territorial partners and stakeholders, will support moving forward the Town's Strategic Housing Plan. The focus on this initiative will be developing a plan to move forward the goal of developing transitional and supported housing with a Housing First model.					

Start Date	2024-10-01	Completion Date	2024-12-31
Milestone 2: Develop an inventory of existing buildings which may be appropriate for this type of development.			
Description: Meet with building owners in the downtown core to determine their interest in the program. Identify barriers to meeting the implementation goals. Identify timelines for development.			
Start Date	2024-04-01	Completion Date	2024-08-31
Milestone 3: Develop the model of support that will be provided with community and territorial partners.			
Description: Develop the model based on the Housing First principals with the partners. Get endorsement from Council and local Indigenous governments. Partnership/commitment agreements from service providers.			
Start Date	2023-10-01	Completion Date	2024-06-01
Milestone 4: Develop policies and Zoning Bylaw amendments to support this type of housing development.			
Description: Develop policies and amendments. Obtain Council approval.			
Start Date	2025-06-30	Completion Date	2025-09-30

Alignment with Hay River Strategic Housing Plan

Objective 2A – Town of Hay River establishes a community practice for NGOs supporting unhoused and vulnerable community members.

Recommended Timeline: Year 1-2

Objective 2B – The Town of Hay River and community NGOs build integration between service streams: emergency shelter, transitional housing and supports beyond.

Recommended Timeline: Year 1-5

Objective 6A – A committee of partners (Housing Committee) is established and resourced to implement the Hay River Housing Plan.

Recommended Timeline: Year 1

Initiative 6	Reduce the carbon footprint of new unit construction, with a preference on multi-unit development.				
Initiative Type	Encouraging alternative forms of housing construction such as modular housing, manufactured housing, and prefabricated housing.				
Description	This initiative will focus on ensuring that all zoning and development requirements are in place to support the use of alternative construction methods throughout the community. Partnership with Housing NWT and local Indigenous governments to support this type of housing for their development projects.				
Start Date	2024-01-01	Completion Date	2024-12-31	Estimated Costs	\$25,000
Expected Results					
Estimated number of permitted units the initiative will incent (over 10 years)					
Estimated number of permitted units the initiative will incent within the 3-year projection period					
<p>Other expected results</p> <p>This initiative will not directly result in any additional permitted units. Housing units will be available more quickly than through stick-built construction. Reduced carbon footprint. The development of units will be at a lower cost and should lead to lower cost rentals available.</p>					
Evaluation Criteria					
The following evaluation criteria will be used to assess the application.					
This initiative supports the following objectives:					
<p>Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process.</p> <p>Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum.</p> <p>Supporting the development of low-carbon and climate-resilient communities.</p>					
<p>Explain how the initiative supports the area(s) selected.</p> <p>Given that it can take up to 3 years to have a stick built house completed in the community and the limited number of contractors available, alternative forms of construction, which are faster will accelerate the rate at which housing becomes available. Factor built homes are more efficient and have a lower carbon footprint. These buildings are typically less expensive per square foot so will allow for more affordable housing, even in market rentals and purchases.</p>					
Duration: 1 year to implement policy and zoning bylaw changes and develop community knowledge about alternative construction.					
Timeliness: This initiative will not directly result in additional permitted units but is anticipated to support having units onsite and available at a faster pace than traditional construction.					
Supply Impact: New units will become available faster and at a more affordable price.					
System Impact: this initiative will have a high degree of impact on the system, increasing stability and predictability.					
Milestone 1: Bring to Housing Committee and partners/stakeholders for input.					
Description:					

Housing Committee, Housing NWT, and Indigenous governments collaborate to develop standards to support use of alternative construction. Reinforce the benefits of lower cost, accelerated completion of units, higher efficiency, and reduced carbon footprint.			
Start Date	2024-01-01	Completion Date	2024-08-31
Milestone 2: Review of all applicable zoning bylaws and policies to support the use of alternative construction methods as widely as possible throughout the community.			
Description: Review Zoning Bylaw Identify areas of the community which could allow more types of alternative construction. Obtain Council approval as required			
Start Date	2024-06-01	Completion Date	2024-12-31

Alignment with Hay River Strategic Housing Plan

Objective 1B – Governments examine their land inventory in Hay River to return land to the market or be made available for new housing projects, with a priority on multi-family housing projects.

Recommended Timeline: Year 1-2

Objective 1C – Governments work together to support developers to find suitable land for multi-family residential housing development projects.

Recommended Timeline: Year 1-2

Objective 2A – The Town of Hay River encourages collaboration with multi-family housing developers to align projects with community housing needs.

Recommended Timeline: Year 1-2

Objective 2B – The Town of Hay River reduces barriers and promotes living suites, garden suites, and duplexes.

Recommended Timeline: Year 1-3

Initiative 7	Development of a disincentive program to ensure that no vacant units or underdeveloped/idle lands remain within the Town boundary.				
Initiative Type	Implementing disincentives, costing or fee structures to discourage things such as unit vacancy, underdeveloped/idle land, and low-density forms of housing.				
Description	This initiative will focus on identifying units that are currently unoccupied and placing disincentives on those properties, such as an additional taxation fee.				
Start Date	2025-03-01	Completion Date	2025-08-01	Estimated Costs	\$25,000
Expected Results					
Estimated number of permitted units the initiative will incent (over 10 years)				0	
Estimated number of permitted units the initiative will incent within the 3-year projection period				0	
<p>Other expected results</p> <p>Town will be at full occupancy of current units ensuring a more accurate housing demand can be determined and monitored. Increase the speed at which units are available to meet current demand. Reduce the carbon footprint related to new builds. At this time, it appears that there are 14 federal units unoccupied and 3-6 local housing authority units unoccupied. There are also between 15-20 lots which are privately owned and have had no development or have derelict buildings on them that could be returned to the market.</p>					
Evaluation Criteria					
The following evaluation criteria will be used to assess the application.					
This initiative supports the following objectives:					
<p>Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process.</p> <p>Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum.</p> <p>Supporting the development of low-carbon and climate-resilient communities.</p>					
<p>Explain how the initiative supports the area(s) selected.</p> <p>Ensuring that all currently existing units are occupied helps to make housing available more quickly. Reduce costs as there is no need for new build and should allow for lower, more affordable rents. Use of existing resources reduces overall carbon footprint.</p>					
Duration: 6 months to implement policy and initiate taxation or fees related to vacant units and idle/underused lands.					
Timeliness: Expect occupancy of these units within 2 years.					
Supply Impact: medium, however will support opening up lands that will support development through other initiatives.					
System Impact: this initiative will have a moderate degree of impact on the system, increasing stability and predictability.					
Milestone 1: Create an inventory of units not currently occupied but that appear to be occupiable with zero to moderate upgrades.					
Description: An accurate list of private and other government units currently unoccupied, including ownership, work that needs to be completed to allow occupation. In the case of other governments or agencies, consult with them to determine the plan to bring these units back into the market. Identify those that would be below market units.					

Start Date	2024-06-01	Completion Date	2024-07-31
Milestone 2: Develop a unit vacancy and underdeveloped/idle land taxation disincentive.			
Description: this would be included in the 2025 budget and taxation/rates and fees discussion. Obtain Council approval as required			
Start Date	2024-08-01	Completion Date	2024-10-31

Alignment with Hay River Strategic Housing Plan

Objective 1A – The Town of Hay River creates incentives and disincentives that encourage privately-owned reclamation and redevelopment and supports property owners to remove derelict buildings.

Recommended Timeline: Year 1-3

Objective 1B – Governments examine their land inventory in Hay River to return land to the market or be made available for new housing projects, with a priority on multi-family housing projects.

Recommended Timeline: Year 1-2

Objective 1C: Governments work together to support developers to find suitable land for multi-family residential housing development projects.

Recommended Timeline: Year 1-2

Objective 2C – Vacant houses are returned to the Town’s housing supply.

Recommended Timeline: Year 1

Objective 4A – Governments work to remove barriers and promote awareness of homeowner repair programs.

Recommended Timeline: Year 1-3

Initiative 8	Streamline the development process by delegating authorities to staff and exploring technology to support the process.				
Initiative Type	Implementing changes to decision making such as delegating development approval authority to municipal staff based on established thresholds or parameters.				
Description	This initiative will focus on what policy and bylaw changes need to occur to streamline the development process. New technology or planning processes may be considered to find the most efficient system to accelerate the development process.				
Start Date	2025-01-01	Completion Date	2025-08-31	Estimated Costs	\$50,000
Expected Results					
Estimated number of permitted units the initiative will incent (over 10 years)				0	
Estimated number of permitted units the initiative will incent within the 3-year projection period				0	
Other expected results This will have a long-term impact on the permitting process, with fewer barriers to providing permits in a timely fashion.					
Evaluation Criteria					
The following evaluation criteria will be used to assess the application.					
This initiative supports the following objectives:					
Create more supply of housing at an accelerated pace and enhance certainty in the approvals and building process.					
Explain how the initiative supports the area(s) selected. By streamlining the process, delegating authorities, and introducing more efficient tools and processes, we will be able to accelerate the process of permitting new developments.					
Duration: 7 months to identify any policy and bylaw changes to be made.					
Timeliness: We anticipate seeing a decrease in wait times and steps required for permitting, accelerating the process.					
Supply Impact: Although this will have no direct impact on the number of units added to the housing supply, it will accelerate the process, thereby getting units on the market faster.					
System Impact: High degree of stability and predictability					
Milestone 1: Initiate policy and bylaw changes.					
Description: Determine policy and bylaw changes that need to occur. Draft same.					
Start Date	2025-01-01	Completion Date	2025-03-31		
Milestone 2: Research and secure new technology to support the development process.					
Description: Identify any technology, such as e-permitting software, to accelerate the permitting process. Purchase most appropriate technology and software.					
Start Date	2025-02-28	Completion Date	2025-06-30		
Milestone 3: Obtain Council approval.					
Description: Obtain Council approval for any capital purchases, bylaw and policy changes.					
Start Date	2025-06-30	Completion Date	2025-08-31		

Alignment with Hay River Strategic Housing Plan

Objective 1A – The Town of Hay River creates incentives and disincentives that encourage privately-owned reclamation and redevelopment and supports property owners to remove derelict buildings.

Recommended Timeline: Year 1-3

Initiative 9	Develop an incentive program to encourage infill and increased density in existing residential areas.				
Initiative Type	Implementing incentives, costing or fee structures, for example density bonusing, to encourage such things as affordable housing and conversions from non-residential to residential.				
Description	This initiative will focus on the development of a tiered density bonusing grant system. The amount of the grant will be dependent on the type of housing being developed. No grant will be provided to single-family residential developments.				
Start Date	2024-01-01	Completion Date	2024-06-30	Estimated Costs	\$2,225,000
Expected Results					
Estimated number of permitted units the initiative will incent (over 10 years)				0	
Estimated number of permitted units the initiative will incent within the 3-year projection period				0	
Other expected results It is anticipated that development of units will be accelerated with financial support from the grant program.					
Evaluation Criteria					
The following evaluation criteria will be used to assess the application.					
This initiative supports the following objectives:					
Supporting the development of complete communities that are walkable, consisting of appropriate residential density and a diverse mix of land uses, providing access to a wide variety of amenities and services through public and active transportation.					
Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum.					
Supporting the development of low-carbon and climate-resilient communities.					
Explain how the initiative supports the area(s) selected. The grant program will incentivize multi-unit housing development to increase density and may be tiered to support specific types of infill, development of garden suites, legal suites and modifications to existing buildings. These grants should extend to lower costs for rentals, making units more accessible to a wider range of community members.					
Duration: 6 months					
Timeliness: Anticipate grants will accelerate development of units.					
Supply Impact: Although this initiative will not incent additional units, it is anticipated that development will accelerate and cost to renters will be reduced.					
System Impact: High degree of stability and predictability					
Milestone 1: Develop grant program					
Description: Determine how grants will be applied, requirements and exceptions (will not apply to new single unit residential development). Determine if it will be one level or a tiered grant system for developments that meet a number of outcomes. Obtain Council approval.					
Start Date	2024-01-01	Completion Date	2024-06-30		



REPORT TO COUNCIL

DEPARTMENT: OFFICE OF THE SAO **DATE:** July 25, 2023

SUBJECT: PROPOSAL AWARD FOR RESIDENTIAL SOLID WASTE
COLLECTION SERVICES

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER award the request for proposals for residential solid waste collection services through a service contract with Hay River Disposals Ltd. for an amount expected not to exceed \$330,000 per annum based on anticipated number of households and excluding inflationary adjustments, for a maximum 7 year term.

BACKGROUND:

To address the operational risks associated with an expired contract and to test the market for qualified business interest, in 2021 the Town initiated preparation of two RFP packages for the solid waste services – one for Landfill Operations; one for Garbage Collection. The RFP documents were developed through consultation with Sonnevera International Corporation and Tetra Tech. The scope of work for the proposals was developed in consideration of the Town’s water license requirements, MACA guidelines for waste management, and industry practices.

The RFP for Garbage Collection Services was advertised in April 2022 and closed in May 2022. RFP documents and submissions were managed through the Town’s standard online tendering system – bidsandtenders.ca. 5 plan takers registered for the RFP. 1 proposal was submitted by Hay River Disposals Ltd. in partnership with Kavanaugh Brothers Ltd.

Administration completed a review of the proposal submitted by Hay River Disposals against defined and published evaluation criteria. A cost analysis that considered models for service delivery was completed and a summary of the analysis was presented to the Finance Committee earlier in 2023.

Through the analysis, and in compliance with the Town’s Procurement Bylaw, the Finance Committee recommended that Administration enter negotiations with Hay River Disposals to a defined upset limit and to maximize value returned to taxpayers with consideration of cost, service level, and environmental stewardship tied to waste management.

Any contract for solid waste collection and management is to be in accordance with the Town’s recently updated Solid Waste Bylaw.



REPORT TO COUNCIL

DEPARTMENT: OFFICE OF THE SAO **DATE:** July 25, 2023

SUBJECT: PROPOSAL AWARD FOR RESIDENTIAL SOLID WASTE
COLLECTION SERVICES

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

N/A

FINANCIAL IMPLICATIONS:

Up to \$330,000 / year (plus inflation adjustments)

ALTERNATIVES TO RECOMMENDATIONS:

Provide waste collection services internally.

ATTACHMENTS:

N/A

Prepared by:
Glenn Smith
SAO
July 17, 2023



REPORT TO COUNCIL

DEPARTMENT: Office of the SAO

DATE: July 25, 2023

SUBJECT: Bylaw Development Prioritization Schedule

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER approves the update to the Bylaw Development Prioritization Schedule as recommended by the Bylaw and Policy Committee.

BACKGROUND:

Council maintains a Bylaw Development Prioritization Schedule to guide the focus of Administration and the Bylaw and Policy Committee. Bylaws on the schedule support various initiatives identified within Town strategic and operational plans. The Schedule is reviewed regularly by the Bylaw and Policy Committee and brought to Council for approval.

Within the last couple of years, good progress has been made on updating and approving bylaws identified on the schedule. This activity has improved governance controls, increased public relevance and, in many cases, improved the financial sustainability of the Town.

Bylaws added to the most recent proposed update to the Schedule are:

- Public Behaviour Bylaw
- Zoning and Building Bylaw
- Traffic Bylaw
- Seniors Tax Relief Bylaw / Disabled Persons Tax Relief Bylaw

The Schedule uses a prioritization ranking of 1 to 3 with 1 being the highest priority for bylaw development. Target completion dates and department leads are included in the schedule. Comments provide some background to the drivers of change and status information. The Schedule attached highlights in yellow, updates made since the last review by Council.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

N/A

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:



REPORT TO COUNCIL

DEPARTMENT: Office of the SAO

DATE: July 25, 2023

SUBJECT: Bylaw Development Prioritization Schedule

Bylaw Development Prioritization Schedule

Prepared by:

Glenn Smith
SAO
July 19, 2023

Bylaw/Policy Development Prioritization Schedule

Last Approved: January 31, 2022

Changes since last review highlighted

Line#	Priority	Bylaw/Policy	Department Lead	Last Update	Target Date to Committee	Status	Comments
1	1	Water & Sewer Services Bylaw	Finance	2021	Mar-22	Completed	Bylaw approved with 3 year rate adjustment in accordance with cost of service study. Administration would like to bring forward a suggested change to bulk water rate in 2022.
2	1	Zoning and Building Bylaw	PWS	2003	Mar-22	Completed	Draft bylaw update at 90%. Final Draft to be brought to Council and general public.
3	1	Solid Waste Bylaw/Garbage Collection Bylaw	PWS	1996	Mar-22	Completed	Draft bylaw amendment approved by Bylaw Committee in 2021. To go to Council in February ahead of collection and landfill management tendering
4	1	Chase the Ace Bylaw	Finance	2017	Jan-22	Completed	Ski Club requesting changes to fee schedule indicating fees are too high for lower sales periods
5	1	Procurement Bylaw / Policy	Finance	2019	Jan-22	Completed	Recommended change to local purchase preference benefit
6	1	Personnel Committee Bylaw	SAO	2006	Jan-22	Completed	Recommend that bylaw be repealed. Majority of defined responsibilities conflict with responsibilities of SAO.
7	2	Fees and Charges Bylaw	Finance	2021	May-22	Completed	Bylaw completed and approved by Council. Contributing bylaws need to be updated to remove fees and charges. Periodic updates expected to bylaw through Finance Committee (ie. Rec Rates, Development Fees)
8	3	Business License Bylaw	Finance	1995	Feb-22	Completed	Updated rates in Fees and Charges bylaw. Timing should coincide with Business Licence renewal on March 31st, 2022
9	1	Management Bylaw	SAO	2021	Jan-22	Completed	Bylaw update completed in 2021 in alignment with Collective Bargaining changes. Changes to compensation recommended in 2022.
10	2	Collection Tipping Fees	PWS	1994	May-22	Completed	Tied to landfill management contract
11	2	Cemetery Bylaw	Finance	2016	Oct-23	In Progress	Fee update included in Fees and Charges Bylaw. General update recommended.
12	2	Land Administration Bylaw	SAO	2014	Nov-23	Not Started	Extent of edits may be impacted by GNWT land legislation and policies. May want changes as part of Fraser Place development. Consideration of Housing Plan strategies including development incentives.
13	3	Smoking Bylaw	Protective Services	2002	December 2022	Remove	Reviewed but not passed by previous Council.
14	1	Unsightly Bylaw	Protective Services	2016	Aug-23	Not Started	General improvements to language to remove vagueness. Align with beautification interests. Improvements to delict property management.
15	3	Animal Control Bylaw	Protective Services	2006	Dec-23	Not Started	Fee update part of Fees and Charges Bylaw and strengthen clauses and fines
16	1	Public Behaviour Bylaw	Protective Services	n/a	Jul-23	Not Started	public behaviour bylaw as an option. Issues of enforcement - where do people go. Social issues committee recommendation to implement
17	2	Zoning and Building Bylaw	PWS	2022	Sep-22	Not Started	Addition of voluntary penalties. Currently determined through court process.
18	3	Traffic Bylaw	Protective Services	2021	Feb-24	Not Started	Towing and storing collection and enforcement problems with current bylaw
19	1	Seniors Tax Relief \ Dissabled Persons Tax Relief	Finance	2019	Jul-23	In Progress	Introduction of a maximum threshold. Tightening of eligibility definitions. Fin Com has provided previous direction



REPORT TO COUNCIL

COUNCIL:

DATE: July 25, 2023

DEPARTMENT: Administration

SUBJECT: Plan 2432 – Market Gardens Acquisition

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER directs Administration to apply for the acquisition of Lots 1053 to 1057, Plan 2432 and forward an Acquisition Bylaw for same.

BACKGROUND:

In 1994 the Town got approval from the Dept. of Lands, MACA to subdivide parcel 109-SK-054 into five (5) lots, now legally surveyed as Plan 2432, Lots 1053 to 1057 also known as Market Gardens.

The Town leases Lots 1053 to 1057, Plan 2432 from the Commissioner of the Northwest Territories. The purpose of the lease is to provide expansion lots to adjacent property owners in the front. As there is no legal road access to these lots, the Town could only sublease these parcels as “expansion” lots to adjacent property owners of the frontage lots, for the purpose of market gardening and prohibits the development of a residential dwelling on the parcel.

Over the years, the Town received numerous inquiries from sub-tenants regarding their desire to purchase/acquire titles to these lots. Each time, the Town brought forward the subject to the Department of Lands, Fort Smith, and indicated the demand for title acquisition. Other Tenants dealt directly with the Dept. of Lands, Fort Smith. However, no definite answer was received to satisfy these inquiries.

In consideration of the demand for lots in Hay River, Administration is asking for the Council’s approval for the Town to forward an application and an Acquisition Bylaw to the Commissioner of the Northwest Territories to acquire title to these lots.

Successful acquisition of the titles would increase the parcels of land available in market gardens and enable the sub-tenants to develop the properties for their intended use. The Town could also develop legal road access, sub-divide and sell these prime lots for fair market value.

COUNCIL POLICY / STRATEGY OR GOAL:



REPORT TO COUNCIL

COUNCIL:

DATE: 12 June 2023

DEPARTMENT: Administration

SUBJECT: Plan 2432 – Market Gardens Acquisition

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

FINANCIAL IMPLICATIONS:

Land Sale value
Property tax revenue

ALTERNATIVES TO RECOMMENDATIONS:

ATTACHMENTS:

Prepared by:

Reviewed by:

Susan Gallardo
Lands
Date: 12 June 2023

Abena Nyarko, CPA, CMA
Director of Finance and Administration
Date: 12 June 2023



REPORT TO COUNCIL

DEPARTMENT: ADMINISTRATION

DATE: July 17th, 2023

SUBJECT: EXCUSED ABSENCE

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER excuses Councillor Wall from the Regular Meeting of Council, Tuesday, July 25th, 2023.

BACKGROUND:

Councillor Wall has asked to be excused from the Regular Meeting of Council, Tuesday, July 25th 2023.

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: July 17th, 2023

Reviewed by:



Bylaw No. 2455/PS/23

9a) Public Behaviour Bylaw

**TOWN OF HAY RIVER
BY-LAW #2455/PS/23**

A BY-LAW OF THE MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER IN THE NORTHWEST TERRITORIES TO REGULATE PUBLIC BEHAVIOUR WITHIN THE MUNICIPAL BOUNDARIES

PURSUANT TO the *Cities, Towns and Villages Act*, S.N.W.T. 2003, c. as amended;

WHEREAS it is deemed desirable to provide rules for prohibiting certain public behavior within the Town of Hay River;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipal Corporation of the Town of Hay River, in Council duly assembled hereby enacts as follows:

SHORT TITLE

1.1 This by-law may be cited as the "**Public Behaviour By-law**".

DEFINITIONS

2.1 In this by-law, unless the context requires otherwise, the term:

- 1) "**Authorized Representative of the Owner**" means a person authorized by the owner to give notice not to trespass.
- 2) "**Council**" means the Council of the Municipal Corporation of the Town of Hay River.
- 3) "**Defecate**" means to discharge waste matter from the bowels.
- 4) "**Fight**" means any confrontation involving violent physical contact between two or more people.
- 5) "**Intoxicated**" means to be affected by alcohol or drugs, especially to the point where physical and mental control is markedly diminished.
- 6) "**Owner**" means the owner of premises and includes the following:
 - i) The occupier of the premises;
 - ii) The person who is in possession or control of the premises.
- 7) "**Peace Officer**" means any By-law Enforcement Officer of the Town of Hay River, or any RCMP officer.
- 8) "**Person**" has the meaning given to it in the *Interpretation Act*.
- 9) "**Premises**" means any building or structure or any part or portion of a building or structure, including any land used in connection with that building or structure for the purpose of:
 - i) providing parking for vehicles;
 - ii) displaying or storing vehicles, equipment or other chattels;
 - iii) enhancing the appearance or use of the building or structure; or
 - iv) carrying out the activities that are ancillary to the activities carried out in or on that building or structure.
- 10) "**Public Place**" means any place within the Town to which the public may have either express or implied access.
- 11) "**Spit**" means to eject phlegm, saliva, chewing tobacco juice or any other substance from the mouth.
- 12) "**Town**" means the municipal corporation of the Town of Hay River or the area contained within the boundary thereof as the context requires.

**TOWN OF HAY RIVER
BY-LAW #2649/PS/20**

13) **“Urinate”** means to discharge urine from the body.

2.2 Where this by-law refers to another Act, by-law, regulation or agency, it includes reference to any Act, by-law, regulation or agency that may be substituted therefore.

3.0 FIGHTING

3.1 No person shall participate in a physical fight in any Public Place.

4.0 URINATION & DEFECATION

4.1 No person shall defecate or urinate in or on a Public Place or in public view on any private property.

5.0 SPITTING

5.1 No person shall spit on any street, sidewalk, pathway, trail, or on any Public Place or in public on a private property.

6.0 LOITERING

6.1 No person shall loiter in a public place and obstructs, interrupts, or interferes with any person in the lawful use, enjoyment, or operation of the property.

6.2 No person shall loiter or otherwise engage in any activity on public or on private property where the activity is prohibited by notice.

6.3 No person shall stand or put his or her feet on the top or surface of any table, bench, planter or sculpture placed in any public place and thereby disrupt or obstruct public use or enjoyment.

7.0 LITTERING

7.1 No person shall place, deposit or throw or cause to be placed, deposited, or thrown upon any Town property, including any street, lane, sidewalk, parking place, park or other Public Place or watercourse, any waste, including:

- a) a cardboard, plastic, or wooden box, carton, container, or receptacle of any kind;
- b) a paper, wrapper, envelope, or covering of any kind, whether paper or not, food or confectionery;
- c) paper of any kind, whether containing written or printed matter thereon;
- d) any human, animal or vegetable matter or waste;
- e) any glass, crockery, nails, tacks, barbed wire or other breakable or sharp objects;
- f) scrap metal, scrap lumber, tires, dismantled wrecked or dilapidated motor vehicles or parts therefrom;
- g) any motor vehicle or any part of any motor vehicle which may, in whole or part, obstruct the highway, street, lane, alley, bi-way or other public place;
- h) dirt, filth or rubbish of any kind whether similar or dissimilar to the foregoing; and
- i) cigarettes.

7.2 A person who has placed, deposited or thrown or caused to be placed or thrown anything or any matter mentioned in subsection 7.1 upon any street, lane, sidewalk, parking place, park or other Public Place or watercourse shall forthwith remove it.

**TOWN OF HAY RIVER
BY-LAW #2649/PS/20**

8.0 PUBLIC INTOXICATION

- a) No Person Shall be Intoxicated while in a Public Place or loiter in a Public Place while intoxicated.
- b) No person shall be intoxicated and loiter on private property if the owner has not given permission

9.0 OFFENCES AND ENFORCEMENT

- 9.1 Every person who contravenes any of the provisions of this by-law by doing any act or thing which the person is prohibited from doing is guilty of an offence.
- 9.2 Any person who is convicted of an offence pursuant to this by-law is liable on summary conviction to a fine not exceeding two thousand dollars (\$2,000.00), and in default of payment of any fine imposed, to imprisonment for not more than six (6) months.
- 9.3 The specified penalty payable in respect of a contravention of a provision of this by-law is the amount shown in Schedule A attached to and forming part of this by-law in respect of that provision.
- 9.4 Where a Peace Officer has reasonable grounds to believe that a person has violated any provision of this by-law, the Peace Officer may commence proceedings against such person by:
 - (a) issuing the person a ticket pursuant to the provisions of the *Summary Conviction Procedures Act*; or
 - (b) swearing an information and complaint against the person.
- 9.5 Where a Peace Officer issues a person a ticket in accordance with section 9.0 of this by-law, the Peace Officer may either:
 - a) allow the person to pay the specified penalty established in Schedule A for the offence by including the penalty in the violation ticket; or
 - b) require a Court appearance of the person where the Peace Officer believes that it is in the public interest to do so, pursuant to the *Summary Conviction Procedures Act*.

10.0 OBSTRUCTION

- 10.1 No Person shall obstruct, hinder, or impede a Peace Officer in the exercise of any of their powers or duties under this by-law.

11.0 SEVERABILITY

- 11.1 If any provision or part of a provision of this by-law is declared by court or tribunal of competent jurisdiction to be illegal or inoperative, in whole or in part, or inoperative in particular circumstances, the balance of the by-law, or its application in other circumstances, shall not be affected and shall continue to be in full force and effect.

12.0 EFFECT

- 12.1 This by-law shall come into effect upon the day of its final passage.

**TOWN OF HAY RIVER
BY-LAW #2649/PS/20**

READ A FIRST TIME this day of , 2023.

Mayor

READ A SECOND TIME this day of , 2023.

Mayor

READ A THIRD AND FINAL TIME this day of , 2023.

Mayor

CERTIFIED that this by-law has been made in accordance with the requirements of the Cities, Towns and Villages Act S.N.W.T. 2003, c.22. and the by-laws of the Municipal Corporation of the Town of Hay River on this day of , 2023.

Senior Administrative Officer

**TOWN OF HAY RIVER
BY-LAW #2649/PS/20**

SCHEDULE A

SPECIFIED PENALTIES

SECTION	OFFENCE	FIRST OFFENCE	SECOND OFFENCE	THIRD OFFENCE
3.1	Fighting	\$500	\$750	\$1000
4.1	Urination/Defecation	\$200	\$350	\$500
5.1	Spitting	\$100	\$150	\$200
6.1	Loitering	\$200	\$350	\$500
7.1	Littering	\$200	\$350	\$500
7.2	Failing to remove litter	\$200	\$350	\$500
8.0	Public Intoxication	\$200	\$350	\$500
10.0	Obstructing Peace Officer	\$200	\$350	\$500