



AGENDA

PUBLIC INPUT

- 1. CALL TO ORDER**
- 2. ADOPTION OF AGENDA**
- 3. DECLARATION OF INTEREST**
- 4. ANNOUNCEMENTS, AWARDS, CEREMONIES & PRESENTATIONS**
- 5. INFORMATION ONLY**
 - a. Council Liaison Monthly Updates
- 6. ADMINISTRATIVE ENQUIRIES**
- 7. NEW BUSINESS**
 - a. Infrastructure and Planning Services Monthly Report for July– page 2-15
 - b. Recreation and Community Services Monthly Report for July – page 16-28
 - c. Municipal Enforcement Monthly Report for July – page 29-33
 - d. Emergency Services Monthly Report for July – page 34-39
 - e. 2025 Capital Budget Change – sander truck – page 40-41
 - f. D25-048 Discretionary Use Application – page 42-44
 - g. Excused Absence for Cllr Bouchard – page 45
- 8. NOTICE OF MOTIONS**
- 9. IN CAMERA**
 - a. **Matters under Consideration** - pursuant to Cities, Towns & Villages Act, S.N.W.T. 2003 c. 22, Section 23. (3), (e)
- 10. ADJOURNMENT**



REPORT TO COMMITTEE

DEPARTMENT: Infrastructure and Planning Services **DATE:** August 5, 2025

SUBJECT: Infrastructure and Planning Services Monthly Report for July 2025

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the Infrastructure and Planning Services Monthly Report for July 2025 as presented.

BACKGROUND:

Engineering and Capital Projects:

All capital projects are detailed in the 2025 Project Status sheet. Some project progress of note includes:

Lift Station #1

- Work is in progress per plan with the old structure having been remediated for asbestos and subsequently demolished. A temporary bypass is in place and being monitored by the contractor which construction of the new facility continues.





REPORT TO COMMITTEE

DEPARTMENT: **Infrastructure and Planning Services**

DATE: August 5, 2025

SUBJECT: **Infrastructure and Planning Services Monthly Report for July 2025**

Vale Island Recreation Area

- The dog park area that had been previously tendered is being installed, per the image below. Tenders are being created for the concrete pad and outdoor rink which will be the next items to be completed in the project.



West Channel Berm Project

- Material from the recent dredging is being repurposed as part of the West Channel Berm project.



REPORT TO COMMITTEE

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Former NFTI Site Project

- Funding for the repurposing of the former NFTI site has been provided by the United Way in the amount of \$850,000. To date, \$98,535 has been spent;
 - To grade the road on the site for equipment access,
 - To clear and mulch the dead burnt trees on each side of the road for the safety of equipment access,
 - For planning consultation to date that will lead to an area development plan for the site which would create agricultural plots and potentially agriculturally focused light industrial, pasture land and / or other related structures and land parcels,
 - For falling and piling dead burnt trees on the lower level that has the best potential for growing.
- Near term work includes metal removal and final cleanup as well as planning activities.



Image showing continuing clearing efforts of the lower level



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Image showing remaining metal and cleanup work. The greenhouse in the foreground, structure, trailer and seacan will be repurposed on site.

Water License Activities:

- After completing
 - Responses to the public review of the annual water license report,
 - The spring water license inspection report,
 - The spring water license sampling,
 - The Biennial geotechnical inspection of the wastewater lagoon,the Mackenzie Valley Land and Water Board acknowledges the 2024 Town of Hay River Annual Report as submitted.

Public Works and Maintenance – Completed in July

Note: due to the power outages on July 30, 2025, and planned service for the NTPC town electricity, Public Works;

- Monitored all lift stations and put the hydrovac on standby to ensure no sewer backups occurred,



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DEPARTMENT: **Infrastructure and Planning Services** **DATE:** August 5, 2025

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- Liaised with the contractor on the Lift Station #1 project to confirm their bypass efforts continued without issue,
- The firehall genset which operated during the outage had recently been serviced by public works.
- Ran the Water Treatment Plant on the backup generator starting with the outage at approximately noon on July 30, 2025 and continuing for the foreseeable future until advised by NTPC.

Roads and Ditches

- The following sections of sidewalk have been replaced;
 - 17 Stewart Drive
 - 68 Stewart Drive
 - 17 John Mapes
 - 74 Miron Drive
 - 62 Cranberry Drive
- The retaining wall at the corner of Miron and Stewart has been upgraded.



- Landscaping and Lawn Repairs were completed in front of 18 Fir Crescent.
- Seeding was completed and watering will continue for the remaining dirt sections adjacent to the sidewalk on Capital Drive to complete the project.
- Gravel was added to the service road shoulder in front of the Coop grocery store to prevent asphalt failure.

Equipment Maintenance



REPORT TO COMMITTEE

DEPARTMENT: **Infrastructure and Planning Services** **DATE:** August 5, 2025

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- Issue with wipers on unit #48 fixed
- Cab Fan in the Grader was repaired
- Leak on the suction hose to the boom coupler on the Hydrovac was repaired
- Firehall genset was serviced.
- Lift Station #4 genset was serviced
- Water Treatment Plant genset was serviced
- Hydrovac Leak Offload Door was repaired
- A no start issue with the Cat Loader was repaired

Solid Waste

- Regular compacting activities continue.
- The crushing and bailing of vehicles and metal at the landfill continued in July. The contractor will be returning in mid August to finish collecting metal in the town from the former NFTI site and other areas to complete the work.
- Tidying work was completed at the landfill.

Water and Wastewater

- The Regular maintenance and inspection activities completed
- The storm drains on Miron Drive were flushed and camera'd. There was extensive silt that had not been removed for a good period of time.
- A water leak at 11 McMeekin Drive was repaired and the related landscape restoration completed.
- Manhole cover on Riverbend Drive was adjusted.
- A curb stop repair was completed at 17 Beaver Crescent
- Some of the hydrants were prepped and painted
- Hydrant repair completed on Riverview Drive.
- Manhole covers on Saskatoon and Cranberry were lowered.

Facilities Management / Miscellaneous

- Ongoing regular maintenance and monthly inspections.
- The town owned house roof was repaired and the front steps repaired.
- The Fishermans Wharf electrical upgrade and new counters project is complete and waiting for NTPC to finish the connection.
- The shed at the Vale Island Multi Use Facility was repositioned to allow for the dog park fencing to be put in place.

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SUBJECT: **Infrastructure and Planning Services Monthly Report for July 2025**

- Maintenance work was completed at the animal shelter and quotes for future required repairs gathered to upcoming budget consideration.
- The sites that contain the dredging materials continue to be accessed for clearing by those wishing material. The Infrastructure Manager continues to work with the GNWT to ensure all the materials are used or brought to the landfill at GNWT cost for cover.



The salt shed rear wall has collapsed and the side walls are rusting. IPS is considering options for replacement or repair.



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REPORT TO COMMITTEE

DEPARTMENT: Infrastructure and Planning Services **DATE:** August 5, 2025

SUBJECT: Infrastructure and Planning Services Monthly Report for July 2025

Planning and Development

Planning and Land Management

- The Development Officer and Director of Infrastructure and Planning Services have been involved in continued work the Zoning and Building Bylaw review to assess and support the application forms being upgraded and efforts to integrate the flood mapping into the bylaw.
- The Residential Development Grant program continues and IPS has provided support for those wishing to apply and then after approval in their development and building permitting processes.
- The Development Officer provided a report to Council in July for Bylaw 2469-IPS-25a – Zoning and Building Bylaw Amendment in support of an application to amend Lot 69 and 70, Plan 38 as well as Lot 1368 Plan 1021 to rezone the lots from T – Transportation to M1 – Restricted Industrial.
- The Development Officer has provided a Development Permit application for this Council meeting in support of a discretionary change of use.
- The Development Officer has been working with a contractor hired by the owners of the downtown highrise that would like to complete a hazardous materials inspection and cleanup in advance of other remedial work as an effort to eventually bring at least part of the building online.
- The Development Officer has been working with 3 successful applicants of the Residential Housing Grants on required development and building permits required for 4 duplexes and 1 multi family housing projects.
- The Development Officer has been working with West Point First Nation and representatives on the required 17 building and development permits for the new houses being built in that area.
- The Director of Infrastructure and Planning Services has been working with the Land and Taxation clerk who is preparing applications for a number of fee simple properties to be transferred from the GNWT to the Town of Hay River. Most have already been previously approved by Council as bylaws.

Enforcement

- The development officer has been working with owners of a residential parcel on Vale Island that are using the land for commercial purposes.
- IPS has provided support for consideration of next steps for town owned properties that have commercial materials on them in preparation for resale.

Permitting



REPORT TO COMMITTEE

DEPARTMENT: **Infrastructure and Planning Services** **DATE:** August 5, 2025

SUBJECT: **Infrastructure and Planning Services Monthly Report for July 2025**

The following permits were issued for the month of July 2025:

July 4, 2025	DH25-045	Development Permit	12 Fir Crescent	Replacement of Stairs
July 7, 2025	D25-046	Development Permit	37 Balsam Drive	Privacy Fence
July 7, 2025	D25-049	Development Permit	39 Cranberry Crescent	Rear Yard Fence
July 7, 2025	D25-053	Development Permit	Fishermans Wharf	Electrical Service
July 10, 2025	B25-013	Building Permit	11 Gaetz Drive	Weeping Tile on Foundation
July 16, 2025	D25-050	Development Permit	21 Dean Drive	New Driveway Installation
July 16, 2025	D25-051	Development Permit	20 and 22 Industrial Drive	Installation of New Commercial Chain Link Fence
July 16, 2025	DH25-052	Development Permit	33 101 Street	Home Occupation Permit Cleaning Company
July 16, 2025	D25-055	Development Permit	11 Smiths Trail	Power Hookup for Studio Building and Garage
July 23, 2025	D25-054	Development Permit	25 Riverview Drive	Metal Shed in Side Yard
July 23, 2025	D25-056	Development Permit	3 Cranberry Crescent	New Wheelchair Ramp Stairs and Landing
July 23, 2025	D25-057	Development Permit	Public Beach Lot 555, Group 814, Plan 227	Multi Use Building

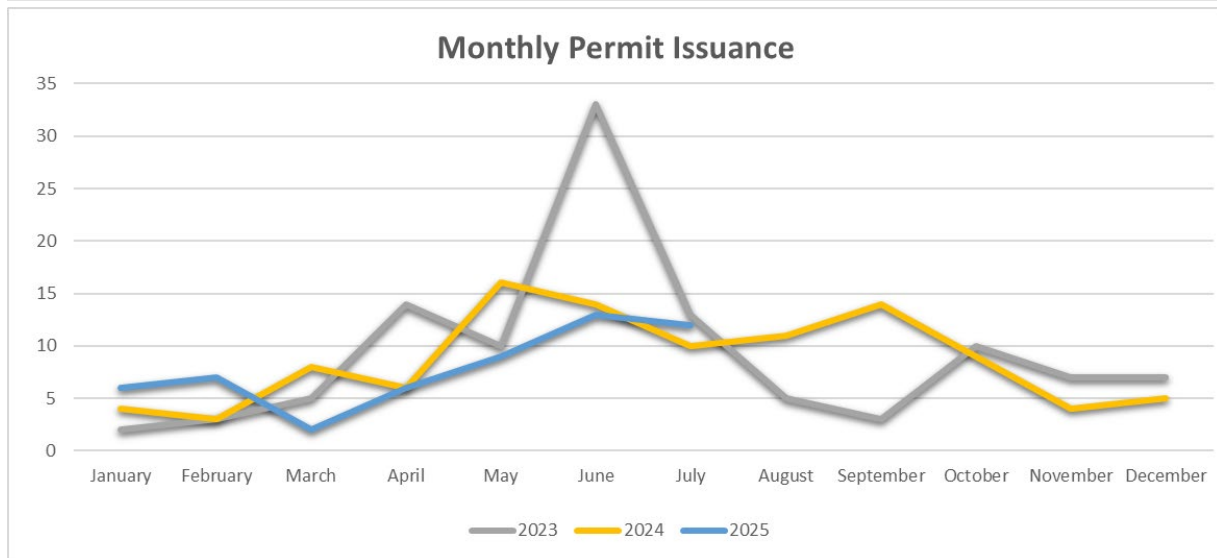


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COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

- Mackenzie Valley Land and Water Board Town of Hay River License #MV2009L3-0005

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

Prepared by:

Patrick Bergen

Director of Infrastructure and Planning Services

August 1, 2025

Reviewed by:

Glenn Smith

SAO

August 1, 2025

Department	Project Name	Status Update	Project Start	Project Finish	Project Phase	% Complete
Infrastructure and Planning Services	553 - Preliminary Drainage Plan (Now Woodland Drive Drainage)	Stantec will complete a desktop review of the present water, sewer and storm infrastructure based on the Town's as-builts and Stantec's own information.	May 1, 2024	September 1, 2025	Design	20%
Infrastructure and Planning Services	Airport Road Upgrade - Flood Mitigation	2025 - Design procured, Geotechnical Land Application underway, Consultation continuing and GHG study complete 2026 - Tender and Construction	January 1, 2024	December 31, 2026	Design	20%
Infrastructure and Planning Services	Aspen Heights Subdivision Development	Remaining scope is to put surveyed lots into Lands inventory for sale.	January 1, 2024	September 30, 2025	Scoping	95%
Administration	Asset Management System Implementation	Previous scope to launch the asset management system in Rec is complete. The current phase will complete the addition of remaining Rec assets and associated work orders. This phase is in progress. Next phase is rollout to Protective Services.	January 1, 2022	December 31, 2026	Construction	50%
Recreation and Community Services	Bob McMeekin Park Enhancements	Water line under the service road is last remaining item to completion	April 1, 2023	July 31, 2025	Construction	95%
Infrastructure and Planning Services	Capital Drive Watermain, Sidewalk and Roadworks	Grass put in on strip adjacent to the high rise. Grass seed added to the bare spots along the sidewalk on the other side and watering in place.	June 1, 2023	July 31, 2025	Construction	95%
Infrastructure and Planning Services	Cemetery Expansion - New Site	Stantec Assessment complete. Council passed overall budget increase to \$992,680 over 2025 and 2026. IPS will review and firm up costs and project timeline.	June 1, 2023	November 1, 2026	Design	15%
Infrastructure and Planning Services	Community Climate Adaptation Plan	Proceeding to tendering	June 15, 2025	December 31, 2025	Design	20%
Recreation and Community Services	Don Wright Park Revitalization	Will progress with dog park at the existing ball park site. Rec to lead small project.	June 15, 2025	December 31, 2025	Scoping	10%
Infrastructure and Planning Services	Flusher engine replacement	Complete	June 1, 2024	April 30, 2025	Complete	100%
Infrastructure and Planning Services	Former NFTI Site Redevelopment	Ag Plan update underway with consultation with Ec Dev committee next.	January 1, 2024	December 31, 2026	Design	20%
Infrastructure and Planning Services	Fraser Place Remaining Landscaping	Project deferred to 2026. Small amount of original budget available to complete landscaping. Will assess and progress in the Spring	January 1, 2025	December 31, 2026	On Hold	10%
Infrastructure and Planning Services	Golf Course Upgrades	Tender complete for supply and installation of greens. Tenders for Flooring Supply and Install, Aggregate Supply and Delivery, Clubhouse Kitchen Renovation, Tree Removal and Mulching and Golf Green preparation issued and will be awarded in August.	January 1, 2024	December 31, 2025	Design	20%
Protective Services	Heavy Rescue Truck Replacement	Tender closed and awarded. Expected arrival December 2025	June 1, 2023	December 1, 2025	Construction	75%
Infrastructure and Planning Services	Industrial Area Drainage	Work will commence in Late August	January 1, 2024	December 1, 2026	Scoping	35%
Infrastructure and Planning Services	Industrial Area Expansion- preliminary design	Stantec will have a Preliminary Plan of Subdivision, Preliminary Roadway Plan, Preliminary Grading Plan and Preliminary Opinion of Probable Costs in next few months for to inform a business case to build a new road parallel and west of Dean Drive from Lagoon Road South to access industrial lots.	June 1, 2024	October 30, 2025	Procurement	20%
Infrastructure and Planning Services	Infrastructure Planning and Studies	Ongoing work throughout 2024-2025	January 1, 2023	December 31, 2025	Design	15%

Department	Project Name	Status Update	Project Start	Project Finish	Project Phase	% Complete
Recreation and Community Services	Inukshuk Park Upgrades Phase 1	Some funding in place, working on scope			Scoping	10%
Infrastructure and Planning Services	Lift Station # 3 Replacement	Pre-engineering work underway to confirm costing and scope of project	January 1, 2024	December 31, 2027	Scoping	10%
Infrastructure and Planning Services	Lift Station 1 Mitigation	Existing building has had asbestos mitigation and been removed. Project continuing per budget and timeline.	June 1, 2023	October 31, 2026	Construction	40%
Infrastructure and Planning Services	Miron Storm Outlets Improvements	All outlets have been flushed and camera'd and are with engineers for final scope of work and costing	January 1, 2025	December 31, 2025	Design	15%
Infrastructure and Planning Services	Miron/ John Mapes/ Riverbend Storm and Sewer Manhole Upgrades	Manholes reseated on Miron, John Mapes & Riverbend. Remaining work underway	March 30, 2024	October 31, 2025	Construction	75%
Infrastructure and Planning Services	Municipal Solid Waste Facility (Phase I and II)	Stantec has provided the initial regulatory roadmap and defined next steps. Stantec providing fee letter for next steps. Waiting for final grant funding decision.	January 1, 2023	December 31, 2027	Design	10%
Infrastructure and Planning Services	New Town Hall - Initial Design and Budget	A peer review of the draft budget and plans for the new town hall has been assigned to Colliers in preparation for a presentation to Council	January 1, 2024	December 31, 2025	Design	20%
Administration	Online Payroll System	Complete	March 1, 2025	May 31, 2025	Complete	100%
Infrastructure and Planning Services	Paradise Road Erosion Assessment	Burnt and hazardous trees removed. Signage in place for steep bank on moved road.	June 1, 2023	September 30, 2025	Construction	75%
Infrastructure and Planning Services	Paradise Road Repair and Replacement	Hydroseeding and watering complete, will follow up on final deficiencies.	June 1, 2023	September 30, 2025	Construction	95%
Infrastructure and Planning Services	Pickup Truck Replacement Program	Complete	January 1, 2025	April 15, 2025	Complete	100%
Infrastructure and Planning Services	Pumps and Generator Replacements at Lift Stations	Upgrade of primary pump and motor at the water plant underway with goal of completing in time for increased requirements.	January 1, 2023	December 31, 2025	Construction	60%
Infrastructure and Planning Services	Regional Landfill Diversion Program	IPS following up with MACA on remaining funding and intended uses of funds. Will provide an update later in August	January 1, 2023	December 31, 2025	Construction	40%
Recreation and Community Services	Replace Playground Fall Zones	Malcolm, Gord Thompson, Vale Island, and Tri Service parks complete. Keith Broadhead Park will be completed with internally in September with remaining sand. West Channel Playground scheduled for 2026.	July 1, 2024	October 31, 2025	Construction	75%
Infrastructure and Planning Services	Sander and Dump Truck	On agenda for Aug 5, 2025 Council Meeting	January 1, 2025	December 31, 2025	Procurement	25%
Recreation and Community Services	Skatepark Upgrades	Design and procurement of skatepark upgrade.	January 1, 2023	October 31, 2025	Scoping	15%
Recreation and Community Services	Skating ice surface painting machine	Complete	September 1, 2024	January 31, 2025	Complete	100%
Infrastructure and Planning Services	Small Capital		January 1, 2025	December 31, 2025	Scoping	0%
Recreation and Community Services	Small Capital Program - Recreation		January 1, 2025	September 30, 2025	Scoping	0%
Tourism	Small Capital Program - Tourism and Economic Development		January 1, 2025	September 30, 2025	Scoping	0%
Infrastructure and Planning Services	Vale Island Multi-Use Recreation Area	Dog fence being installed. Tender being prepared for concrete pad and board system.	June 1, 2023	August 31, 2026	Scoping	20%
Infrastructure and Planning Services	Vale Island Truck Fill Tank Replace	Complete	June 1, 2023	July 31, 2025	Complete	100%

Department	Project Name	Status Update	Project Start	Project Finish	Project Phase	% Complete
Infrastructure and Planning Services	Vale Island/West Channel Drainage	Work to be completed in September and October.	April 1, 2023	November 30, 2025	Construction	75%
Infrastructure and Planning Services	Visitor Information Wayfinder Signage Development	Complete	June 1, 2024	July 1, 2025	Complete	100%
Infrastructure and Planning Services	Water Treatment Plant Feasibility Study and Preliminary Design	Few small items to be completed including details on the chlorine retrofit and then complete within estimated timeline. Consultation with local indigenous govts and communities is ongoing.	June 1, 2024	August 31, 2025	Construction	95%
Infrastructure and Planning Services	West Channel Flood Mitigation	Topographic survey completed, and approval received to stockpile material on Commissioner's Land. Project will be complete late this summer.	April 1, 2023	November 30, 2025	Construction	70%
Infrastructure and Planning Services	Wheel Loader Replacement	New Loader ordered	January 1, 2025	December 31, 2025	Construction	50%



REPORT TO COMMITTEE

DEPARTMENT: RECREATION & COMMUNITY SERVICES DATE: August 5th, 2025

SUBJECT: RECREATION & COMMUNITY SERVICES ACTIVITY REPORT

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the report entitled "Recreation and Community Services Monthly Report" for July 2025 as presented.

BACKGROUND:

Recreational Programming

Youth Programming

Summer Heat began this month with a total of 30 campers registered for the full summer program and 4 staff members hired as play leaders. Summer Heat visited the RCMP Detachment, the Hay River Fire Hall and Aurora Ford for field trips this month.

Summer Heat also enjoyed weekly visits to the library, participated in a weeklong summer camp with NWT Soccer and enjoyed craft sessions with a local contracted instructor. Summer Heat is fully funded by Municipal and Community Affairs Children and Youth Resiliency Program.

Adventure Afternoons: Adventure Afternoons returned this month. The program which targets youth ages 9 – 13, features a weekly themed activity and movie. This month, youth participated in three Adventure Afternoons, with a total of 29 youth in attendance. This program is funded by Canadian Tire Jumpstart, as a part of the Spring and Summer Sports Series.

NWT Soccer Camp: The Town of Hay River Department of Recreation partnered with NWT Soccer to offer a Youth Soccer Clinic from July 22 - 25. This clinic was offered to youth ages 5 – 12 and was facilitated by coaches from NWT Soccer. The clinic was attended by 18 youth and was funded by Canadian Tire Jumpstart as a part of the Spring and Summer Sports Series.

Fitness Programming

Regular fitness programming continued this month, with 5 instructor-led fitness classes and 2 self-led, supervised fitness classes for older adults. Fit Guys and Fit Guys Junior sessions were introduced this month, facilitated by the Recreation Programmer. These learn to lift programs target boys between the ages of 10 – 18 and were well received by the public.

Attendance at instructor-led fitness programming decreased with a total of 113 participants attending programming. In comparison, 194 participants attended instructor-led fitness programming in July 2024. This decrease is due to the summer hiatus for most instructor-led fitness programs offered at the Community Centre.



REPORT TO COMMITTEE

DEPARTMENT: RECREATION & COMMUNITY SERVICES **DATE:** August 5th, 2025

SUBJECT: RECREATION & COMMUNITY SERVICES ACTIVITY REPORT

New Horizons for Seniors Grant

Seniors Coffee: The Seniors Coffee program resumed this month, occurring weekly on Tuesdays. Attendance at Seniors Coffee has remained strong with a total of 30 seniors attending the program in July.

Seniors Golf: The Seniors Golf program, offered in partnership with the Hay River Golf Club, continued this month. Attendance at Seniors Golf increased this month with a total of 31 seniors participating in the program. This is up from 15 participants in June 2024.

Community Programming

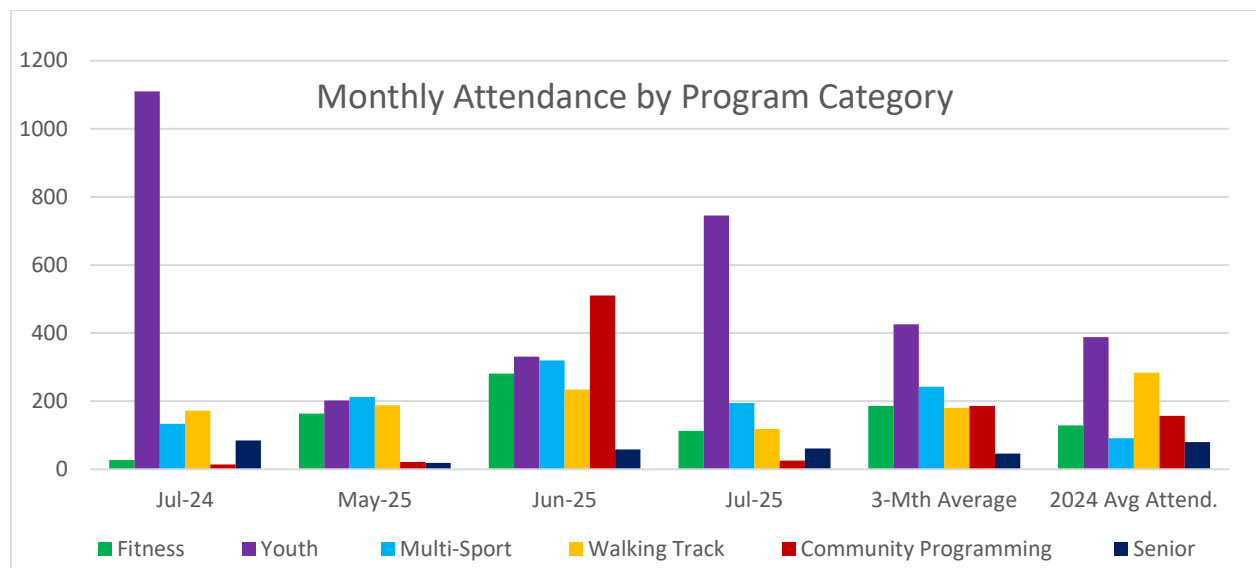
Multi-Sport Programming: Multi-Sport Drop-In continued at the Hay River Community Centre. Indoor soccer, basketball, hockey, badminton and pickleball are offered daily.

Dirt in the Skirt: The Dirt in the Skirt ladies' baseball league continued this month. This is a free drop-in program open to girls and women ages 16 and up. This league runs weekly on Thursday evenings with a total of 17 women registered.

ParticipACTION Community Challenge:

Hay River competed in the ParticipACTION Community Challenge throughout the month of June. This is a national challenge that encourages communities to get active in pursuit of the title of Canada's Most Active Community and a grand prize of \$100,000. The Town of Hay River was crowned the Territorial winner of the challenge and has been awarded \$15,000.

Recreation Programming Statistics

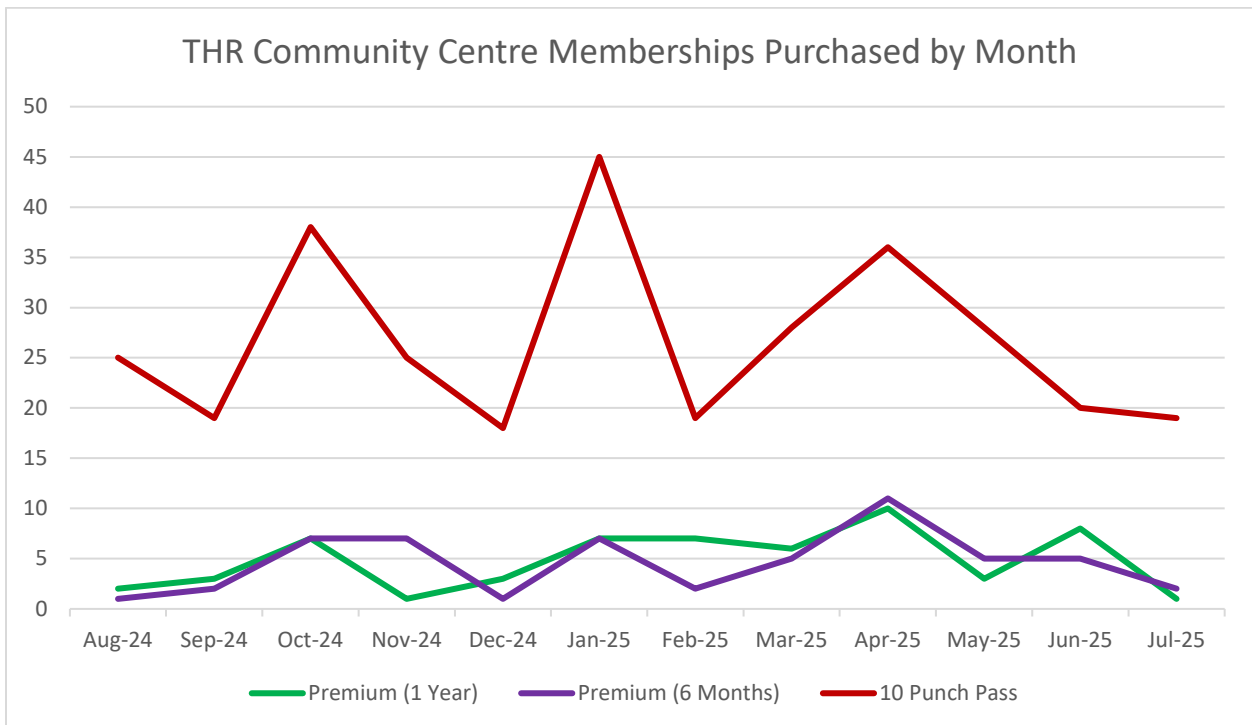
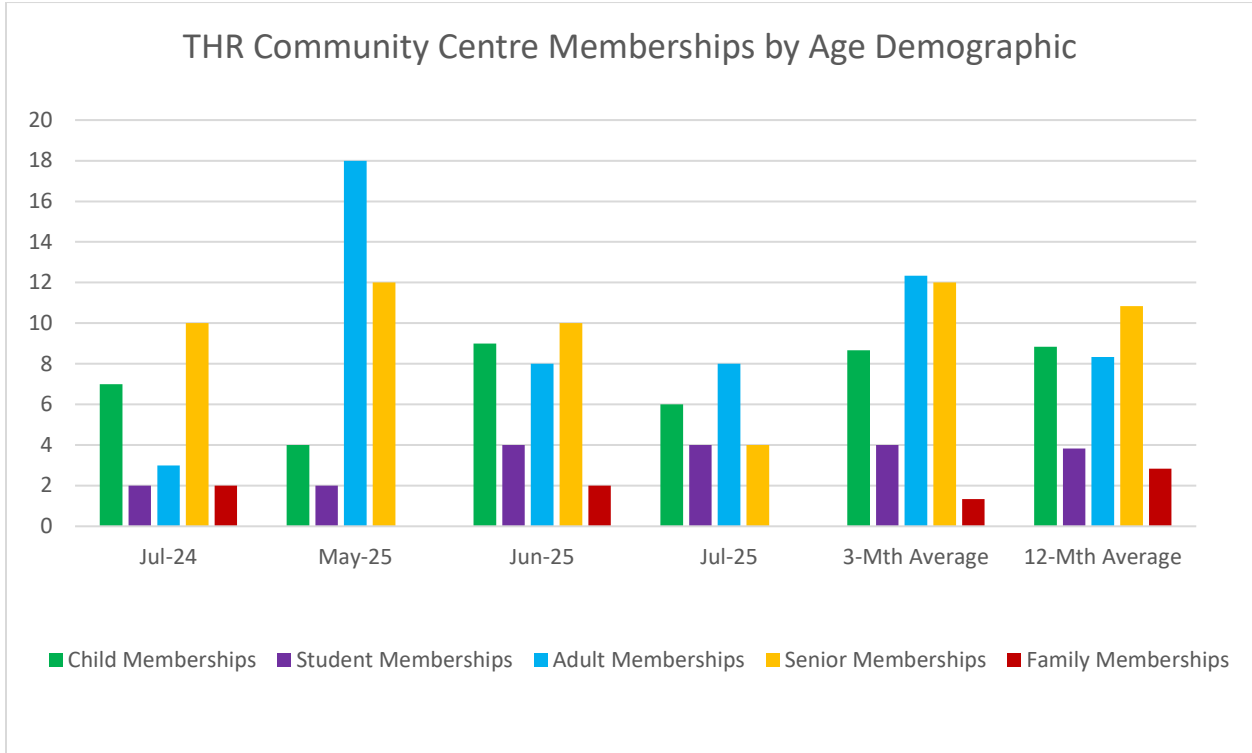




REPORT TO COMMITTEE

DEPARTMENT: RECREATION & COMMUNITY SERVICES **DATE:** August 5th, 2025

SUBJECT: RECREATION & COMMUNITY SERVICES ACTIVITY REPORT





REPORT TO COMMITTEE

DEPARTMENT: RECREATION & COMMUNITY SERVICES **DATE:** August 5th, 2025




















SUBJECT: RECREATION & COMMUNITY SERVICES ACTIVITY REPORT

Aquatics

General

The pool continues to operate well. Due to lower staffing levels during the summer, the pool has not been open on Sundays

Don Stewart Aquatic Centre operational hours:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Early Bird (6am – 8am)						
Morning Swim (8am-12pm)						
Afternoon Swim (12pm-6pm)						
Evening Swim (6pm-8:30pm)						

Staffing

The Don Stewart Aquatic Centre is currently staffed with 4 full-time senior staff, 4 casual fully certified Lifeguards, and 1 Assistant Lifeguard.

Lifeguard training courses were offered from July 2nd-16th. The training included all courses required to become a fully certified lifeguard (Intermediate First Aid, Bronze Medallion, Bronze Cross, and National Lifeguard). These courses resulted in on boarding of 3 new casual Lifeguards. There was also 1 participant from Fort Smith who completed all the courses.

Five other local youths also participated but were unable to participate in all courses. They plan to attend future training which will help raise staffing levels in coming months.

Attendance

The pool was closed on Sundays in July, due to low staffing levels which attributed to lower attendance numbers. July attendance at time of report was 1,764. This is lower than the same period for 2024 (2,099), and 2023 (2025) but higher than June 2025 (1,519). Regular weekly



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visits by day camps & day homes are ensuring good numbers in summer months. There was also a church group that used the pool on July 15th & 16th. They had 60 and 30 participants use the pool on each day respectively. The most popular swim has been weekday afternoon Open Swim with the lowest attendance being 27 and the highest being 120 swimmers.

Groups that used the pool in July included:

	<u># of Occurrences</u>
Setsi Frederick Daycare	25
French Assoc. Day Camp	5
Summer Heat	26
Pentecostal Church Mission	2
Birthday Parties	1
Local Day Homes	8

Swimming Lessons and Special Programming

Swimming Lessons finished the week of June 23rd with 65 swimmers registered. The overall completion rate was 87%.

	<u>Participants</u>	<u>Successful Completions</u>	<u>Completion Rate</u>
Parent & Tot Class	3	3	100%
Preschool Levels	29	16	55%
Swimmer Levels	33	31	94%
Swim Patrol Levels	2	2	100%

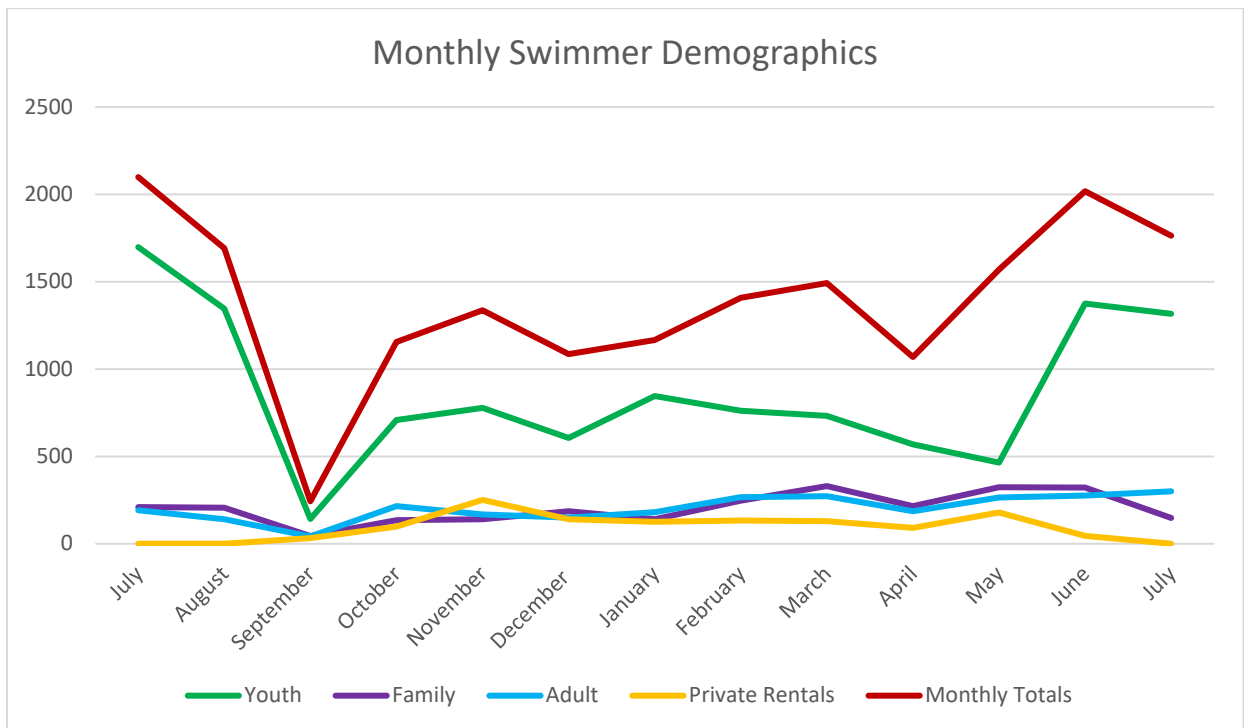
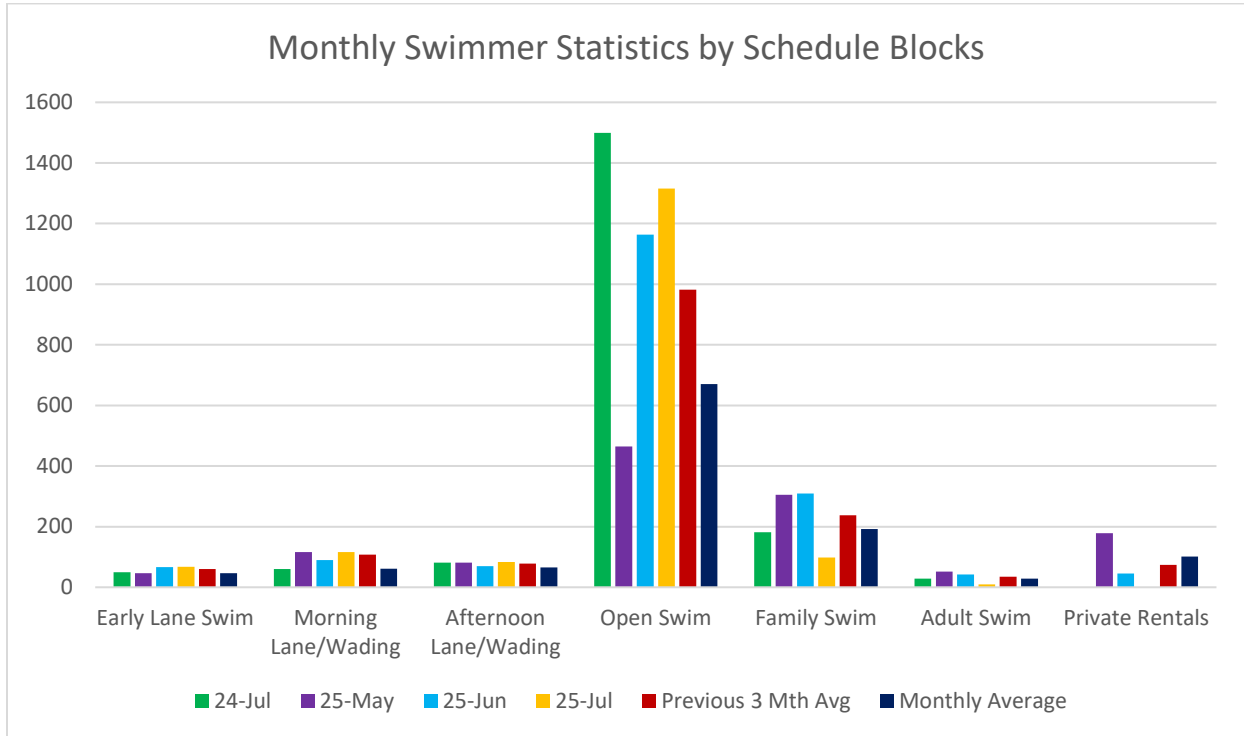


REPORT TO COMMITTEE

DEPARTMENT: RECREATION & COMMUNITY SERVICES DATE: August 5th, 2025

SUBJECT: RECREATION & COMMUNITY SERVICES ACTIVITY REPORT

Don Stewart Aquatic Centre Statistics





REPORT TO COMMITTEE

DEPARTMENT: RECREATION & COMMUNITY SERVICES **DATE:** August 5th, 2025

SUBJECT: RECREATION & COMMUNITY SERVICES ACTIVITY REPORT

Facilities and Maintenance

Don Stewart Aquatic Centre:

- Weekly walkthrough of Aquatic Centre with Maintenance and Aquatics staff.
- Weekly vacuuming of pool and hot tub.
- Steam room repair with support from local contractor
- Remove tiles in women's changeroom shower to replace shower tap.

Aurora Ford Arena and Hay River Curling Club:

- Shoulder season set up, including installation of multi-sport equipment on ice surfaces.
- Weekly cleaning of multi sport floors.

Other Community Centre Maintenance Items:

- Ongoing building inspections, preventative maintenance, etc.
- Maintenance and adjustments to HVAC systems as per weather conditions.
- Regular room rentals setup according to weekly instructions.
- Monthly fire extinguisher and safety checks.
- Regular inspections of fleet vehicles and equipment.
- Set up and takedown of Town of Hay River programming and community events/rentals.
- Weekly and monthly staff safety training and tailboard meetings.

Parks and Greenspaces:

- Garbage containers emptied weekly in downtown core and at greenspaces and trails.
- Regular litter pickup and weekly checks of Town sites and assets in the downtown core.
- Monthly inspections of THR managed greenspaces and offsite locations.
- Flower supply, watering and plant care tender underway via local contractor.
- Mowing routines ongoing at THR managed greenspaces.
- Deployment of offset tilting ditch mower attachment for Rec Department tractor.
- Watering, mowing and lawn care at Town of Hay River downtown facilities.
- Regular ball diamond maintenance routines at Keith Broadhead Park.
- Daily watering of trees at Fishermen's Wharf Pavilion and Bob McMeekin Park
- Weekly watering of trees at Tri Service Park, McMeekin Park and Community Centre
- General cleanup, inventory and organization of Rec Department shop and shop yard.
- Fall zone remediation at six (6) Town managed playgrounds.
- Support Hay Days Music Festival activities at following locations:
 - Hay River Community Centre
 - Bob McMeekin Park
 - Courtoreille Street
 - Hay River Public Beach



REPORT TO COMMITTEE

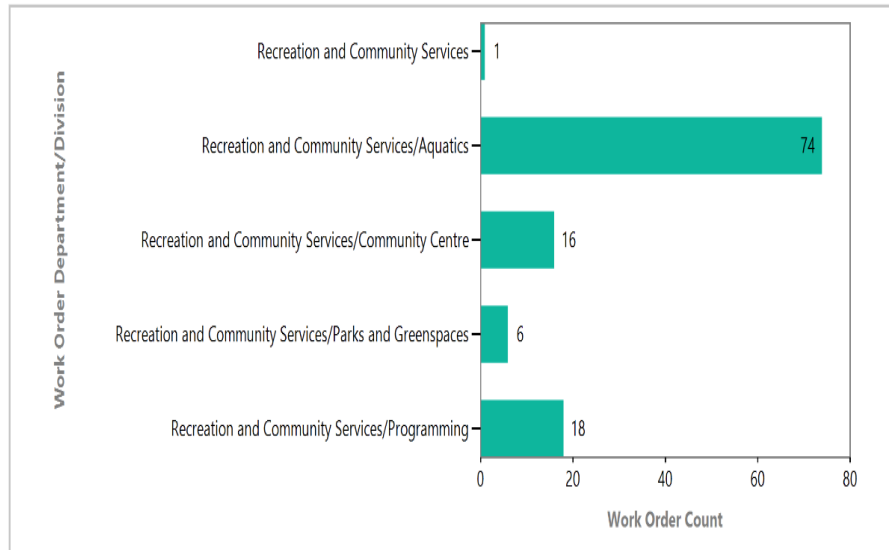
DEPARTMENT: RECREATION & COMMUNITY SERVICES **DATE:** August 5th, 2025

SUBJECT: RECREATION & COMMUNITY SERVICES ACTIVITY REPORT

Corrective/Custodial Work Order Department/Division Summary (July 2025)

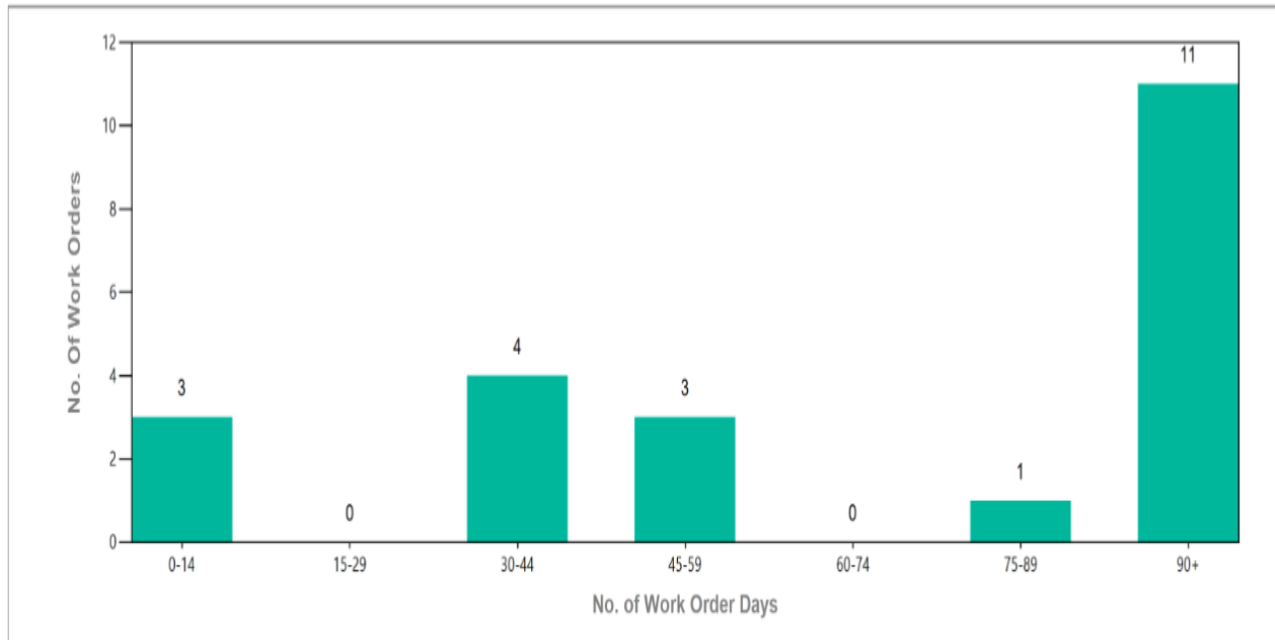
Group By: Department/Division | WO Date Range: 07/01/2025 to 07/31/2025 | Status: ALL | Department/Division: Recreation and Community Services | Craft: ALL | Type: Corrective,Custodial,Predictive,Preventive | Main Task: ALL | Cause: ALL | Supervisor: ALL | Lead: ALL | Role: ALL

DEPARTMENT/DIVISION	TOTAL WOs	%
Recreation and Community Services	1	1%
Recreation and Community Services/Aquatics	74	64%
Recreation and Community Services/Community Centre	16	14%
Recreation and Community Services/Parks and Greenspaces	6	5%
Recreation and Community Services/Programming	18	16%
TOTAL	115	100%



Corrective Work Order Aging Summary (Cumulative 2024-25)

Total Count: 22 | WO Date Range: ALL | Department/Division: Recreation and Community Services | Type: Corrective,Custodial | Main Task: ALL



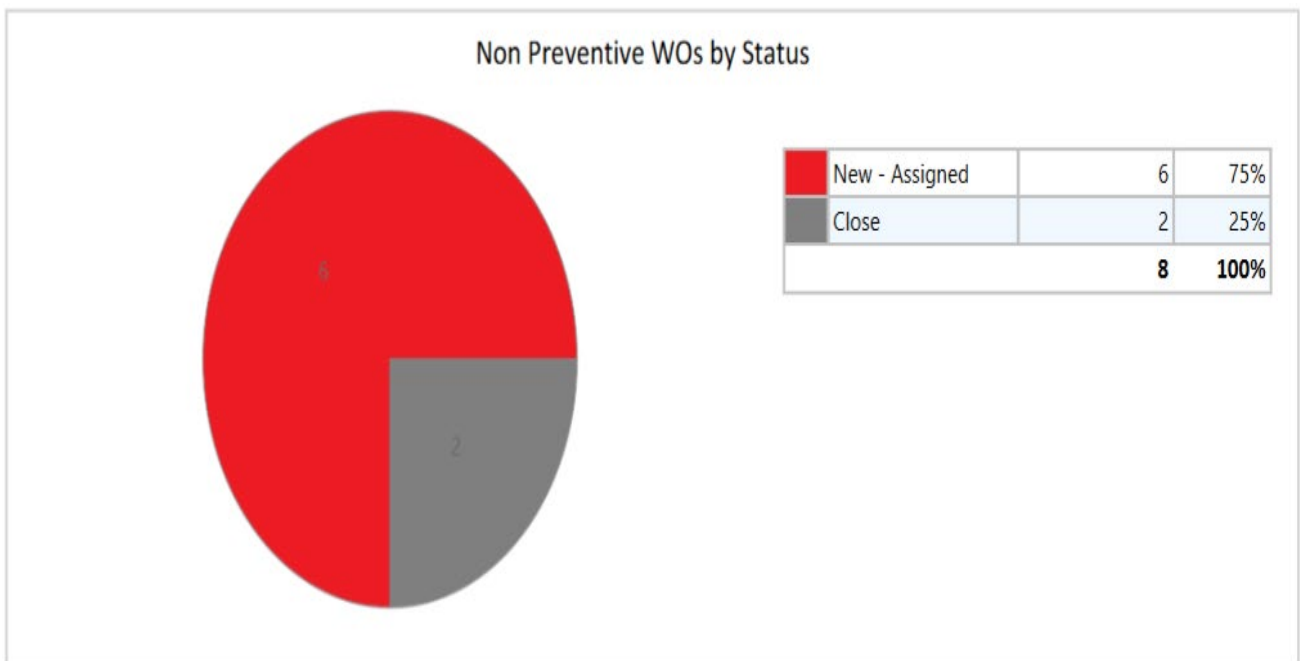
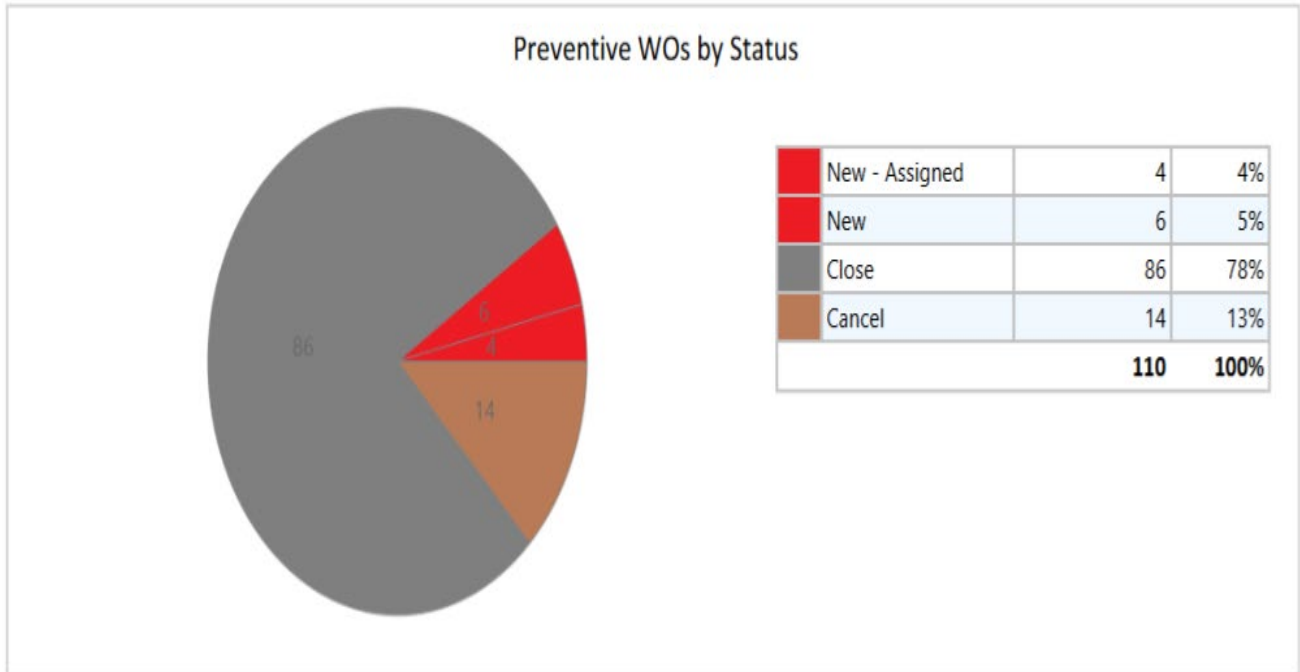


REPORT TO COMMITTEE

DEPARTMENT: RECREATION & COMMUNITY SERVICES **DATE:** August 5th, 2025

SUBJECT: RECREATION & COMMUNITY SERVICES ACTIVITY REPORT

Maintenance Work Order Progress Reports (July 2025)





REPORT TO COMMITTEE

DEPARTMENT: RECREATION & COMMUNITY SERVICES **DATE:** August 5th, 2025

SUBJECT: RECREATION & COMMUNITY SERVICES ACTIVITY REPORT

Tourism Coordinator Activity Report

- July VIC guest book sign-ins were higher than June 2025 (220) and significantly higher than July 2024 (136).
- Three hundred and sixty-eight (368) individuals signed the VIC guest book in July. Point of origin data as follows:
 - Canada (non-NWT): 78%
 - United States: 8%
 - NWT: 7%
 - Europe: 7%
- Visitor numbers particularly increased for Canadian travellers. Staff expect North American trade negotiations and impending tariffs are travel within the country and abroad.

Percentage of total visitors from Canadian (non-NWT)

	May	June	July	August	September
2024	39%	55%	69%	65%	54%
2025	52%	71%	78%	Tbd	Tbd

- Visitor Centre store front sales have increased significantly compared to previous peak seasons. This year's peak season sales can only be compared somewhat to 2018-19.

Peak season VIC Sales (excluding COVID, flood and wildfire seasons)

	May	June	July	August	September
2018-19 avg	n/a	\$592	\$1,012	\$1,213	\$376
2025	\$3,035	\$6,193	\$10,285	tbd	tbd



REPORT TO COMMITTEE

DEPARTMENT: RECREATION & COMMUNITY SERVICES **DATE:** August 5th, 2025

SUBJECT: RECREATION & COMMUNITY SERVICES ACTIVITY REPORT

- THR Tourism promotion, advertising and event commitments:
 - The Town’s Canada Day celebration was an overwhelming success. Town of Hay River staff planned and coordinated the event, which was funded entirely via Heritage Canada funding. The parade was incredibly well attended, and the participants were over the top.
 - The Town of Hay River Tourism Coordinator and staff supported the Hay Days Music Festival which took place July 23-26th.
 - Canada Day Reporting and National Indigenous Peoples Day reporting (due October 1st) was completed and submitted July 19th.
 - RCMP Musical Ride request for partners & sponsors has been sent out a few times now. As of July 21st, \$18,987.00 in partnership funds has been committed by local corporate sponsors and partner organizations.
 - Webpage production with Smiling Fox Productions in the final stages of development.

Building maintenance:

- The Visitor Centre was broken into on July 19th. The individual(s) forced entry through a locked window, which set off the alarm. RCMP have an investigation ongoing.
- Upgrades at the Fisherman’s Wharf continue with the following tasks being completed:
 - stainless steel counter tops installed
 - power & electrical updated, including new receptacles

<u>Upcoming Special Events</u>	<u>Date(s)</u>	<u>Location</u>
<u>August</u>		
RCMP Musical Ride	August 22-24 th	DJSS Soccer Field
Kole Crook Fiddling Camp	tbd	tbd
<u>September</u>		
Elks Soccer Tournament	September 19-21 st	DJSS and PA Schools
National Truth and Reconciliation Day	September 30 th	tbd

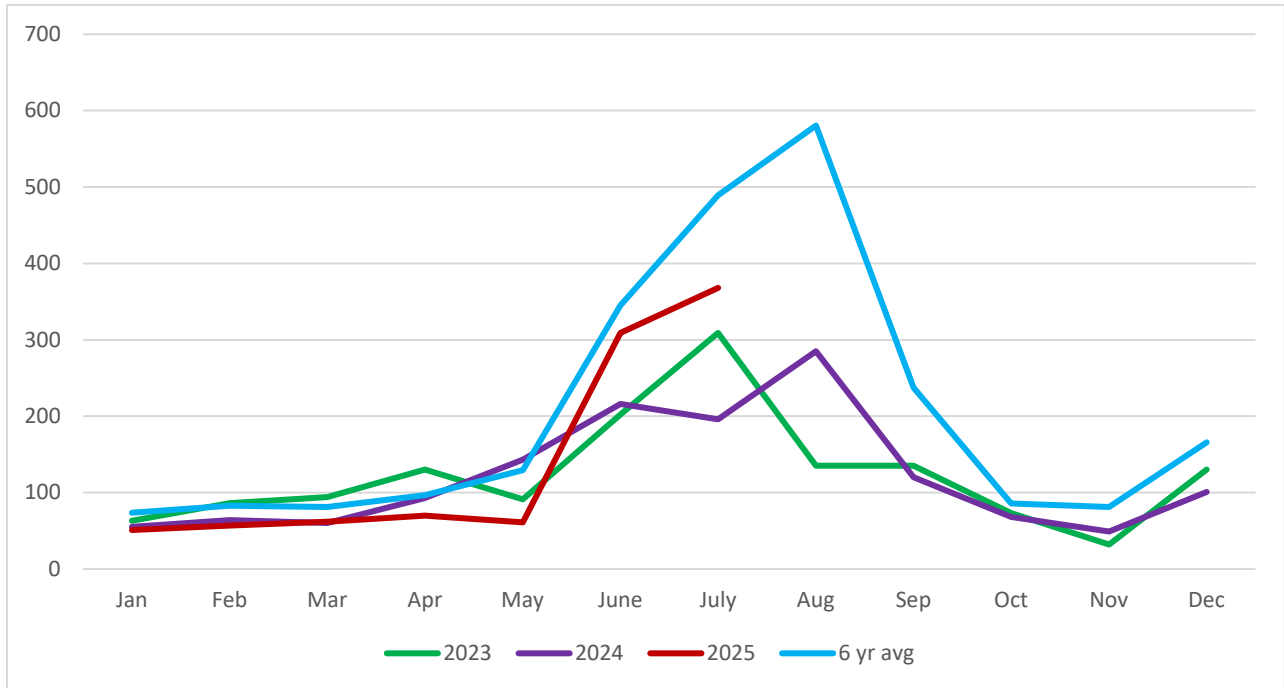


REPORT TO COMMITTEE

DEPARTMENT: RECREATION & COMMUNITY SERVICES **DATE:** August 5th, 2025

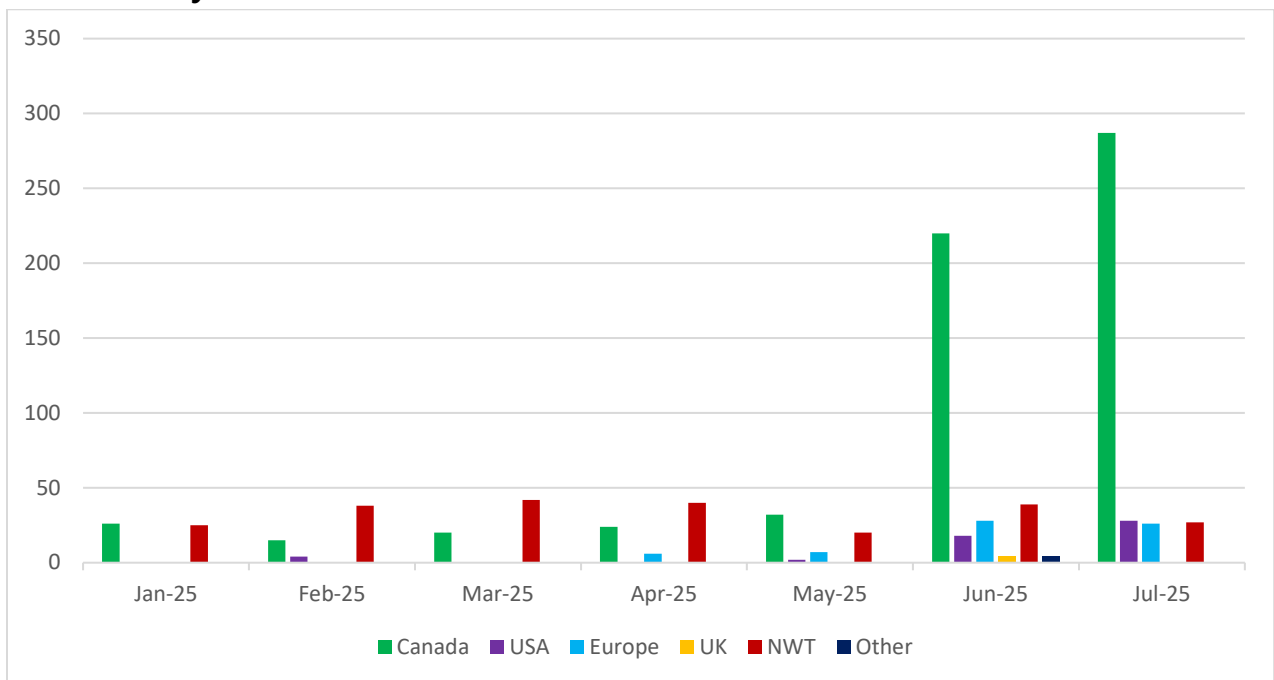
SUBJECT: RECREATION & COMMUNITY SERVICES ACTIVITY REPORT

VIC Monthly Visitors Tracking



Note: 6-year average data do not exclude months with VIC closures due to exceptional events such as the COVID pandemic, community evacuation scenarios and staff shortages.

VIC Visitors by Location





REPORT TO COMMITTEE

DEPARTMENT: RECREATION & COMMUNITY SERVICES **DATE:** August 5th, 2025

SUBJECT: RECREATION & COMMUNITY SERVICES ACTIVITY REPORT

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

N/A

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

N/A

Prepared by:
Stephane Millette
Director Recreation and Community Services
Date: August 1st, 2025

Reviewed by:
Glenn Smith
Senior Administrative Officer
Date: August 1st, 2025

REPORT TO COMMITTEE



DEPARTMENT: PROTECTIVE SERVICES

DATE: Aug 5TH, 2025

SUBJECT: MUNICIPAL ENFORCEMENT REPORT

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the Municipal Enforcement Report for July 2025 as presented.

BACKGROUND:

Monthly Enforcement Priorities	
Priorities	Description
1. Unsightly Properties	Engagement and Enforcement
2. Animal Control	Patrols and Enforcement
3. Public Behaviour	Engagement and Enforcement
4. Traffic Bylaw	Patrols, Engagement and Enforcement

Monthly Stat Summary	
Unsightly	26
Animal Control	14
Traffic Bylaw	56
Public Behaviour	11
Other	5

As the beautification of the town is a top priority of the council, we continue to prioritize unsightly property and grass standard enforcement, which is also identified as the top priority in the municipal enforcement plan. There is a 3-step process that starts with a notice of the identified bylaw violations, followed by a follow-up that includes specific details and timelines to correct the problem. Then, finally, a clean-up order with photos and exact dates that enforcement will be carried out if it is not corrected within that timeline. The summary of engagement to date on unsightly property engagement is: 75 notices were initially given, 35 follow-ups were required after that, and currently, 12 properties have been issued clean-up orders. That's an 84% success rate of compliance to date through engagement.

Tall grass violations follow the same 3-step process. 39 houses were initially identified as having tall grass, and letters were posted on the property stating the yard needs to be cut to meet the tall grass standard of 8 inches. After giving residents 1 week to address the tall grass, an additional letter was posted on the property with a date of compliance. After the follow up

REPORT TO COMMITTEE



DEPARTMENT: PROTECTIVE SERVICES

DATE: Aug 5TH, 2025

SUBJECT: MUNICIPAL ENFORCEMENT REPORT

Letters were issued there were 9 clean-up orders issued to the remaining properties that failed to comply with the second warning. The cleanup order requires a 2-week timeline in the bylaw to cut the grass. Only 3 properties were still in violation after the 2 weeks, and enforcement was done to remedy the issue. These yards were cut by town staff, and the owners will be receiving a bill for the services provided as per our unsightly bylaw. Through the engagement process, we have had an 87% success rate of compliance before enforcement was required. We will continue with the process for the remainder of the year to maintain yard standards in the community.

Animal activity has been similar to last month. Residents continue to call and email about incidents, which helps Protective Services catch loose animals. Residents are encouraged to document with pictures and video whenever possible and to report as soon as possible. Residents are encouraged to have cameras on their properties as this makes investigating cases easier and allows us to hold violators responsible. Without proper evidence, Protective Services is very limited in what it can do.

The Protective Services Department continues to patrol the downtown core area, to help enforce the Public Behavior Bylaw and ensure traffic compliance. Protective Services continues engaging with individuals while on patrols, in conjunction with RCMP assistance and presence, which helps ensure a safer downtown environment.

Protective Services has partnered with the RCMP and the Rooster to promote helmet safety. We're handing out slushie vouchers to kids who actively wear their helmets while enjoying the summer heat on their bikes and scooters. This is a great initiative that is helping build the relationship between the children in the community and emergency services. This will continue throughout the summer months.

School Safety

School is still out for the summer, but Protective Services continues to monitor and patrol the school zones to ensure motorists drive carefully. Drivers are also reminded to drive with due care during summer hours when consistent warm weather brings higher playground activity with children. Active patrols continue to prove helpful in keeping drivers complacent with speed limits.

Upcoming Goals and Priorities

Protective Services continues to engage with unsightly properties. We are currently conducting a second sweep of the town to identify properties that have fallen out of compliance since the

REPORT TO COMMITTEE



DEPARTMENT: PROTECTIVE SERVICES

DATE: Aug 5TH, 2025

SUBJECT: MUNICIPAL ENFORCEMENT REPORT

initial action was taken at the beginning of summer. The number of properties identified is significantly smaller than the first list, as we have established a standard within the community, and residents are understanding the expectations that are to be followed. This list includes properties that need to be tidied up, as well as tall grass.

Emergency Services

Protective Services continues to respond to any fire, ambulance, and rescue calls as required.

COUNCIL POLICY / STRATEGY OR GOAL:	
<i>Strategy:</i>	
<i>Goal:</i>	
APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:	
All applicable Bylaws and Territorial Legislation	
FINANCIAL IMPLICATIONS:	
N/A	
ALTERNATIVES TO RECOMMENDATIONS:	
N/A	
ATTACHMENTS:	

REPORT TO COMMITTEE



DEPARTMENT: PROTECTIVE SERVICES

DATE: Aug 5TH, 2025

SUBJECT: MUNICIPAL ENFORCEMENT REPORT

OFFENCE	INQUIRY	INVESTIGATED NO SUBSTANTIATION	VERBAL OR VISUAL WARNING	WRITTEN WARNING ENFORCEMENT	FINES ENFORCEMENT
Animal Control Bylaw					
Animal Abuse/Welfare	8	3	1	2	2
Barking Dogs	3	1	2	0	0
Dog Attack	10	4	2	1	3
Dog Bites	4	1	0	0	3
Loose Cat/Dog	87	26	25	20	11
Sled Dog Complaints	0	0	0	0	0
Miscellaneous	5	3	2	0	0
Business License					
No Business License	6	2	2	2	0
Operating business not as permitted	3	3	0	0	0
Traffic Bylaw					
Vehicle/Trailer Parking	62	8	24	16	14
ATV/Snow Machine	47	1	21	25	1
Fail to Stop (Sign or Light)	22	0	1	20	1
Distracted Driving	3	0	0	3	0
No Seat Belt	0	0	0	0	0
Fail to carry/No valid driver's licence	3	1	0	2	0
Suspended/Prohibited Driver	3	0	0	3	0
Fail to carry-No Insurance/Registration	27	0	1	25	1
Unsecure Load	0	0	0	0	0
Obstructed Windshield/Windows	1	0	1	0	0
Fail to drive to road conditions	0	0	0	0	0
Improper use of plate/ No Plate	3	0	1	1	1
Drive w/o lights during low visibility	0	0	0	0	0
Speeding	166	1	85	77	3
Speeding (School/Construct/Industrial)	2	0	1	1	0
Suspected Impaired Driver	4	4	0	0	0
Miscellaneous	11	1	3	8	0
Unightly Bylaw					
Overgrown Trees	1	0	1	0	0
Long Grass & Weeds	53	0	1	49	3
Garbage	30	18	6	6	0
Miscellaneous	124	3	77	43	0
Noise Abatement Bylaw					
Noise Complaint	4	4	1	1	0
Fire Prevention Bylaw					
Burning without permit	5	2	0	3	0
Miscellaneous	3	2	1	0	0
Public Behavior Bylaw					
Miscellaneous	0	0	0	0	0
Littering	5	0	1	2	2
Public Intoxication	12	0	5	7	0
Loitering	19	0	16	2	1
TOTAL	742	89	285	319	46

REPORT TO COMMITTEE



DEPARTMENT: PROTECTIVE SERVICES

DATE: Aug 5TH, 2025

SUBJECT: MUNICIPAL ENFORCEMENT REPORT

Prepared by:

Brandon Scott
Protective Services Specialist,
Date: August 1, 2025

Reviewed By:

Travis Wright
Director Of Protective Services
Date: August 1, 2025



REPORT TO COMMITTEE

DEPARTMENT: PROTECTIVE SERVICES

DATE: August 5th, 2025

SUBJECT: EMERGENCY SERVICES MONTHLY REPORT

RECOMMENDATION:

That the Council of the Town of Hay River approves the Emergency Services Activity Report for July 2025 as presented.

BACKGROUND:

Summary:

Protective Services Monthly Priorities	
Priority	Description
1. 1001 Training	Live-fire training sessions are held in the burn tower to hone skills ahead of evaluations.
2. Officer Development	Members identified key shared departmental core values to inform an updated vision and mission statement, and officers underwent leadership training and development.
3. Emergency Response	Short-staffed during a busy vacation month, the priority was on maintaining the response.

Monthly Stat Summary	
EMS Calls	39
False Alarms	4
Fires	5
Rescue	0

In July, the Protective Services Department responded to a total of 48 calls, including one significant structural fire at 16 Camell Crescent. Upon arrival, we faced a challenging scene, as the fire was already quite advanced. Our available manpower was limited due to several team members being out of town, and we were further stretched by two unrelated medical calls that came in just minutes after the fire call and another two medical calls that came in during overhaul operations.



REPORT TO COMMITTEE

DEPARTMENT: PROTECTIVE SERVICES

DATE: August 5th, 2025

SUBJECT: EMERGENCY SERVICES MONTHLY REPORT

Accessing the fire was particularly difficult due to intense flames originating from the basement, which created zero visibility inside the house. Despite these challenges, our search team conducted an initial sweep of the main floor without confirmation of any occupants. As we maneuvered through several rooms, the heat intensified, and we quickly realized that a structural collapse was likely.

In light of this danger, we promptly evacuated the team and explored alternate access points, but the fire spread to the main floor. Consequently, we shifted our approach to a defensive operation until we were able to suppress the flames. Once the fire had been controlled, we re-entered the structure and successfully extinguished the remaining hotspots.

The firefight spanned an exhausting 11 hours, with a significant portion of that time devoted to overhaul efforts in hard-to-reach areas severely impacted by structural damage. The team not only navigated the complexities of the fire but also the added challenge of managing four additional emergency calls simultaneously. Their unwavering commitment throughout this demanding operation is truly commendable; they successfully contained a fire that posed a serious threat to nearby structures while continuing to respond to urgent medical needs in the community.

The development of our new captains is progressing with a strong emphasis on tailored individual development plans for each officer, alongside their completion of the NFPA 1021 Fire Officer Level 1 training. To enhance their practical skills, each captain is assigned on-call weeks where they shadow and collaborate with an approved incident commander, gaining valuable experience in incident management. This mentorship not only supports their transition into their new roles but also ensures they have guidance in real-time situations. In more complex scenarios, the fire at Camsell Crescent, an experienced incident commander will be present to oversee the operation, ensuring everything runs smoothly.

This month, the department engaged in extensive training on various critical skills, including vehicle extrication, burn tower search and rescue scenarios, relay pumping operations, and airway management. The 1001 students successfully completed another round of written tests, achieving strong marks across the board. Looking ahead, they will undergo evaluations in vehicle extrication this August, and to prepare, they will be participating in additional evening training sessions leading up to those assessments.



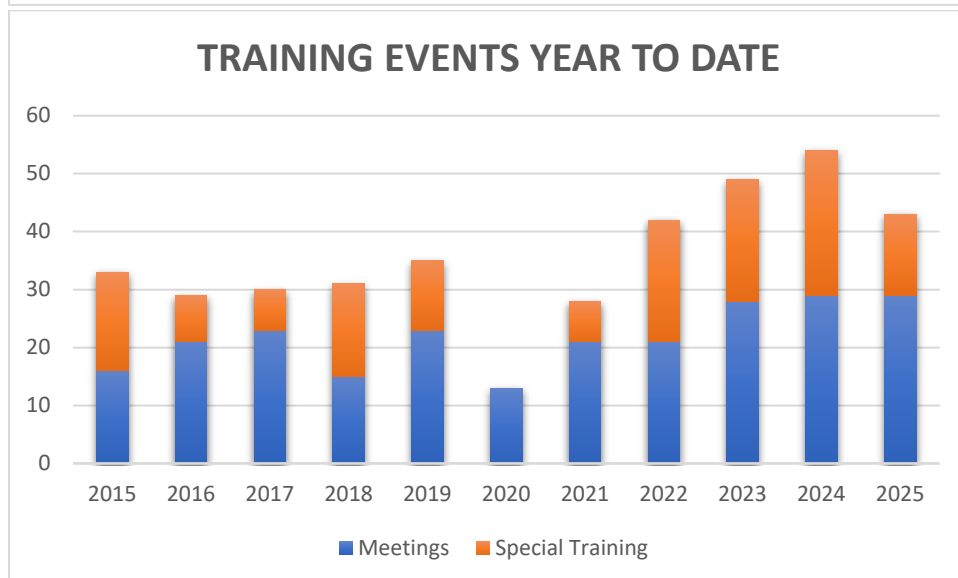
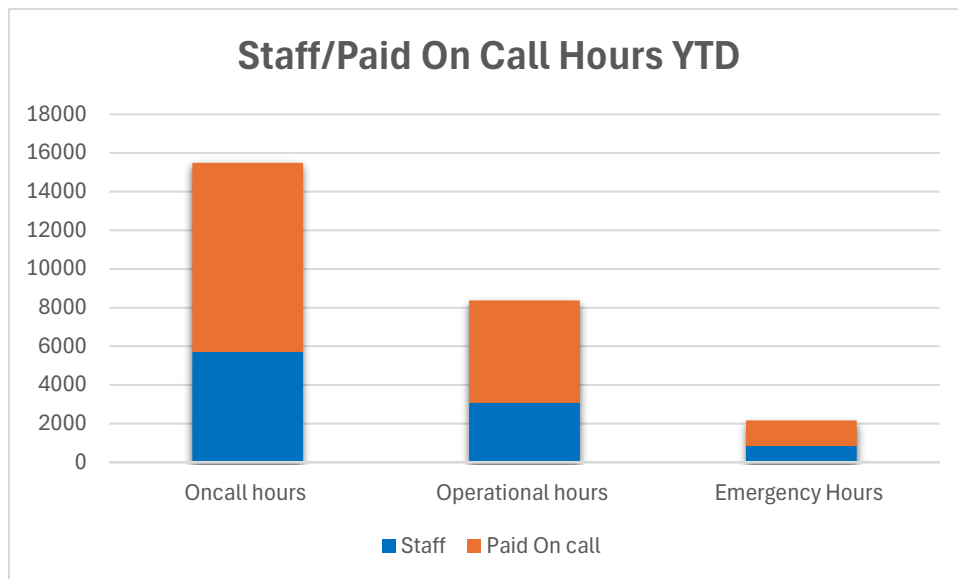
REPORT TO COMMITTEE

DEPARTMENT: PROTECTIVE SERVICES

DATE: August 5th, 2025

SUBJECT: EMERGENCY SERVICES MONTHLY REPORT

STATISTICS



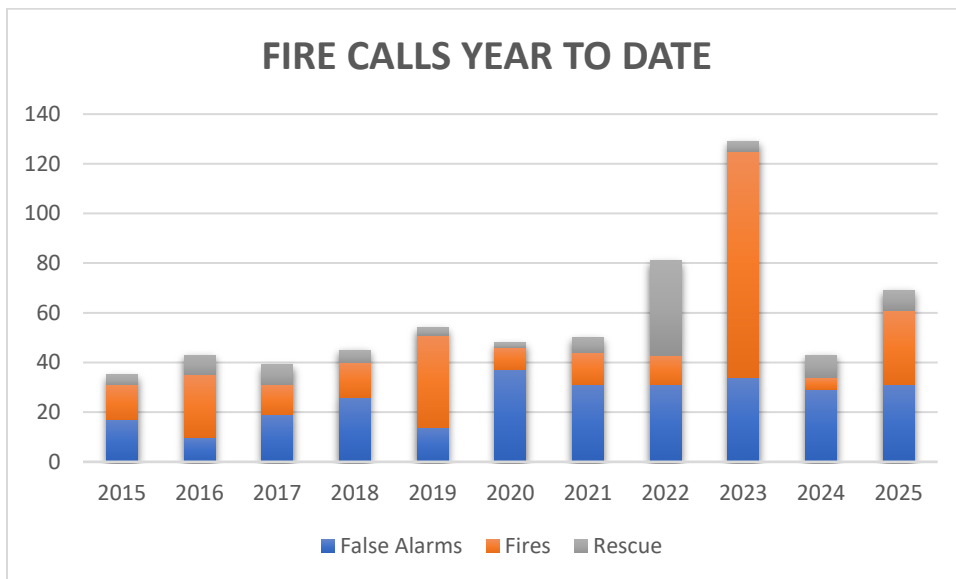
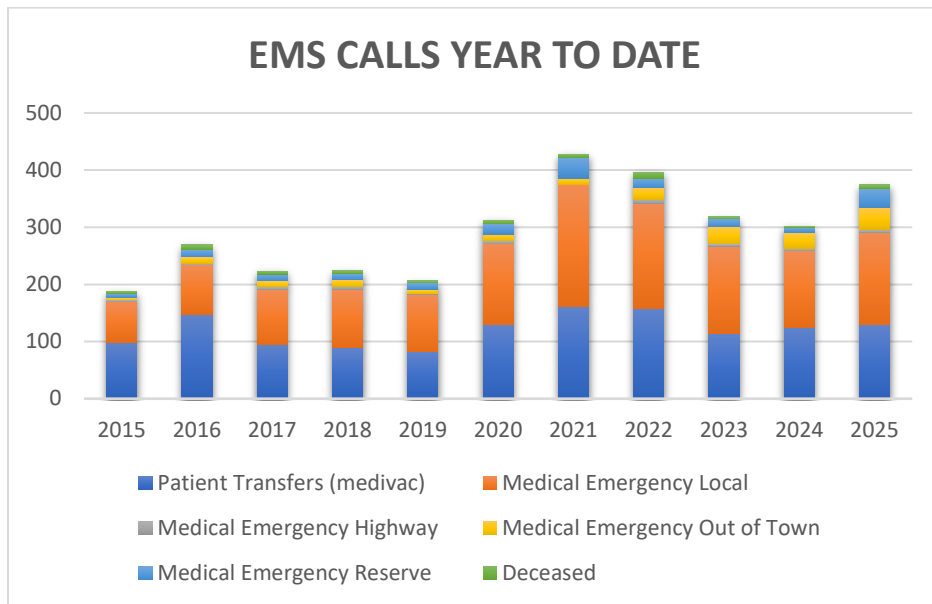


REPORT TO COMMITTEE

DEPARTMENT: PROTECTIVE SERVICES

DATE: August 5th, 2025

SUBJECT: EMERGENCY SERVICES MONTHLY REPORT





REPORT TO COMMITTEE

DEPARTMENT: PROTECTIVE SERVICES

DATE: August 5th, 2025

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

ATTACHMENTS:

None



REPORT TO COMMITTEE

DEPARTMENT: PROTECTIVE SERVICES

DATE: August 5th, 2025

SUBJECT: EMERGENCY SERVICES MONTHLY REPORT

Prepared by:

Travis Wright
Director of Protective Services
/Fire Chief
Date: August 1st, 2025

Reviewed By:

Glenn Smith
Senior Administrative Officer
Date: August 1st, 2025



REPORT TO COMMITTEE

DEPARTMENT: ADMINISTRATION

DATE: August 5th, 2025

SUBJECT: SANDER AND DUMP TRUCK

SUMMARY:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER approves an increase to the 2025 Sander and Dump Truck Capital Budget amount from \$300,000 to up to \$329,000 to accommodate the actual cost received through a competitive tender, and that the 1999 Sander Truck remain in fleet until failure. The budget variance is to be covered by savings recognized in the Town's 2025 Wheel Loader tender.

BACKGROUND:

Council approved the 2025 Capital Budget which provided for a replacement sander and dump truck. Town Administration recently completed a tender process for the sander and dump truck which provided a cost that was higher than budget by up to \$29,000.

An existing dump truck, 1999 Freightliner, was considered for trade in with a value of less than \$10,000. The truck is in poor but operating condition soon requiring an engine rebuild and box repairs estimated at \$65-75,000.

Despite the condition, the old dump truck can be utilized in the short term as a third truck for snow clearing and materials hauling. In the winter, one Town dump truck is used for sanding and the other is used to haul snow. Up to four additional dump trucks are contracted during snow removal activities.

Currently, the as and when agreement rates for a tandem axle dump truck with driver range between \$90 to \$160 per hour whereas the operating and maintenance cost associated with the Town dump truck in question is approximately \$55-60 per hour.

COUNCIL POLICY/STRATEGY OR GOAL:

To provide appropriate stewardship of Town assets and finances.

APPLICABLE LEGISLATION, BYLAWS OR STUDIES:

FINANCIAL IMPLICATIONS:

Reduction to the Wheel Loader Replacement budget of \$30,000
Increase to the Sander Dump Truck Replacement budget of up to \$29,000

ALTERNATIVES TO RECOMMENDATIONS:

- A) Dispose of old sander truck
- B) Do not approve the increase in budget to purchase new sander truck

ATTACHMENTS:

None

Prepared by:

Reviewed by:

Glenn Smith
SAO
July 29, 2025



REPORT TO COMMITTEE

DEPARTMENT: Infrastructure and Planning Services

DATE: August 5, 2025

SUBJECT: DP D25-048 Discretionary Use Application

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER approves Development Permit Application D25-048 partial change of use of existing building in C2 Highway Service Commercial to allow for renovation to create a warehouse use for 10% of the building.

BACKGROUND:

A development permit application was received for Lot 1593, Plan 2238 (Homesteaders Inn) currently zoned as C2 Highway Service Commercial to renovate the existing permitted building to add a discretionary use. The current use is described as Hotel or Motel (accommodations) and Gas Bar which are existing permitted uses. The additional use is described as a 145 square metres (~10% of the total space) "Warehouse".

The required application, drawing and fees were provided.

The list of discretionary uses for C2 Highway Service Commercial includes "Warehouse Sales" but not "Warehouse". Section 7.10 3k) of the Zoning and Building Bylaw, in the list of discretionary uses is "Those uses which, in the opinion of the Development Officer are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this zone."

The development officer recommends acceptance of the proposed use under Section 7.10 3k) of the Zoning and Building Bylaw as it is a similar use and "Warehouse" is of a lesser impact than the listed discretionary use "Warehouse Sales".

As part of the building process the plans will be sent to the Fire Marshall for pre-approval.

ALTERNATIVES TO RECOMMENDATIONS:

Deny the development permit application

ATTACHMENTS:

Development Permit Application D25-048
Submitted Drawing

Prepared by:

Randy Froese
Development Officer, Town of Hay River

August 1st, 2025

Reviewed by:

Patrick Bergen
Director of Infrastructure and Planning
Services

August 1st, 2025

K#d1d160

D25-048



Town of Hay River
Zoning and Building Bylaw No. 2444-22b
APPLICATION FOR A DEVELOPMENT PERMIT

FORM A

I hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

Applicant: Hay River Mobile Home Park Ltd. Ph. Res. _____ Bus: 874-2037

Address: 25 Stuckey Dr. Hay River, NT X0E 0R7

Registered Owner: Hay River Mobile Home Park Ph. Res. _____ Bus: 874-2037

Address: 25 Stuckey Dr. Hay River, NT.

Legal Description of Property to be developed: Lot 1593 Plan 2238 C-2

Proposed Use of Site: (use reverse side if necessary) Remove 145 Sq. meters of
Vegetation Space, to Warehouse Space. Proposed Space is 10%
of total useable building area.

Existing Use of Site: Homesteaders Inn - accommodations + gas bar.

Adjacent to Highway Yes No

Area Required for Proposed Use: 145 Sq. meters.

Estimated Cost of Development: \$50,000

Proposed Setback from Property Lines: Front Yard _____ Side Yard _____ Rear Yard _____

Estimated Date of Commencement: July 15, 2025.

Estimated Date of Completion: September 1, 2025.

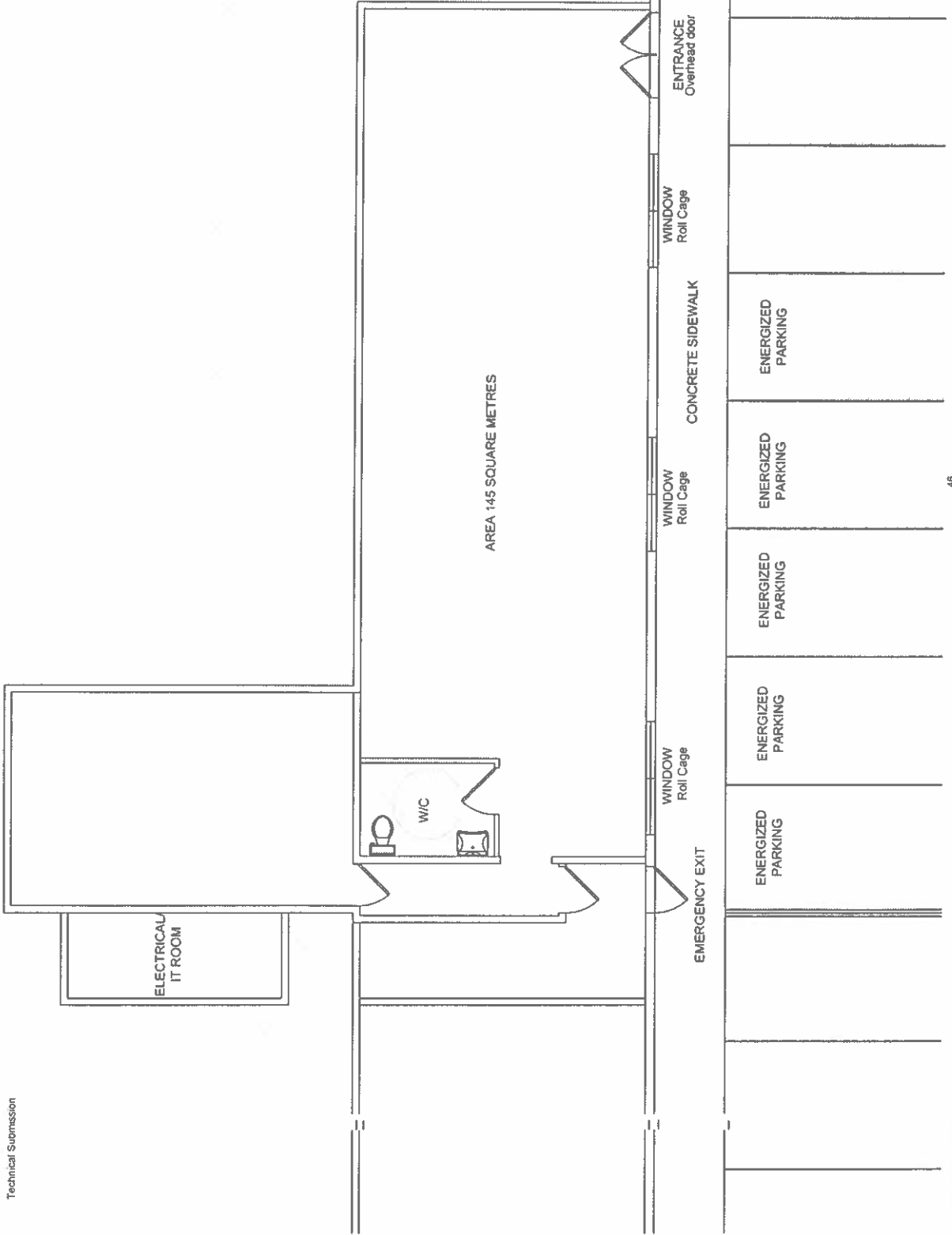
Date of Application: July 3, 2025.

Application Fee: \$150.00

NOTE: THE DEVELOPMENT PERMIT APPLICATION WILL NOT BE ACCEPTED UNLESS IT CONFORMS TO THE REQUIREMENTS OF THE ZONING AND BUILDING BYLAW AND THE APPROPRIATE FEE IS SUBMITTED WITH THE APPLICATION.

Signature of Applicant or Agent: [Signature]

Please Print Signature: Terry Rowe.





REPORT TO COMMITTEE

DEPARTMENT: ADMINISTRATION

DATE: August 5th, 2025

SUBJECT: EXCUSED ABSENCE

RECOMMENDATION:

THAT THE COUNCIL OF THE TOWN OF HAY RIVER excuses Cllr Bouchard from the Standing Committee of Council Tuesday, August 5th, 2025.

BACKGROUND:

Cllr Bouchard has asked to be excused from the Standing Committee of Council Tuesday, August 5th 2025.

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: August 1st, 2025

Reviewed by: