The Town of Hay River

Northwest Territories

Bylaw No. 2481/IPS/26

Zoning and Building Bylaw

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TOWN OF HAY RIVER - ZONING AND BUILDING BYLAW

Bylaw No. 2481/IPS/26

A BYLAW of the Municipal Corporation of the Town of Hay River in the Norwest Territories, Authorizing the Municipal Corporation of the Town of Hay River to adopt a Zoning Bylaw for the Town of Hay River.

PURSUANT TO:

a) Sections 12 to 32 of the *Community Planning and Development Act*, S.N.W.T., 2011, c.22; and

b) Section 129 of the *Cities, Towns and Villages Act,* S.N.W.T., 2003, c.22.

WHEREAS the Municipal Corporation of the Town of Hay River deems it desirable to adopt a Zoning Bylaw;

NOW, THEREFORE, The Council of the Municipal Corporation of the Town of Hay River hereby enacts as follows:

1. **SHORT TITLE**

   1.1. The By-law may be cited as Zoning and Building Bylaw No. 2481/IPS/26.

2. **APPLICATION**

   2.1. The Zoning Bylaw for the Town of Hay River comprised of Schedule “A” attached hereto and forming part of this bylaw, is hereby adopted.

3. **REPEALS**

   3.1. Zoning Bylaw No. 2469/IPS/25 is hereby repealed.

4. **EFFECT**

   4.1. That this bylaw shall come into effect upon receiving Third Reading and otherwise meets the requirements of Section 75 of the *Cities, Towns and Villages Act.*

READ A FIRST TIME this 28th day of July 2026

Mayor

AFTER A PUBLIC HEARING HELD ON THE 17th day of August 2026**.**

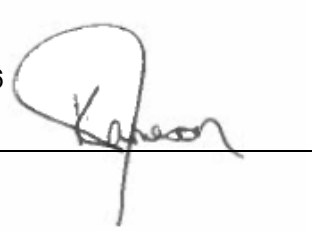
READ A SECOND TIME this 25th day of August 2026

Mayor

TOWN OF HAY RIVER - ZONING AND BUILDING BYLAW

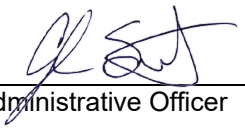
Bylaw No. 2481/IPS/26

READ A THIRD AND FINAL TIME this 25th day of August, 2026



Mayor

CERTIFIED that this bylaw has been made in accordance with the requirements of the Cities, Towns and Villages Act, S.N.W.T., 2003, c.22 and bylaws of the Municipal Corporation of the Town of Hay River this 25th day of August 2026.



Senior Administrative Officer

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TOWN OF HAY RIVER
ZONING AND BUILDING BYLAW
BYLAW NO. 2481/IPS/26
SCHEDULE 1: BYLAW TEXT

Bylaw No. 2481/IPS/26
Schedule 1
GENERAL CONDITIONS

1.0 GENERAL CONDITIONS

1.1 TITLE AND COMPONENTS

1. This bylaw shall be known as the Hay River Zoning and Building Bylaw 2481/IPS/26.

2. The components of the Bylaw shall include:

   a) the Bylaw Text; and

   b) Schedule 1, the Zoning Maps.

3. Notwithstanding any other provision of this bylaw or any other bylaw passed by Council to the contrary, headings and titles within this bylaw shall be deemed to form a part of the text of this bylaw.

4. In this bylaw, The Community Planning and Development Act SNWT 201 shall be referred to as the “Planning Act”.

1.2 PURPOSE OF THE BYLAW

1. The purpose of this bylaw is to facilitate the orderly, economic and convenient development of the Town of Hay River by controlling the development and use of land for the purpose of, among other things:

   a) dividing the Town into zones;

   b) prescribing and regulating for each zone the purposes for which buildings and land may be used;

   c) prohibiting the use of land or buildings for any other purposes;

   d) regulating the construction and maintenance of buildings and structures;

   e) establishing the office of the development officer;

   f) establishing the development appeal board;

   g) establishing a method of making decisions on applications for development permits including the issuing of development, building, and moving permits; and

   h) prescribing a procedure to notify owners of land likely to be affected by the issuance of a development permit;

2. The regulations of this bylaw apply throughout the entire municipality of the Town of Hay River (Section 5).

3. The regulations of this bylaw apply to specific types of land use regardless of where they may be located (Section 6).

4. The regulations of this bylaw apply to geographically defined Zones shown on the Zoning Map in Schedule 1.

5. The regulations established herein may be relaxed in special extenuating circumstances (Section 3.9).

6. The regulations of this bylaw apply to the provision of parking and loading facilities (Section 8).

7. The regulations of this bylaw apply to the construction and placement of signs (Section 9).

1.3 PREVIOUS LEGISLATION

1. Bylaw No. 2469/IPS/26, the Zoning and Building Bylaw of the Town of Hay River is hereby repealed.

2. No provision of any other bylaw with respect to zoning, development control, or development schemes shall hereafter apply to any parts of the Town described in this bylaw, subject to the transitional provisions of this bylaw.

3. Within any zone, any existing use of land, building or structure which is listed as a discretionary use with the zone shall not, as a result of the passage of this bylaw, be non-conforming but shall be a permitted use at that location. The use of land, building or structure at the location shall not be changed except in conformity with this bylaw.

1.4 COMPLIANCE WITH OTHER LEGISLATION

1. A person applying for, or in possession of, a valid Development Permit is not relieved from full responsibility for ascertaining and complying with or carrying out development in accordance with:

    a) the requirements of any other appropriate federal, territorial or municipal legislation;

    b) the Hay River Airport Zoning Regulations, Plan E 1180;

    c) the conditions of any caveat, covenant, easement or other instrument affecting a building or land;

    d) the most recent revision of the National Building Code of Canada, which is herein adopted by reference to be part of this bylaw; and

    e) the most recent revision of the National Fire Code of Canada, which is herein adopted by reference to be part of this bylaw.

1.5 SEVERABILITY

1. If any Section, subsection, sentence, clause or phrase of this bylaw is, for any reason, held to be invalid by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portion of this bylaw.

1.6 THE ZONING MAPS

1. The Zoning Maps are Schedule 2 of this bylaw. They divide the Town of Hay River into zones and specify the zoning provisions applying to particular lands.

2. For the purpose of this bylaw the following Zones are hereby established:

R1A	Large Lot Residential (Class A)	M2	General Industrial
R1B	Lower Density Residential (Class B)	T	Transportation District
R1C	Medium Density Residential (Class C)	U	Utility District
R2	Mile 5 Residential	I	Institutional
R3	West Channel Village Residential	P	Parks and Open Space
R4	Multiple Unit Residential	MG	Market Gardening
RM	Manufactured Home Park	UR	Urban Reserve
RC	Country Residential	RR	Rural Resource
C1	Core Area Commercial	H	Holding Zone
C2	Highway/Service Commercial	FR	Flood Reserve Zone
C3	Mixed Use Commercial	WPFN	West Point First Nation
M1	Restricted Industrial		

3. The zone boundaries are delineated on the Zoning Map. Where uncertainty arises as to the precise location of the boundary of any zone, the following rules shall apply:

   a) a zone boundary shown approximately at a lot, street or lane is at the boundary of the lot, street or lane;

   b) a zone boundary shown approximately at the centreline of a street or lane is at the centreline of the street or lane;

   c) a zone boundary shown within a lot, unless specifically noted, is fixed by the scale of the zoning map;

d) a zone boundary shown following approximately a shoreline or the centreline of a creek, stream or channel follows the shoreline or centreline and moves with any change in such shoreline;

e) where a zone boundary falls along a lot line, the zoning map shall indicate the lot numbers between which the boundary falls, but the zoning map need not show the lot boundary; and

f) in unsubdivided land, the zone boundary shall be determined by the use of the scale of the zoning map.

4. For greater certainty, as required, the Development Officer shall scale dimensions from the Airport Zoning Regulations Map.

2.0 ROLES AND RESPONSIBILITIES

2.1 DEVELOPMENT OFFICER

1. According to Section 52 of the Community Development and Planning Act, Council shall appoint a Development Officer.

2. The Development Officer is hereby responsible for the administration and enforcement of this bylaw pursuant to Part 4 of the Community Planning and Development Act and has the authority

3. In the performance of their duties the Development Officer shall:

    a) receive and process all Development and Building Permit applications pursuant to this bylaw;

    b) issue all Development and Building Permits pursuant to the procedures outlined in this bylaw;

    c) carry out all necessary site and structure inspections with regard to the issuance of Development and Building Permits or appoint a qualified agent to carry out such inspections;

    d) approve and issue permits that satisfy the regulations for a permitted use;

    e) post a Notice of Decision on all applications;

    f) act as the Town Building Inspector and perform such duties as required by this bylaw; and

    g) carry out other such duties as may be prescribed in this bylaw.

4. The Development Officer may relax the development regulations of this bylaw in accordance with Section 3.9.

5. The Development Officer shall keep and maintain for inspection by the following official documents:

    a) a copy of the bylaw and all amendments thereto,

    b) a register of all applications for development, including the decisions therein and the reasons therefore,

    c) a copy of the Aeronautics Act and the Hay River Airport Zoning Regulations; and,

    d) a copy of the Kátł'odeh (Hay River) Flood Hazard Mapping Study (2025).

2.2 TOWN COUNCIL

1. The function of the Town Council with respect to this bylaw shall be to:

    a) appoint a Development Officer;

    b) make decisions and recommend conditions on Discretionary Uses;

c) review and make decisions on applications for rezoning and/or other amendments to this Bylaw; and

d) review and render decisions on development applications presented to it by the Development Officer, keeping in mind the regulations of this bylaw and the General Plan.

2.3 DEVELOPMENT APPEAL BOARD

1. The Development Appeal Board will hear appeals regarding the decisions of a Development Officer or Council.

2. Council shall appoint a Development Appeal Board in accordance with the provisions of Section 30 of the Community Planning and Development Act. The following applies:

   a) The Board shall consist of at least five members.

   b) No more than one Council member shall be appointed to the board

   c) No employee of the Municipality, official or servant of Council shall be appointed a member.

   d) One member shall be elected to be a Chairperson.

   e) A Council member who participated in a decision made by Council as a development authority or subdivision authority may not hear an appeal of that matter.

3. Three members present at a meeting shall constitute a quorum. Notwithstanding a vacancy on the Board, the remaining members may exercise and perform duties of the Board, provided a quorum is maintained.

4. The Board may meet as frequently as is necessary but it shall meet within 30 days after an application for appeal has been made to it.

2.4 SECRETARY TO THE DEVELOPMENT APPEAL BOARD

1. The office of the Secretary to the Development Appeal Board is hereby established, which, unless otherwise appointed by resolution of Council, shall be the Senior Administration Officer of the Town of Hay River.

2. The Secretary to the Development Appeal Board shall not be a member of the appeal board nor will the Secretary in any case be the Development Officer.

3. The Secretary, under the direction of the Development Appeal Board, shall be responsible for ensuring that appeal applications are managed according to the Planning and Development Act. This will include administering applications, communicating with the Board, maintaining records, preparing notices, managing hearings, and any other duties deemed necessary by the Development Appeal Board.

3.0 GENERAL ADMINISTRATIVE CLAUSES

3.1 EFFECTIVE DATE OF BYLAW

1. This bylaw shall come into effect upon third reading thereof.

Application in Process

2. An application for a development or building permit which is received in its complete and final form prior to the effective date of this bylaw shall be processed and any permit issued shall be in accordance with Bylaw No. 2469/IPS/25 The Zoning and Building Bylaw of the Town of Hay River, as amended, and the regulations thereto, as applicable.

3. An application to amend Bylaw No. 2469/IPS/25 The Zoning and Building Bylaw of the Town of Hay River, which has been received by the Development Officer in a complete and final form in accordance with the requirements of Bylaw No. 2469/IPS/25 The Zoning and Building Bylaw of the Town of Hay River prior to the effective date of this bylaw; may, notwithstanding any additional application or procedural requirements of this bylaw, be considered and adopted without reapplication or reconsideration as an application to zone to the equivalent zone of this bylaw.

3.2 APPROVAL REQUIRED FOR DEVELOPMENT

1. For the purpose of this bylaw, “Development” shall refer to those considerations listed under the definition of “Development”.

2. Excluding the developments listed in Section 3.3 below, no development shall be undertaken, occupancy granted, use commenced, structure moved, building erected or demolished, or utility connection approved without the necessary permits having been obtained pursuant to this bylaw.

3.3 DEVELOPMENT PERMIT EXEMPTIONS

1. No development permit is required under this bylaw for the developments listed in this section provided that such developments shall comply with all other regulations of this bylaw which are applicable.

2. The following is considered permitted development for which no permit is required:

    a) the carrying out of works of maintenance or repair to any building, if such works do not increase any dimensions of the original building or structure;

    b) the completion and/ or use of a building which is lawfully under construction at the date of approval of this bylaw provided that the building is completed in accordance with the terms of

the permit granted by the Development Officer, and subject to the conditions to which that permit was granted;

c) the erection, location, or construction of temporary buildings, works, plant or machinery needed in connection with construction operations for which a Development Permit has been issued, for the period of those operations;

d) the maintenance and repair of public works, services and utilities carried out by or on behalf of the municipal authority on land which is publicly owned or controlled;

e) the keeping of animals in a residential lot subject to the provisions of Section 6.13 Animal Regulations; and

f) the landscaping, or similar work, on any property provided that such work is not within a Sight Triangle as described in Section 5.5.

3.4 SIMILAR USES

1. The Development Officer may determine whether or not a specific use of land or a building that is not provided for in the bylaw with respect to any zone is similar in character and purpose to another use of land or a building that is included in the list of uses presented for that zone. Any such similar use shall be considered a discretionary use and will be approved by Council.

3.5 NON-CONFORMING BUILDINGS, STRUCTURES, AND USES

1. Non-conforming uses of land or of a building may be continued, pursuant to Sections 26, 27, 28 and 29 of the Planning and Development Act.

2. A non-conforming use of buildings or land may be continued but if that use is discontinued for a period of one year or more the future use shall conform to this bylaw.

3. If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building shall not be repaired or rebuilt except in accordance with the approved Zoning and Building Bylaw.

4. A non-conforming use of part of a building may be extended throughout the building, but the building, whether or not it is a non-conforming building shall not be enlarged, moved, or added to.

5. A non-conforming use is not affected by a change of ownership, tenancy or occupancy of the land or building.

3.6 DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

1. An application for a permit may only be made by a person with a legal or equitable estate or interest in the property sought to be developed or a person duly authorized by him/her in that regard.

2. Where an applicant is other than the owner, the owner's written consent must be submitted with the application.

3. An application for a development permit shall be made by submitting the appropriate forms to the Development Officer, which shall be subject to any minor amendments the Development Officer may make.

4. Every application for a development permit shall:

   a) provide a detailed statement of the proposed uses for the property and buildings in question;

   b) include site plans in duplicate at a scale not less than 1:1000 showing any or all of the following, if applicable:

      i. all legal dimensions of the lot(s)

      ii. the location and dimensions of all existing buildings, structures, or uses on the lot(s);

      iii. a site plan showing the location, dimensions, and yard setbacks of all surrounding lots, buildings, and/ or structures;

      iv. A site grade plan to ensure adequate drainage so that there will be no free flow of water onto adjacent properties (other than through a drain, ditch, or swale) and showing the location of all proposed structures to manage drainage including connections to existing storm mains, ditches, rock sumps, design elevations and or/storm water interceptors.

      v. plans and elevations of all proposed buildings showing dimensions with specifications and notes of materials used;

      vi. proposed front, rear, and side yard setbacks;

      vii. proposed lot coverage, lot areas, and floor areas;

      viii. proposed servicing scheme and its relationship to the Town of Hay River's existing and/ or proposed servicing plans if relevant;

      ix. the location and dimensions of any existing or proposed driveways, entrances and exits, parking areas (showing individual stalls), on-site loading areas, pedestrian walks, and landscaping;

      x. the location of outdoor fuel storage facilities;

      xi. the location of any easements affecting the site;

      xii. a landscaping plan;

      xiii. anticipated scheduling and sequence of development; and

      xiv. mechanisms by which conformance to the bylaw will be ensured such as normally achieved through a combination of caveats, easements, service agreements and performance bonds.

5. The Development Officer may also require any of the following:

a) a reclamation plan for aggregate extraction or other major surface disturbance;

b) a level one and/ or level two environmental site assessment conducted according to Canadian Standards Association (CSA) guidelines to determine potential contamination and mitigation.

c) a level one and/ or level two environmental site assessment conducted according to Canadian Standards Association (CSA) guidelines to determine potential contamination and mitigation; or

d) an assessment of the agricultural classification of the land.

3.7 DEVELOPMENT PERMIT APPLICATION FEES

1. All applications for a Development Permit will be accompanied by non-refundable fees in accordance with the Fees and Charges Bylaw No. 2431, as amended or replaced from time to time.

3.8 CONDITIONS OF APPROVAL FOR DEVELOPMENT PERMITS

1. The Development Officer may impose, with respect to a Permitted Use, such conditions as are required to ensure complete compliance with this bylaw.

2. Council will review all Discretionary Use applications and may impose conditions that are deemed appropriate to ensure complete compliance with the regulations of this bylaw and the provisions of the Community Plan

3. A condition may impose a time limit on the development or use.

4. The Development Officer may, as a condition of issuing a development permit, require the applicant to make satisfactory arrangements for the supply of water, electric power, sewer service, vehicular and pedestrian access, or any of them, including payment of the costs of installation or constructing any such utility or facility by the applicant.

5. The Development Officer may, as a condition of issuing a development permit, require the applicant to provide evidence of compliance with any other relevant federal, territorial, or municipal legislation.

6. The Development Officer may, as a condition of issuing a development permit require that an applicant enter into an agreement or an interim agreement, which shall be attached to and form part of such development permit, to do all or any of the following:

   a) to construct, or pay for the construction of, a public roadway required to give access to the development;

   b) to construct, or pay for the construction of a pedestrian walkway;

   c) to specify the location and number of vehicular and pedestrian access points to sites from public roadways;

d) to install, or pay for the installation of, utilities that are necessary to serve the development;

e) to construct or pay for the construction of, off-street or other parking facilities, or loading and unloading facilities; or

f) to repair or reinstate, or to pay for the repair or reinstatement, to original condition, any street furniture, curbing, sidewalk, boulevard landscaping and tree planting which may be damaged or destroyed or otherwise harmed by development or building operations upon the site.

7. The Development Officer may require any agreement entered into pursuant to Section 3.8(6) above to be caveated against the title.

8. The Development Officer may stipulate that they will inspect the development at certain stages of construction, in which case the permittee shall not proceed with the next stage until the preceding stage is inspected and approved.

9. No change in plans, use of site, or methods of construction shall be undertaken unless and until such change is approved in writing by the Development Officer.

3.9 RELAXATION OF REGULATIONS

1. The Development Officer may approve a development application that does not fully conform with this bylaw by granting a variance to relax the regulations.

2. A relaxation may be granted as long as the Development Officer is satisfied that the development will not detract from the use, enjoyment or value of neighbouring lands and that denying the variance application would cause the applicant unnecessary hardship unique to this site.

3. A relaxation shall be considered only in cases of unnecessary hardship or practical difficulties unique to the use, character, or situation of land or a building which are not generally common to other land in the same zone.

4. A relaxation may be granted if, in the opinion of Development Officer or Council:

a) the site has irregular lot lines or is a size or shape that presents challenges to development;

b) the terrain, topography or grade make it difficult to adhere to the regulations of this bylaw;

c) the site has natural features such as rock outcrops or vegetation that make development difficult; or

d) an error has occurred in the siting of a structure during construction.

5. A relaxation shall not be granted to building height, density regulations and parking requirements unless otherwise stated in this bylaw.

6. To be approved, a relaxation must conform to the general purpose of the zone and the policies of the Community Plan.

7. The Development Officer may relax regulations of development in accordance with the following:

DEGREE OF RELAXATION		
	RESIDENTIAL ZONES	**OTHER ZONES**
Front Yard	10%	No Relaxation
Side Yard	20%	10%
Rear Yard	10%	10%

8. Any further relaxation, greater than the allowances identified above, shall only be granted by Council.

9. The Development Officer may permit a development in any zone on a lot which is substandard with respect to width, depth, or area provided that:

   a) such lot was legally registered and existing at the date of commencement of this bylaw; and,

   b) that the development is otherwise in accordance with the regulatory requirements of the zone.

3.10 BUILDING PERMIT SUBMISSION REQUIREMENTS

1. An application for a building permit shall be made using the appropriate form for the construction, repair, reconstruction, addition to, or structural alteration of any building, structure or use described in the National Building Code of Canada.

2. All applications for a building permit for buildings, structures or uses described in Part 9 of the National Building Code of Canada, shall be accompanied by drawings that include the following:

   a) The proposed floor plans of all buildings or structures;

   b) A site plan detailing all legal dimensions;

   c) The location and dimensions of all existing buildings, structures or uses on the lot;

   d) Elevations showing finish materials of all buildings and associated structures; and

   e) Building sections showing construction assemblies, materials, and dimensions.

3. All applications for a building permit for buildings, structures or uses described in Part 3 of the National Building Code of Canada, shall be accompanied by a complete set of construction documents including drawings and specifications certified by a Professional Engineer or Architect licensed to practice in the Northwest Territories as to conformance with the National Building Code.

4. Every application for a building permit shall be accompanied by a fee related to the building area and type of construction.

3.11 DECISIONS ON APPLICATIONS

1. An application shall, at the option of the applicant, be deemed to be refused if a decision of the Development Officer, with respect to a Permitted Use, or Council, with respect to a Discretionary Use, has not been made within forty days of the receipt of the application.

2. The applicant may request confirmation in writing from the Development Officer or designate that the application has been received.

3. The Development Officer shall within thirty days process such application for a development permit and issue a notice of decision staring that the application has been approved subject to such conditions, if any, as may be required (including any zoning regulation relaxation that has been granted), or that it has been refused for such reasons as may be specified.

4. All permits shall be issued by the Development Officer, including permits for discretionary uses and permits containing relaxations once they have been approved by Council.

5. The permittee shall keep copies of the approved plans and specifications available for inspection on the lot by the Development Officer.

6. When making a decision about a Discretionary Use, the criteria in the following table will be considered. The table is not meant as an exhaustive list, and other criteria not listed in the table may be considered.

Issue	Consideration
Design and character	Compatibility of the proposed use with existing uses and the character of the surrounding area. Similarity of size and design to neighbouring properties and uses.
Parking and traffic	Provision of off-street parking or increase in traffic volume or change in traffic makeup.
Impact on neighbouring properties	• Effect on airborne emissions, odors, smoke • Noise and light impacts • Other health and safety impacts • Sun shadow and wind effects • Hours of operation, compared to existing neighbouring uses • Impact on existing and potential developments in surrounding area • Effect on the amenity of the surrounding area, including views, general • atmosphere • Social and economic impact on the community • Benefits to the surrounding area including providing services and • Amenities
Mitigation of impacts	Provision of landscaping, screening, buffer zones or other methods to mitigate potential impacts.

Issue	Consideration
Capacity of infrastructure	Ability of infrastructure to support the proposed use, including vehicle and active transportation infrastructure, waste collection, water and sewer, electricity and communications infrastructure, parks, schools, school buses, community facilities.
Plans and policies	• Consistency with intent and policies of Community Plan. • Compatibility with the general intent of the Zoning Bylaw and the purpose statement for the specific zone. Compatibility with any other Town of Hay River plans or policies.
Public submissions	Input from individual residents, groups, and other orders of government.

3.12 VALIDITY OF PERMIT

1. When an application for a development or building permit has been approved by the Development Officer, the development permit shall not be valid unless and until:

   a) any conditions of approval, other than those of a continuing nature, have been fulfilled; and

   b) no notice of appeal from such approval has been served on the Development Appeal Board within the14-day appeal period pursuant to Section 61(4) in the Planning and Development Act.

2. Where an appeal is made to the Development Appeal Board, the Development Permit shall not come into effect until the Board has made a decision to confirm, reverse or vary the decision of the Development Officer, pursuant to Section 69 of the Act.

3. When an application for a development permit has been approved by the Development Appeal Board, it shall not be valid unless and until:

   a) the Board has adopted the minutes of its meeting at which the application was approved; and

   b) any conditions of approval, other than those of a continuing nature, have been fulfilled.

4. If the Development Appeal Board is served with notice of an application for leave to appeal its decision, subject to Section 50 of the Planning and Development Act, such notice shall suspend the development permit.

5. The final determination of an appeal shall reinstate, revoke, or amend as the case may be, a development permit suspended under subsection (3), above.

3.13 EXPIRY OF PERMIT

1. A development permit shall become void if the development has been discontinued for a period of twelve months or has not been actively carried on for a period of twelve months.

2. If development authorized by a development permit is not commenced, and thereafter carried out with reasonable diligence, within twelve months from the date of its issue, such permit ceases to be valid, provided that, if the permit holder is unable to proceed pending a court decision involving the proposed development, time shall not run until such proceedings are finally completed.

3. A building permit is valid for the period of time during which the site has a valid development permit.

4. If construction authorized by a building permit is not commenced, and thereafter carried out with reasonable diligence, within three months from the date of its issue, such permit ceases to be valid, provided that, if the permit holder is unable to proceed pending a court decision involving the proposed development, time shall not run until such proceedings are finally completed.

5. The Development Officer may extend the above periods, at their discretion, upon application for a period of not greater than six months. Such a period of extension may only be granted once and thereafter the permittee shall be required to apply for another development or building permit.

6. Where a development permit is issued for a site where any other valid development permit has been issued, it shall invalidate any previous permit if the physical aspects of the developments conflict, or both could not occur simultaneously upon the site in conformity with the regulations of this bylaw.

7. When a development permit becomes void, a new application for a permit is required before development may proceed. Such application shall be dealt with as if it were a first application and there shall be no obligation to approve such application.

3.14 CONDITIONS OF OCCUPANCY

1. No building shall be occupied or put to the use for which the development and building permit is issued unless and until the final inspection is carried out and a Development Permit - Occupancy for the building or premises has been authorized by the Development Officer.

2. For all buildings, structures or uses described in Part 9 of the National Building Code of Canada, the final inspection shall be carried out, as per the terms of the building permit, by the Development Officer or Building Inspector.

3. All other buildings, structures or uses, as described in the National Building Code of Canada, shall require the final inspection to be carried out by a Professional Engineer registered to practice in the NWT, under the terms of the building permit.

3.15 RESUBMISSION INTERVAL

1. When an application is refused by the Development Officer, and in the case of an appeal, refused by the Development Appeal Board, another application on the same site for the same use or occupancy and by the same or any other applicant shall not be accepted by the Development Officer for at least six months after the date of the previous refusal.

3.16 SUBMISSIONS TO DEVELOPMENT APPEAL BOARD

1. A person whose application for a Development Permit is refused, or who is approved for a Development Permit subject to a condition that they consider to be unreasonable, may appeal the refusal or the condition to the Development Appeal Board pursuant to Section 61 of the Planning and Development Act.

2. The Planning and Development Act sets out the timelines, submission requirements, notice requirements, hearing process and decision-making process for the Development Appeal Board.

3.17 ENFORCEMENT AND PENALTIES

1. Pursuant to Section 77 of the Planning and Development Act, a person who undertakes or allows development without a Development Permit, or fails to comply with conditions of a Development Permit, is guilty of an offence and is liable, on summary conviction, to a fine.

2. Pursuant to Section 78 of the Planning and Development Act, a person who is guilty of an offence and is liable on summary conviction is subject to a fine as following:

    a) in the case of a corporation, to a fine not exceeding $100,000 and to a further fine not exceeding $5,000 each day or part of a day during which the offense continues; and

    b) in the case of an individual, a fine not exceeding $5,000 and to a further fine not exceeding $1,000 each day or part of a day during which the offence continues, or

    c) to imprisonment for a term not exceeding six months in default of payment of the fine.

3. The Planning and Development Act Sections 77 and 78 provide more information about offences and punishment.

3.18 RIGHT TO ENTER

1. Pursuant to Section 54 of the Act, a Development Officer may, for the purposes of inspection in relation to compliance with the Planning and Development Act, the regulations, or this Bylaw, may enter any land or building at any reasonable time to carry out the inspection. The Development Officer shall not enter the occupied portion of a dwelling without the consent of the occupier or the authority of a warrant.

2. Where a person fails or refuses to comply with an order to permit entry upon the land or building, they shall be guilty of an offence as defined under Section 57 of the Planning and Development Act and be liable to a fine or to imprisonment.

3.19 SUSPENDING OR REVOKING A DEVELOPMENT PERMIT

1. If a development is not being carried out or completed as approved then the Development Officer may suspend or revoke the Development Permit. Written notice stating that the development permit has been suspended or revoked will be served in person or sent by registered mail to the owner and/or occupant of the property affected, and to any contractor engaged in the work.

2. The notice must comply with Section 57 of the Planning and Development Act and should:

   a) state the grounds for the suspension or revocation; and

   b) state the conditions that must be met for a suspended development permit to be reinstated.

3. Council, if informed of the contravention of this by-law, or on its own initiative without such information, may authorize that action be taken to enforce this bylaw. Such action may include an application to the court for an injunction or other Order to restrain the contravention.

3.20 BYLAW AMENDMENTS

1. Any person applying to amend any part of this bylaw shall apply in writing to the Development Officer, furnishing reasons in support of the application, requesting that the Development Officer submit the application to Council. All applications to amend this bylaw shall require the completion of the appropriate form and be accompanied by shall be accompanied by a fee that shall be charged and collected in accordance with the Fees and Charges Bylaw No. 2431, as amended or replaced from time to time.

2. All applications to amend any part of this bylaw, except those initiated by Council or the Development Officer, shall be accompanied by a non-refundable fee which shall be charged and collected in accordance with the Fees and Charges Bylaw No. 2431.

3. If a person applies to Council, in any manner, for an amendment to this bylaw, Council shall require him to submit his application to the Development Officer in accordance with the provisions of this section before it considers the amendment proposed by such person.

4. Notwithstanding anything contained in this section an application for a proposed amendment to any section of this bylaw which has been rejected by Council within the previous 12 months shall not be accepted.

Zoning Amendments

5. Any person applying to amend the bylaw shall submit a completed application form to the Development Officer containing the following:

    a) a recent certificate of title indicating ownership and other interests;

    b) the applicant's name, address and interest in the property;

    c) the appropriate application fee required; and

    d) a brief written statement by the applicant in support of his application, and his reasons for applying.

6. Upon receipt of an application for a rezoning amendment, the Development Officer shall initiate or undertake an investigation and analysis of the potential impacts of development under the proposed zone. In this regard, the Development Officer shall seek the opinion of a Professional Community Planner. The analysis shall be based upon the full development potential of the uses and development regulations specified in the proposed zone and not on the merits of any particular development proposal. The analysis shall, among other things, consider the following factors:

    a) relationship to and compliance with the Community Plan and Council policies;

    b) relationship to and compliance with authorized plans and schemes in preparation;

    c) compatibility with surrounding development in terms of land use function and scale of development;

    d) traffic impacts;

    e) relationship to, or impacts on, services such as water and sewage systems and other utilities and public facilities such as recreational facilities and schools;

    f) relationship to municipal land, right-of-way or easement requirements;

    g) effect on stability, retention and rehabilitation of desirable existing uses, buildings, or both in the area;

    h) necessity and appropriateness of the proposed zone in view of the stated intentions of the applicant;

    i) relationship to the documented concerns and opinions of area residents regarding the application; and

    j) the suitability of the land for the proposed zone.

Amendment Process

7. In reviewing and processing amendment applications the Development Officer shall:

    a) examine the proposed amendment;

    b) prepare a written report on the proposed amendment; and

    c) advise the applicant in writing that the Development Officer:

i. is prepared to recommend the amendment to the council without further investigation, or

ii. is not prepared to recommend the amendment, or

iii. requires further investigation to make a recommendation, or

iv. is prepared to recommend an alternative amendment.

8. Upon receiving the advice of the Development Officer, the applicant shall advise the Development Officer if the applicant:

a) wishes the proposed amendment to proceed to Council, in which case he must prepay the advertising costs and any costs incurred by the Town to this point prior to the amendment proceeding to Council; or

b) does not wish to proceed to Council with the proposed amendment, in which case the application is considered abandoned.

9. If requested by the applicant, the Development Officer shall submit the proposed amendment to Council, accompanied by the report of the Development Officer, including the comments of the Professional Community Planner.

10. As soon as reasonably convenient, the Development Officer shall submit his recommendation on the proposed amendment to Council, accompanied by the results of his analysis and any other relevant material, if any, and Council shall then consider the proposed amendment.

11. The Development Officer, in his discretion, may present for the consideration of Council any proposed amendments to this bylaw on his own initiative, and the proposed amendment shall be accompanied by the report and recommendation of the Development Officer.

12. Council in its discretion, may initiate any amendment to this bylaw, and prior to the approval of any amendment, Council shall refer the proposal to the Development Officer for his report and recommendation.

Notification of Amendments

13. After giving a proposed bylaw amendment first reading and before giving it second reading, Council shall, in compliance with the Section 129 of the Cities, Towns and Villages Act, direct the Development Officer to prepare at public notice describing the pending amendment.

14. The public notice shall be shared according to Section 165 of the Cities, Towns and Villages Act. The notice can be shared at least once in a local newspaper normally circulating within the Town, advertised on the radio for three consecutive days, posted in five public locations, or mailed to each of the municipality’s residents.

15. The notice shall also be dispatch by ordinary mail to:

a) the applicant;

b) the owners of the land subject to the proposed rezoning amendment; and

c) each assessed owner of land, wholly or partially within a distance of 60 m (200 ft) of the boundaries of the site which is the subject of the amendment.

16. During any cessation of ordinary mail delivery, the notice to those described in subsection 14 (a) and (b) shall be given by such other alternative means as the Development Officer may specify, and the notice to those described in subsection 14 (c) shall be provided in the newspaper only.

17. The official notice described in Section 3.17(14) shall state:

a) the purpose for which Council proposes to pass the amendment;

b) the place or places, one of which shall be the office of the municipality, where a copy of the proposed bylaw amendment may be inspected by the public during office hours; and

c) the time and place at which Council will hold a public hearing on the amendment, which shall not be less than 10 days after the posting or the last publication of the official notice, as the case may be.

18. Where, in the opinion of the Development Officer, any proposed amendment is likely to affect other owners of land, they shall notify owners of land beyond 60 m (200 ft) at such additional distance and direction from the site as, in his opinion, may experience any impact attributable to any development allowed under the proposed zone.

19. Proposed amendments to this bylaw are subject to the requirements and procedures set out in Sections 77 to 80 of the Cities, Towns and Villages Act.

4.0 DEFINITIONS

For the purpose of this bylaw certain terms or words herein shall be interpreted or defined as follows:

ABATTOIR means an establishment where animals are slaughtered and/ or processed within an enclosed building. This definition does not include a feed lot or other intensive forms of livestock holding and feeding.

ABUT OR ABUTTING means immediately contiguous to, or physically touching, and when used with respect to lots or sites, means two that share a common property line or border.

ACCESS ROUTE means a road, trail, lane, or other route, whether public or private, that provides ingress to and egress from a PROPERTY or BUILDING and includes any road relied upon for emergency evacuation from a Flood Hazard Area.

ACCESSORY BUILDING / ACCESSORY STRUCTURE means a BUILDING or STRUCTURE that is detached from, secondary to, and subordinate in size and function to the main BUILDING on the same PROPERTY, and includes, without limiting, a detached garage, shed, gazebo, carport, or similar outbuilding.

ACCESSORY USE means a use of a building or lot which is normally subordinate incidental, and exclusively devoted to the principal use of the building or lot.

ACT means the Community Planning and Development Act of the NWT 2011 and as amended.

ADDITION means a STRUCTURE or space that is added to, and made structurally or functionally part of, an existing Building, and that increases the BUILDING floor area, height, or footprint, and includes any horizontal expansion of a BUILDING.

AMENITY means an aesthetic or other physical characteristic or facility that enhances the desirability of an environment. Amenity may include recreational or cultural facilities, a unified building design, views, landscaping, tree preservation or generally attractive site design.

AMENITY AREA, PRIVATE OUTDOOR means an amenity area which shall be provided subject to regulations of this bylaw but which must be developed for the active or passive recreation and enjoyment of the residents of a specific dwelling and which immediately adjacent to and directly accessible from the dwelling unit it is intended to serve.

APIARY means a place where hives, parts of hives, or bee containers are kept, for the purpose of keeping bees for the cultivation of honey.

AUCTIONEERING ESTABLISHMENT means development specifically intended for the auctioning of goods and equipment, including temporary storage of such goods and equipment.

AVIATION BULK FUEL STORAGE means lands, buildings and structures for the storage and distribution of fuels, oils, propane and other petroleum for use in aircraft and associated vehicles.

BASEMENT

a) means the portion of the building or structure which is wholly or partially below grade, having above grade no more than 6 feet of its clear height which lies below the finished level of the floor directly above.

b) means storey or stories of a building located below the first storey.

BED AND BREAKFAST means a minor and ancillary/subordinate commercial use of a residence where accommodation is provided for periods of fourteen days or less in three or fewer guest rooms.

BREWERIES AND DISTILLERIES, MAJOR means the brewing or distilling of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume. The public tasting and retail sale of alcoholic product is limited to that which is produced on-site. This also includes Breweries and Distilleries, Minor.

BREWERIES AND DISTILLERIES, MINOR means the brewing or distilling of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume. The public tasting and retail sale of alcoholic product is limited to that which is produced on-site. All processes, functions, and mechanical equipment associated with the use must be contained indoors, and are limited to production activities which are not deemed to be noxious or offensive to adjacent properties or the general public.

BUILDING means any STRUCTURE used or intended for supporting or sheltering any use or occupancy, as defined in the National Building Code of Canada.

BUILDING PERMIT means a certificate or document authorizing construction on a building project to begin.

CANNABIS means any part of a cannabis plant or related substances as regulated by the Cannabis Act of Canada and Cannabis Products Act of the Northwest Territories.

CANNABIS PRODUCTION means to obtain cannabis by any method or process as defined by the Cannabis Act of Canada which includes manufacturing; synthesis; altering its chemical or physical properties by any means; or cultivating, propagating or harvesting it or any living thing from which it may be extracted or otherwise obtained.

CANNABIS SALE means to offer cannabis for sale, expose for sale, or have in possession for sale.

CANOPY means a projection extending from the outside wall of a building normally for the purpose of shielding a part of the building from the sun.

CANOPY SIGN see SIGN, CANOPY.

CARPORT means a roofed structure used for storing or parking of not more than two private vehicles which has less than 40% of its total perimeter open and unobstructed.

CARETAKER UNIT means a single residential unit forming part of a development and used solely to accommodate an employee or a person or household whose official function is to provide surveillance, maintenance and/or security for a development provided for in the land use districts in which caretaker units are listed as a discretionary use. Caretaker units can be built using modular construction.

CHANNEL is defined as a natural or artificial watercourse of perceptible extent, with definite bed and banks to confine and conduct continuously or periodically flowing water.

CHATTEL means a movable item of personal property.

COLD STORAGE LOCKER means a building in which space in individual lockers is rented or otherwise made available for the storage of frozen food.

COMMON AREA means the part of the mobile home park that is used by all residents, such as streets, playground, walkways, and other areas for public use.

COMMERCIAL SCHOOL means a development for instruction and education which is not maintained at public expense and which may or may not offer courses equivalent to those offered at publicly supported education facilities or private instruction as a home occupation.

COMMUNITY GARDEN is a garden plot where a community group grows plants or animals for the purpose of personal or non-profit consumption, beautification or education, usually on public land.

CORNER LOT see LOT, CORNER.

CORRECTIONAL FACILITY means the confinement or safe custody of persons so confined as the result of legal process. Includes detention centres.

COUNCIL means the Council of the Town of Hay River.

CRITICAL INFRASTRUCTURE means INFRASTRUCTURE whose damage, loss of function, or inundation would significantly impair public safety, emergency response, evacuation, or the continued delivery of essential services. Examples include hospitals, fire halls, police stations, emergency operations or communications centres, designated emergency shelters, water and wastewater treatment facilities, and any road or bridge identified by Town of Hay River as a primary evacuation route.

CROP, CEREAL means the growing of grain suitable for food.

CROP, FORAGE means the growing of fodder suitable for consumption by farm animals.

DAY CARE FACILITY means a facility where day care is provided not within the private residence of the operator; as licensed by the Government of NWT and regulated under the Child Care Act.

DENSITY means a quantitative measure of the average number of persons, families or dwelling units per unit of area.

DESIGN FLOOD EVENT means a flood event used to define the boundary of a FLOOD HAZARD AREA. This event, often called a regulatory flood, represents a specific flow rate and is chosen by selecting an Annual Exceedance Probability (AEP). As modelled through the Kátł'odeh (Hay River) Flood Hazard Mapping Study (2025), the 1:200 under ice jam conditions AEP has been chosen as the DESIGN FLOOD EVENT for the Town of Hay River's planning purposes.

DESIGN FLOOD LEVEL means the maximum static water level reached for lands contained within a FLOOD HAZARD AREA during a DESIGN FLOOD EVENT.

DEVELOPER means an owner, agent or any person, firm or company required to obtain or having a development permit.

DEVELOPMENT means any human-made change to land or water, or the construction, placement, demolition, or alteration of a BUILDING, STRUCTURE or INFRASTRUCTURE and includes, without limitation, the construction of a BUILDING or ACCESSORY BUILDING / ACCESSORY STRUCTURE, the placement of fill or the removal of topsoil, the construction or alteration of a road, ACCESS ROUTE, bridge, and the subdivision of land.

DEVELOPMENT APPEAL BOARD means the Development Appeal Board appointed by resolution of Council to fulfil the duties of this bylaw.

DEVELOPMENT OFFICER means any person appointed as such by resolution of Council and responsible for the administration of this bylaw, and shall also include any person acting as such from time to time appointed by Council.

DEVELOPMENT PERMIT means a certificate or document authorizing a specified development and includes, where applicable, a plan or drawing or set of plans or drawings, specifications or other documents. This permit is separate and distinct from a Building Permit.

DISCRETIONARY USE means a use of land or buildings provided for in this bylaw, for which a development permit may be issued by Council with or without conditions.

DRIVE-IN BUSINESS means an establishment which services customers travelling in motor vehicles driven onto the site where such business is carried on, where the customer normally remains in the vehicle for service.

DWELLING means any building used primarily for human habitation.

DWELLING UNIT means a building or portion thereof designed for or used exclusively as a residence or living quarters (usually containing constructed as including eating, sleeping, cooking, and toilet sanitary facilities) for one household.

DRY FLOODPROOFING refers to measures taken below the FLOOD CONSTRUCTION LEVEL of a BUILDING to make it impermeable to floodwaters, thereby keeping contents dry during a flood event. Examples include constructing using materials that will withstand the force of ice and keep water out and sealing off or relocating all openings below the FLOOD CONSTRUCTION LEVEL. For the purpose of this bylaw, ELEVATION-BASED FLOODPROOFING, or diverting water through the construction of berms, dikes, and sandbagging are not considered a method of DRY PROOFING.

EATING AND DRINKING ESTABLISHMENTS means a retail food or drink establishment where prepared foods and beverages, including alcoholic beverages, are offered for sale to the public, for consumption on or off the premises. This includes neighbourhood pubs, licensed restaurants, cafes, delicatessens, tea rooms, lunch counters and take-out restaurants. This does not include drive-thru services.

EATING AND DRINKING ESTABLISHMENTS, DRIVE-THRU means an eating of drinking establishment that serves patrons directly to motor vehicles through a service window; and as such require a driveway to accommodate vehicle stacking.

ELEVATION-BASED FLOODPROOFING refers to measures taken to protect USES or BUILDINGS, or STRUCTURES from flood water damage by raising them above the DESIGN FLOOD ELEVATION, to the FLOOD CONSTRUCTION LEVEL. Examples include constructing on mounds or elevating BUILDINGS with stilts or piles.

EMERGENCY SHELTER means a facility that provides transitional housing or temporary accommodation for people in need of shelter as its primary use. Supportive uses may also include offering health, education, or food services. Emergency shelters may be used to assist a range of populations including but limited to those experiencing domestic violence or homelessness; they also may include sobering facilities but do not include health care facilities for addictions treatment.

EXCAVATION means any breaking of ground, except common household gardening and ground care.

EXISTING refers to uses, structures, or other items that were approved and lawfully constructed or under construction at the effective date of this bylaw.

FAMILY DAY HOME means a day care facility where the day care is provided within the private residence of the operator; as licensed by the Government of NWT and regulated under the Child Care Act. These are considered a home occupation.

FARMING means the extensive cultivation of land, which may include including the keeping of animals, including horse, cattle, sheep, hog, and poultry but does not include intensive farms or horticulture 'market gardening'.

FARMS, INTENSIVE means farming that includes the rearing and feeding of livestock for commercial or experimental purposes and market gardening, without restricting the generality of the foregoing includes feedlots, livestock operations, fish farms, fur farms, plant nurseries, and beekeeping.

FARMS, NON-COMMERCIAL means development for small-scale, non-commercial agricultural pursuits ancillary to country residential uses. This shall be developed so that it will not unduly interfere with the general enjoyment of adjacent property. Animals shall be kept for the use or enjoyment of the householder only.

FARMS, NON-INTENSIVE means farming that development for agricultural pursuits that does not include the rearing and feeding of livestock for commercial or experimental purposes.

FENCE means a vertical barrier constructed for the purposes of limiting visual intrusion, sound abatement and to prevent unauthorized access.

FILL is defined as soil, rock, rubble, industrial waste such as slag, organic material or a combination of these that is transported and placed on the natural surface of a soil or rock or organic terrain. It may or may not be compacted.

FINANCIAL INSTITUTION refers to the premises of a bank, trust company, finance company, mortgage company, or investment company.

FIRST STOREY means the uppermost storey having its floor level not more than 2 m above grade. In case of a split level, both floors above grade will be considered the first storey.

FLOOD is defined as a temporary rise in the water level that results in the inundation of areas not ordinarily covered by water.

FLOOD CONSTRUCTION LEVEL means the DESIGN FLOOD LEVEL plus FREEBOARD.

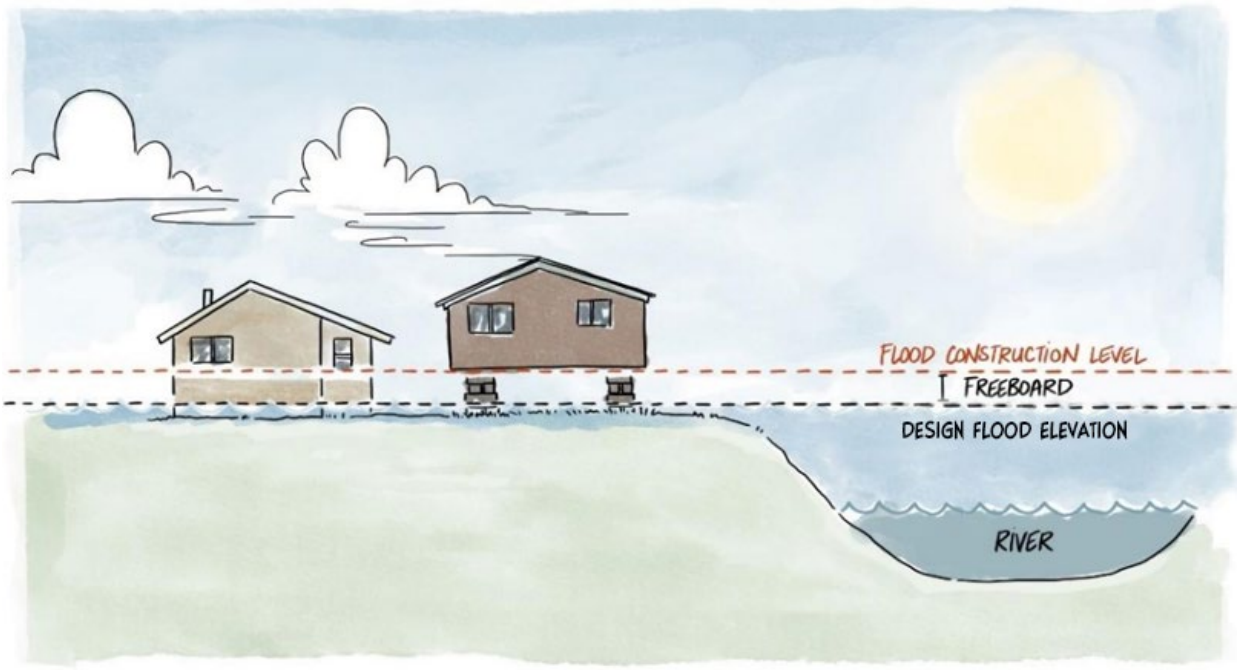


Figure 4.1 - Design Flood Level, Freeboard, and Flood Construction Level

FLOOD HAZARD AREA is defined as the area that would be inundated by the DESIGN FLOOD EVENT. It is further separated into the FLOODWAY and FLOOD FRINGE.

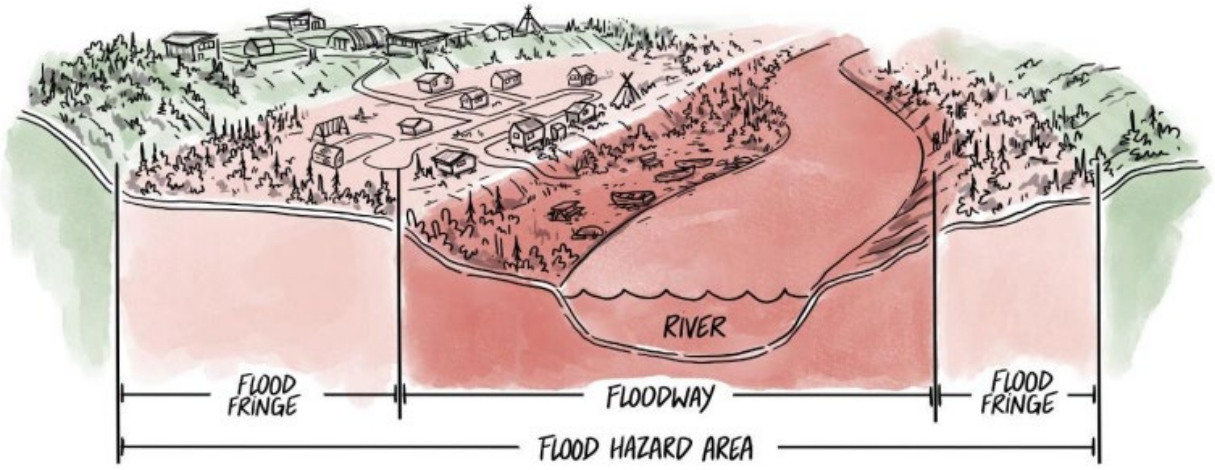


Figure 4.2 - Flood Hazard Area including Floodway and Flood Fringe

FLOOD PLAIN see FLOOD HAZARD AREA.

FLOODPROOFING means a measure, or combination of measures, that reduces or eliminates the risk of flood damage during a DESIGN FLOOD EVENT; generally taken up to the FLOOD CONSTRUCTION LEVEL.

FLOODWAY is a portion of the FLOOD HAZARD AREA that reflects an area where risk to lives, the environment, property, or the economy are anticipated to be significant or most likely during a DESIGN FLOOD EVENT. The FLOODWAY is defined in the Kátł'odeh (Hay River) Flood Hazard Mapping Study (2025) and includes all areas across the extent of the channel with water at depths greater than 1 m and areas exposed to moving ice, which are considered dangerous and destructive. Although the FLOODWAY was not defined based on flow velocities, high velocities are also associated with these areas.

FLOOD FRINGE is a portion of the FLOOD HAZARD AREA outside of the FLOODWAY during a DESIGN FLOOD EVENT. As defined in the Kátł'odeh (Hay River) Flood Hazard Mapping Study (2025), the FLOOD FRINGE, represents areas with shallower, slower, and less destructive flooding, which may or may not be occupied by ice, and may be of significant hazard.

FLOOR AREA of a building means the total floor areas of every room and passageway contained in a building but not including the floor areas of basements, attics, sheds, open porches and breezeways. Basement and attic floor areas shall be included when they contain habitable rooms.

FORESTRY refers to the management, development, and cultivation of timber for commercial or non-commercial purposes.

FREEBOARD refers to a vertical distance added to a calculated DESIGN FLOOD LEVEL to accommodate uncertainties and potential for waves, surges, and other natural phenomena. For the purposes of this bylaw, FREEBOARD is required to be a minimum of 300 mm (11.8 in) and may be increased for CRITICAL INFRASTRUCTURE.

FRONTAGE means the length of a street boundary along the front lot line. On double fronting lots, all sides of a lot adjacent to streets shall be considered frontage.

FUNERAL HOME means a building designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for internment or cremation.

GARAGE, PRIVATE means a building or part of a building designed or used for storage of motor vehicles and which is erected and used as an accessory to a dwelling.

GARAGE, PUBLIC means a building or part of a building other than a private garage used for the storage, care, repair, servicing or equipping of motor vehicles or where such vehicles are kept for remuneration, hire, sale or display.

GARDEN SUITE means a secondary dwelling unit located on a lot where the principal use is single detached housing.

GAS BAR means development used for the retail sale of gasoline, other petroleum products, and incidental auto accessories.

GOLF COURSE means a public or private area operated for the purpose of playing golf and may include an accessory office, retail pro shop, eating and drinking establishment, banquet facilities, driving range, and golf academy. This does not include miniature golf.

GRADE, BUILDING means ground level established for the purposes of regulating the number of storeys and the height of a building. The building grade shall be the level adjacent to the walls of the building if the finished grade is level. If the ground is not entirely level the grade shall be determined by averaging the elevation of the ground for each face of the building.

GRADE, DRAINAGE means the ground elevations established in a drainage plan for a lot attached to the application for a development permit as approved by the Development Officer or Council for the purpose of controlling the flow of surface water on the lot.

GRADE PLAN means a site drainage plan to ensure lot grading for adequate drainage so that there will be no free flow of water onto adjacent properties (other than through a drain, ditch or swale) and showing the location of all proposed structures to manage drainage including connections to existing storm mains, ditches, rock sumps, design elevations and or/storm water interceptors.

GRADE means,

a) the average elevation of the finished surface of the ground at ground level, excluding an artificial embankment or excavation at the perimeter of a building, measured on any side of a building;

b) the elevation of the ground surface in its natural state, before man-made alterations; or

c) on sloping or irregular sites, the angled plane determined by the Development Officer in relation to the above.

GREENHOUSE, COMMERCIAL a building for the growing of flowers, plants, shrubs, trees, vegetables, fruits, and similar vegetation for commercial purposes.

GREENHOUSE, NON-COMMERCIAL a building for the growing of flowers, plants, shrubs, trees, vegetables, fruits, and similar vegetation for non-commercial purposes.

HABITABLE SPACE means space in a BUILDING that is used for living, sleeping, eating, or food preparation and includes home offices, dens, finished basements, living rooms, and dining rooms. Bathrooms, closets, halls, storage areas, utility spaces, and crawlspaces are not considered habitable space.

HEIGHT means, when used with reference to a building or structure, the vertical distance between the horizontal plane through the average grade at the front of the building or structure and a horizontal plane through:

a) the highest point of the roof in the case of a building with a flat roof or a roof having a slope of less than 20 degrees; and

b) the average level between eaves and ridges in the case of a pitched, gambrel, mansard or hipped roof, or a roof having a slope of more than 20 degrees; provided that in such cases the ridge line of the roof shall not extend more than 1.5 m or 5 ft above the maximum permitted building height of the Zone.

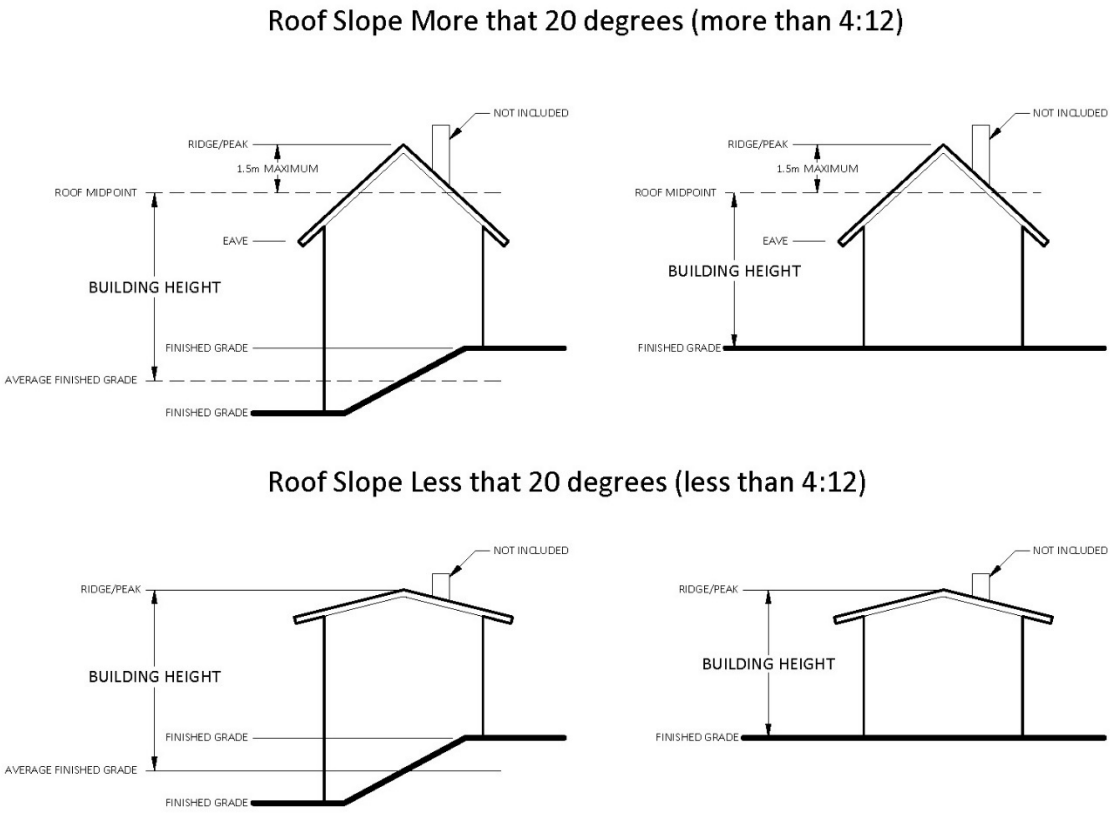


Figure 4.3 - Measuring the height of a roof

HEALTH SERVICES means those outlined in the NWT Hospital Insurance and Health and Social Services Administration Act of NWT which may include: services for the protection, promotion, and maintenance of physical and mental health (e.g., counselling); services for the prevention, diagnosis, and treatment of illness, disease, and injury (e.g., doctors office, dentist, optometrist, audiology clinic, chiropractic clinic); palliative services (e.g., hospice care); rehabilitative care services (e.g., addictions treatment, physical therapy); insured services (e.g., massage therapy); services in respect to health surveillance (e.g., blood testing lab, imaging clinics).

HIGHWAY includes any common or public road, street, avenue, parkway, driveway, square, bridge, viaduct, trestle or other passageway designed for and intended for use by the general public for the passage of vehicles, but specifically excludes private rights-of-way on private property.

HOME OCCUPATION means an occupation, trade, profession or craft carried on by an occupant of a residential building as a use secondary to the residential use of the building and which does not change the character thereof or have any exterior evidence of such secondary use.

HOSPITAL means a facility that provides one or more health services to in-patients and outpatients.

HOTELS means development used for the provision of rooms or suites for temporary sleeping accommodation where the rooms have access from a common interior corridor and are not equipped with individual kitchen facilities. Hotels may include accessory eating and drinking establishments, meeting rooms, and personal services shops.

HOUSEHOLD REPAIR SERVICES means repair to goods, equipment and small appliances normally found within the home, including radio, television and appliance repair, furniture refinishing and upholstery shops, but excluding personal services shops.

HOUSING means any residential use consisting of at least one individual dwelling unit.

HOUSING, DUPLEX means a residential building containing two dwelling units of approximately equal floor area each with individual and separate entrances. Duplexes can be built using modular construction.

HOUSING, MULTIPLE UNIT means a residential building containing three or more dwelling units, in which the dwelling units are arranged in any horizontal or vertical configuration. Multiple housing includes apartments, cottage clusters, and townhouses. Multiple housing can consist of modular type construction.

HOUSING, ROW HOUSING means development consisting of a building containing a row of two three or more dwellings joined in whole or in part at the side only with no dwelling being placed over another in whole or in part. Each dwelling shall be separated from the one adjoining, where they are adjoining, by a vertical party wall which is insulated against sound transmission. Each dwelling shall have separate, individual, and direct access to grade. Row housing can be built using modular construction.

HOUSING, SINGLE DETACHED means development consisting of one detached permanent dwelling, which is separate from any other dwelling or building and for the use of a single household. This definition includes modular or prefabricated housing but does not include mobile homes.

HYDRODYNAMIC PRESSURE is defined as the pressure in a fluid column due to the movement of the fluid.

HYDROSTATIC PRESSURE is defined as the perpendicular pressure to which a submerged plan surface is exposed as a consequence of the weight of a fluid.

INDUSTRY means a use providing for the co-generation, manufacturing, processing, assembling, fabricating, testing, servicing, or repair of materials. May include an ancillary office to administer the industrial use on the lot, and includes wholesaling provided that the merchandise being sold is distributed from the lot, but excludes the processing of livestock.

INDUSTRY, LIGHT refers to an industry use which is wholly enclosed within the building except for parking and loading facilities, and outside storage accessory to the permitted uses, and which in its operation does not ordinarily result in emission from the building of odours, fumes, noise, cinder, vibrations, heat, glare, or electrical interference.

INFRASTRUCTURE means public or private works and facilities constructed or installed to provide transportation, utility, drainage, or other services, and includes, without limitation roads, ACCESS ROUTES, bridges, culverts, water and wastewater systems, and utility corridors.

INTERIOR LOT see LOT, INTERIOR.

INTENSIVE LIVESTOCK OPERATION means any confinement livestock facility capable of the confining, rearing, or feeding of a type and quantity of livestock at a given density over a minimum length of time. As defined by the Government of NWT's Guideline for Agricultural Waste Management, intensive livestock facilities are further defined as feedlots or covered facilities of significant investment or permanence, capable of confining a minimum number of livestock at a housing density of not more than 1,000 lbs (455 kg) of live weight per 184 m^2 (2,000 ft) for growing or finishing for market, dairying, or egg production.

MANURE STORAGE FACILITY means a structure, reservoir, lagoon, catch basin, cistern, gutter, tank, deep pit or bermed area for temporarily containing livestock wastes, until they can be used or properly disposed of.

KENNEL Any premises on which four or more dogs over four months of age are kept. Excludes a veterinary clinic.

LANDSCAPING means to preserve or change the natural features of a site by adding lawns, trees, shrubs, ornamental plantings, fencing, walks, driveways or other structures and materials as used in modern landscaping architecture.

LAND TREATMENT FACILITY means a facility designed and operated for the purpose of restoring and rehabilitating contaminated soil, sediment, snow or other contaminated matter, but excluding medical waste.

LANE means a public roadway not exceeding 9.5 m in width, which provides a secondary means of access, to an abutting lot.

LIVING SUITE refers to a self-contained dwelling unit located within a single detached dwelling, where both dwelling units are registered under the same land title. Secondary suites are further described in Section 6.10 Living Suites.

LOADING SPACE means an open area used to provide unrestricted access of vehicles to a loading door, platform, or bay.

LOT means an area of land, having fixed boundaries described in either the Certificate of Title, a survey plan registered in the Land Titles Office or a lease document approved by the GNWT and the Town of Hay River and has not been divided into smaller areas by any plan or instrument registered in the Land Titles Office.

LOT AREA means the total area of a lot.

LOT, CORNER means a lot at the intersection or junction of two abutting streets.

LOT COVERAGE means the combined area of all buildings or structures on a lot as a percentage of the total lot area, measured at the level of the lowest storey above grade, including all porches, verandas, decks and balconies whether open or covered but excluding open and enclosed terraces or patios at grade, steps, cornices, eaves and similar projections.

LOT DEPTH means the average horizontal distance between the front and rear lot lines of a lot.

LOT, DOUBLE FRONTING means a corner lot which abuts two public streets, (except alleys or lanes) which are parallel or nearly parallel where abutting the lot.

LOT, FLANKING means a corner lot on which a side boundary is abutting onto a street and where only one front yard setback is required.

LOT, INTERIOR means a lot which is bounded by only one street.

LOT LINES means the legally defined limits of any lot.

LOT WIDTH means the average horizontal distance between the side boundaries or lot lines of a lot.

LOT, THROUGH means a lot other than a corner lot with frontage on more than one street.

MANUFACTURED HOME means a transportable one-storey building providing a single dwelling unit only, constructed in a factory in one or more modules in conformance with CSA Z240 MH Series and is ready for occupancy on completion of installation on a foundation, connection of services, and other set-up in accordance with the manufacturer's installation instructions. Manufactured Homes are sometimes referred to as Mobile Homes or Trailers.

MANUFACTURED HOME PARK means a lot under single ownership which is managed by an operator and which has been designed for the placement of manufactured homes or manufacture home park lots for non-transient use.

MANUFACTURED HOME PARK LOT means a leasable or rentable portion of land within a manufactured home park that has been reserved for the placement of one manufactured home and its occupants.

MARINA a building, structure, or place containing docking facilities and located on a navigable waterway, where boats and boat accessories are stored, serviced, repaired, or kept for sale; and where facilities for the sale of marine fuels and lubricants may be provided.

MARKET GARDEN means the cultivation of land for horticultural crops including flowers, plants, shrubs, trees, vegetables, fruits, and similar vegetation but does not include cereal or forage crops, except for the purpose of crop rotation.

MIXED-USE BUILDING means the use of a building for more than one type of land use. Typical mixed-use buildings include a combination of residential and commercial uses.

MIXED-USE DEVELOPMENT means the use of a lot for more than one type of land use. Typical mixed-use development include residential and commercial uses, or commercial and industrial uses on the same lot.

MOBILE HOME is a movable home that originally included its own running gear and was superseded by the modern-day manufactured home in the early 90's.

MODULAR HOME means a factory built single or multiple section single detached dwelling unit constructed to the National Building Code of Canada CAN/CSA-A277 standard, as amended from time to time. Modular homes are designed to be transported to the site and fitted together structurally, mechanically and electrically to form a single structure placed on a permanent foundation.

MOTEL means a group of attached or detached buildings containing individual sleeping or living units, rooms, or cabins designed for or used temporarily by tourists or transients with parking spaces provided conveniently near to each unit and includes also an auto court, tourist court, and a motor lodge. Each unit usually has its own exterior access. An eating or drinking establishment is an accessory use.

MUNICIPALITY means the Town of Hay River.

NATURAL AREA refers to undeveloped or minimally-developed lands intended for the preservation of environmentally-sensitive areas.

NATURAL RESOURCE EXTRACTION refers to the on-site removal, extraction, and primary processing of raw minerals found under or accessible from the site. Typical uses include gravel pits, sandpits, clay pits, oil and gas wells, coal mining, and stripping of topsoil. This does not include the processing of raw materials transported to the site.

NATURAL RESOURCE MANAGEMENT ACTIVITY refers to the management, cultivation, harvesting, extraction, and primary processing of fish (commercial), wildlife (hunting and trapping), or wild vegetation (e.g., berries, mushrooms).

NON-CONFORMING BUILDING OR STRUCTURE means a building or structure that was lawfully constructed or under construction at the date of the coming into effect of this bylaw and that does not or will not conform to the requirements of this bylaw.

NON-CONFORMING USE means a use that was lawfully made of land or a building or intended to be made of a building lawfully constructed or under construction at the date of the coming into effect of this bylaw and that does not or will not conform to the requirements of this bylaw.

NUISANCE means anything that interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses.

OBSTRUCTION is defined as any dam, wall, wharf, embankment, levee, dyke, pile, abutment, projection, excavation, channel, rectification, bridge conduit, culvert, building, wire, fence, rock/gravel, refuse, fill, structure, road, or matter in, along, across, or projecting into any flood risk area which may impede, retard or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water, or that is placed where the flow of water, either in itself or by catching or collecting debris carried by such water, or that is placed where the flow of water might carry the same downstream/ inland to the damage of life or property.

OCCUPANCY as defined by the National Building Code, means the USE or intended USE of a BUILDING or part thereof for the shelter or support of persons, animals or property.

OCCUPANCY PERMIT means a permit allowing for occupancy.

OFFENSIVE OR OBJECTIONABLE means, when used with reference to a development, a use which by its nature, or from the manner of carrying on the same, creates or is liable to create by reason of noise; vibration; smoke; dust or other particulate matter; odour; toxic or non-toxic matter; radiation hazards; fire or explosive hazards; heat; humidity or glare or unsightly storage of goods, materials, salvage, junk, waste or other materials, a condition which in the opinion of the Development Officer may be or become hazardous or injurious as regards health or safety, or which adversely affects the amenities of the

neighbourhood, or interferes with or may interfere with the normal enjoyment of any land, building or structure.

OFFICE means a building or part thereof, designed, intended, or used for the practice of a profession, the carrying on of a business, the conduct of public administration, or, where not conducted on the site thereof, the administration of an industry, but shall not include a retail commercial use, any industrial use, health service, financial institution, or place of amusement.

ON-THE-LAND WELLNESS CENTRE means a rural location that provides accommodation, programs and services to people who are experiencing homelessness, addictions, or mental health challenges.

OUTDOOR STORAGE refers to the storage of equipment, goods, chattels, raw or processed materials outside of any building, or structure. For the purpose of this by-law the overnight parking of vehicles shall not be deemed to be outside storage.

PARCEL see LOT.

PARK developed or undeveloped open space for recreational use by the public or the preservation of natural areas.

PARKING FACILITY means the area set aside for the storage and parking of vehicles and includes parking stalls, loading spaces, aisles, entrances and exits to the area.

PARKING SPACE, OFF-STREET means an off-street area available for the parking of one motor vehicle.

PARKING SPACE, RESIDENTIAL means the space set aside for the parking of one vehicle on a residential lot and includes garages, carports and driveways.

PARKING STALL means a space set aside for the parking of one vehicle.

PARKING STRUCTURE means a structure designed for the parking of motor vehicles in tiers or floors.

PERMITTED USE is a development or use which is permitted in terms of this bylaw.

PERSONAL SERVICE SHOPS means development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects. This includes: barbershops, hairdressers, beauty salons, tailors, dressmakers, shoe repair shops, and dry cleaning establishments and laundromats. This does not include health services.

PLACE OF ENTERTAINMENT a privately owned commercial uses that are entertainment-based in nature. Typical uses include: movie or other theatre, music halls or auditorium, billiard or pool room, bowling alley, indoor or miniature golf, virtual reality or video game establishment, axe-throwing, or shooting range. These uses may or may be combined with food and drink establishments. This does not include recreation facilities such as arenas, swimming pools, or golf courses.

PLAYGROUND means an area of landscaped open space equipped with play or exercise equipment such as slides, swings, or water features.

PRINCIPAL BUILDING means a building which occupies the major portion of a lot, is the chief or main building on a lot, or constitutes, by reason of its use, the primary purpose for which the lot is used.

PRINCIPAL USE means the main purpose for which a lot is used.

PRIVATE CLUB means a development used for the meeting, social or recreational activities of members of non-profit, philanthropic, social service, athletic, business or fraternal organizations, excluding on-site residences.

PROPERTY means a lot, block, or parcel of land that is the subject of a separate certificate of title or is otherwise legally described as a distinct unit of land, exclusive of any BUILDING, STRUCTURE, or other DEVELOPMENT situated on it, unless the context requires otherwise.

PUBLIC UTILITY INFRASTRUCTURE, MAJOR means infrastructure that is likely to have a major impact on the environment or adjacent uses by virtue of their potential emissions, traffic generation, noise generation, attraction of wildlife, or appearance. Typical uses include: sanitary land fill sites, sewage treatment plants, sewage lagoons, sludge disposal beds, garbage transfer and compacting stations, power generating stations, cooling plants, district heating plants, incinerators, and waste recycling plants.

PUBLIC UTILITY INFRASTRUCTURE, MINOR means infrastructure that is likely to have relatively minor impact on the environment or adjacent land uses by virtue of their potential emissions, traffic generation, noise generation, attraction of wildlife, or appearance. Typical uses include subsurface pipelines; overhead powerlines; communication towers; vehicle, equipment and material storage yards for utilities and services; snow dumping sites; depots and transfer facilities; surface reservoirs or stormwater lakes; water towers; water treatment plants; power terminal and distributing substation; and gate stations for natural gas distribution.

PUBLIC UTILITY SERVICE refers to the collection, distribution, treatment, or support of a service that is used by the public at large either locally or elsewhere. These services include but are not limited to those associated with power, water, sanitation, stormwater, waste, or communication.

PROTECTIVE AND EMERGENCY SERVICES means development which is required for the public protection of persons and property from injury, harm or damage together with the incidental storage of emergency equipment and vehicles. Typical uses include police stations, fire stations and ancillary training facilities.

PUBLIC USE means a development which is publicly owned, supported or subsidized involving public assembly or use. Public uses typically may include such uses as: public schools, parks, libraries, arenas, museums, art galleries, hospitals, health services, cemeteries, tennis courts, swimming pools, and other indoor and outdoor recreational facilities.

RECREATIONAL VEHICLE means a structure that provides temporary accommodation for short-term or seasonal use. These structures are often used while travelling or vacationing and are generally designed to be towed behind a motor vehicle, or are self-propelled, and includes such things commonly known as: travel trailers, campers, fifth wheels, motorhomes, pop-up or tent campers, travel vans, or other similar structures.

RELIGIOUS ASSEMBLY means development owned by a religious organization used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries. This use class does not include Private Education Services, Public Education Services and Commercial Schools, even as accessory uses.

RETAIL STORE means a development used for the retail sale of a wide variety of consumer goods including such things as groceries and beverages, electronic goods, furniture and appliances, hardware and home improvement supplies, household goods, printed matter, confectionary, pharmaceutical and personal care items, office supplies, stationary etc., but does not include any retail outlet otherwise classified or defined in this bylaw.

RETAIL STORE, CONVENIENCE means development used for the retail sale of those goods required by area residents or employees on a day-to-day basis, from premises which do not exceed 279 m^2 (3003 sq. ft) in gross floor area. Typical uses include small food stores, drug stores, and variety stores selling confectionary, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed matter.

RESIDENTIAL FACILITY is a facility that provides accommodation for transient workers. The employment of these workers must be related to the permitted or discretionary use of the lot.

RIDING STABLE manes land and buildings used to house horses and for their exercise and training may include a school, boarding stables, tack shop, or other related uses.

SECOND STOREY means the storey located above the first storey.

SENIOR HOUSING refers to residential development intended for occupation limited to seniors only.

SHOPPING CENTRE means two or more commercial establishments planned, developed and managed as a unit on a lot or lots and served by off street parking, and includes the total area upon which the buildings are located.

SIGN means an object or device intended for the purpose of advertising or calling attention to any person, matter, thing or event.

SIGN, BILLBOARD means a sign supported by one or more uprights, braces, or pylons, which stands independently of a building and may or may not contain advertising copy related to the development within the lot upon which the billboard sign is located.

SIGN, CANOPY means a canopy or awning which projects from a structure or building and displays the building or proprietor's advertising or identification.

SIGN, FASCIA means a sign, plain or illuminated, running parallel for its whole length to the face of the building to which it is attached, but in no case does its vertical dimensions exceed 1.5 m (5 ft).

SIGN, FREESTANDING means a sign supported by one or more uprights, braces or pylons and which stands independently of buildings.

SIGN, OFF-SITE means a sign that advertises goods, products, services or facilities or directs persons to a different location from where the sign is located. Such a sign is not located on the site of the goods, products, services, or facilities advertised.

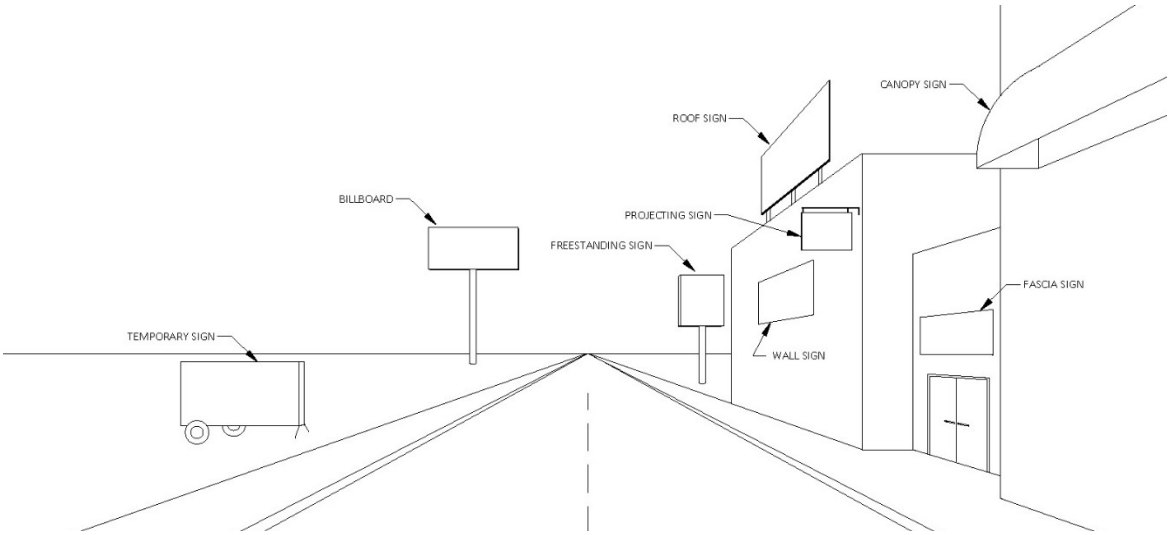


Figure 4.4 - Types of signs

SIGN, PORTABLE means a sign with a total area on one face of greater 3.0 m^2 (32.3 sq. ft) mounted on a frame or on a trailer, stand or similar support and which together with the support can be relocated to another location, and may include copy that can be changed manually through the use of detachable characters.

SIGN, PROJECTING means a sign other than a canopy or awning sign which projects at right angles from a structure or a building face or wall. This does not include a sign attached to the ground.

SIGN, ROOF means any sign erected upon, against or directly above a roof or on top of or above the parapet wall of a building.

SIGN, TEMPORARY means a sign which may or may not be portable in nature and which is located on a lot for a limited or specified period of time.

SIGN, UNDER-CANOPY means a sign which is attached to the bottom face of a canopy.

SIGN, WALL means a sign that is attached to or placed flat against the exterior wall or surface of any structure of any building, no portion of which projects more than 0.1 m from the wall and which does not project above the roof or parapet.

SITE means one or more lots for which an application for a development permit is made, and may include streets, lanes, walkways, and any other land surface upon which development is proposed.

SITE AREA means the total area of a site.

SITE BOUNDARIES means those boundaries which bound the site as determined by the Development Officer.

SITE, CORNER means a site at the intersection or junction of two abutting streets.

SITE COVERAGE means the combined area of all buildings or structures on a site as a percentage of the total site area, measured at the level of the lowest storey above grade, including all porches, verandas, decks and balconies whether open or covered but excluding open and enclosed terraces or patios at grade, steps, cornices, eaves and similar projections.

SITE DEPTH means the average horizontal distance between the front and rear site boundaries or lot lines of a site.

SITE, FLANKING means a corner site on which a side boundary is abutting onto a street and where only one front yard setback is required.

SITE, INTERIOR means a site which is bounded by only one street.

SITE WIDTH means the average horizontal distance between the side boundaries or lot lines of a site.

SLEEPING UNIT means a portion of a BUILDING, whether occupied or not, used or intended to be used in a temporary accommodation such as a hotel or motel. SLEEPING UNITS may contain sleeping and sanitary facilities but do not contain cooking facilities.

STOP WORK NOTICE means an order, in writing, requiring the person or persons responsible for any contravention of this bylaw to stop the development or use of land or building in whole or in part as directed by the order.

STOREY means that portion of the building which is situated between the top of any floor and the top of the floor next above it. If there is no floor above it, the storey is the portion of the building which is situated between the top of any floor and the ceiling above it. If the top of the floor directly above a basement is more than 1.8 m (6 ft) above grade, such basement shall be considered a storey for the purpose of this bylaw.

STOREY, HALF means a storey under a gable, hip, or gambrel roof, the wall plates of which, on at least two opposite walls, are not more than 2 feet above the floor of such storey.

STREET means a thoroughfare 9.5 m wide or more which is used by the general public and which affords the principal means of access to abutting property. Streets shall be designated as either local, for neighbourhood traffic, or collectors for heavier volumes. This does not include private roads in condominium developments or mobile home parks.

STREET, FLANKING means a street abutting the side yard of a lot or site.

STREET, FRONTING means a street abutting the front yard of a lot or site.

STRUCTURE means anything that is built, constructed, erected, or placed on, over, or under land or water, whether or not enclosed, roofed, or intended for occupancy, and includes, a BUILDING, ACCESSORY BUILDING / ACCESSORY STRUCTURE, deck, retaining wall, fence, tower, or other similar construction.

SUPPORTED LIVING FACILITY refers to a facility that is licensed to provide 24-hour personal care or supervision to those who have physical and/ or mental health challenges but do not need nursing support.

TEMPORARY DEVELOPMENT means a development for which a development permit has been issued for a limited time only (See Section 3.7.3).

TEMPORARY WORK CAMP is a facility to house workers who are required to complete a specific resource-intensive development project in or near Hay River.

TOURIST CAMPSITE means a site which provides for the temporary location of tents and trailers used by travellers and tourists for overnight accommodation.

TOURIST LODGE means a building, with or without smaller ancillary buildings or cabins, providing rooms for temporary tourist lodging which does not normally exceed 14 days.

TRAILER, VACATION means any portable accommodation providing temporary living quarters for persons vacationing or travelling.

TRANSITIONAL HOUSING is housing where supportive services are offered, usually for a period of up to 24 months, for people moving from homelessness, an emergency shelter, a health or correctional facility, or an unsafe housing situation to more permanent accommodation.

USE means how a piece of land or BUILDING is being used, does not refer to the BUILDING itself.

VEHICLE SALES AND SERVICE means the premises where motor vehicles may be repaired, equipped, parked or stored for remuneration, sale, or display, including vehicle washing facilities as an ancillary use, but excluding gas bars, recreation vehicles or heavy equipment sales/rentals.

VEHICLE, DISMANTLED OR WRECKED means a motorized vehicle that is not legally registered with the Territorial Government and is in a condition of disrepair rendering it immobile and/or it is not considered structurally safe to operate on a public roadway. Subject to Sections 178 and 180 of the Cities, Towns and Villages Act, Council may, by bylaw, provide for the removal and disposal of vehicles that:

a) are inoperable, wrecked or dismantled;
b) are not located in a building; and
c) do not form part of a business lawfully operated on the premises.

VETERINARY CLINIC means development used for the care and treatment of animals where the veterinary services may involve inpatient and outpatient care and medical procedures involving hospitalization. This use includes animal hospitals and shelters, pet clinics and veterinary offices.

WAREHOUSE SALES refers to a building or part of a building used for the storage and distribution of goods, wares, merchandise, substances, or articles and may include facilities for a wholesale or retail commercial outlet. This includes the sale of bulky items such as furniture, carpet, major appliances, and home building supplies.

WAREHOUSE, PERSONAL STORAGE refers to a compartmentalized warehouse facility or complex, designed for rental of separate storage areas usually for the storage of personal property.

WATERBODY is defined as a lake, a pond, or a reservoir either naturally or artificially created which periodically or continuously contains water.

WATERCOURSE is defined as an open defined channel, river, drain, or ditch either naturally or artificially created which intermittently or continuously contains moving water.

YARD means a required open space unoccupied and unobstructed by any BUILDING or STRUCTURE, or portion of a BUILDING or STRUCTURE above the general ground level of the graded lot, unless otherwise permitted in this bylaw.

YARD, FRONT means that portion of the lot extending across the full width of the lot from the front property boundary of the lot to the exterior wall of the building.

YARD, REAR means that portion of the lot extending across the full width of the lot from the rear property boundary of the lot to the exterior wall of the building.

YARD, SIDE means that portion of the lot extending from the front yard to the rear yard and lying between the side property boundary of the lot and the nearest portion of the exterior wall of the building.

YARD, SIDE (Flanking) means a side yard abutting a street on a corner lot.

WATER BASED OPERATIONS means businesses or operations that rely on waterfront access. Examples include but are not limited to Coast Guard operations, commercial fishing, fish processing, shipyards or boat storage and maintenance.

WET FLOODPROOFING means measures taken that do not prevent a USE, STRUCTURE, or interior of a BUILDING from getting wet during flooding but do limit anticipated damage. Examples include moving electrical and utility areas, HABITABLE SPACES, and storage of any goods to above the FLOOD CONSTRUCTION LEVEL; anchoring BUILDINGS and STRUCTURES to prevent buoyancy; and using building materials that can withstand long periods of inundation without damage.

ZERO LOT LINE means a zero side yard along the common property line of two semi-detached units.

ZONE means a defined area or district of the Town as set out in Schedule 1 of this bylaw and shown on the Zoning Map and is used to regulate the use and development of land.

ZONING MAP means the map forming part of this bylaw delineating the boundaries of the zones set out in this bylaw and marked Zoning Bylaw Map.

5.0 GENERAL REGULATIONS

5.1 APPLICABILITY OF GENERAL DEVELOPMENT REGULATIONS

1. The General Development Regulations apply to any development on any site, irrespective of the zone in which it is located. Where these Regulations appear to be in conflict with regulations of a specific zone, the General Development Regulations shall take precedence.

5.2 ARCHITECTURAL CONTROLS

1. The purpose of this section is to provide the Town of Hay River with controls and guidance so that aesthetically attractive and compatible development is provided throughout the municipality.

2. The design, siting, external finish, and architectural appearance of all land, buildings, including any accessory buildings or structures and signs, shall be to the satisfaction of the Development Officer for a permitted use; and of Council for a Discretionary Use. This is done so that there shall be general conformity in such matters with respect to adjacent buildings and that there may be adequate protection afforded to the amenities of adjacent lot.

3. Pursuant to Sections 5.2(1) and (2), the Development Officer or Council shall consider all of the following when reviewing development proposals in all zones:

    a) the design, character, and appearance of all buildings must be compatible with any other buildings existing in the vicinity unless the building is setting a new standard of design and character for the land use zone or a particular location within it;

    b) the design of the building must be consistent with the purpose and intent of the land use zone in which it is located;

    c) the siting of buildings must conform with the prescribed setback requirements;

    d) the height, coverage, size, and shape of the buildings should be consistent relative to existing adjacent buildings;

    e) the external finish of the principal and accessory buildings should be reviewed for consistency with respect to colour, finish, and texture;

    f) the impact of a proposed building on the existing streetscape should be considered to maintain conformity of sight lines, and to reduce any extreme and distracting variations;

    g) the use of landscaping should be encouraged to enhance the appearance of a development;

    h) the existing trees and natural features should be preserved in new subdivisions and developments; and

    i) the building or structure shall comply with any provisions which set out specific guidelines as to the design, character, appearance, or building materials to be used within a zone or area, or any architectural control guidelines adopted by Council.

4. Further to Section 5.2(3), the Development Officer or Council shall consider, but not be limited to, the following criteria when evaluating the design, character, and appearance of development proposals:

   a) Guidelines for Commercial and Industrial Development:

      i. The harsh contrasts of very large buildings mixed with small buildings can be softened by using similar sizes and shapes of massing elements like roof lines, exterior design, and treatment.

      ii. Blank, unfinished walls give a very bland appearance to the streetscape. Particular attention should be given to reduce large vacant spaces between buildings which are left open to the public view.

      iii. Rooftop mechanical equipment should be hidden from view from public streets and from adjacent buildings.

      iv. Utility installations and buildings should be located in such a manner so as to be compatible with adjacent buildings and development. This may be achieved by placing utility installations within buildings wherever possible or developing utility buildings which blend into the surrounding area.

      v. Natural features are an important part of the urban environment and should be given a high priority in developing a site. This may be achieved by, for example, preserving existing trees wherever possible.

      vi. Corner sites at the intersection of major streets should be given special consideration. Sight lines for drivers and more pedestrian space are features which should be incorporated into the design of buildings on corner sites.

      vii. Buildings should provide weather protective overhangs at outdoor pedestrian areas and at building entrances. The overhangs can be achieved through the use of cantilevers, awnings and canopies.

      viii. Long buildings along the street front should include a public route through the building which can be used by pedestrians to access parking areas or simply to avoid having to walk around the building.

      ix. Pedestrian areas in parking lots should be designed for safety and at a pedestrian scale. The combination of landscaping and pedestrian walkway connections from the parking area to the shopping area can act as a windbreak, slow the traffic in the parking area and soften the harsh visual impact of large asphalt areas.

      x. Illumination of commercial and industrial lots should not shine into residential windows.

      xi. On-site parking, loading, and shipping areas are less attractive elements of a streetscape and should be hidden from public roadways by buildings, screening and landscaping.

      xii. Outdoor storage and garbage collection areas are generally unsightly and undesirable elements from public roadways and should be screened or hidden

behind buildings. Existing storage and garbage collection areas should be screened from roadways by using berms, walls, and landscaping.

xiii. Signage on the building facade should be integrated with signage in the immediate vicinity and the zone as a whole to avoid the creation of visual cluttering, clashing or detraction from the appearance of the area or street.

b) Guidelines for Residential Development:

i. Visual privacy of internal living space and areas should be maintained in new and existing developments. The use of berms, landscaping and the orientation of the dwellings and the living space windows can improve the visual privacy between developments.

ii. Identical or similar housing styles, models, designs and colours should be discouraged. The same housing colour, design or treatment should not be used for any more than three adjacent dwellings.

iii. The intensity of colours should be restricted while encouraging the use of earth tone and pastel colours with natural finishes like wood and brick.

iv. Any accessory building built on a lot, such as a detached garage or garden shed, should be similar to the principal building in terms of proportional mass, roof line, and exterior treatment.

v. Developments should be encouraged to possess good proportion in the front elevations through the use of such elements as dormers, by windows, shutters, brickwork, roof lines and variations of window sizes.

5. Further to the above sections, Council may adopt more detailed architectural control guidelines where Council wishes to achieve a higher standard of design and appearance within a specific development, subdivision or neighbourhood.

6. Where Council adopts architectural control guidelines for a specific subdivision or neighbourhood, the following elements shall be contained in the document in order to ensure the aesthetic and functional quality of development:

a) the compatibility of lot grading and drainage requirements within the lot;

b) the placement of the structure/building on the site to ensure proper utilization of the land and compatibility with surrounding structures/ buildings;

c) the styling and type of structure/building to ensure compatibility with surrounding structures/buildings; and

d) the compatibility of exterior finish and coordination of colour relationships.

7. Where Council adopts architectural control guidelines, the Development Officer shall ensure the controls are adhered to using, but not limited to, the regulations and mechanisms contained in Sections 3 and 5.2 of this bylaw.

8. The Town of Hay River may require that the developer register a Restrictive Covenant against the lot or subdivision in order to ensure ongoing conformance with the architectural control guidelines.

5.3 LANDSCAPING REQUIREMENTS

1. In residential zones, the maximum width of the driveway entrance at the street is 8 m (26 ft). The remaining area of the front yard will be landscaped. The landscape area must be covered with a landscape material, such as, but not limited to, turf-seeded, turf-sodded, weed barrier fabric, mulch, decorative pavers, washed gravel, shale or similar treatments and/or flower beds.

2. On-site landscape plantings are required for new developments in all commercial zones and for multiple-unit and institutional buildings in any zone.

3. Where lots back onto the Highway, landscaping will be required both in the front and the rear of the property.

4. New landscape plantings shall consist of perennial herbaceous and/or woody plant species known to be hardy in the Hay River area. Where possible, to provide winter interest, evergreen shrubs and trees and/or deciduous shrubs and trees that have interesting bark, fruit, or form shall be used. Existing healthy woody plants (trees, shrubs) can count towards the landscaping requirements.

5. The required landscape planting area in square metres is calculated based on 2.5 m (8.2 sq. ft) multiplied by the total public road frontage of the property in metres. One tree planted per 25 m^2 (269 sq. ft) landscape planting area or one shrub planted per 15 m^2 (162 sq. ft) landscape, with numbers rounded. Where the calculation of the total number of trees or shrubs required results in a fractional number, the total number of trees and shrubs required shall be the next highest whole number.

6. In the C2 and C3 zones, the planting area must be at least 2 m (6.6 sq. ft) wide. In C1 zones, there is no minimum width of the planting area.

7. The minimum size of deciduous trees is 60 mm caliper. The minimum height of coniferous trees is 1.75 m (5.74 ft) as measured from ground level. The minimum size of shrubs is #2 pot (7.57 l / 2 gallon) or 1 m (3.3) height balled-and-burlapped as measured from ground level.

8. Adequate means of routine watering of plant materials shall be provided on site. These means may take the form of automatic sprinkler systems, low-emission, drip or trickle irrigation, weeping hoses, gravity feed systems, hose and sprinkler systems, or other means as approved by the Development Officer. Particular attention is to be paid to adequate watering during the establishment phase to optimize survival of newly planted materials.

9. Screening of storage areas is required in all commercial zones and shall be located to the rear or side of the principal building and shall be screened from view from any street and from adjacent sites in a residential zone.

10. The ground of the landscape area must be covered with a landscape material, such as, but not limited to, turf-seeded, turf-sodded, weed barrier fabric, mulch, decorative pavers, washed gravel, shale or similar treatments and/or flower beds. A Development Officer may require a combination of different landscape ground cover treatments for the purpose of increasing the diversity and appeal of the landscape area. In no instances shall non-organic material be used as the sole landscape ground cover on a site. In the case where gravel, shale, mulch, or a similar loose material is used for landscaping, suitable containment must be implemented to the satisfaction of the Development Officer, to ensure that the material is maintained on private property and does not migrate on to public streets, sidewalks, etc.

5.4 BUILDING FOR PUBLIC USE

1. All buildings proposed for public use, including apartments, religious assemblies, commercial and industrial buildings, must, conform to the National Building Code of Canada and have the approval of the health authorities of the Northwest Territories and the NWT Fire Marshall.

2. All buildings proposed for public use shall provide accessible facilities conforming to the latest revision of the National Building Code of Canada.

5.5 CORNER LOTS

1. In addition to the specific lot regulations of this bylaw, any development involving a corner site in any zone shall comply with all the restrictions, limitations, and conditions relating to visibility approaching road intersections as may be required by the Development Officer or Council.

2. These conditions shall apply to the area formed within a corner site by the two street property lines and a straight line which intersects each of them 7.5 m (25 ft) from the corner where they meet.

3. The area located within the above noted dimensions shall provide un-obstructed visibility and for the purpose of this bylaw be known as the ~~Site~~ Sight Triangle.

4. In residential zones, a site abutting onto two streets shall have front and side yard requirements in accordance with this bylaw based on the following:

    a) the longer of the yards abutting a street on a corner lot shall be referred to as the flanking side yard; and

    b) the shorter of the yards abutting a street on a corner lot shall be referred to as the front yard.

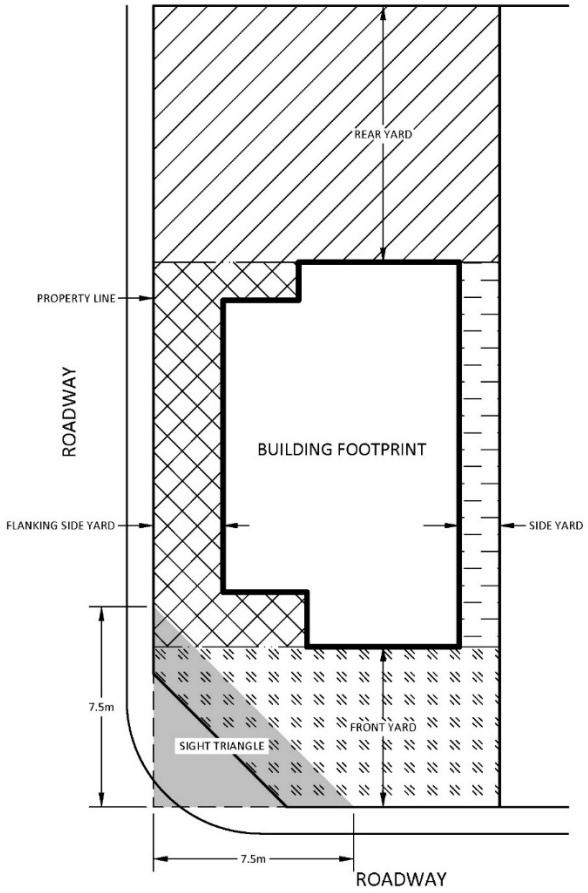


Figure 5.1 - Flanking side yard

5.6 AIRPORT VICINITY

1. When a proposed development occurs within the vicinity of the Hay River Airport, the development shall conform to the Hay River Airport Zoning Regulations passed pursuant to the Aeronautics Act.

5.7 PROXIMITY TO PIPELINES, POWER LINES, FIRE HYDRANTS AND RIGHTS-OF-WAY

1. Where any distribution pipeline carrying highly pressurized gas or volatile liquid crosses, or is situated in the vicinity of, land which is proposed for development, no habitable building shall be sited closer than 15.5 m (51 ft) to the centre line of the pipeline right-of-way or the pipeline, whichever is closest.

2. The following distances shall be considered the minimum amount of separation required between overhead power transmission lines and buildings, signs, bridges, light standards, antennas or other objects:

OVERHEAD EQUIPMENT OR CONDUCTOR	SEPARATION DISTANCE	
	HORIZONTAL	**VERTICAL**
0-750 V insulated	300 mm (11.81 in)	300 mm (11.81 in)
Above 750 V insulated	1.0 m (3.28 ft)	3.0 m (9.84 ft)
0-2 2 kV *	3.0 m (9.84 ft)	5.0 m (16.40 ft)
ABOVE 22 kV *	3.0 m (9.84 ft) Plus 10 mm (0.39 in) / kV in excess of 22 kV	5.0 m (16.40 ft) Plus 10 mm (0.39 in) / kV in excess of 22 kV
* Bare, exposed, or non-rated insulation		

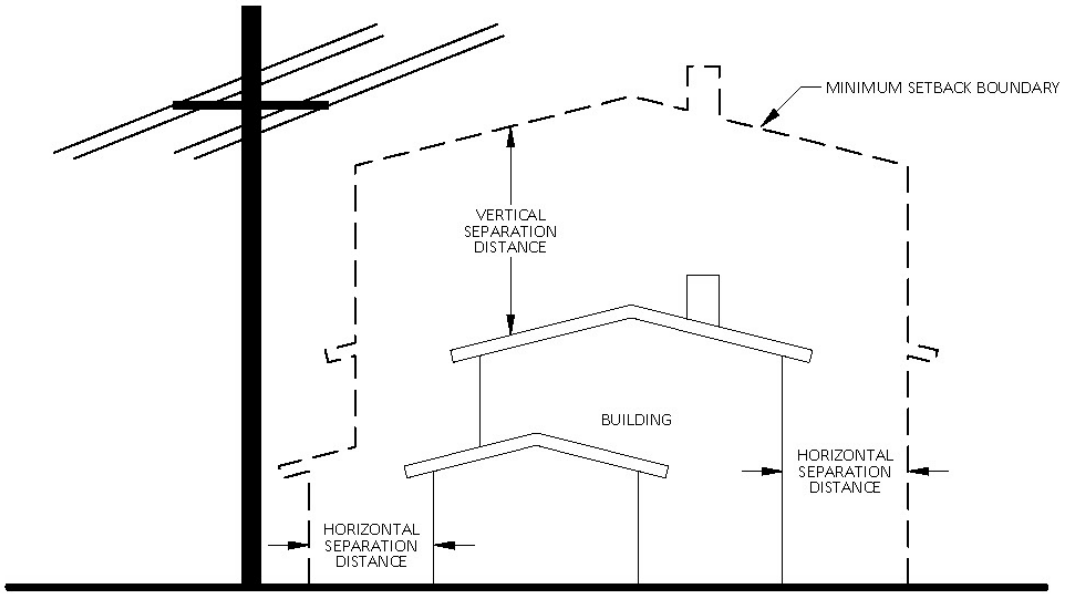


Figure 5.2 - Power line clearances

3. No development shall be allowed over or above an existing underground gas pipe or gas service line unless the Development Officer has been advised in writing by the operator of such public utility that satisfactory arrangements have been made for the relocation of such piping or service line.

4. Development shall not be permitted within the right-of-way of an operating railway or the right-of-way of a designated highway under the Public Highways Act.

5. Additional set-back distances may be required for developments which are in close proximity to railway crossings if, in the opinion of the Development Officer, such development may pose safety concerns with regard to sighting distances.

6. The Development Officer shall ensure that all development immediately adjacent to a public highway shall be in conformance with all the relevant regulations and policies of the Government of the Northwest Territories.

7. Fences, landscaping and other obstructions shall be located a minimum of 1.5 m from any fire hydrant. Property owners are responsible for ensuring that fire hydrants abutting their property are kept clear of debris and are visible at all times.

5.8 ACCESS AND UTILITIES

1. When a proposed development adjoins a highway, a service roadway of not less than 20 m (66 ft) in width shall be provided adjacent and parallel to the highway.

2. No residential or commercial development shall be allowed unless there is access to an all-weather public roadway for use by emergency vehicles.

3. Development permits shall not be issued where in the opinion of the Development Officer or Council satisfactory arrangements have not been made with the Town as to the supply to the required subdivision of any or all of the following services: water, electricity, sanitary sewer, street access, or other services or facilities, including the payment of costs of installing any such service or facility.

4. Any development which cannot be served by a public sewer and public water system shall have private sewer and water systems that are approved by Council and have such site areas as may be required by Council. In determining such site area Council shall refer the proposed development to local health authorities and shall give due consideration to the recommendations of those authorities in relation to the nature of the site.

5.9 SOILS AND DRAINAGE

1. No development shall be allowed unless the nature of the surface and subsoil of the land is such that good drainage, and the stability of the buildings and structures, can be assured.

2. The Development Officer may specify, as a condition of the development permit, the requirement that work relating to drainage and soil stability be carried out.

3. In all cases, lot grades shall be established with the following minimum requirements:

a) the centre of the lot shall be 18” higher than the centre line of the roadway onto which it fronts; and

b) a minimum 2% gradient for drainage shall be provided.

4. All lot grading shall be to the satisfaction and/ or discretion of the Development Officer.

5.10 EXCAVATION AND CONSTRUCTION WORK

1. As a condition of approving a permit, the Development Officer shall require that all necessary safety measures will be taken and that the excavations, storage or piling up of materials required during the construction stage shall not continue any longer than reasonably necessary to complete the particular stage of the construction work.

2. The person to whom the permit has been granted shall be fully responsible for any loss or injury incurred by any person or damage to any property caused by excavations, storage, or piling up of material.

5.11 MOVING BUILDINGS

1. No person shall move a building, structure, or mobile home larger than 14 m² (151 sq. ft) within, into or out of the municipality unless he has first obtained a Development Permit – Moving.

2. The Development Officer may refuse to issue a permit for the moving of a building, structure, or mobile home if:

a) there are any taxes or other charges due to the Town with respect to the building or the lot on which it is situated, unless arrangements satisfactory to the Senior Administration Officer have been made for payment of such taxes or other charges; or

b) the building would fail to conform to the requirements of the zone into which it is proposed the building be moved.

3. The Development Officer shall require the owner of a building that has been moved to acquire a Development Permit - Utility before power services are connected at the new location.

4. The Development Officer may, as conditions of a permit for the moving of a building, require such renovations and alterations as may be necessary so that the building will conform with the current requirements of the following:

a) The zone into which the building is moved;

b) The National Building Code of Canada;

c) The National Fire Code of Canada;

d) The NWT Fire Marshall;

e) The Hay River Office of the Hay River Community Health Board; and,

f) The Flood Hazard Overlay regulations.

5. The Development Officer may require the owner of a building that is to be moved to post a performance bond that shall be held to ensure any renovations or alterations required in subsection 5.11 (4) be completed within a specified time period.

6. No Development Permit - Occupancy shall be granted until all renovations and alterations required in subsection 5.11 (4) have been completed to the satisfaction of the Development Officer.

7. No Development Permit - Occupancy shall be granted until all moved buildings have been inspected by the Town Building Inspector as appointed by the Development Officer.

8. The Development Officer or Council may make conditions as to the time and the manner in which the building may be moved so as to avoid or minimize damage to streets and power or telephone lines, and to ensure the safe and expedient flow of traffic while moving operations are in progress.

5.12 FENCES IN RESIDENTIAL ZONES

1. A person shall not construct a fence on a site in a residential zone that is higher, measured from the general ground level 30.5 cm (1 ft) back of the property line on whichever side of the fence is lower, than:

   a) 1.98 m (6.5 ft) for the portion of the fence that does not extend beyond the foremost portion of the principal building on the site. The Development Officer may allow a fence to be erected up to 2.44 m (8.0 ft) in height upon the written consent of the owners of the property adjacent to such a fence where, in his opinion, it would not adversely affect the amenities of the area;

   b) 1 m (3.3 ft) for the portion of the fence that does extend beyond the foremost portion of the principal building on the site, provided that the Development Officer may allow a fence to be erected to not more than 1.83 m (6.0 ft) in height if, in his opinion, it will not prejudice the amenities of the zone; and

   c) in the case of corner lots, the foremost portion of the principal building referred to in (a) and (b) of this subsection 1 shall apply to both faces of the building fronting onto each street.

2. There shall be no obstruction to vision, at an intersection, by fences over the height of 1.0 m (3.3 ft) above established grades and streets, and within the area defined as the Sight ~~Site~~ Triangle under Section 5.5 of this bylaw which is formed on a corner site by the two street property lines and a straight line which intersects each of them 7.5 m (24.5 ft) from the corner where they meet.

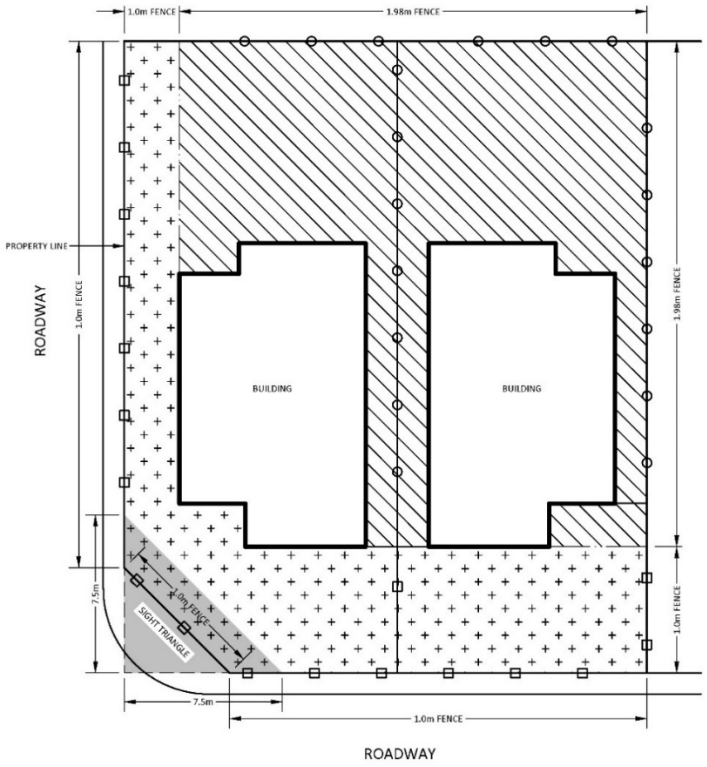


Figure 5.3 - Fence heights

5.13 OBJECTS PROHIBITED OR RESTRICTED IN RESIDENTIAL ZONES

1. No person shall keep in any part of a yard in the R1 (A, B, C), R2, R3, R4, RM, and RC zones:

   a) any commercial vehicle loaded or unloaded of a maximum weight in excess of 4,082 kilograms (9,000 lbs.) other than for temporary loading and unloading;

   b) the storage of any dismantled or wrecked vehicle for more than seven days without the written permission of the Development Officer;

   c) the storing of objects or chattels which are unsightly or tend to affect adversely the amenities of the zone; and

   d) the excavation, storage or piling up of materials required during the construction stage, pursuant to Section 5.10 of this bylaw.

2. In accordance with the Town of Hay River Garbage Bylaw (as amended), garbage shall be stored in weather-proof containers screened from adjacent sites and public streets to the satisfaction of the Development Officer and shall be in a location easily accessible for pickup.

3. Storage areas for goods or materials normally associated with the enjoyment of residential property is permitted only in the rear and interior side yards of any lot in a residential zone. In the case of a corner lot, such storage is not permitted within the front or exterior side yard setback.

4. Between the period of October 31st and May 1st, recreational vehicles, utility trailers, and boats shall be stored in the rear or side yard or may be stored in a front yard driveway, provided they do not project further than 2 m into a front yard. In the case of a corner lot, recreational vehicles, utility trailers, and boats may be stored in an exterior side yard provided that the area is screened from view with either fencing or landscaping. At all other times of the year, recreational vehicles, utility trailers, and boats may be stored in a front yard driveway.

5. Outside storage areas shall be screened from adjacent sites and streets.

5.14 SUBDIVISION DEVELOPMENT

1. Any development covering an unsubdivided area of 0.5 ha or more in extent and which will result in the erection of a multiple number of commercial, residential or industrial units shall be submitted, notwithstanding the other provisions of this bylaw, to the Council for its approval and Council may establish additional standards and requirements to ensure that the area is developed to the highest standards or use and amenity. The application for a development permit shall be accompanied by an overall plan and shall state whether the development is to be completed in one continuous operation or in defined stages.

5.15 HEIGHT

1. In determining whether a development conforms to the maximum height permissible in any zone, the following regulations shall apply:

    a) in any zone other than a residential zone, the following features shall not be considered for the purpose of height determination: chimney stacks, steeples, belfries, domes or spires, monuments, elevator housings, roof stairway entrances, water or other tanks, ventilating equipment, skylights, fire walls, parapet walls, receiving or transmitting structures, masts, flag poles, clearance markers, or other erections which are considered to be similar by the Development Officer; and

    b) in any residential zone, those features specified in clause (a) shall not be considered for the purpose of height determination, except that receiving or transmitting structures, other than those which may be normally required by adequate local television reception, shall be considered.

2. notwithstanding (a) and (b) above, any developments shall comply with the requirements contained in the Hay River Airport Zoning Regulations governing the height of buildings and structures.

5.16 LIGHTING OF SITES

1. Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties or interfere with the effectiveness of any traffic control devices.

5.17 PROJECTIONS INTO YARDS

1. The following features may project into a required yard as provided for below:

   a) Bay, oriel or similar windows, porches, eaves, shade projections, unenclosed steps, chimneys or parts of a chimney, belt courses, sills, together with any other built features which, in the opinion of the Development Officer, are of a similar character;

   b) Balconies, decks, verandas together with any other built features which, in the opinion of the Development Officer, are of a similar character; and

   c) An open, hard surfaced and uncovered terrace or patio in any yard in a residential zone, if such terrace is completely unenclosed except by a guard rail or parapet wall which do not exceed the maximum height permissible for a fence in the same location, or a temporary covering such as an awning.

2. Features may project into yards as provided for in the illustration below and the table on the following page.

	Maximum Projection Allowed	
If the required yard setback is:	**Windows, porches and other features listed in a)**	**Balconies, decks and verandas and similar features listed in b)**
Less than 1.22 m	0.46 m	0.46 m
1.22 m to 3.66 m	0.61 m	0.61 m
More than 3.66 m	0.61 m	1.88 m

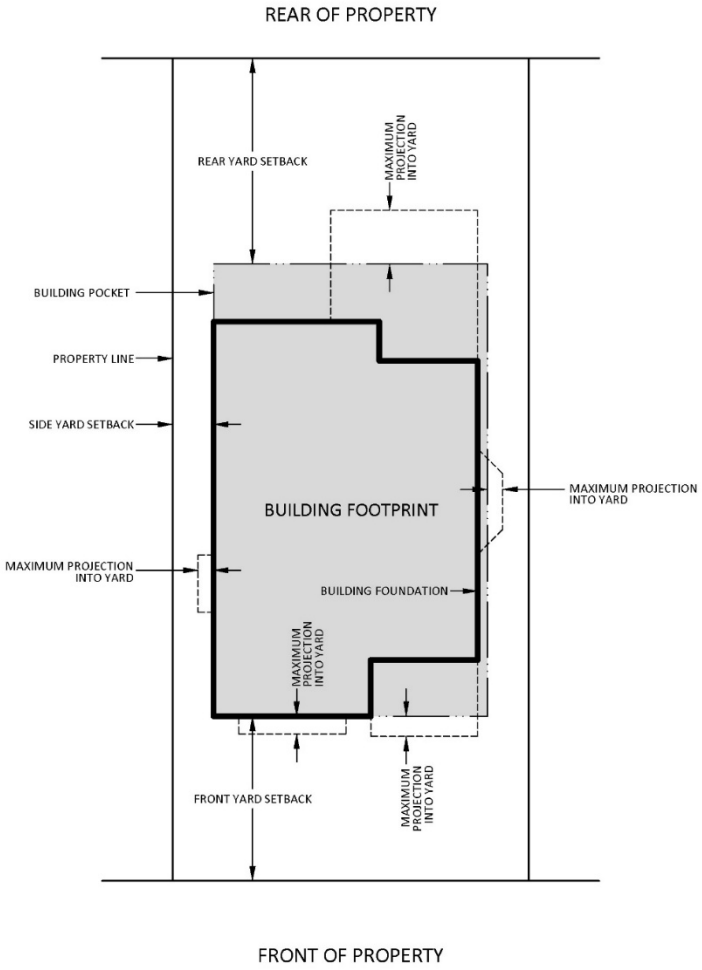


Figure 5.4 - Projections into yards

5.18 ARCHAEOLOGICAL RESOURCES

1. The Culture and Heritage Division of GNWT's Department of Education, Culture and Employment, located at the Prince of Wales Northern Heritage Centre (PWNHC) manages archaeological sites on all lands and waters in the NWT other than those under the administration and control of the federal government. Archaeological sites are protected by law (under *Archaeological Sites Regulations*, pursuant to the *Archaeological Sites Act*), and as such, potential impacts to archaeological sites must be evaluated whenever a development project is proposed.

2. There are often recorded and unknown archaeological sites within community boundaries. Archaeological sites are extremely sensitive to impacts and can be drastically altered

through various types of land uses. Any activities that have the potential to disturb the surface or subsurface of the ground can negatively impact an archaeological site.

3. Any proposed land use that has the potential to impact the surface or subsurface of the ground and is within a previously undisturbed area or is within 150 m of a previously recorded archaeological site should be reviewed by PWNHC. PWNHC shall conduct a review and provide recommendations to the Town within 30 days of receiving a notice.

4. A “no development” buffer of at least 30 m will be applied to recorded archaeological site locations, unless alternate recommendations are provided by PWNHC.

6.0 SPECIAL LAND USE REGULATIONS

6.1 APPLICABILITY OF SPECIAL LAND USE REGULATIONS

1. The Special Land Use Regulations apply to the uses listed irrespective of the zone in which they are located. Where these regulations appear to be in conflict with the zone regulations in which the use is either a Permitted or a Discretionary Use, the Special Land Use Regulations shall take precedence and shall be applied in addition to the requirements of the zone.

6.2 MULTIPLE UNIT HOUSING DEVELOPMENT

1. For all residential developments excepting single detached and duplex housing, the Development Officer shall not issue a development permit for a multiple unit housing development unless the following conditions have been satisfied:

    a) provision of recreational areas and open spaces on the property;

    b) access for fire department vehicles and other emergency vehicles;

    c) provisions of access to garbage storage; storage to be suitably enclosed;

    d) provisions of clothes lines or alternate means of handling laundry;

    e) landscaping according to Section 5.3 and fences according to Section 5.12;

    f) lighting between buildings;

    g) orientation of buildings and general appearance of buildings;

    h) privacy of dwelling units in and adjacent to the development;

    i) safe pedestrian access to and from the public sidewalk fronting the site; and

    j) any other matter the Development Officer or Council reasonably consider necessary to the residential environment.

6.3 MANUFACTURED HOMES

1. Manufactured Homes shall in all cases:

    a) be placed on permanent foundations and footings as specified in the National Building Code of Canada;

    b) comply with all provisions of the regulations concerning manufactured homes;

    c) meet or exceed the provisions of CSA Z240;

    d) not be less than 74 m² (797 ft);

    e) meet all safety and fire regulations as may be specified by the municipality;

f) have skirtings to screen the undercarriage; this skirting shall be factory prefabricated or of a quality equivalent thereof so that design and construction will complement the home; and

g) be subject to any subsequent regulations the Town may incorporate.

2. All accessory structures such as patios, porches, decks, additions, and storage facilities shall be factory prefabricated units, or of a quality equivalent thereof so that design and construction will complement the mobile home.

3. In cases of an irregularly shaped lot or a manufactured home that is too long to allow for normal setbacks, the Development Officer may permit setbacks at the front and back respectively, which are less than the required setbacks but in no case less than 3 m (10 ft), provided this does not adversely affect the amenities of the residential area.

6.4 DAY CARE FACILITIES

1. In addition to conforming with the GNWT Child Day Care Act and Child Day Care Standards and Regulations, all Day Cares shall be subject to the following regulations:

a) a day care shall not be a principal use of a building within a residential zone; and

b) the Development Officer or Council shall, in deciding whether to approve or refuse a day care, consider, among other matters, if the development would be suitable for the location proposed, taking into account, among other matters, potential traffic generation, proximity to park or other open or recreational areas, isolation of the proposed site from other uses, buffering or other techniques designed to limit any interference with other uses or the peaceful enjoyment of their properties by nearby residents, and consistency in terms of intensity of use with other development in the area.

2. Family Day Homes are permitted as a home occupation in residential zones.

6.5 SUPPORTED LIVING FACILITY

1. A supported living facility shall comply with the following regulations:

a) the maximum number of residents shall be established by Council who shall have regard for the nature of the supported living facility and/or the nature of the zone in which it is located;

b) the maximum number of residents shall be consistent with the general population density of the zone in which it is located;

c) the supported living facility shall not generate pedestrian or vehicular traffic or parking in excess of that which is characteristic of the zone in which it is located; and

d) all development regulations of the zone in which the supported living facility is located shall apply.

2. All applications to develop a supported living facility shall be accompanied by the report of a professional Community Planner, indicating that a detailed planning analysis of the proposed development has been carried out.

6.6 HOME OCCUPATIONS

1. A home occupation shall not be permitted in a residence if, in the opinion of the Development Officer it would be more appropriately located in a Commercial or Industrial zone.

2. A resident who intends to operate a home occupation, where permitted under this bylaw, shall make application for the following:

    a) a development permit that shall be in effect for the period the home occupation is operated; and

    b) a business license that shall be in effect for the period of one year, requiring annual renewal to continue the home occupation.

3. All home occupations, if given approval, shall comply with the following provisions:

    a) there shall be no outdoor business activity, storage of materials, or equipment associated with the office;

    b) the office shall not generate pedestrian or vehicular traffic, or parking, in excess of that which is characteristic of the zone within which it is located;

    c) the number of employees shall not exceed one at any one time;

    d) Council may set a limit to the number of customers that may be in attendance at any one time;

    e) there shall be no exterior display or advertisement, other than a permitted sign measuring 45.7 cm x 60.9 cm (18”x 24”);

    f) there shall be no mechanical or electrical equipment used which creates noise, or visible and audible interference in radio or television reception in adjacent dwellings;

    g) the office shall be operated as a secondary use only, and shall not change the principal character or external appearance of the dwelling involved; and

    h) a person deemed by the Development Officer to be providing a service or instruction in arts and crafts, shall not permit more than six students or customers to be in attendance at any one time.

4. In addition to all other provisions and requirements of this section, the following additional requirements shall apply to home occupations in the form of bed and breakfast operations, as defined in Section 4 of this bylaw:

    a) persons wishing to operate a bed and breakfast operation shall be required to apply for a development permit;

    b) a bed and breakfast operation shall be limited to residential land use zones and shall be within the principal building or in a garden suite.

    c) a bed and breakfast operation shall be limited to one meal provided on a daily basis to registered guests only, with such a meal being prepared in one common kitchen and served in one common room; and

d) in addition to the off-street parking requirements for the dwelling/dwelling unit itself, as stipulated in Section 9.3(2)(a) of this bylaw, one off street parking space per rented guest room shall be required for a bed and breakfast operation.

6.7 RELIGIOUS ASSEMBLY

1. All sites for religious assembly shall comply with the following special provisions:

   a) the site shall have a frontage of a least 30 m (100 ft) and an area of at least 929 m² (10,000 sq. ft); and

   b) where a manse, rectory, parsonage, or other building of residence associated with the religious assembly is to be erected on the site, the combined area of the site shall not be less than 1300 m² (13,993 sq. ft).

6.8 INSTITUTIONAL USES

1. All facilities within the I - Institutional zone shall comply with the following:

   a) no facility shall derive more than 10% of its total revenues from commercial activities, which are not directly related to the operation of the facility; and

   b) all facilities shall have direct access to a collector street.

6.9 CARETAKER UNITS

1. In land use zones where caretaker units are permitted as a discretionary use under this bylaw, an application for a development permit will be considered by the Development Officer and may be approved by Council for a maximum of one caretaker unit per lot. All applications must be accompanied by proof of a valid business license, issued by the Town of Hay River, for the location of the intended caretaker unit. If approval for the caretaker unit is given, the following provisions will be adhered to:

   a) the application is with regard to an Industrial, Transportation or Highway/ Service Commercial zone;

   b) where the caretaker unit is attached to the principal building on a site by a roof, wall, an open or enclosed structure, a floor, or a foundation, it is considered to be an integral part of the principal building and must meet all the requirements set out in the National Building Code of Canada and the National Fire Code of Canada;

   c) where the caretaker unit is an integral part of the principal building, any walls or doors between the caretaker unit and the principal building must have a fire rating as required by the National Fire Code of Canada and be constructed of materials which are set out in the National Building Code of Canada to achieve this rating;

   d) the maximum area of the living space for a caretaker unit which forms an integral part of the principal building must not be greater than 93 m² (1,001 sq. ft).

2. Caretaker units that are not an integral part of the building will only be considered for the Industrial and Transportation zones. These units must be mobile homes as defined in this bylaw and meet the standards of mobile homes as set out in this bylaw.

3. Applicants will be required to substantiate their need to retain the use of a non-permanent caretaker unit by annually re-applying for continuation of the approval.

4. A change in land/ building use or ownership shall require a new application to establish a caretaker unit to be submitted to Council for consideration.

5. A caretaker unit that is a manufactured home or a work camp style unit will not be permitted if it is more than 35 years old.

6.10 LIVING SUITES

1. The following conditions shall apply when developing a living suite:

    a) livings suites shall be allowed only within a single detached dwelling;
    b) living suites shall not exceed the total floor area of the primary dwelling unit in which it is located;
    c) living suites must be limited to no more than two bedrooms;
    d) living suites must be fully self-contained with their own direct access to the outdoors;
    e) construction of living suites must comply to the requirements of the National Building Code and Territorial fire regulations; and
    f) living suites must have approved smoke detectors.

2. A development permit shall be obtained prior to development of any living suites.

3. In making its decision on a living suite application, the development authority shall not consider the condition of the property or the behaviour of the occupants of the property, as these matters are enforced through the Unsightly Land bylaw and other legislation.

4. Living suites are not allowed where a garden suite has been permitted.

6.11 GARDEN SUITES

1. Garden suites, when permitted, shall:

    a) be separate from the principal dwelling;
    b) be located only a lot where the principal use is a single detached dwelling;
    c) have unimpeded pedestrian access to a street or land frontage with a minimum width of 1 m;

d) have a maximum gross floor area of 60 m^2 (650 sq. ft), including basement floor area, and have a maximum height of 7 m (23 ft). except in the RC zone where the maximum gross floor area is 75 m^2 (807 sq. ft) and the maximum height allowed is 8 m (26 ft);

e) be located in the rear yard, except in the RC zone, where they may also be located in the front and side yards;

f) provide private or shared amenity areas equal to 10% of the net rentable area of the garden suite;

g) shall be service with water and sewer services, where these services exist;

h) be limited to one garden suite per lot;

i) have a minimum setback of 3 m (10 ft) from the principal building; and

j) be limited to 60 m^2 (646 sq. ft) gross floor area when located on the second storey of an accessory building.

2. Garden suites shall be designed, sited, constructed, finished, and sided in a manner that is visually compatible, in the opinion of the Development Officer, with the residential character of the principal residence.

3. Garden suites are subject to the development regulations applicable to principal uses in each zone (i.e. buildings are not to be regulated as an accessory building/structure).

6.12 ACCESSORY USES AND BUILDINGS

1. A use may be accessory to a permitted or discretionary use, if such use complies with the definition of accessory in this bylaw.

2. Where any building or structure on a site is attached to a principal building on the site by a roof, an open or enclosed structure above grade, a floor or a foundation which is above grade, or any structure below grade allowing access between the buildings such as a parking garage or a corridor or passageway connecting the buildings, it is a part of the principal building and is not an accessory building and shall therefore adhere to the development regulations as specified in the land use zones.

3. Accessory uses and buildings are permitted in a zone when accessory to a principal use which is a permitted use in that same zone and for which a development permit has been issued.

4. Accessory uses and buildings are discretionary in a zone when accessory to a principal use which is a discretionary use in that same zone and for which a development permit has been issued.

5. The construction of an Accessory Building 14 m² (151 sq. ft) or greater in size shall require an approved development and building permit.

Accessory Buildings in Non-Residential Zone

6. In any zone other than a residential zone, an accessory building or structure is subject to the development regulations for that zone.

Accessory Buildings in Residential Zone

7. The number of accessory buildings on one lot shall be at the discretion of the Development Officer.

8. An accessory building or structure shall not be used as a dwelling.

9. An accessory building or structure shall not exceed 4.6 m (15 ft) in height. Accessory buildings with a suite on the second floor, can have a maximum height of 7 m (23 ft), except in RC zones, where the maximum height allowed is 8 m (26 ft).

10. Accessory buildings and structures shall be located on an interior lot as follows:

    a) a minimum of 1 m (3.3 ft) from the dwelling;

    b) no closer than the front lot line of the principal building, except where the lot fronts onto a river or lake;

    c) not less than 1 m (3.3 ft) from the side lot line, except where it is a mutual garage erected on the common property line to the satisfaction of the Development Officer, or where the accessory building does not exceed the permitted fence height;

    d) not less than 1 m (3.3 ft) from the rear lot line if the structure exceeds 2 m (6.6 ft) in height (subject to clause E below); and

    e) where the accessory building is a detached garage, to provide a minimum of 5.0 m (16.4 ft) from the garage doors to any property line.

11. Accessory buildings and structures shall be located on a corner site as follows:

    a) on a corner site, in addition to the above provisions and subject to clause (b) below, the distance between an accessory building and any public roadway other than a lane flanking the site, shall be not less than the side yard required for the principal building; and

    b) where an accessory building is a detached garage, and where the vehicle doors of the detached garage face any flanking public roadway other than a lane, the distance between the garage and the flanking public roadway shall not be less than 5.0 m (16.4 ft).

6.13 ANIMAL REGULATIONS

1. The keeping of animals on any residential lot shall be in accordance with the following without the need to obtain a development permit:

    a) on any lot, not more than 4 domestic household pets, not to include more than 2 dogs, which must be confined to the property;

b) on any lot less than 0.8 ha (2.0 ac) no animals except as provided for in subsection (a); and

c) on lots of 0.8 ha or more, the following shall apply.

ANIMAL UNITS ON RESIDENTIAL LOTS GREATER THAN 0.8 ha (2.0 ac)	
LOT SIZE	**NUMBER OF ANIMAL UNITS**
0.8-1.2 ha/ 2.0-3.0 ac.	1 Animal Units
1.2-1.6 ha/ 3.0-4.0 ac.	2 Animal Units
1.6-2.0 ha/ 4.0-5.0 ac.	3 Animal Units
2.0-2.4 ha/ 5.0-6.0 ac.	4 Animal Units
2.4-2.8 ha/ 6.0-7.0 ac.	5 Animal Units
2.8-3.2 ha/ 7.0-8.0 ac.	6 Animal Units
3.2-3.6 ha/ 8.0-9.0 ac.	7 Animal Units
3.6-4.0 ha/ 9.0-10.0 ac.	8 Animal Units
4.0-4.4 ha/ 10.0-11.0 ac	9 Animal Units
4.4-4.8 ha/ 11.0-12.0 ac.	10 Animal Units
4.8-5.2 ha/ 12.0-13.0 ac	11 Animal Units
5.2-5.6 ha/ 13.0-14.0 ac	12 Animal Units
5.6-6.0 ha/ 14.0-15.0 ac.	13 Animal Units
6.0-6.4 ha/ 15.0-16.0 ac.	14 Animal Units
6.4-6.8 ha/ 16.0-17.0 ac	15 Animal Units
for every 0.4 hectare (1.0 acre) thereafter, add one more animal unit.	

2. For the purpose of this section “One animal unit” means:

a) 1 horse over one year old; or

b) 2 foals up to one year old; or

c) 1 cow over one year old; or

d) 2 calves up to one year old; or

e) 30 chickens; or

f) 10 ducks, turkeys, or geese; or

g) 5 sheep or goats; or

h) 20 rabbits; or

i) 3 pigs;

3. Other animals or combination of animals shall be calculated to conform to the intent of the above list.

4. The keeping of animals not in accordance with Section 6.13(1) above shall require a development permit at the discretion of Council having due regard to the adjoining land use in order to avoid adverse land use impacts.

5. Pigs shall only be allowed in the MG-Market Gardening zone in accordance with the regulations of Section 6.13(1).

6. Offspring, up to 3 months, dependent on their mother for nursing are exempted from the limits on animal units.

7. The construction of any structure for the accommodation of any livestock, poultry or other animals is permitted, subject to compliance with Section 3.2 of this bylaw.

8. At a Community Garden, animals will be allowed according to the table in Section 6.13.c). For lots that are between 0.5 ha and 0.8 ha, 0.6 of an animal unit will be allowed. In calculations, numbers will be rounded to the nearest whole animal.

6.14 INTENSIVE LIVESTOCK OPERATIONS

1. The development of intensive livestock operations shall be permitted subject to the requirements of the Development Officer and Council.

2. The development of an intensive livestock operation shall not proceed unless and until an Environmental Impact Assessment has been conducted and the results submitted to the appropriate Municipal, Territorial, and Federal government agencies. Such assessment shall be conducted at the expense of the applicant.

3. Prior to commencing operation, all requirements, as determined by the Environmental Health Officer, must be met and the operator shall request inspection from the Hay River office of the Mackenzie Regional Health Services in regards to the entire operation.

4. For the purposes of this section, livestock includes farm animals and poultry listed in the following table, and any other animals reared for commercial purposes.

Animal Unit Equivalents		
Kind of Animal		**No. of Animals = 1 Animal Unit**
Cattle	Cows or bulls	1
	Feeder cattle	1.5
	Replacement heifers	2
	Calves	4
Hogs	Boars or sows	3
	Gilts	4

Animal Unit Equivalents		
Kind of Animal		**No. of Animals = 1 Animal Unit**
	Feeder hogs (54 kg avg.)	6
	Weanling hogs (20 kg)	20
Poultry	Hens, cockerels, lapons	100
	Chicks, broiler chickens	200
	Turkeys, geese, or ducks	50
Sheep	Rams or ewes	7
	Lambs	14
Goats		7
Horses	Colts or ponies	2
	Other than colts or ponies	1
Bison and muskoxen	Cows or bulls	1
	Calves	4
Fallow deer	Fallow deer	8
	Fallow deer fawns	32
Domestic Indigenous	Elk	5
	Elk calved	20
	White tail deer	8
	White tail deer fawns	32
	Mule deer	8
	Mule deer fawns	32
Miscellaneous	Mink	80
	Rabbits	40

5. Intensive livestock operation shall meet the following minimum distances from residential uses.

Minimum Separation Distances from Residential Uses						
Residential Population	**Number of Animal Units**					
	10 - 50	**50 - 300**	**300 - 500**	**500 - 2,000**	**2,000 - 5,000**	**>5000**
Single Rural Residence	300 m	300 m	400 m	800 m	1200 m	1600 m
<100	400 m	400 m	800 m	1200 m	1600 m	2000 m
100 - 500	400 m	800 m	1200 m	1600 m	2400 m	2400 m
500 - 5,000	800 m	1200 m	1600 m	2400 m	3200 m	3200 m
> 5,000	800 m	1600 m	2400 m	3200 m	4800 m	3200 m

6. The minimum distances stated in Section 6.14(5) shall be measured from the nearest edge of the livestock enclosure and/ or manure storage area.

7. The minimum distances in Section 6.14(5) shall also apply to the spreading of manure in the proximity of residences not occupied by the intensive livestock operation operator. These distances shall not apply if the manure is injected into the soil.

8. The minimum distances in Section 6.14(5) shall not apply if liquid manure storage facilities are present; minimum distances required for liquid manure storage facilities are outlined in the Government of NWT Guideline for Agricultural Waste.

9. At the discretion of the Development Officer and Council, relaxations in the minimum distances may be permitted if the proponent obtains written consent from adjacent affected landowners.

10. No intensive livestock operation shall be located less than 1.6 km (1 mile) from a national, territorial, or municipal park or recreation area.

11. No intensive livestock operation shall be located less than 0.8 km (0.5 mile) from either side of a primary highway.

12. No intensive livestock operation shall be located less than 152 m (499 ft) from a water body or water course unless the water source is entirely surrounded by the lot of land containing the intensive livestock operation.

13. All intensive livestock operations shall be developed in accordance with the following:

    a) no run-off water can directly enter any waterbody, watercourse, groundwater, irrigation system, or public roadway ditch or highway ditch;

    b) there is provision for adequate waste treatment, temporary waste facilities and arrangements for waste disposal on the operator’s own land, in accordance with standards set by the local health unit; and

c) the maximum number of animals shall be established, by condition, on the development permit.

6.15 TEMPORARY WORK CAMPS

1. Temporary work camps will be permitted for up to two years, with the possibility for the permit to be extended by the Development Officer for up to one additional year.

2. When considering the approval of Temporary Work Camps, the community short-term vacancy rates, and the potential economic significance of the development project will be considered.

3. Work camps need to be operated by the workers' employer.

7.0 REGULATIONS BY LAND USE ZONE

7.1 R1A - LARGE LOT RESIDENTIAL (CLASS A)

1. General Purpose

This zone is generally intended to accommodate single detached dwellings in areas where lots larger than those normally provided are proposed.

2. Permitted Uses

a) Day Care Facility
b) Duplex
c) Home Occupation
d) Housing, Single Detached
e) Parks
f) Playgrounds
g) Accessory Buildings and Uses

3. Discretionary Uses

a) Public Utility Service
b) Religious Assembly
c) Supported Living Facility

4. Development Regulations

Development Regulations for R1A – Residential (Class A)		
Lot Dimensions		
Minimum Lot Width	Internal lots	18.5 m (61 ft)
	Corner lots	20 m (66 ft)
	Irregular and pie-shaped lots	As above, measured 6 m (20 ft) back from the front yard property line
Lot Depth Minimum		30 m (99 ft)
Lot Area Minimum		557 m² (5996 sq. ft)

Development Regulations for R1A – Residential (Class A)		
Building Dimensions		
Lot Coverage Maximum		40%
Building Height Maximum		10 m (33 ft) or 2.5 storeys
Yard Setbacks		
Front Yard Minimum	Regular shaped lots	7.5 m (25 ft)
	Corner lots	Shall conform to the provisions of Section 5.5 of this bylaw but may be varied at the discretion of the Development Officer
Rear Yard Minimum	Interior lots	7.5 m (25 ft)
	Corner lots	4.5 m (15 ft)
Side Yard Minimum	Single-storey dwellings	1.5 m (5 ft)
	Two-story dwellings	2 m (6.6 ft)
	Corner lot - flanking side yard	20% of the lot width, to a maximum of 4.5 m (15 ft)
	Lot without a rear lane, except where an attached garage or carport is provided	3 m (10 ft) for one side yard
Garage and Accessory Building Placement		
Minimum distances between garage and dwelling		1 m (3.3 ft)
Minimum distance between garage and front lot line		No closer to the front lot line than the principal dwelling; except waterfront lots, where the garages shall be set back 7.5 m (25 ft)
Minimum distance between garage and side lot line		1 m (3.3 ft)
Minimum distance between garage and rear lot line		1 m (3.3 ft)
Minimum distance between garage doors and any lot line		5 m (16.4 ft)

5. Other Provisions

a) Accessory Uses and Buildings - Section 6.12
b) Day Cares - Section 6.4
c) General Regulations - Section 5
d) Home Occupations - Section 6.6
e) Parking and Loading Regulations - Section 9
f) Public Utility Services - Sections 5.7 & 5.8
g) Special Land Use Regulations - Section 6
h) Religious Assembly - Section 6.7
i) Sign Regulations - Section 10
j) Supported Living Facility - Section 6.5

7.2 R1B - LOWER DENSITY RESIDENTIAL (CLASS B)

1. General Purpose

This land use zone is intended to establish areas of single detached housing comprised of standard lots and dwellings.

2. Permitted Uses

a) Day Care Facility
b) Garden Suite
c) Home Occupation
d) Housing, Duplex
e) Housing, Single Detached
f) Living Suite
g) Park
h) Playground
i) Accessory Buildings and Uses

3. Discretionary Uses

a) Religious Assembly
b) Housing, Multiple Unit
c) Housing, Row Housing
d) Public Utility Service~~s~~
e) Supported Living Facility
f) Transitional Housing

4. Development Regulations

Development Regulations for R1B – Residential (Class B)		
Lot Dimensions		
Lot Width Minimum	Internal lots	15 m (49 ft)
	Corner lots	18 m (59 ft)
	Irregular and pie-shaped lots	As above, measured 6.0 m (20 ft) back from the front yard property line

Development Regulations for R1B – Residential (Class B)		
	Duplex housing (with each unit on a separate lot)	7.5 m (25 ft)
Lot Depth Minimum		30 m (99 ft)
Lot Area Minimum	Duplex housing (with each unit on a separate lot)	250 m² (2691 sq. ft)
	All other uses	464 m² (4995 sq. ft)
Building Dimensions		
Lot Coverage Maximum		50%
Building Height Maximum		10 m (33 ft) or 2.5 storeys.
Yard Setbacks		
Front Yard Minimum	Regular shaped lots	7.5 m (25 ft)
	Corner lots	Shall conform to the provisions of Section 5.5 of this bylaw but may be varied at the discretion of the Development Officer
Rear Yard Minimum	Interior lots	7.5 m (25 ft)
	Corner lots	4.5 m (15 ft)
Side Yard Minimum	Single-storey dwellings	1.5 m (5 ft)
	Two-story dwellings	2 m (6.5 ft)
	Corner lot - flanking side yard	20% of the lot width, to a maximum of 4.5 m (15 ft)
	Lot without a rear lane, *except where an attached garage or carport is provided*	3 m (10 ft) for one side yard
	Duplex housing	As above with 0.0 m (0.0 ft) along the common wall
Garage and Accessory Building Placement		
Minimum distances between garage and dwelling		1 m (3.3 ft)

Development Regulations for R1B – Residential (Class B)	
Minimum distance between garage and front lot line	No closer to the front lot line than the principal dwelling; except waterfront lots, where the garages shall be set back 7.5 m (25 ft)
Minimum distance between garage and side lot line	1 m (3.3 ft)
Minimum distance between garage and rear lot line	1 m (3.3 ft)
Minimum distance between garage doors and any lot line	5 m (16.4 ft)

5. Other Provisions

a) Accessory Uses and Buildings - Section 6.12
b) Day Care Facility - Section 6.4
c) Garden Suite - Section 6.11
d) General Regulations - Section 5
e) Home Occupation - Section 6.6
f) Living Suite - Section 6.10
g) Parking and Loading Regulations - Section 9
h) Public Utility Service - Sections 5.7 & 5.8
i) Religious Assembly - Section 6.7
j) Sign Regulations - Section 10
k) Special Land Use Regulations - Section 6
l) Supported Living Facility - Section 6.5

7.3 R1C - MEDIUM DENSITY RESIDENTIAL (CLASS C)

1. General Purpose

This land use zone is to apply to residential areas and generally intended for single detached and duplex dwellings at a slightly higher density.

2. Permitted Uses

a) Day Care Facility
b) Garden Suite
c) Home Occupation
d) Housing, Duplex
e) Housing, Single Detached
f) Living Suite
g) Manufactured Home
h) Park
i) Playground
j) Accessory Buildings and Uses

3. Discretionary Uses

a) Housing, Multiple Unit
b) Public Utility Service
c) Religious Assembly
d) Supported Living Facilities
e) Transitional Housing

4. Development Regulations

Development Regulations for R1C – Residential (Class C)		
Lot Dimensions		
Lot Width Minimum	Internal lots	12 m (40 ft)
	Corner lots	18 m (59 ft)
	Irregular and pie-shaped lots	As above, measured 6 m (20 ft) back from the front yard property line

Development Regulations for R1C – Residential (Class C)		
	Duplex housing (with each unit on a separate lot)	7.5 m (25 ft)
Lot Depth Minimum		24 m (80 ft)
Lot Area Minimum	Duplex housing (with each unit on a separate lot)	250 m² (2,691 sq. ft)
	All other uses	297 m² (3,200 sq. ft)
Building Dimensions		
Lot Coverage Maximum		50%
Building Height Maximum		10 m (33 ft) or 2.5 storeys
Yard Setbacks		
Front Yard Minimum	Regular shaped lots	6 m (20 ft)
	Corner lots	Shall conform to the provisions of Section 5.5 of this bylaw but may be varied at the discretion of the Development Officer
Rear Yard Minimum	Interior lots	7.5 m (25 ft)
	Corner lots	4.5 m (15 ft)
Side Yard Minimum	Single-storey dwellings	1.5 m (5 ft)
	Two-story dwellings	2 m (6.5 ft)
	Corner lot - flanking side yard	20% of the lot width, to a maximum of 4.5 m (15 ft)
	Lot without a rear lane, except where an attached garage or carport is provided	3 m (10 ft) for one side yard
	Duplex housing	As above with 0.0 m (0.0 ft) along the common wall
Garage and Accessory Building Placement		
Minimum distances between garage and dwelling		1 m (3.3 ft)

Development Regulations for R1C – Residential (Class C)	
Minimum distance between garage and front lot line	No closer to the front lot line than the principal dwelling
Minimum distance between garage and side lot line	1 m (3.3 ft)
Minimum distance between garage and rear lot line	1 m (3.3 ft)
Minimum distance between garage doors and any lot line	5 m (16.4 ft)

5. Other Provisions

a) Accessory Uses and Buildings - Section 6.12
b) Day Care Facilities - Section 6.4
c) Garden Suite – Section 6.11
d) General Regulations - Section 5
e) Home Occupation - Section 6.6
f) Living Suite - Section 6.10
g) Manufactured Home - Section 6.3
h) Parking and Loading Regulations - Section 9
i) Public Utility Service - Sections 5.7 & 5.8
j) Religious Assembly - Section 6.7
k) Sign Regulations - Section 10
l) Special Land Use Regulations - Section 6
m) Supported Living Facilities - Section 6.5

7.4 R2 - MILE 5 RESIDENTIAL

1. General Purpose

To establish a zone intended for single detached dwellings on large lots, some of which may lack urban services. This zone shall maintain the integrity of the existing Mile 5 area which provides for transition to housing within a more rural atmosphere.

2. Permitted Uses

a) Day Care Facilities
b) Garden Suite
c) Home Occupation
d) Housing, Duplex
e) Housing, Single Detached
f) Living Suite
g) Manufactured Homes
h) Accessory Buildings and Uses

3. Discretionary Uses

a) Public Utility Service
b) Religious Assembly
c) Supported Living Facility
d) Transitional Housing

4. Development Regulations

Development Regulations for R2 – Mile 5 Residential		
Lot Dimensions		
Lot Width Minimum	Duplex housing (with each unit on a separate lot)	11.5 m (38 ft)
	All other uses	23 m (76 ft)
Lot Depth Minimum	Set by lot width and lot area	
Lot Area Minimum	Duplex housing (with each unit on a separate lot)	720 m² (7,750 sq. ft)
	All other uses	1,400 m² (15,070 sq. ft)

Development Regulations for R2 – Mile 5 Residential		
Building Dimensions		
Lot Coverage Maximum		40%
Building Height Maximum		10 m (33 ft) or 2.5 storeys
Yard Setbacks		
Front Yard Minimum	Regular shaped lots	7.5 m (25 ft)
	Corner lots	Shall conform to the provisions of Section 5.5 of this bylaw but may be varied at the discretion of the Development Officer
Rear Yard Minimum	All lots	10.5 m (34.5 ft)
Side Yard Minimum	Duplex housing	Same as other uses in the zone, with 0.0 m (0.0 ft) along the common wall
	All other uses	2 m (6.6 ft)
Garage and Accessory Building Placement		
Minimum distances between garage and dwelling		1 m (3.3 ft)
Minimum distance between garage and front lot line		No closer to the front lot line than the principal dwelling; except waterfront lots, where the garages shall be set back 7.5 m (25 ft)
Minimum distance between garage and side lot line		1 m (3.3 ft)
Minimum distance between garage and rear lot line		1 m (3.3 ft)
Minimum distance between garage doors and any lot line		5 m (16.4 ft)

5. Special Modifications

a) Mile-5 parcels Lot 1683 Plan 2830 (218 Miron Drive) and Lot 633 Plan 572 (156 Miron Drive) are designated R2x - Five Mile, the special condition being that offices are allowed at these locations.

6. Other Provisions

a) Accessory Uses and Building - Section 6.12
b) Day Care Facilities - Section 6.4
c) Garden Suite – Section 6.11
d) General Regulations - Section 5
e) Home Occupation - Section 6.6
f) Living Suite - Section 6.10
g) Manufactured Homes - Section 6.3
h) Religious Assembly - Section 6.7
i) Parking and Loading Regulations - Section 9
j) Public Utility Service - Sections 5.7 & 5.8
k) Sign Regulations - Section 10
l) Special Land Use Regulations - Section 6
m) Supported Living Facility - Section 6.5

7.5 R3 - WEST CHANNEL VILLAGE RESIDENTIAL

1. General Purpose

To maintain the integrity of the existing West Channel Village area. This zone shall recognize the lack of urban services, the potential for flooding and the desirable, primarily residential character, but allowing a broader range of accessory uses than in other residential areas.

2. Permitted Uses

a) Day Care Facility
b) Garden Suite
c) Home Occupation
d) Housing; Single Detached
e) Living Suite
f) Manufactured Home
g) Parks
h) Playgrounds
i) Accessory Buildings and Uses

3. Discretionary Uses

a) Outdoor Storage of Materials for Fishing Only
b) Public Utility Service
c) Religious Assembly
d) Transitional Housing

4. Development Regulations

Development Regulations for R3 – West Channel Village		
Lot Dimensions		
Lot Width Minimum – All uses		23 m (76 ft)
Lot Depth Minimum	Set by lot width and lot area	
Lot Area Minimum		800 m² (8,611 sq. ft)

Development Regulations for R3 – West Channel Village		
Building Dimensions		
Lot Coverage Maximum		40%
Building Height Maximum		10 m (33 ft) or 2.5 storeys
Yard Setbacks		
Front Yard Minimum	Regular shaped lots	6 m (20 ft)
	Corner lots	Shall conform to the provisions of Section 5.5 of this bylaw but may be varied at the discretion of the Development Officer
Rear Yard Minimum	Regular shaped lots	7.5 m (25 ft)
	Corner lots	4.5 m (15 ft)
Side Yard Minimum		2 m (6.6 ft)
Garage and Accessory Building Placement		
Minimum distances between garage and dwelling		1 m (3.3 ft)
Minimum distance between garage and front lot line		No closer to the front lot line than the principal dwelling; except waterfront lots, where the garages shall be set back 6 m (20 ft)
Minimum distance between garage and side lot line		1 m (3.3 ft)
Minimum distance between garage and rear lot line		1 m (3.3 ft)
Minimum distance between garage doors and any lot line		5 m (16.4 ft)

5. Other Provisions

a) Accessory Uses and Buildings - Section 6.12
b) Day Care Facility - Section 6.4
c) Garden Suite - Section 6.11
d) General Regulations - Section 5
e) Home Occupation - Section 6.6

f) Living Suites– Section 6.10
g) Manufactured Home - Section 6.3
h) Religious Assembly - Section 6.7
i) Parking and Loading Regulations - Section 9
j) Public Utility Service - Sections 5.7 & 5.8
k) Sign Regulations - Section 10
l) Special Land Use Regulations - Section 6

7.6 R4 - MULTIPLE UNIT RESIDENTIAL

1. General Purpose

This zone is intended to provide for multiple family housing types.

2. Permitted Uses

a) Day Care Facility
b) Home Occupation
c) Housing, Duplex
d) Housing, Multiple Unit
e) Housing, Row Housing
f) Playgrounds
g) Parks
h) Accessory Buildings and Uses

3. Discretionary Uses

a) Accessory Buildings and Uses
b) Public Utility Service
c) Supported Living Facility
d) Transitional Housing

4. Development Regulations

Development Regulations for R4 – Multiple Unit Housing		
Lot Dimensions		
Lot Width Minimum	Duplex (with each unit on a separate lot)	7.5 m (25 ft)
	All other uses	11 m (36 ft)
Lot Depth Minimum		34 m (112 ft)
Lot Area Minimum	Duplex (with each unit on a separate lot)	250 m² (2,691 sq. ft)
	Row housing	800 m² (8,611 sq. ft)

Development Regulations for R4 – Multiple Unit Housing		
	All other	375 m² (4,037 sq. ft)
Density		
Row housing		Density shall not exceed 60 units per hectare (24 units per acre)
All other multiple family housing		Density shall not exceed 120 units per hectare (48 units per acre)
Building Dimensions		
Lot Coverage Maximum		40%
Building Height Maximum		15 m (49 ft)
Yard Setbacks		
Front Yard Minimum	Regular shaped lots	7.5 m (25 ft)
	Corner lots	Shall conform to the provisions of Section 5.5 of this bylaw but may be varied at the discretion of the Development Officer
Rear Yard Minimum	Regular shaped lots	7.5 m (25 ft)
	Corner lots	4.5 m (15 ft)
Side Yard Minimum	Duplex housing	3 m (10 ft), with 0.0 m (0.0 ft) along the common wall
	Buildings less than 10 m (33 ft)	3 m (10 ft)
	Buildings more than 10 m (33 ft)	5 m (16.4 ft)
Garage and Accessory Building Placement		
Minimum distances between garage and dwelling		1 m (3.3 ft)
Minimum distance between garage and front lot line		No closer to the front lot line than the principal dwelling.
Minimum distance between garage and side lot line		1 m (3.3 ft)

Development Regulations for R4 – Multiple Unit Housing	
Minimum distance between garage and rear lot line	1 m (3.3 ft)
Minimum distance between garage doors and any lot line	5 m (16.4 ft)

5. Other Provisions

a) Accessory Uses and Buildings - Section 6.12
b) Day Care Facility - Section 6.4
c) General Regulations - Section 5
d) Home Occupation - Section 6.6
e) Parking and Loading Regulations - Section 9
f) Public Utility Service - Sections 5.7 & 5.8
g) Sign Regulations - Section 10
h) Special Land Use Regulations - Section 6
i) Supported Living Facility - Section 6.5

7.7 RM - MANUFACTURED HOME PARK

1. General Purpose

The general purpose of this zone is to permit the development of residential mobile home lots available to mobile home owners on a lease or rental basis, with the possibility, at the discretion of the Council, of some uses which are compatible with the permitted uses.

2. Permitted Uses

a) Day Cares Facility
b) Home Occupations
c) Manufactured Homes
d) Park
e) Playgrounds
f) Accessory buildings and uses

3. Discretionary Uses

a) Public Utility Service
b) Transitional Housing
c) Accessory buildings and uses

4. Development Regulations

Development Regulations for RM – Mobile Home Park		
Lot Dimensions		
Site Width Minimum	Single wide mobile homes	11.5 m (38 ft)
	Double wide mobile homes	15 m (49 ft)
Site Depth Minimum		30 m (99 ft)
Site Area Minimum	Single wide mobile home	345 m² (3,714 sq. ft)
	Double wide mobile home	450 m² (4,844 sq. ft)
Density		
The maximum density shall not exceed 25 mobile homes per gross hectare (10 per gross acre)		

Development Regulations for RM – Mobile Home Park		
There shall not be more than one mobile home on any site.		
Building Dimensions		
Building Height Maximum		One storey
Yard Setbacks		
Front Yard Minimum		4 m (13.1 ft)
Rear Yard Minimum		3.2 m (10.5 ft)
Side Yard Minimum	Not less than	1 m (3.3 ft)
	To adjacent mobile home	4.5 m (15 ft)
	At least one side yard will be at least	3.2 m (10.5 ft)
Garage and Accessory Building Placement		
Minimum distances between garage and dwelling		1 m (3.3 ft)
Minimum distance between garage and front lot line		No closer to the front lot line than the principal dwelling
Minimum distance between garage and side lot line		1 m (3.3 ft)
Minimum distance between garage and rear lot line		1 m (3.3 ft)

5. Performance Standards and Regulations

(1) DESIGN CRITERIA

a) The design of the mobile home park shall:

i. consider the existing topography, vegetation and drainage and attempt to maintain the natural environment where possible;

ii. provide at least 2 legal access points;

iii. provide for proper traffic circulation taking into account off-site as well as on-site traffic movement; and

iv. provide convenient access to common facilities and services and provide for practical and efficient operation and maintenance of all facilities and common areas.

b) Outdoor lighting in the park, including street lighting shall be integrated in design and appearance and conform to the existing residential standards.

c) The owner of the mobile home park, or the person responsible for the maintenance of the mobile home park shall at all times:

   i. maintain the park and the common buildings, structures and improvements therein in a clear, neat, tidy and attractive condition; and

   ii. be responsible for the removal of snow from all common areas, internal streets and walkways.

d) Design and street pattern shall be compatible with existing municipal street and utility system standards and shall:

   i. be laid out so as to provide proper access to individual lots, common areas and services;

   ii. be privately owned and maintained by the mobile home park owner and be considered part of the common area;

   iii. provide convenient circulation by use of properly located minor and collector streets, based on the following:

   - a minor street services 50 m or less lots if one-way, and 100 m or less lots if two-way and is less than 150 m in length, and
   - a collector street serves up to 200 lots and has no length limitation;

   iv. have a minimum turning radius of 12.2 m (40 ft) if they are designed as cul-de-sacs or dead end streets; and

   v. be durable and dust free with the following minimum widths:

   - collectors 11 m (36 ft) where there is guest parking
     7.30 m (24 ft) where there is no parking,
   - minor streets 6.10 m (20 ft) with no parking.

(2) PEDESTRIAN ACCESS

a) Safe, convenient walkways shall be provided for access to individual mobile homes, streets and common areas, such as parks and laundry areas.

b) All walkways shall have a minimum width of 1.22 m (4 ft) and shall have a durable, dust free all-weather surface.

(3) RECREATION AND LANDSCAPING

a) Areas for recreation shall be provided at a ratio of 5% of the mobile home park area.

b) Recreation areas shall be located so as to be convenient to all park residents and free from traffic hazards.

c) Recreation areas shall not be included in areas designed as buffer strips.

d) Recreation areas shall be landscaped and properly equipped with facilities.

e) Adequate fencing or screening shall be provided between recreational and other areas.

f) All areas of the mobile home park not occupied by mobile homes and their additions, internal roads, walkways, driveways, or any other facility shall be landscaped and kept landscaped.

g) Adequate screening in the form of trees or other plantings shall be provided between the mobile home park and adjacent uses where these uses are incompatible with the residential character of the mobile home park.

h) Adequate screening in the form of trees or shrubs or fencing shall be provided where necessary around laundry areas, service buildings and refuse collecting points and other common areas.

(4) COMMON AREAS

a) There shall be no outdoor storage of any furniture, domestic equipment or seasonally used equipment.

b) Adequately covered storage facilities shall be provided, either on individual lots or in common storage facilities.

c) Common storage facilities shall be located in a permanent building conveniently located to all park residents.

d) Adequately screened storage components shall be provided, for large trucks, campers, travel trailers, snow-mobiles and boats to the satisfaction of the Development Officer.

e) Where heating fuel is provided by a local distribution system such as propane, container space shall be provided for, in an inconspicuous location and to the approval of the Fire Chief.

f) Where laundry and toilet facilities are provided for, they shall conform to the applicable National Building Code standards, and any disposal system for these facilities shall be approved by the Environmental Health Officer according to the Public Health Act of the Northwest Territories.

g) All services and other common buildings shall be accessible by an internal street, or walkway connected to an internal street.

h) All service and other common buildings shall be of a permanent type and construction.

(5) ADDITIONAL SITE REQUIREMENTS

a) Each mobile home site shall be clearly marked on the ground by permanent stakes, markers or other means and shall be clearly defined with a lot number or other address system.

b) Any permanent addition such as patios, porches, garages or other structural additions:

   i. are considered to be part of the mobile home and require a building permit prior to construction;

   ii. may not exceed in area 25% of the mobile home unit, or 30% of the lot area clear of the unit; and

   iii. shall be constructed so that it will be of a design similar to the finish of the mobile home unit and will harmonize with the exterior of the unit.

c) Mobile homes shall be separated by a minimum distance of 4.5 m (15 ft) and any porch or addition to the home shall be regarded as part of the mobile home in determining this distance.

d) Each mobile home shall be set back:

   i. a minimum of 4.5 m (15 ft) from the mobile home park boundary;

   ii. a minimum of 3 m (10 ft) from any internal access road, parking area or other common area;

   iii. a minimum of 1 m (3.3 ft) from any other mobile home lot boundary.

e) Each mobile home site shall be provided with a permanent foundation or stand in the form of a hard compacted gravel or concrete pad at the original ground level.

f) The park owners shall provide pads of concrete or other material that may be placed on the mobile home stand to provide a sound base for the blocking and levelling of the mobile home.

g) All mobile home units shall provide skirting around the base of the unit that is of a manufactured or similar type to harmonize with the unit. Construction of this skirting shall permit the circulation of air beneath the unit and be completed within 30 days of placement of the mobile home.

h) There shall be at least two parking stalls provided for each mobile home lot. At least one of the stalls must be provided on the mobile home lot.

(6) UTILITIES AND SERVICES

a) All mobile home units shall be connected to the municipal sanitary and storm sewer, water supply and electric power systems.

b) All utility lines shall be underground and meet the requirements of the municipal regulations regarding such installations.

c) The park owner shall provide proper garbage containers on each lot and a screened garbage disposal area at a point convenient for collection.

d) The park owner shall provide fire hydrants where necessary and any other fire protection equipment or facilities as deemed necessary by the Fire Chief.

(7) FAILURE TO COMPLY WITH PERFORMANCE STANDARDS

a) The granting of permission to develop in this zone is subject to compliance and continued compliance with the performance standards set out herein. The failure to comply with these performance standards shall be considered a contravention of this bylaw. Council may prohibit the continued use of the premises until compliance with standards. Prior to the issue of any license under the Business License Bylaw of the Town of Hay River, the Senior Administrative Officer shall ensure that the performance standards set out in this bylaw have been met, to the satisfaction of the Development Officer, and it shall further be a condition of the issue of such license that it is of effect only for so long as these performance standards are met.

6. Other Provisions

a) Accessory Uses and Buildings - Section 6.12

b) Day Care Facility - Section 6.4
c) General Regulations - Section 5
d) Home Occupation - Section 6.6
e) Parking and Loading Regulations - Section 9
f) Public Utility Service - Sections 5.7& 5.8
g) Sign Regulations - Section 10
h) Special Land Use Regulations - Section 6

7.8 RC - COUNTRY RESIDENTIAL

1. General Purpose

This zone is generally intended to provide for single family housing in a rural setting, generally without the provision of the full range of urban utility services.

2. Permitted Uses

a) Day Care Facility
b) Garden Suite
c) Home Occupation
d) Housing, Single Detached
e) Living Suite
f) Manufactured Home
g) Accessory buildings and uses

3. Discretionary Uses

a) Farming, Non-Intensive
b) Farming, Non-Commercial
c) Public Utility Service
d) Supported Living Facility
e) Transitional Housing

4. Development Regulations

Development Regulations for RC – Country Residential		
Lot Dimensions		
Lot Width Minimum– All uses		30 m (99 ft)
Lot Depth Minimum	Set by lot width and lot area	
Lot Area Minimum		1.2 ha (3 ac)
Lot Area Maximum		2 ha (5 ac)
Building Dimensions		
Lot Coverage Maximum		40%

Development Regulations for RC – Country Residential	
Building Height Maximum	10 m (33 ft) or 2.5 storeys
Yard Setbacks	
Front Yard Minimum	7.5 m (25 ft)
Rear Yard Minimum	7.5 m (25 ft)
Side Yard Minimum	6 m (20 ft)
Garage and Accessory Building Placement	
Minimum distances between garage and dwelling	1 m (3.3 ft)
Minimum distance between garage and front lot line	No closer to the front lot line than the principal dwelling; except waterfront lots, where the garages shall be set back 7.5 m (25 ft)
Minimum distance between garage and side lot line	1 m (3.3 ft)
Minimum distance between garage and rear lot line	1 m (3.3 ft)
Minimum distance between garage doors and any lot line	5 m (16.4 ft)

5. Special Modifications

a) The lots listed below are zoned RCx and are existing undersized lots. For these lots, the minimum front yard setback is 7.5 m, the minimum side yard setback is 2 m and the minimum rear yard setback is 5 m. New lots that are less than 1.2 ha will not be approved in the RC zone.

Lot 552-1 Group 814 LTO 1225 = 0.43 ha	Lot 549-1 Group 814 LTO 1225 = 0.4 ha
Lot 552-2 Group 814 LTO 1225 = 0.40 ha	Lot 549-2 Group 814 LTO 1225 = 0.4 ha
Lot 552-3 Group 814 LTO 1225 = 0.76 ha	Lot 549-3 Group 814 LTO 1225 = 0.25 ha
Lot 552-4 Group 814 LTO 1224 = 0.93 ha	Lot 549-4 Group 814 LTO 1225 = 0.96 ha
Lot 552-5 Group 814 LTO 1225 = 0.37 ha	Lot 549-5 Group 814 LTO 1225 = 0.60 ha
	Lot 549-6 Group 814 LTO 1225 = 0.87 ha
	Lot 549-7 Group 814 LTO 1225 = 0.38 ha
	Lot 549-8 Group 814 LTO 1225 = 0.13 ha

6. Other Provisions

a) Accessory Uses and Buildings - Section 6.12
b) Day Care Facility - Section 6.4
c) Garden Suite - Section 6.11
d) General Regulations - Section 5
e) Home Occupation - Section 6.6
f) Living Suite – Section 6.10
g) Manufactured Home - Section 6.3
h) Parking and Loading Regulations - Section 9
i) Public Utility Service - Sections 5.7 & 5.8
j) Sign Regulations - Section 10
k) Special Land Use Regulations - Section 6
l) Supported Living Facility - Section 6.5

7.9 C1 - CORE AREA COMMERCIAL

1. General Purpose

To establish a Zone to provide for those commercial uses which are appropriate to the Central Business District of Hay River.

2. Permitted Uses

a) Eating and Drinking Establishments
b) Financial Institution
c) Health services
d) Hotel
e) Home occupations
f) Day Care Facility
g) Offices
h) Park
i) Personal Service Shops
j) Place of Entertainment
k) Playground
l) Retail Store, not including drive-in businesses

3. Discretionary Uses

a) Accessory Buildings and Uses
b) Auctioneering Establishment
c) Funeral Home
d) Emergency shelter
e) Housing, Multiple Family, as part of a mixed-use development
f) Household Repair Services
g) Motel
h) Parking Facility
i) Public Utility Service
j) Public Use
k) Private Club
l) Religious Assembly
m) Repair Service Shops

n) Transitional Housing

o) 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 the zone

4. Development Regulations Lot Dimensions

Development Regulations for C1 – Core Area Commercial		
Lot Dimensions		
Lot Width Minimum		7.5 m (25 ft)
Lot Depth Minimum		Set by lot width and lot area
Lot Area Minimum		278 m² (2,992 sq. ft)
Building Dimensions		
Lot Coverage Maximum	The maximum lot coverage for all buildings shall be 100% of the lot area, provided that adequate provision, in accordance with the regulations of this bylaw, is made for parking and loading, garbage facilities and landscaping where required.	
Building Height Maximum		13 m (43 ft), however, if a sprinkler system is provided then the building height shall be at the discretion of the Development Officer
Yard Setbacks		
Front Yard Minimum	Regular shaped lots	Shall be at the discretion of the development officer, considering development or potential development on adjacent lot
	Corner lots	Shall comply with Section 5.4.
Rear Yard Minimum	A 6 m (20 ft) parking and loading zone shall be provided	
Side Yard Minimum	Adjacent to a residential zone	3 m (10 ft)
	All other areas	2.5 m (8.2 ft)
	Side yard setbacks much comply with Section 5.5	

5. Performance Standards and Regulations

a) The placement and maintenance of any propane storage tank that:

i. is a temporary, semi-permanent or permanent fixture; or

ii. exceeds 20 lbs. and is connected to a building in any way; is prohibited within Zone C1.

b) This provision is not to apply to portable, temporary, freestanding propane storage tanks, such as propane cylinders for barbecues or construction site heating and other similar uses, with a single tank capacity of less than or equal to 200 lbs. and an aggregate capacity of less than 1000 lbs.

6. Other Provisions

a) Accessory Uses and Buildings - Section 6.12

b) Day Care Facility - Section 6.4

c) General Regulations - Section 5

d) Religious Assembly - Section 6.7

e) Parking and Loading Regulations - Section 9

f) Public Utility Service - Sections 5.7 & 5.8

g) Sign Regulations - Section 10

h) Special Land Use Regulations - Section 6

7.10 C2 - HIGHWAY/ SERVICE COMMERCIAL

1. General Purpose

To provide a zone for highway and service oriented commercial uses that provide services to residents and the travelling public and are generally vehicle-oriented.

2. Permitted Uses

a) Caretaker Unit
b) Drive-in Business
c) Gas Bar
d) Hotel
e) Kennel
f) Motel
g) Retail Store, Convenience
h) Vehicle Sales and Service
i) Veterinary Clinic
j) Accessory Buildings and Uses

3. Discretionary Uses

a) Eating and Drinking Establishments
b) Emergency shelter
c) Housing, Multiple Unit (only for lots on the east side of the Hay River Highway)
d) Public Use
e) Public Utility Service
f) Retail Stores
g) Tourist related industry dependent on close proximity to a highway for trade
h) Transitional Housing
i) Warehouse Sales
j) Wholesale and retail of the following:
    i. plumbing or heating equipment and supplies;
    ii. general machinery;
    iii. manufactured homes and trailers.
k) 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

4. Development Regulations

Development Regulations for C2 – Service/Highway Commercial		
Lot Dimensions		
Lot Width Minimum		15 m (50 ft)
Lot Depth Minimum		Set by lot width and lot area
Lot Area Minimum		700 m^2 (7,535 sq ft)
Building Dimensions		
Lot Coverage Maximum	The maximum lot coverage shall not exceed 60% of the total lot area Yard Requirements.	
Building Height Maximum		13 m (43 ft)
Yard Setbacks		
Front Yard Minimum	Highway oriented hotels and motels	15 m (49 ft)
	All other highway-oriented uses	10 m (33 ft)
	All non-highway-oriented uses	6 m (20 ft)
	Corner lots	Shall comply with Section 5.4.
Rear Yard Minimum		3 m (10 ft)
Side Yard Minimum	All areas	3 m (10 ft)
	Side yard setbacks much comply with Section 5.5	

5. Performance Standards and Regulations

a) Prior to issuance of a building permit a site plan indicating location of buildings, landscaping, parking, accesses and driveways proposed lighting and signs, and any fence or screening shall be approved by the Development Officer. The access from the premises to the highway or major streets shall be allowed only at the points as established by the Development Officer. The building setbacks shall allow for the planned widening of streets and/or provision of service roads where required by Council. The building setbacks shall provide for the front yards as established by these regulations in addition to the setbacks needed for the aforementioned widening.

b) Where development fronts on a designated highway pursuant to the Public Highways Act a service roadway of not less than 15 m (50 ft) in width shall be required adjacent and parallel

to the highway. Council may require a service road of not less than 15 m (50 ft) in width on all highways within the Town.

c) All buildings shall be of good architectural design as required by Council, so as not to interfere with or detract from the standards of the zone and the amenities of the neighbourhood.

d) All yards abutting the highway or roadway shall be landscaped and the entire lot and all buildings maintained in a neat, tidy manner including the trimming and upkeep of areas and the removal of debris and unsightly objects.

e) All storage, freightage or trucking yards shall be enclosed or completely screened by buildings, trees, landscaped features, or fences or a combination thereof.

f) All outdoor storage areas shall be enclosed with a suitable fence and the outdoor storage and display of equipment, machinery, building materials, lumber or other materials shall be kept in a clean and orderly condition at all times.

6. On C2 Zoned lots that are on the west side of the Hay River Highway and accessed from Industrial Drive, Industrial Light uses may be permitted as long as adequate landscaping and/or screening are provided at the rear of the lot so that industrial uses and outdoor storage are not visible from the Highway.

7. Other Provisions

a) Accessory Uses and Buildings - Section 6.12

b) Caretaker Unit - Section 6.9

c) General Regulations - Section 5

d) Parking and Loading Regulations - Section 9

e) Public Utility Service - Sections 5.7 & 5.8

f) Sign Regulations - Section 10

g) Specific Land Use Regulations - Section 6

7.11 C3 - MIXED USE COMMERCIAL

1. General Purpose

This zone is intended to make provisions for commercial, residential, institutional, educational, and recreational uses in the core area of the New Town.

2. Permitted Uses

a) Eating and Drinking Establishment
b) Financial Institution
c) Health Services
d) Hotel
e) Housing, Multiple Unit, as part of a Mixed-Use Development
f) Mixed-Use Building
g) Motel
h) Day Care Facility
i) Offices
j) Park
k) Place of Entertainment
l) Playground
m) Personal Service Shops
n) Retail Store, not including Drive-In Businesses

3. Discretionary Uses

a) Accessory buildings and uses
b) Commercial School, not including schools using heavy and industrial equipment
c) Parking Facility
d) Private Clubs
e) Public Utility Service
f) Public Use
g) Religious Assembly
h) Transitional Housing
i) 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

4. Development Regulations

Development Regulations for C3 – Mixed Use Commercial		
Lot Dimensions		
Lot Width Minimum		7.5 m (25 ft)
Lot Depth Minimum		30 m (99 ft)
Lot Area Minimum		325 m² (3498 sq. ft)
Building Dimensions		
Lot Coverage Maximum	Commercial uses	100%
	Mixed uses and residential uses	100%
	All other uses	40%
	In all instances, adequate provision, in accordance with the regulations of this bylaw, shall be made for parking and loading, garbage facilities and landscaping where required.	
Building Height Maximum	All buildings	13 m (43 ft)
	If a sprinkler system is provided then the building height shall be at the discretion of the Development Officer.	
Density		
Residential Buildings	Row housing	60 units per hectare (24 per acre)
	All other multiple family	120 units per hectare (48 per acre)
Mixed Use Buildings	Row housing	50 units per hectare (20 per acre)
	All other multiple family	100 units per hectare (40 per acre)
Yard Setbacks		
Front Yard Minimum	Regular shaped lots	Shall be at the discretion of the development officer, considering development or potential development on adjacent lot
	Corner lots	Shall comply with Section 5.4.

Development Regulations for C3 – Mixed Use Commercial		
Rear Yard Minimum		6 (20 ft)
Side Yard Minimum	Adjacent to a residential zone	3 m (10 ft)
	All other areas	2.5 m (8.2 ft)
	Side yard setbacks much comply with Section 5.5	

5. Performance Standards and Regulations

a) There shall be no outside storage of goods, products, materials, or equipment permitted within this zone which pertains to a commercial business.

b) The placement and maintenance of any propane storage tank that:

i. is a temporary, semi-permanent or permanent fixture; or

ii. exceeds 20 lbs. and is connected to a building in any way; is prohibited within Zone C3.

c) This provision is not to apply to portable, temporary, freestanding propane storage tanks, such as propane cylinders for barbecues or construction site heating and other similar uses, with a single tank capacity of less than or equal to 200 lbs. and an aggregate capacity of less than 1000 lbs.

6. Other Provisions

a) Accessory Uses and Buildings - Section 6.12

b) Day Care Facility - Section 6.4

c) General Regulations - Section 5

d) Multiple Family Housing Development - Section 6.2

e) Parking and Loading Regulations - Section 9

f) Public Utility Service - Sections 5.7 & 5.8

g) Religious Assembly - Section 6.7

h) Sign Regulations - Section 10

i) Specific Land Use Regulations - Section 4

7.12 M1 - RESTRICTED INDUSTRIAL

1. General Purpose

To establish a Zone for industrial uses where there will be minimal nuisance and such that the Zone is compatible with any adjacent non-industrial Zone.

2. Permitted Uses

a) Cold Storage Lockers
b) Caretaker Units
c) Community Garden
d) Household Repair Services
e) Industry, Light
f) Land Treatment Facility
g) Modular/Manufactured Home and Trailer Construction
h) Outdoor Storage
i) Receiving and Distributing Depots
j) Warehouse Sales
k) Warehouse, Personal Storage
l) Workshops
m) Vehicle Sales and Service
n) Accessory Buildings and Uses

3. Discretionary Uses

a) Auctioneering Establishment
b) Correctional Facilities
c) Eating and Drinking Establishments
d) Gas Bar
e) Public Use, Commercial, Manufacturing and Recreation uses that are unlikely to restrict the use of the zone for industry.
f) Public Utility Service
g) Temporary Work Camps
h) Accessory buildings and uses to the above
i) 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 the Zone.

4. Development Regulations

Development Regulations for M1 – Restricted Industrial		
Lot Dimensions		
Lot Width Minimum		30 m (99 ft)
Lot Depth Minimum		At the discretion of the Development Officer
Lot Area Minimum		At the discretion of the Development Officer
Building Dimensions		
Lot Coverage Maximum		60%
Building Height Maximum		10 m (33 ft)
Yard Setbacks		
Front Yard Minimum	Regular lots	6 m (20 ft)
	Corner lots	Shall comply with Section 5.5.
Rear Yard Minimum	Regular lots	5 m (16.4 ft)
	Where the rear boundary abuts a residential zone	7.5 m (25 ft)
Side Yard Minimum	All lots	4.5 m (15 ft)
	Corner lots	Shall comply with Section 5.5.
Notwithstanding the minimum yard requirements above, where it is deemed impractical to conform with these requirements due to obvious physical limitations, all yards shall be at the discretion of the Development Officer who shall have regard for the amenities of the district and adjoining lots.		

5. Performance Standards and Regulations

a) Where the likelihood of air or water pollution is concerned, it may be required that the proposed development be referred by the municipality to an appropriate Government Agency for study and recommendation, and due regard shall be given to such recommendation in dealing with the application.

b) Any industrial operation including production, processing, cleaning, testing, repairing, storage or distribution of a material shall conform to the following standards:

   i. noise - emit no noise of industrial production audible at any point of the boundary of the lot on which the operation takes place;

ii. smoke - no process involving the use of solid fuel is permitted, save the use of waste disposal incinerators of a design approved by Council;

iii. dust and ash - no process involving the emission of dust fly-ash or other participate matter is permitted;

iv. odour - the emission of any odorous gas or other odorous matter is prohibited;

v. toxic gases, etc. - the emission of any toxic gases or other toxic substances is prohibited;

vi. glare or heat - no industrial operation shall be carried out that would produce glare or heat discernible beyond the property line of the lot concerned;

vii. external storage - external storage of goods or material is permitted if kept in a neat and orderly manner or suitably enclosed by a fence or wall to the satisfaction of the Development Officer or Council, as the case may be; and

viii. industrial wastes - no wastes shall be discharged into any sewer which does not conform to the standards established by the Town of Hay River.

c) The onus of proving to the Development Officer's satisfaction that a proposed development does and will comply with these requirements rests with the developer.

d) In considering the application, the Development Officer or Council shall have regard to the intent of this section, which is to establish use on the basis of:

i. appropriate performance standards;

ii. the methods, equipment and techniques of the applicant; and

iii. the use of neighbouring lands and zones and the compatibility of the proposed use with neighbouring lands and zones.

e) The granting of permission to develop in this zone is subject to compliance and continued compliance with the performance standards set out herein. The failure to comply with these performance standards shall be considered a contravention of this bylaw. Council may prohibit the continued use of the premises until the performance standards are complied with. Prior to the issue of any license under the Business License bylaw of the Town of Hay River, the Senior Administrative Officer shall ensure that the performance standards set out in this bylaw have been met, to the satisfaction of the Development Officer, and it shall further be a condition of the issue of such license that it is of effect only for so long as these performance standards are in fact met.

6. Special Modifications

a) Lot 2149 Plan 4610 (8 Poplar Road) is designated M1x – Restricted Industrial, the special condition being that an Emergency Shelter is permitted at this location.

7. Other Provisions

a) Accessory Uses and Buildings - Section 6.12

b) General Regulations - Section 5

c) Parking and Loading Regulations - Section 9

d) Public Utility Service - Sections 5.7 & 5.8

e) Sign Regulations - Section 10

f) Specific Land Use Regulations - Section 6

7.13 M2 - GENERAL INDUSTRIAL

1. General Purpose

To establish a Zone for those industrial uses which generally carry out a portion of their activities outdoors and are of such a nature they may not meet the requirements of the M1 Zone.

2. Permitted Uses

a) Commercial ventures directly related to industrial or manufacturing activities
b) Industry
c) Industrial Warehouse and Storage Facilities
d) Public Utility Infrastructure, Major Impact
e) Accessory Buildings and Uses

3. Discretionary Uses

a) Abattoir
b) Accessory buildings and uses
c) Automobile Salvage Establishments
d) Caretaker Unit
e) Public Use, Commercial, Agricultural or Recreation uses, provided that it is unlikely to restrict the use of the zone for industry.
f) Public Utility Service
g) 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 the zone

4. Development Regulations

Development Regulations for M2 – General Industrial	
Lot Dimensions	
Lot Width Minimum	30 m (99 ft)
Lot Depth Minimum	At the discretion of the Development Officer
Lot Area Minimum	At the discretion of the Development Officer
Building Dimensions	
Lot Coverage Maximum	60%

Development Regulations for M2 – General Industrial		
Building Height Maximum		10 m (33 ft)
Yard Setbacks		
Front Yard Minimum	Regular lots	10 m (33 ft)
	Corner lots	Shall comply with Section 5.5.
	The front yard setback may be varied at the discretion of the Development Officer who shall have regard for the general intent of the zone and the adjoining properties.	
Rear Yard Minimum	Regular lots	6 m (20 ft)
	The rear yard setback may be varied at the discretion of the Development Officer who shall have regard for the general intent of the zone and the adjoining properties	
Side Yard Minimum	All lots	6 m (20 ft)
	Corner lots	Shall comply with Section 5.5.
	The side yard setback may be varied at the discretion of the Development Officer who shall have regard for the general intent of the zone and the adjoining properties.	

5. Performance Standards and Regulations

a) Where the likelihood of air or water pollution is concerned, it may be required that the proposed development be referred by the municipality to an appropriate Government Agency for study and recommendation, and due regard shall be given to such recommendation in dealing with the application.

b) Any industrial operation including production, processing, cleaning, testing, repair, storage or distribution of any material shall conform to the following standards:

i. smoke, dust, ash, odour, toxic gases, etc. shall only be released to the atmosphere in such amounts and under such conditions and safeguards as shall have been approved in writing by Council after consultation with the appropriate Government Agency;

ii. glare or heat - no industrial operation shall be carried out which would produce glare or heat so as to be offensive beyond the property line of the lot concerned;

iii. industrial wastes - no industrial wastes shall be discharged into any sewer which does not conform to the standards established from time to time bylaw of the Town of Hay River;

iv. odour - the emission of any odorous gas or other odorous matter is prohibited;

v. toxic gases, etc. - the emission of any toxic gases or other toxic substances is prohibited; and

vi. external storage - external storage of goods or material is permitted if kept in a neat and orderly manner or suitably enclosed by a fence or wall to the satisfaction of the Development Officer or Council, as the case may be.

c) Abattoir Development shall conform to the following:

i. No abattoir shall be located within 200 m (660 ft) of any habitable structure;

ii. Feed lots shall not be operated in accordance with an abattoir;

iii. Any live animals kept on lot shall be for a short duration prior to processing (maximum 4 days); and

iv. All livestock storage areas shall be designed so as to minimize any possible odours. In this regard, outdoor staging area shall be designed and sloped for easy cleaning.

d) The onus of proving to the Development Officer's satisfaction that a proposed development does and will comply with these requirements rests with the developer.

e) In considering the application, the Development Officer or Council shall have regard to the intent of this section, which is to establish use on the basis of:

i. appropriate performance standards;

ii. the methods, equipment and techniques of the applicant; and

iii. the use of neighbouring lands and zones and the compatibility of the proposed use with neighbouring lands and zones.

f) The granting of permission to develop in this zone is subject to compliance and continued compliance with the performance standards. The failure to comply with these performance standards shall be considered a contravention of this bylaw. Council may prohibit the continued use of the premises until compliance with performance standards. Prior to the issue of any license under the Business License Bylaw, the Senior Administrative Officer shall ensure that the performance standards set out in this bylaw have been met, to the satisfaction of the Development Officer, and it shall further be a condition of the issue of such license that it is of effect only for so long as these performance standards are in fact met.

6. Other Provisions

a) Accessory Uses and Buildings - Section 6.12

b) Caretaker Units - Section 6.10

c) General Regulations - Section 5

d) Parking and Loading Regulations - Section 9

e) Public Utility Service - Sections 5.7 & 5.8

f) Sign Regulations - Section 10

g) Specific Land Use Regulations - Section 6

7.14 T - TRANSPORTATION DISTRICT

1. General Purpose

To provide a Zone that designates areas for the transportation industry and transportation related uses, particularly because of their location relative to airports, railways, highways, the Hay River, and Great Slave Lake.

2. Permitted Uses

a) Aerial Survey Services and other similar uses
b) Aircraft Repair Establishments
c) Aircraft Sales/ Rentals
d) Air Freight Terminals
e) Airplane Hangars
f) Aviation Schools
g) Railway Yards and Freight Terminals
h) Receiving and Distribution Facilities
i) Servicing and Repair Establishment accessory to above uses
j) Water Transportation Services
k) Accessory Buildings and Uses

3. Discretionary Uses

a) Aircraft and Aircraft Parts Manufacturing
b) Aviation Research and Testing Labs
c) Aviation Bulk Fuel Storage
d) Caretaker Units
e) Cold Storage Lockers
f) Household Repair Shops
g) Industry
h) Manufactured Home and Trailer Construction
i) Outdoor Storage
j) Public Utility Infrastructure, Major Impact
k) Public Utility Infrastructure, Minor Impact
l) Residential Facilities for transient workers ancillary to permitted or discretionary uses
m) Trucking Terminals and related uses

n) Vehicle Sales and Service

o) Warehouse Sales

4. Development Regulations

Development Regulations for T – Transportation		
Lot Dimensions		
Lot Width Minimum		30 m (99 ft)
Lot Depth Minimum		At the discretion of the Development Officer
Lot Area Minimum		At the discretion of the Development Officer
Building Dimensions		
Lot Coverage Maximum		60%
Building Height Maximum		Shall not exceed the height allowable under the Hay River Airport Zoning Regulations.
Yard Setbacks		
Front Yard Minimum	Regular lots	6 m (20 ft)
	Corner lots	Shall comply with Section 5.5.
	The front yard setback may be varied at the discretion of the Development Officer who shall have regard for the general intent of the zone and the adjoining properties.	
Rear Yard Minimum		1 m (3.3 ft)
Side Yard Minimum	All lots	6 m (20 ft)
	Corner lots	Shall comply with Section 5.5.

5. Performance Standards and Regulations

a) No industrial operation shall be carried out that would produce smoke, dust, ash or glare that could interfere with the safe operation of aircraft.

b) The onus of proving to the Development Officer's or Council's satisfaction that a proposed development does and will comply with these requirements rests with the developer.

c) In considering the application, the Development Officer or Council shall have regard to the intent of this section, which is to establish use on the basis of:

i. appropriate performance standards;

ii. the methods, equipment and techniques of the applicant; and

iii. the use of neighbouring lands and zones and the compatibility of the proposed use with neighbouring lands and zones.

d) All development related to the waterfront must conform to the requirements of the following Acts:

i. Canada Water Act;

ii. Canada Shipping Act;

iii. Navigable Inland Waters Act; and

iv. Northern Inland Waters Act.

e) Any disposal system for garbage, sewer or industrial wastes shall be approved by the local Environmental Officer as appointed under the Public Ordinance of the Northwest Territories.

f) The granting of permission to develop in this zone is subject to compliance and continued compliance with the performance standards set out herein. The failure to comply with these performance standards shall be considered a contravention of this bylaw. Council may prohibit the continued use of the premises until the performance standards are complied with. Prior to the issue of any license under the Business License Bylaw of the Town of Hay River, the Senior Administrative Officer shall ensure that the performance standards set out in this bylaw have been met, to the satisfaction of the Development Officer, and it shall further be a condition of the issue of such license that it is of effect only for so long as these performance standards are in fact met.

6. Other Provisions

a) Accessory Uses and Buildings - Section 6.12

b) Caretaker Units - Section 6.0

c) General Regulations - Section 5

d) Parking and Loading Regulations - Section 9

e) Public Utility Services - Sections 5.7 & 5.8

f) Sign Regulations - Section 10

g) Specific Land Use Regulations - Section 6

7.15 U - UTILITY DISTRICT

1. General Purpose

To provide a zone for public and private utility installations, services, and facilities.

2. Permitted Uses

a) Public Utility Service
b) Public Utility Infrastructure, Minor Impact
c) Protective and Emergency Service
d) Accessory buildings and Uses

3. Discretionary Uses

a) Public Utility Infrastructure, Major Impact
b) Accessory buildings and uses to the above

4. Development Regulations

Development Regulations for U – Utility District		
Lot Dimensions		
Lot Width Minimum	All uses	30 m (99 ft)
	Aviation Bulk Fuel Storage Facilities	12 m (39.4 ft)
Lot Depth Minimum		At the discretion of the Development Officer
Lot Area Minimum		At the discretion of the Development Officer
Building Dimensions		
Lot Coverage Maximum		60%
Yard Setbacks		
Front Yard Minimum	Regular lots	6 m (20 ft)
	Aviation Bulk Fuel Storage Facilities	3 m (10 ft)
	Corner lots	Shall comply with Section 5.5.

Development Regulations for U – Utility District		
Rear Yard Minimum		7.5 m (25 ft)
Side Yard Minimum	All lots	4.5 m (15 ft)
	Corner lots	Shall comply with Section 5.5.

5. Performance Standards and Regulations

a) Except as provided for in Clause (g), developments in this zone shall comply with the industrial performance standards applicable to the M1 zone.

b) If this zone is located in the interior of an industrial area abutting the M2 Zone and does not abut any residential zone, it shall comply with the performance standards applicable to the M2 Zone.

c) If, in the opinion of the Development Officer, it is unreasonable for a development to comply with these development regulations because of characteristics fundamental to the provision of infrastructure services, he may recommend that Council relax specific requirements provided the development complies with all other minimum performance standards of the M2 Zone. In such cases, a permitted use shall become discretionary Use.

d) In all cases, proposed development shall minimize objectionable impacts and incompatibility, to the satisfaction of the Development Officer, through its design, siting, landscaping, screening, and buffering.

6. Special Modifications

The Town Landfill Site is zoned Ux, located Lot 2089 Plan 4372, with the special condition being that the treatment of hydrocarbon contaminated soils by land farming is allowed.

7. Other Provisions

a) Accessory Uses and Buildings - Section 6.12

b) General Regulations - Section 5

c) Parking and Loading Regulations - Section 9

d) Public Utility Service - Sections 5.7 & 5.8

e) Sign Regulations - Section 10

f) Specific Land Use Regulations - Section 6

7.16 I - INSTITUTIONAL

1. General Purpose

To provide a zone for public and privately owned facilities of an institutional or community service nature.

2. Permitted Uses

a) Day Care Facility
b) Offices
c) Park
d) Playground
e) Public Use
f) Religious Assembly
g) Accessory Buildings and Uses

3. Discretionary Uses

a) Cemetery
b) Health Services
c) Private Clubs
d) Protective and Emergency Service
e) Public Utility Service
f) Senior Housing
g) Supported Living Facility
h) 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 the Zone.

4. Development Regulations

Development Regulations for I – Institutional	
Lot Dimensions	
Lot Width Minimum	30 m (99 ft)
Lot Depth Minimum	At the discretion of the Development Officer
Lot Area Minimum	At the discretion of the Development Officer

Development Regulations for I – Institutional		
Building Dimensions		
Lot Coverage Maximum		60%
Building Height Maximum		10 m (33 ft)
Yard Setbacks		
Front Yard Minimum	Regular lots	6 m (20 ft)
	Corner lots	Shall comply with Section 5.5.
Rear Yard Minimum		7.5 m (25 ft)
Side Yard Minimum	All lots	4.5 m (15 ft)
	Corner lots	Shall comply with Section 5.5.

5. Other Provisions

a) Accessory Uses and Buildings - Section 6.12
b) General Regulations - Section 5
c) Supported Living Facility - Section 6.5
d) Parking and Loading Regulations - Section 9
e) Public Utility Service - Sections 5.7 & 5.8
f) Sign Regulations - Section 10
g) Specific Land Use Regulations - Section 6

7.17 P - PARKS AND OPEN SPACE

1. General Purpose

To establish an area of private and public land for active and passive recreational uses and landscaped buffers, and to preserve natural areas and parkland along the river, creeks and ravines and other designated areas for active and passive recreational uses and environment protection.

2. Permitted Uses

a) Park
b) Playgrounds
c) Open Reserve Areas for Environmental Protection
d) Accessory Buildings and Uses

3. Discretionary Uses

a) Eating and Drinking Establishment
b) Golf Course
c) Public Utility Service
d) Marina
e) Museums, Heritage Sites and Interpretive Centres
f) Place of Entertainment.
g) Private Club
h) Public Use Tourist Campsite
i) Riding Stables
j) Tourist Lodge
k) 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 the Zone

4. Development Regulations

Development Regulations for I – Institutional	
Lot Dimensions	
Lot Width Minimum	At the discretion of the Development Officer
Lot Depth Minimum	At the discretion of the Development Officer
Lot Area Minimum	At the discretion of the Development Officer

Development Regulations for I – Institutional		
Building Dimensions		
Lot Coverage Maximum		At the discretion of the Development Officer
Building Height Maximum		10 m (33 ft)
Yard Setbacks		
Front Yard Minimum	Regular lots	7.5 m (25 ft)
	Corner lots	Shall comply with Section 5.5.
Rear Yard Minimum		7.5 m (25 ft)
Side Yard Minimum	All lots	4.5 m (15 ft)
	Corner lots	Shall comply with Section 5.5.

5. Other Provisions

a) Accessory Uses and Buildings - Section 6.12
b) General Regulations - Section 5
c) Parking and Loading Regulations - Section 9
d) Public Utility Service - Sections 5.7 & 5.8
e) Sign Regulations - Section 10
f) Specific Land Use Regulations - Section 6

7.18 MG - MARKET GARDEN

1. General Purpose

This zone is generally intended to accommodate small land holding for the growing of market gardening.

2. Permitted Uses

a) Animals in accordance with Section 5.12 of this bylaw
b) Apiaries
c) Market Garden
d) Crop, Cereal
e) Crop, Forage
f) Fish Farms
g) Home Occupation
h) Greenhouse, Commercial
i) Housing, Single Detached
j) Manufactured Home
k) Public Utility Service
l) Accessory Buildings and Uses

3. Discretionary Uses

a) On-The-Land Wellness Centre
b) Public Utility Service
c) Tourist Lodge
d) Transitional Housing
e) Any other use which, in the opinion of Council is similar to a use listed in this zone

4. Development Regulations

Development Regulations for MG – Market Garden	
Lot Dimensions	
Lot Width Minimum	At the discretion of the Development Officer
Lot Depth Minimum	At the discretion of the Development Officer
Lot Area Minimum	2 ha (5 ac)

Development Regulations for MG – Market Garden		
Building Dimensions		
Lot Coverage Maximum		At the discretion of the Development Officer
Building Height Maximum		10 m (33 ft)
Yard Setbacks		
Front Yard Minimum	Regular lots	6 m (20 ft)
	Corner lots	Shall comply with Section 5.5.
Rear Yard Minimum		6 m (20 ft)
Side Yard Minimum	All lots	6 m (20 ft)
	Corner lots	Shall comply with Section 5.5.

5. Special Modifications:

Lots 593 and 584, Group 814, Plan 437 Delancey Estates are zoned MGx, the special condition being that a commercial scale poultry operation is allowed.

6. Other Provisions

a) Accessory Uses and Buildings - Section 6.12
b) General Regulations - Section 5
c) Home Occupation - Section 6.6
d) Manufactured Homes – Section 6.3
e) Parking and Loading Regulations - Section 9
f) Public Utility Service - Sections 5.7 & 5.8
g) Sign Regulations - Section 10
h) Specific Land Use Regulations - Section 6

7.19 UR - URBAN RESERVE

1. General Purpose

This zone is intended to reserve those areas of the municipality which are rural in character or land use for urban development other than industrial until such time as a subdivision plan has been approved. Development of these lands shall be consistent with the Community Plan and require the rezoning of any land to a designation appropriate for the proposed development.

2. Permitted Uses

a) None

3. Discretionary Uses

a) On-The-Land Wellness Centre

b) Recreational, Agricultural and Public Utility Services which are not prejudicial to future development for residential, commercial or similar urban uses

4. Development Regulations

a) All siting, lot coverage, densities, yard setbacks and height of buildings shall be at the discretion of the Development Officer and Council.

b) Only such subdivision or transfer of land for the discretionary uses shall be permitted as will not prejudice the future economical subdivision or servicing of the land on a neighbourhood or community basis.

c) Water supply and sewage disposal shall be provided in accordance with the Public Act.

d) All uses are to be considered on their individual merit and Council and the Development Officer shall set out the minimum standards to which individual developments must comply.

5. Other Provisions

a) General Regulations - Section 5

b) Parking and Loading Regulations - Section 8

c) Sign Regulations - Section 10

d) Specific Land Use Regulations - Section 6

7.20 RR - RURAL RESOURCE

1. General Purpose

To establish a zone for a variety of resource development purposes, of which agriculture shall be a significant use. It is the intent of this zone to prevent premature or scattered subdivision. The Rural Resource zone shall include all lands within the jurisdiction of this bylaw not otherwise designated on the Hay River Zoning Map.

2. Permitted Uses

a) Farming
    i. animal and poultry raising;
    ii. dairy farming;
    iii. field crops;
    iv. grazing; and
    v. other similar uses customarily carried out in agriculture.
b) Home Occupation
c) Housing, Single Detached one per lot
d) Manufactured Home, one per lot
e) Accessory Buildings and Uses

3. Discretionary Uses

a) Additional Dwelling Units or Mobile Homes as per demonstrated need
b) Apiaries
c) Fish Farm
d) Forestry Greenhouse, Commercial
e) Installations for Scientific Research
f) Intensive Livestock Operation
g) Kennel
h) Market Gardening
i) Natural Resource Extraction and Management Activity
j) On-The-Land Wellness Centre
k) Parks
l) Public Use
m) Public Utility Infrastructure, Minor Impact

n) Public Utility Infrastructure, Major Impact

o) Public Utility Services

p) Storage on leased land as permitted by council

q) Tourist Campsite where provision is made for the provision of water, waste disposal, transportation, and other services

r) Tourist Lodge

s) Trapping

t) 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

4. Development Regulations

Development Regulations for RR – Rural Resource	
Lot Dimensions	
Lot Area Minimum	20 ha (49.5 ac)
Building Dimensions	
Building Height Maximum	10 m (33 ft) – except for accessory buildings on a farm
Yard Setbacks	
Front Yard Minimum	7.5 m (25 ft)
Rear Yard Minimum	7.5 m (25 ft)
Side Yard Minimum	4.5 m (15.0 ft)

5. Performance Standards and Regulations

a) The development of any Intensive Livestock Operation must conform with the regulations set forth in Section 6.13 of this bylaw.

b) The Development Officer or Council may consider the agricultural location guidelines of other jurisdictions in considering a permit for intensive agricultural uses to protect adjacent property from any potential adverse effect.

c) Water supply and sewage disposal shall be provided in accordance with the Public Health Act regulations.

d) In considering discretionary uses, Council shall not approve any uses that would be prejudicial to the future economical subdivision and servicing of such lands, as may be required in the future.

6. Special Modification

The land that lies south of the centre line of Territorial Highway No. 2 and north of the ordinary high water mark of the Hay River, between kilometre marker 18.93 and kilometre marker 20.90 of Territorial Highway No. 2, containing 121 hectares, more or less, is zoned RRx, the special condition being that a commercial scale port operation is allowed.

7. Other Provisions

a) Accessory Uses and Buildings - Section 6.12
b) Animal Regulations - Section 6.13
c) General Regulations - Section 5
d) Home Occupation - Section 6.6
e) Intensive Livestock Operations - Section 6.14
f) Manufactured Homes – Section 6.3
g) Parking and Loading Regulations - Section 9
h) Public-Utility Service - Sections 5.7 & 5.8
i) Sign Regulations - Section 10
j) Specific Land Use Regulations - Section 6

7.21 H - HOLDING ZONE

1. General Purpose

This zone is intended to reserve an area, designated H - Holding Zone, until such time as formal discussions with First Nations about the land use and land ownership issues have been completed.

2. Permitted Uses

    a) None.

3. Discretionary Uses

    a) None.

4. Development Regulations

    a) There shall be no development of any kind in this zone.

5. Other Provisions

    a) General Regulations - Section 5
    b) Parking and Loading Regulations - Section 9
    c) Sign Regulations - Section 10
    d) Specific Land Use Regulations - Section 6

7.22 FR – FLOOD RESERVE ZONE

1. General Purpose

This zone is intended to identify areas in the FLOOD HAZARD OVERLAY AREA, where either the Government of the Northwest Territories or the Town of Hay River have determined that the flood risks are too high to support the current or future development of permanent BUILDINGS on this lot.

2. Permitted Uses

   a. Market Garden
   b. Community Garden
   c. Crop, Cereal
   d. Crop, Forage
   e. Farming, Non-Commercial
   f. Farming, Non-Intensive
   g. Natural Area
   h. Park
   i. Parking
   j. Playgrounds
   k. Accessory structures

3. Discretionary Uses

   l. None.

4. Development Regulations

Development Regulations for FR	
Lot Dimensions	
Lot Width Minimum	At the discretion of the Development Officer
Lot Depth Minimum	At the discretion of the Development Officer
Lot Area Minimum	At the discretion of the Development Officer
Buildings	
No permanent buildings permitted.	

Development Regulations for FR	
Yard Setbacks	
All setbacks	At the discretion of the Development Officer.

7.23 WPFN – WEST POINT FIRST NATION

1. General Purpose

To create a site specific zone to cover all lands presently occupied by the West Point First Nation. This zone shall recognize the First Nation view of land that is communal rather than individualistic.

2. Permitted Uses

a) None

3. Discretionary Uses

a) Accessory Buildings and Uses
b) Day Care Facility
c) Home Occupations
d) Housing, Single Family
e) Manufactured Homes
f) Public Utility Services
g) Religious Assembly
h) Retail Store, Convenience
i) Storage of materials and equipment used, by residents, for the purpose of fishing
j) 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 the zone.

4. Development Regulations

The application of development regulations will be at the discretion of the Development Officer. The general intent for the application of development regulation will be on a permit specific basis, and the use identified on the Development Permit Application. The development regulations will be referenced to the standards for similar uses within the Town's existing zones.

Development Regulations for WPFN – West Point First Nation	
Lot Dimensions	At the discretion of the development officer
Building Dimensions	
Building Heights	At the discretion of the development officer
Lot Coverage	At the discretion of the development officer

Development Regulations for WPFN – West Point First Nation	
Yard Setbacks	At the discretion of the development officer
Garages and Accessory Buildings	At the discretion of the development officer

5. Other Provisions

a) Accessory Uses and Buildings - Section 6.12
b) Day Care Facility - Section 6.4
c) General Regulations - Section 5
d) Home Occupations - Section 6.6
e) Manufactured Homes - Section 6.3
f) Public Utility Services - Sections 5.7 & 5.8
g) Parking and Loading Regulations - Section 9
h) Religious Assembly - Section 6.7
i) Sign Regulations - Section 10
j) Specific Land Use Regulations - Section 6

8.0 OVERLAY ZONE REGULATIONS

8.1 FLOOD HAZARD OVERLAY

Purpose

1. This section is intended to reflect the Town's emergency management priorities by creating regulations that help mitigate risk to lives, property, the environment, and the economy as caused by flood events.
2. The purpose of the Flood Hazard Overlay is to:
   a. Identify lands within the Town that are known to be subject to flooding during DESIGN FLOOD EVENTS.
   b. Provide regulations for development of lands subject to flooding that consider the anticipated or possible hazards during and after flood events.

Application

3. Lands subject to the regulations of the Flood Hazard Overlay are identified in the Flood Hazard Overlay Map, in Schedule 3.
   a. The Flood Hazard Overlay Map was informed by the *Kátł'odeh (Hay River) Flood Hazard Mapping Study* - 200 Year Ice Jam Flood Hazard Maps (2025).
   b. Following construction of any community-based mitigation measures, such as berms or dikes, mapping should be amended to update the FLOOD HAZARD AREAS.
4. Overlay regulations have been divided into two categories: the FLOODWAY and the FLOOD FRINGE.
5. Overlay regulations apply in addition to the regulations of the underlaying Zone.
6. If there is a conflict between the Flood Hazard Overlay regulations and the underlaying Zone regulations, the Overlay takes precedence.

Uses

7. Uses Prohibited in the Floodway and Flood Fringe
   a. No development shall be permitted that is anticipated to unduly restrict the conveyance or storage capacity of the FLOODWAY or adversely affect adjacent properties.
   b. Despite the regulations of underlaying zones, the following uses shall be prohibited in the FLOODWAY and FLOOD FRINGE:
      i. CRITICAL INFRASTRUCTURE, unless it is essential to be in the Flood Hazard Overlay area. Examples include, but are not limited to:
         - PUBLIC UTILITY INFRASTRUCTURE, MAJOR
         - PROTECTIVE AND EMERGENCY SERVICES

ii. Assembly or overnight accommodation for groups of people that require specialized evacuation support (e.g., children, seniors, those with reduced mobility). Examples include, but are not limited to:

- CORRECTIONAL FACILITY
- DAY CARE FACILITY
- EMERGENCY SHELTER
- FAMILY DAY HOME
- HOSPITAL
- SENIOR HOUSING
- School
- SUPPORTED LIVING FACILITY
- TRANSITIONAL HOUSING

iii. Overnight sheltering of large numbers of animals. Examples include, but are not limited to:

- INTENSIVE LIVESTOCK OPERATION

iv. Uses that may cause cultural trauma if they are flooded or subject to flood erosion. Examples include, but are not limited to:

- Cemetery

FLOODWAY

8. Permitted Uses

a. Despite the regulations of underlaying zones, the following shall be the only Permitted Uses in the FLOODWAY:

i. Uses that present a low risk to life, property, the environment, or the economy during a flood event. Examples include, but are not limited to:

a) COMMUNITY GARDEN
b) FARMS, NON-INTENSIVE
c) FORESTRY
d) NATURAL AREA
e) OPEN SPACE RESERVE
f) PARK
g) PLAYGROUND

ii. Uses that rely on waterways for their location. Examples include, but are not limited to:

a) MARINA
b) WATER BASED OPERATIONS
c) Water and wastewater treatment infrastructure

iii. Low-density residential uses, listed as Permitted within their underlaying zones, that do not require rezoning or subdivision. Examples include, but are not limited to:

a) HOUSING, SINGLE DETACHED

9. Discretionary Uses

a. Despite the regulations of underlaying zones, all other uses listed as Permitted or Discretionary in the underlaying zones are Discretionary in the FLOODWAY, unless otherwise listed as Prohibited.

FLOOD FRINGE

10. Permitted Uses

a. All uses that are Permitted in the underlaying zones are also Permitted in the FLOOD FRINGE unless otherwise listed as Prohibited.

11. Discretionary Uses

a. All uses that are Discretionary in the underlaying zones are also Discretionary in the FLOOD FRINGE unless otherwise listed as Prohibited.

Floodproofing

12. All BUILDINGS and STRUCTURES located within the Flood Hazard Overlay Area shall be protected from the DESIGN FLOOD EVENT through FLOODPROOFING measures to the FLOOD CONSTRUCTION LEVEL.

13. Notwithstanding Policy 8.1.12, FLOODPROOFING is not required for ACCESSORY BUILDINGS and ACCESSORY STRUCTURES on residential lots if they are not intended for occupancy, and do not contain electrical or mechanical systems.

14. FLOODPROOFING shall be designed to reflect anticipated flood hazards and risks and shall consist of one or more of the following methods, as detailed in Sections 5.15.14 to 5.15.18:

a. ELEVATION-BASED FLOODPROOFING

b. DRY FLOODPROOFING

c. WET FLOODPROOFING

15. All DRY FLOODPROOFING or WET FLOODPROOFING measures shall be designed by a qualified professional to ensure they:

a. Withstand anticipated floodwater and ice forces;

b. Prevent buoyancy; and

c. Limit damage during flood events.

16. Within the Flood Hazard Overlay Area, the following uses shall be located above the FLOOD CONSTRUCTION LEVEL:

a. Mechanical and power generation systems; and

b. Storage of toxic, explosive, or hazardous substances.

17. ELEVATION-BASED FLOODPROOFING is the preferred FLOODPROOFING method for all uses, BUILDINGS, and STRUCTURES within the FLOOD HAZARD OVERLAY AREA.

18. ELEVATION-BASED FLOODPROOFING shall be required for:

a. All buildings intended for habitation or overnight accommodation; and

b. Outdoor uses where interaction with floodwaters could cause materials or debris to be washed into the floodplain, creating physical or environmental hazards, including outdoor storage and outdoor sales.

19. DRY FLOODPROOFING or WET FLOODPROOFING shall be required for all BUILDINGS and STRUCTURES where ELEVATION-BASED FLOODPROOFING is not provided.

Development Permit Applications

Requirements

20. In addition to the requirements of Section 3.6 Development Permit Application Requirements, the following shall apply to all applications for DEVELOPMENT in the Flood Hazard Overlay area.

    a. To help determine the proposed development's adherence to the regulations of this section, the Development Officer or Council may require an applicant to provide the following information prior to rendering a decision on the application:

        i. A site plan showing:

            a) the boundaries of the FLOODWAY and/ or FLOOD FRINGE in relation to the location of proposed development's lot boundaries, BUILDINGS, and STRUCTURES;

            b) contours of the ground with at least a 1 m (3.3 feet) interval; pertinent structure, fill or storage elevations; locations and elevations of streets, water supply, and sanitary facilities; and

            c) specifications for: building construction and materials, filling, grading, storage of materials, water supply, and sanitary facilities.

        ii. Where ELEVATION-BASED FLOODPROOFING or DRY FLOODPROOFING is required, the plan must illustrate adherence to FLOODPROOFING requirements by:

            a) indicating the natural lot elevation, DESIGN FLOOD LEVEL, FLOOD CONSTRUCTION LEVEL, post-construction lot elevation, and top of foundations; and

            b) being certified by a professional surveyor or professional engineer licensed to practice in the NWT.

        iii. Where DRY FLOODPROOFING or WET FLOODPROOFING is proposed, a plan or document certified by a professional engineer/ architect must be submitted illustrating how FLOODPROOFING measures proposed are consistent with the FLOOD CONSTRUCTION LEVEL and associated flood factors for the development, such as ability to withstand anticipated water and ice forces.

Evaluation

21. The following policies guide how the Development Officer or Council will evaluate all development within the Flood Hazard Overlay area. These policies help safeguard people, property, the environment, and the local economy during and after flood events.

    a. Flood event safety

Development must demonstrate that safe and reliable evacuation is available during a flood event. Access routes should not be compromised by deep water, moving ice, or other hazards that would prevent unassisted evacuation.

b. Impacts on people

Development must consider the potential for physical, emotional, psychological, and financial impacts on occupants or users during and after a flood. This includes potential displacement from homes or workplaces and the long-term health concerns associated with prolonged occupation of damaged buildings, such as mold exposure.

c. Housing and community stability

Development must evaluate how a flood could temporarily or permanently reduce the supply of local housing. Proposals should indicate whether the loss of dwelling units would represent a loss for the entire community.

d. Environmental risks

Development must identify whether floodwaters could mobilize chemicals, debris, or other materials that may damage or contaminate the environment. This includes risks to water supply and sanitary systems, especially where contamination may continue after floodwaters recede.

e. Economic considerations

Development must consider how a flood could disrupt employment, business activity, or other local economic functions. Proposals should demonstrate how the broader community would be impacted if interruptions occur.

f. Technical review

The Development Officer or Council may request technical advice from a qualified professional to assess the adequacy of proposed mitigation measures or other specialized considerations. Supporting information required under Section 8.1.19 may be forwarded for technical review as part of this process.

Conditions Attached to Development Permits

22. Upon consideration of an application in the FLOOD HAZARD OVERLAY AREA, the Development Officer or Council may attach conditions to the Development Permit, as it deems necessary to further the purposes of this bylaw. Such conditions may include:

a. modification of waste disposal and water supply facilities;
b. limitations on periods of use and operation;
c. imposition of operational controls, sureties, and deed restrictions;
d. purchase of easements or first option; and
e. registration of a restrictive covenant on the title to outline expectations for FLOODPROOFING measures.

Additional Building Requirements

General

23. All construction shall be designed in conformance with the current *National Building Code of Canada* enforced in the NWT.

Fill and Dredging

24. Any fill proposed to be deposited in the FLOOD HAZARD OVERLAY AREA must be shown to have some beneficial purpose and the amount thereof not greater than is necessary to achieve the purposes, as demonstrated by a plan submitted by the owner showing the uses to which the filled land will be put and the final dimensions of the proposed fill or other materials. Such fill or other materials shall be protected against erosion by rip-rap, compacting, bulkheading, or some other approved method of preventing erosion.
25. The Development Officer or Council may require an evaluation of any fill or dredging activities in the Flood Hazard Overlay area to determine its impact on flood carrying capacity. This material shall be referred to the appropriate federal agency having jurisdiction for review and comment as to acceptability of these proposed actions before a decision is rendered by the Development Officer or Council.

Backfill

26. Backfill material shall be graded at least up to the FLOOD CONSTRUCTION LEVEL at the exterior of the foundation wall.
27. Backfill material shall be graded away from the foundation at a slope not exceeding 1-in-3 for a minimum distance of 4.5 m (15 ft). From this point the slope may be increased to 1-in-4 slope until the original grade level is reached.

Floor Construction

28. The area enclosed by the foundation walls shall be covered by a concrete slab not less than 75 mm (3 in) thick exclusive of concrete topping. When concrete topping is provided, it shall be not less than 20 mm (0.78 in).
29. The underside of wood beams supporting floors, and any wooden substructure, shall be constructed at the FLOOD CONSTRUCTION LEVEL.
30. Load-bearing walls constructed below the FLOOD CONSTRUCTION LEVEL shall be cast-in-place concrete.

Servicing and Utility Systems

31. The following servicing and utilities system shall not be located below the FLOOD CONSTRUCTION LEVEL:
    a. waste connections for plumbing fixtures;
    b. central heating units, such as oil, gas or electric forced air furnaces including all ductwork and service water heaters; and
    c. electrical service panels.
32. Electrical circuits servicing areas below the FLOOD CONSTRUCTION LEVEL shall be on separate circuits and be capable of disconnection.
33. All fuel storage tanks located in the FLOOD HAZARD OVERLAY AREA shall be placed above the FLOOD CONSTRUCTION LEVEL and be anchored to a concrete pad with a protective barrier placed around them to protect them from ice.

34. All water and septic storage tanks located in the FLOOD HAZARD OVERLAY AREA shall incorporate FLOOD PROOFING measures such as:
    a. construction using materials that can withstand the force of flood water and ice;
    b. a watertight cover; and
    c. secure anchoring of the holding tank; or
    d. placement above the FLOOD CONSTRUCTION LEVEL.
35. All private water and sewer utility systems must be designed in accordance with the Town's Water and Sewer Bylaw and *Public Health Act.*

9.0 PARKING AND LOADING REGULATIONS

9.1 GENERAL REGULATIONS

1. In all zones parking shall be wholly provided for on the same lot as the building to be served unless otherwise approved by the Development Officer.

2. Parking surfaces shall be of a durable, dust-free, hard surface constructed of concrete, asphalt, or similar pavement.

3. All parking area accesses shall be subject to prior approval of the Development Officer or Council.

4. Parking facilities shall be designed and located so as to minimize any disruption to the continuity of the pedestrian system of sidewalks and on-site pedestrian spaces.

5. All off-street parking facilities shall be so constructed that:

    a) a standard design landscaped boulevard and/or sidewalk shall separate the off-street parking facility from the street;

    b) the width and location of curb cuts, necessary to access the parking facility, shall meet the approval of the Development Officer;

    c) necessary curb cuts are located and flared to the satisfaction of the Development Officer;

    d) every off-street parking space provided, and the access thereto shall be hard surfaced; and

    e) grades and drainage shall dispose of surface water. In no case shall grades be established that would permit surface drainage to drain onto streets or cross any sidewalk or site boundary without the approval of the Development Officer.

6. Unless otherwise permitted by the Development Officer, no parking spaces shall be located in a front yard.

7. Lots without rear lanes shall provide vehicular access from the front street, with the parking spaces being constructed adjacent to a side lot line.

8. The Town shall credit the developer for the difference in parking spaces between angle and parallel parking in cases where angle parking decreases the site available for development, due to the increased width of the street.

9. Parking facilities used at night shall have adequate lighting for the entire facility. Such lighting shall be directed away from any adjacent properties.

10. Adequate access to and egress from individual parking spaces is to be provided at all times by means of unobstructed maneuvering aisles and to the satisfaction of the Development Officer.

11. In accordance with Section 18(2) of the Planning Act, subject to the approval of Council, a person may provide the required off-street parking on land other than that to be developed.

12. Where a required parking area is not located on the same lot where the building or use is located, the owner shall covenant with the Municipality by an agreement, that the lot on which the parking is located shall be used for such purposes as long as it is required under this bylaw.

13. The next higher number shall be taken where the calculation results in a fractional number of parking spaces.

14. A minimum of one parking space for each twenty spaces required under Section 9.3 shall be required for the physically handicapped. These handicapped spaces shall be located close to the building entrance to the satisfaction of the Development Officer. These spaces shall be developed in accordance with Section 9.2, with the exception that the minimum space width shall be 4 m (13.1 ft). A minimum of one handicapped parking space shall be provided with the development of any on-site parking facilities unless the total number of required stalls is less than ten.

9.2 MINIMUM PARKING FACILITY DIMENSIONS

1. The minimum dimensions of maneuvering aisles and parking stalls shall be in accordance with the following regulations.

A - Parking Angle in Degrees

B - Width of Space (in metres/ feet)

C - Depth of Space Perpendicular to Maneuvering Aisle (in metres/ feet)

D - Width of Space Parallel to Maneuvering Aisle (in metres/ feet)

E - Width of Maneuvering Aisle (in metres/ feet)

A	B	C	D	E
0	2.7 m (9 ft)	2.7 m (9 ft)	7 m (23 ft)	3.6 m (11.8 ft)
45	2.6 m (8.5 ft)	5.2 m (17 ft)	3.7 m (12 ft)	3.6 m (11.8 ft)
60	2.6 m (8.5 ft)	5.6 m (18.5 ft)	3 m (10 ft)	5.5 m (18 ft)
90	2.6 m (8.5 ft)	5.5 m (18 ft)	2.6 m (8.5 ft)	7 m (23 ft)

2. Where the side of a parking stall is against any permanent structure greater than 0.2 m (0.66 ft) in height, then that stall shall be a minimum of 2.7 m (9 ft) wide.

3. A parking stall shall have a minimum width of 3 m (10 ft) whenever it is an end space that abuts a physical barrier along an entire side.

4. Where there are structural elements along parts of both sides of a parking stall, then that stall shall have a minimum width of 3 m (10 ft).

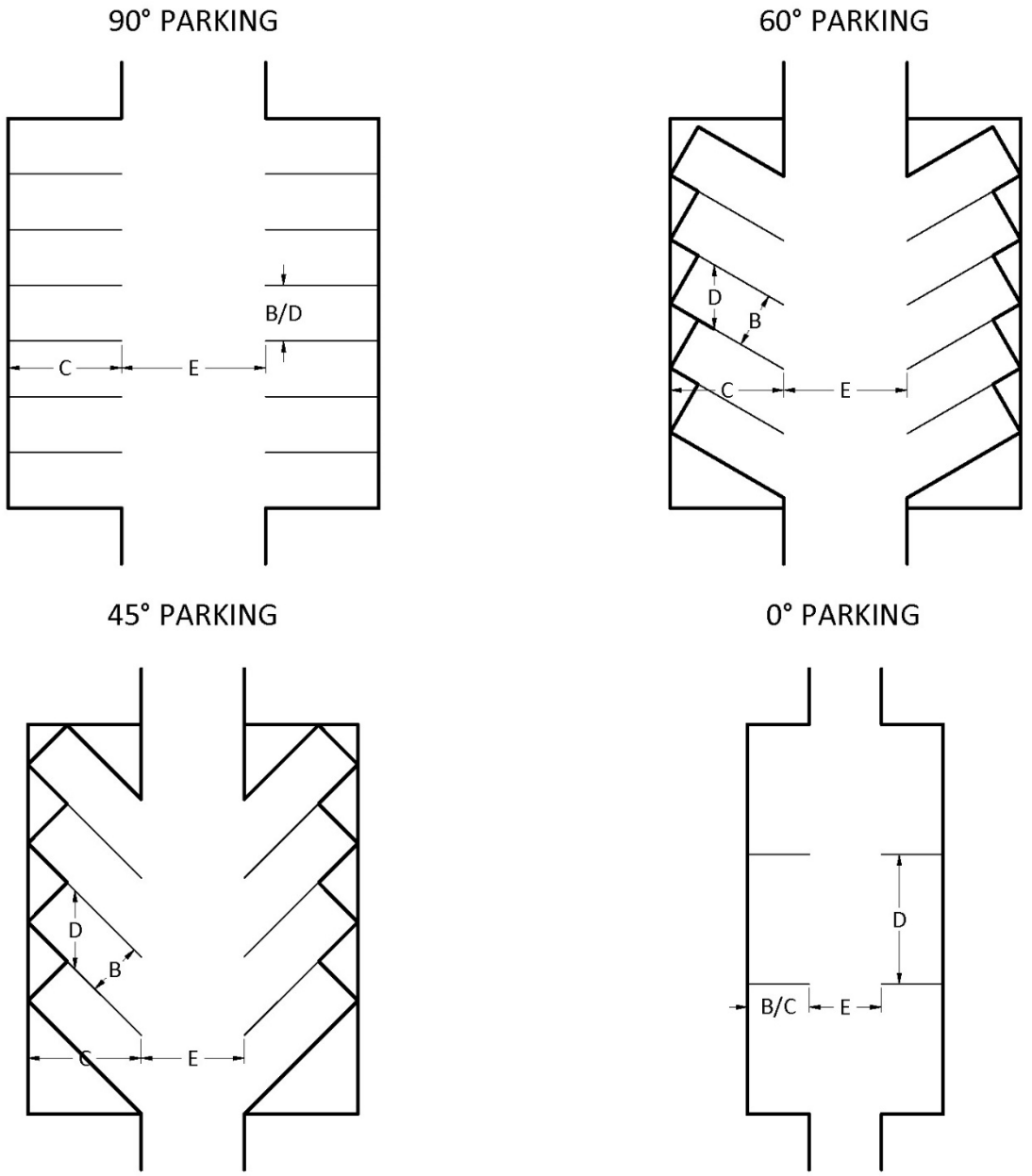


Figure 9.1 - Types of parking stalls

9.3 OFF-STREET PARKING STALLS REQUIRED

1. Where a building is enlarged, altered or a change in the use occurs in such a manner as to cause a more intensive use of that building, provisions shall be made for the additional parking spaces required under the parking provisions of this bylaw. The calculations shall be based on the number of additional parking spaces required as a result of the enlargement, alteration or change in the use of the building, in addition to parking spaces that may have been removed due to the enlargement or alteration.

2. The minimum number of off-street parking stalls required for each use of building or development shall be as follows:

a) Residential Uses

Single detached dwellings or duplexes unless otherwise determined by the Development Officer	2 per dwelling unit
Multiple family housing, apartment, or row housing	1 per dwelling unit plus 1 for every four dwelling units to serve as visitor parking; this may be lowered to one per six units at the discretion of the Development Officer
Mobile homes	1 per dwelling unit
Bed and breakfasts	1 per rented guest room

b) Commercial

Business, administrative, and professional offices	1 per 50 m² of gross leaseable area
Retail commercial uses and personal service shops area for retail purposes	1 per 35 m² of gross leaseable area
Eating and drinking establishments	1 per five seating spaces or 1 per every 5 m² of seating area, whichever number of parking stalls is greatest
Take-out restaurants	1 per 13 m² of public area

Cocktail bars and lounges	1 per four seats or every 5 m² (54 sq. ft) of seating area
Hotels	1 per three guest rooms and 1 for every three employees on maximum shift
Motels	1 per sleeping unit and 1 for every three employees on maximum shift
Gas bars	1 per 47 m² of floor area used for business purposes

c) Places of Public Assembly

Auditoriums, religious assembly, halls, theatres, gymnasiums, ball parks, sports arenas, other recreational or amusement places, private clubs	1 per ten seating spaces or 1 per 9.3 m² (100 sq. ft) used by the public, whichever number of parking stalls is greatest

d) Schools

Elementary and junior high schools	1 per classroom plus 5 spaces
Senior high schools	1 per classroom plus 1 for every 20 students; or 1 space per 10 seating spaces used for assembly in an auditorium, which ever is greatest
Post-secondary institutions	1 space for each classroom plus 1 space for every 20 students

e) Industrial

All uses in the M1 and M2 zones	1 spaces for every four employees on maximum working shift

f) Health Services and Similar Uses

Health services, hospitals and similar uses	1 per 100 m² of gross floor area and 1 space per three employees on maximum shift
Senior citizens lodges and nursing homes	1 space per four units

g) Day Care Facilities

Day care facilities	1 space per 34.0 m² (366 sq. ft) of gross floor area

3. Unless otherwise provided for in this section, or in any other section of this bylaw, all parking requirements for employees are included in the regulations outlined herein.

4. Where a development on a lot falls within more than one type of use, the required number of spaces shall be the sum of the requirements for each of the uses as specified in subsection 2.

5. In the case of a use not specified in subsection 2, the number of stalls provided shall be the same as for a similar use as determined by the Development Officer.

9.4 OFF-STREET LOADING REQUIREMENTS

1. Where a proposed development will from time to time, require pick-up or delivery of commodities, adequate space for the loading and unloading of same shall be provided and maintained on the site.

2. The person providing any parking or loading space under this section shall design, locate, and construct it so that:

   a) it is accessible to a vehicle intended to be accommodated in it;

   b) it can be properly maintained; and

   c) it is of a size, shape, location, and construction that it is appropriate having regard to the nature and frequency of vehicles using it.

3. Off-street loading spaces shall:

   a) have overhead clearance of not less than 4.3 m (14.2 ft) above grade;

   b) have dimensions of not less than 3 m (10 ft) in width and 7.5 m (25 ft) in depth;

   c) have vehicular access to and exit from a street or lane either directly or by a clearly defined traffic aisle;

   d) be situated on the premises so that no street or lane is obstructed when the loading space is being used;

   e) be sited at an elevation or elevations convenient to a major floor level in the building or to a utility elevator serving each major floor level;

   f) be so graded and drained as to dispose of all surface water. In no case shall grades be established that would permit drainage to drain onto streets or cross lot boundaries or sidewalks without the approval of the Development Officer;

   g) be of a durable, dust-free, hard surface constructed of concrete, asphalt, or similar pavement;

h) have adequate lighting to the satisfaction of the Development Officer; and

i) be screened on each side adjoining or fronting on any property in a residential zone by a wall, fence, earth berm or hedge of not less than 2 m (6.6 ft) in height, to the satisfaction of the Development Officer.

4. The required number of off-street loading spaces shall be:

a) one loading space for each loading door provided for all uses within commercial, industrial, and institutional zones, excluding offices, financial and personal services;

b) one space required for each building containing 15 or more dwelling units; and

c) determined by the Development Officer for any other building or use.

10.0 SIGN REGULATIONS

10.1 GENERAL REGULATIONS

1. All signs shall require a sign permit unless otherwise specified under this bylaw. Applications for Development Permit - Sign shall be in the prescribed form.

2. No sign permit is required for the following signs:

   a) sign posted or exhibited in a building;

   b) sign posted or exhibited in or on an operating motor vehicle if the vehicle is not temporarily or permanently parked solely for the purpose of displaying the sign;

   c) a statutory or official notice or notice of a function of the Town of Hay River;

   d) traffic and directional signs authorized by the Town's Engineer;

   e) the erection of campaign signs for federal, territorial, municipal, or school board elections on private properties for no more than thirty days, or such other time as regulated under territorial or federal legislation provided that:

      i. such signs are removed within ten days of the election date, and

      ii. the consent of the property owner or occupant is obtained, and

      iii. such signs do not obstruct or impair vision or traffic, and

      iv. such sign are not attached to utility poles, and

      v. such signs indicate the name and address of the sponsor and the person responsible for removal;

   f) no sign permit is required for a sign that is posted or exhibited solely for the identification of the land or building on which it is displayed including signs for professional, corporate or trade name plates identifying the occupants, if the sign:

      i. does not exceed 1 m² (10.76 sq. ft) in size, and

      ii. is posted only at each entrance from which access from a public roadway to the building is provided;

   g) no sign permit is required for a sign that is posted or exhibited for sale, lease or rental of land or a building if the sign:

      i. is not capable of being illuminated, and

      ii. is 4 m² (43 sq. ft) or less in size, and

      iii. is posted only on each side of the building or land facing a different public roadway; and

   h) signs in commercial developments provided they are inside the window or inside the building.

3. All signs shall require a sign permit unless otherwise specified under this bylaw.

4. The Development Officer may require the removal of any sign which in his opinion is, or has become unsightly, or is in such a state of disrepair as to constitute a hazard.

5. Minimum yard requirements shall be observed for any sign located on a lot and, at the discretion of the Development Officer, the sign shall not be further than 30 m (99 ft) from the principal building. No sign shall be of such size or design as to, in the opinion of the Development Officer, obstruct the vision of persons using roads abutting the lot.

6. Quality, aesthetic character and finishing of sign construction shall be to the satisfaction of the Development Officer.

7. Except as otherwise specified in this bylaw, the maximum area of any sign shall be 35 m² (377 sq. ft).

8. Where in the opinion of the Development Officer, a proposed sign in a commercial or industrial zone might be objectionable to a resident in an adjacent residential zone, the Development Officer may impose such other regulations as he feels would protect the interests of the residents.

9. Flashing, animated or interiorly illuminated signs shall not be permitted in residential zones where in the opinion of the Development Officer they might:

   a) affect residents in adjacent housing, or residential zones; or

   b) interfere with or obstruct a motor vehicle driver's vision or interpretation of oncoming traffic signs or traffic signal lights.

10. No person shall erect or place a sign so that it would be considered, in the opinion of the Development Officer, to be a traffic hazard, or obstruct the vision of vehicular traffic.

11. The area around sign structures shall be kept clean and free of overgrown vegetation, and free from refuse material.

12. Signs which are located off-site shall require written permission from the owner of the property, prior to approval of a sign permit application.

13. No sign shall be permitted that, in the opinion of the Development Officer, portrays illegal activities or conveys a message which is offensive, discriminatory, libelous or obscene.

10.2 FREESTANDING SIGNS

1. Freestanding signs shall be permitted in all land use zones, excepting residential zones, where freestanding signs may be permitted under the following special provisions:

   a) within a residential zone, one identification freestanding sign may be allowed to identify the name of an apartment, multi-family complex, mobile home park or a subdivision, and which does not:

i. exceed 2 m² (21.5 sq. ft) in size, or

ii. project within 0.6 m (2 ft) from the property line, or

iii. exceed 3.5 m (11.5 ft) in height; and

b) freestanding signs identifying the name of the community, neighbourhood or subdivision shall blend in with the architecture or development theme of the surrounding area.

2. Within all land use zones, excepting residential zones, one freestanding sign may be allowed per lot as follows:

a) where a lot has in excess on 90 m (297 ft) of frontage, one additional freestanding sign may be erected for each additional 90 m (297 ft) or portion thereof, of street frontage abutting the development portion of the said lot; or

b) where a lot is considered to be double fronting by the Development Officer, each frontage may have a freestanding sign provided that the signs are no closer than 90 m (297 ft) apart;

c) the maximum height of any freestanding sign shall not exceed 9.1 m (30.0 ft) from grade. No part of any sign that is highway oriented and within 200 m (660 ft) of the edge of the pavement shall be more than 9.1 m (30 ft) above the grade of the highway or 15 m (49.2 ft) above the grade of the lot of the sign, whichever is lowest;

d) the total sign area of a freestanding sign shall not exceed 0.3 m² (3.2 sq. ft) in area for each metre of street frontage of the developed lot, to a maximum of 17 m² (183 sq. ft) for each sign;

e) the freestanding sign shall not project within 0.6 m (2.0 ft) from the property line, or within 2 m (6.6 ft) of overhead utility lines; and

f) freestanding signs may rotate at no more than six revolutions per minute.

10.3 BILLBOARD SIGNS

1. Billboard signs may be allowed in C2, UR and PR zones as follows:

a) the design, character, location, and construction of a billboard sign shall be to the satisfaction of the Development Officer, who shall take into consideration the following:

i. compatibility with the general architectural lines and forms of the nearby buildings and the character of the streetscape or area within which it is to be located,

ii. the restriction of natural light to the surrounding buildings,

iii. wall mounted billboards shall not extend vertically above either the roofline, for flat roofed buildings, or the eave line for all other buildings, and

iv. the billboard sign shall be positioned so that it does not severely obstruct the horizon line when it is viewed from vehicular traffic travelling past it in any direction;

b) the face of the billboard sign shall not exceed a vertical dimension of 4.8 m (15.8 ft) by a horizontal dimension of 10 m (33 ft);

c) a billboard sign shall not be located within a minimum distance of 150 m (495 ft) from any other billboard sign located on the same side of the road;

d) a billboard sign shall not project within 5 m (16.4 ft) from the property line; and

e) no part of any billboard sign that is highway oriented and within 200 m (656 ft) of the edge of pavement shall be more than 7.5 m (25 ft) above the grade of the highway or 15.0 m (49.5 ft) above the grade of the site of the sign, whichever is lowest.

10.4 PROJECTING SIGNS

1. Projecting signs shall be permitted in the C1, C3, M1 and M2 zones.

2. The maximum area for a projecting sign shall be 4 m² (43 sq. ft).

3. No part of a projecting sign shall:

   a) extend more than 2 m (6.6 ft) above the parapet of the building;

   b) extend more then 2 m (6.6 ft) from the face of the building; and

   c) be less than 3 m (10 ft) above ground or sidewalk grade.

4. Projecting signs shall be placed at right angles to the building face, except when they are located at the corner of the building, at which time the sign shall be placed at equal angles to the building faces.

10.5 CANOPY SIGNS

1. Canopy signs shall be permitted in all commercial and industrial zones.

2. The canopy sign shall have a clearance of not less than 3 m (10 ft) between the bottom of the canopy and the sidewalk, walkway or ground level.

3. In commercial zones where the front portion of the building extends out to the front property line, the canopy sign shall not project more than 2 m (6.6 ft) over the sidewalk.

10.6 OFF-SITE SIGNS

1. Notwithstanding other sections in this bylaw and at the discretion of the Development Officer, off-site signs may be erected on ground, roof or wall locations in commercial or industrial zones (but in no case shall be allowed in residential zones) subject to the following conditions:

   a) signs shall not be placed closer together than 90 m (295 ft);

   b) the maximum size shall not exceed 28 m² (301 sq. ft);

   c) the sign shall be neat and clean in appearance as shall the area surrounding the sign;

d) no part of any sign that is highway oriented and within 200 m (660 ft) of the edge of the pavement shall be more than 7.5 m (25 ft) above the grade of the highway or 15 m (49.5 ft) above the grade of the site of the sign, whichever is lowest; and

e) no part of the sign shall be located any closer to the street line than the front line of the nearest buildings.

10.7 ROOF SIGNS

1. Roof signs shall be permitted in the C1, C2, M1 and M2 zones.

2. Roof signs shall be manufactured in such a way that they appear as an architectural feature, and shall be finished in such a manner that the visual appearance from all sides makes them appear to be part of the building itself;

3. No portion of a sign shall overhang the roof on which it is located;

4. No supporting structures shall be visible to the public unless finished in an aesthetically pleasing manner to the discretion of the Development Officer.

10.8 WALL AND FASCIA SIGNS

1. Wall and fascia signs shall be permitted in all land use zones excepting residential zones.

2. One fascia sign only will be permitted to indicate the name and nature of the occupancy for each occupancy within the development. The sign shall not exceed a height of 1.5 m (5 ft) and a horizontal dimension greater than the length of the bay which the proprietor's sign identifies. In no case, however, shall the fascia sign exceed 30% of the building face or bay which the sign identifies.

3. Notwithstanding subsection 2, developments which are considered to be double fronting may apply for a fascia sign permit for the second fronting building face.

4. A wall sign on commercial or industrial buildings shall not exceed an area of more than 4% of the wall to which it is attached.

5. A wall sign shall not extend beyond the limits of the wall to which it is attached.

6. Notwithstanding subsections 2 and 4, fascia and wall signs for a commercial or industrial building containing more than one bay, shall maintain the same character and size of the sign throughout the building face and from bay to bay.

7. Any identification wall signs with non-illuminated letters not exceeding 19 cm (7.5 in.) in height, nor 0.4 m² (4.3 sq. ft) in area, are not restricted and may be permitted in addition to regular signs.

8. TEMPORARY SIGNS the sign is permitted to be exhibited but shall not exceed:

a) 60 days from the date the permit is issued; or

b) 2 days after the event occurs, whichever is the shorter period.

9. No person shall:

a) locate a temporary sign so that it causes a traffic hazard or conflicts with parking, loading or walkway areas;

b) in any zone where temporary signs are permitted, locate a temporary sign within 6 m (20 ft) of the curb of a double fronting or corner lot unless otherwise permitted by the Development Officer; and

c) locate a sign within roadway rights-of-way or on public property, unless consent is given by the municipality.

10. Inflatable temporary signs shall be securely grounded and a minimum of 10 m (33 ft) away from utility lines and road rights-of way.

Bylaw No. 2481/IPS/26
Schedule 2

TOWN OF HAY RIVER
ZONING AND BUILDING BYLAW
BYLAW NO. 2481/IPS/26
SCHEDULE 2: ZONING MAPS

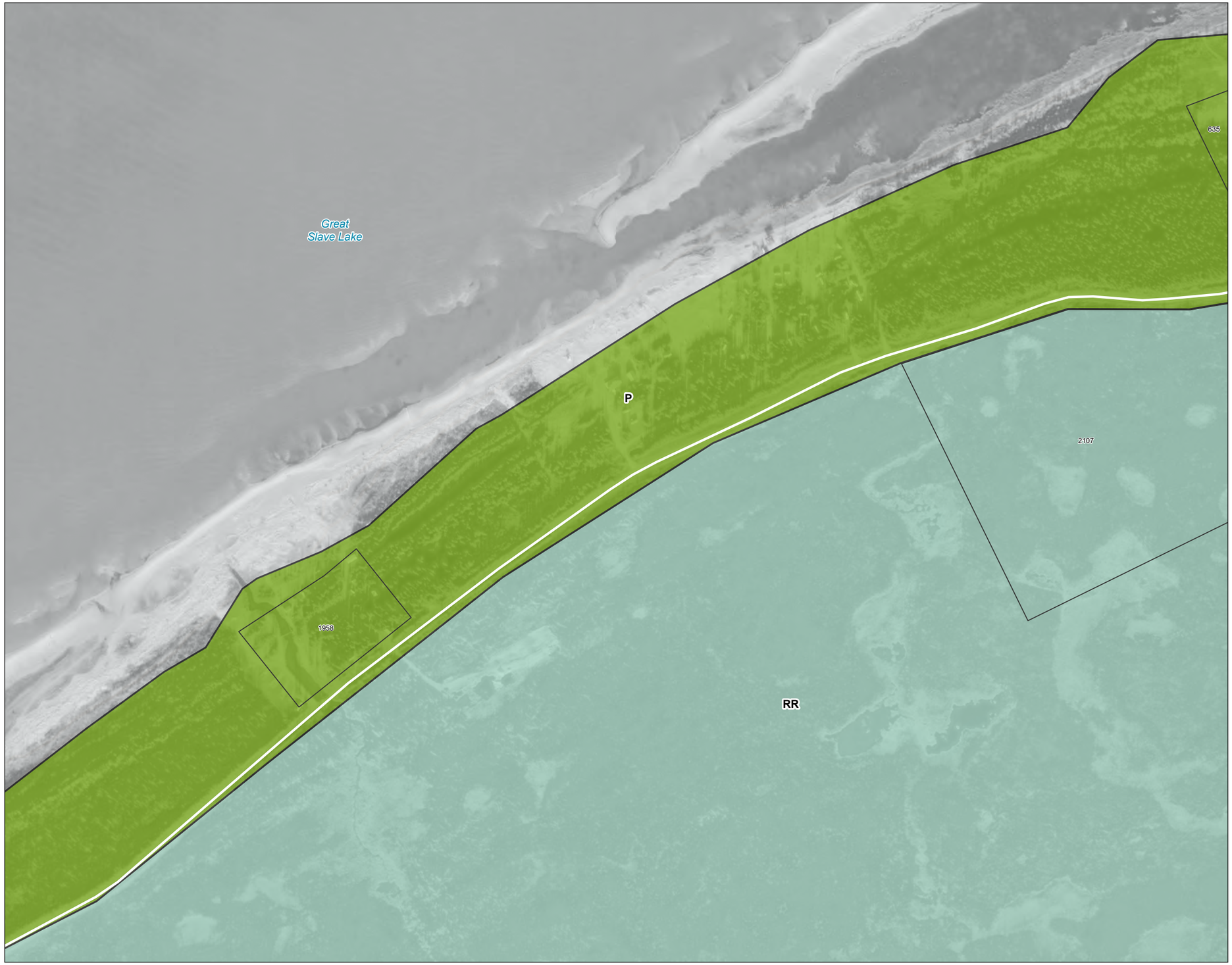


Figure No.

1

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

N

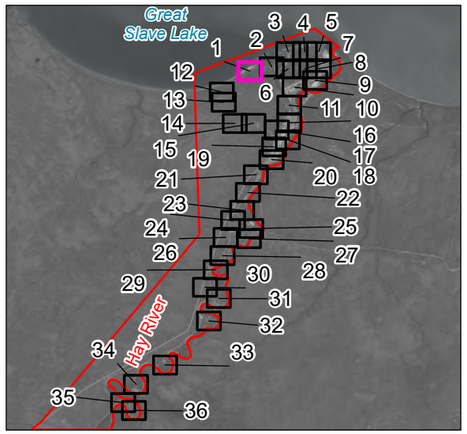
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Land Use Zoning

- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
- Medium Density Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x)
- West Channel Village Residential (R3)
- Multiple Unit Residential (R4)
- Manufactured Home Park (RM)
- Country Residential (RC/RCx)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1/M1x)
- General Industrial (M2)
- Transportation District (T)
- Utility District (U/Ux)
- Institutional (I)
- Parks and Open Space (P)
- Market Gardening (MG/MGx)
- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)

- Municipal Boundaries
- Surveyed Parcels
- Road



Notes

1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

Stantec

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Figure No.

2

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

N

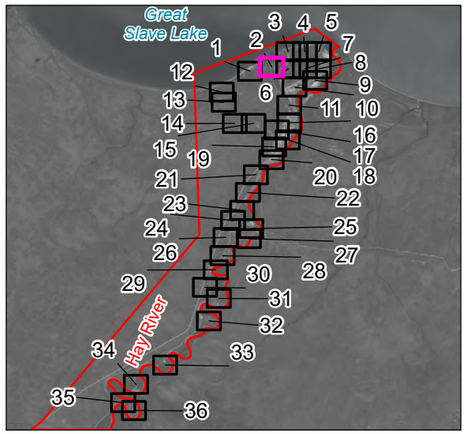
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Land Use Zoning

- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
- Medium Density Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x)
- West Channel Village Residential (R3)
- Multiple Unit Residential (R4)
- Manufactured Home Park (RM)
- Country Residential (RC/RCx)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
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- Rural Resource (RR)
- West Point First Nation (WPFN)

- Municipal Boundaries
- Surveyed Parcels
- Highway
- Road



Notes

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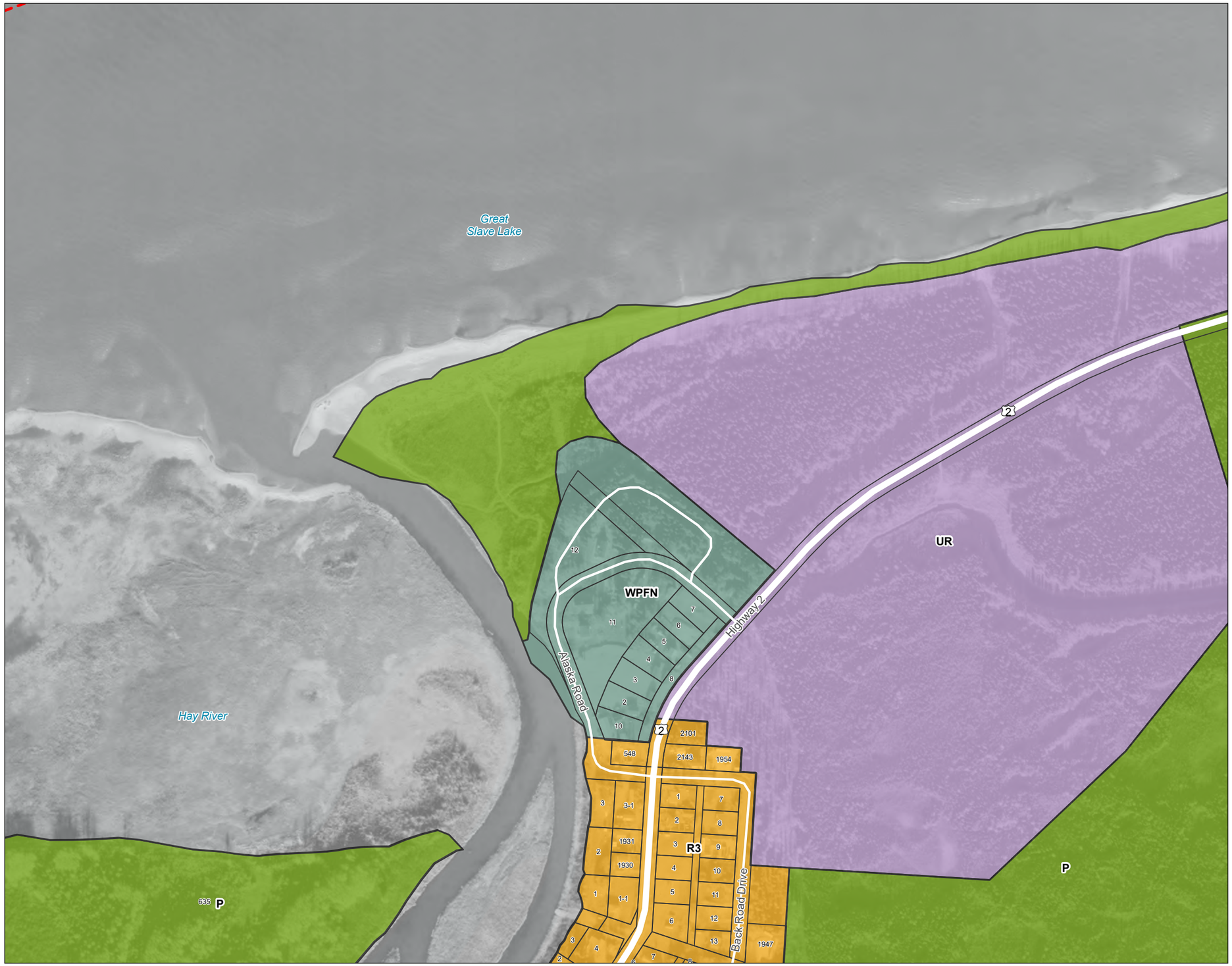


Figure No.

3

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

N

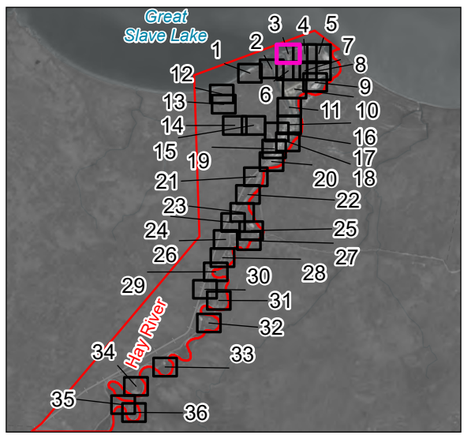
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Land Use Zoning

- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
- Medium Density Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x)
- West Channel Village Residential (R3)
- Multiple Unit Residential (R4)
- Manufactured Home Park (RM)
- Country Residential (RC/RCx)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1/M1x)
- General Industrial (M2)
- Transportation District (T)
- Utility District (U/Ux)
- Institutional (I)
- Parks and Open Space (P)
- Market Gardening (MG/MGx)
- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)

- Municipal Boundaries
- Surveyed Parcels
- Highway
- Road



Notes

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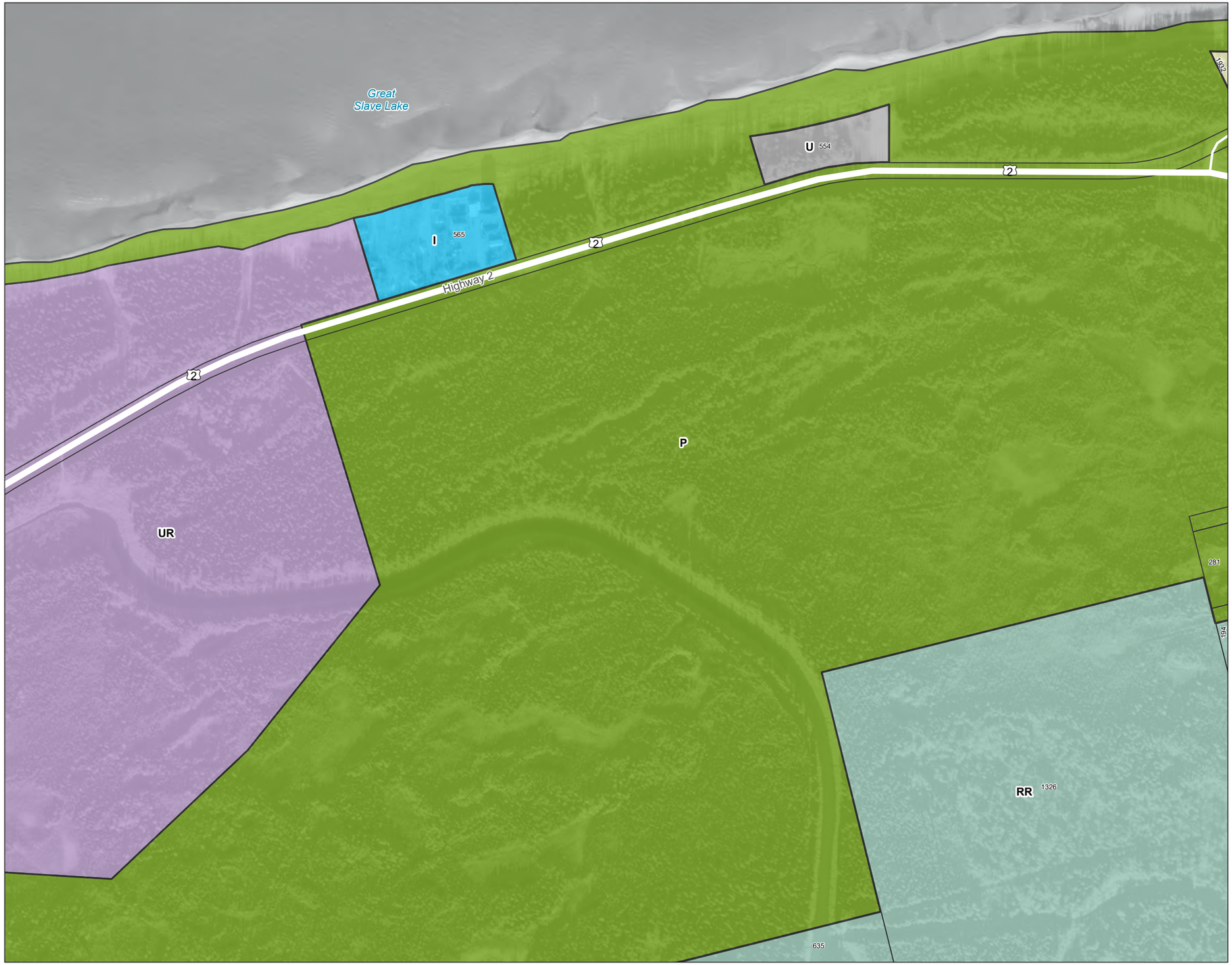


Figure No.
4

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location
Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

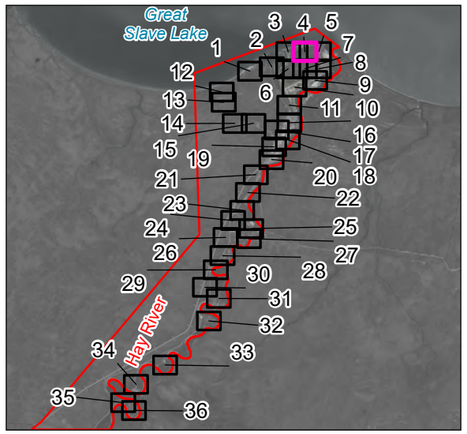
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(At original document size of 11x17)
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Land Use Zoning
- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
- Medium Density Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x)
- West Channel Village Residential (R3)
- Multiple Unit Residential (R4)
- Manufactured Home Park (RM)
- Country Residential (RC/RCx)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1/M1x)
- General Industrial (M2)
- Transportation District (T)
- Utility District (U/Ux)
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- Parks and Open Space (P)
- Market Gardening (MG/MGx)
- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)

- Municipal Boundaries
- Surveyed Parcels
- Highway
- Road



Notes
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2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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Figure No.

5

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

N

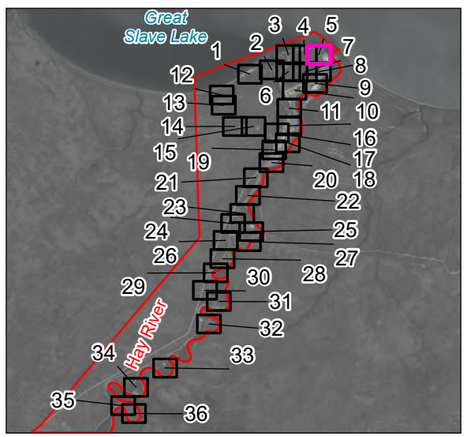
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Land Use Zoning

- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
- Medium Density Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x)
- West Channel Village Residential (R3)
- Multiple Unit Residential (R4)
- Manufactured Home Park (RM)
- Country Residential (RC/RCx)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
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- General Industrial (M2)
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- Market Gardening (MG/MGx)
- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)

- Municipal Boundaries
- Surveyed Parcels
- Highway
- Road
- Resource Road



Notes

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Figure No.

6

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

N

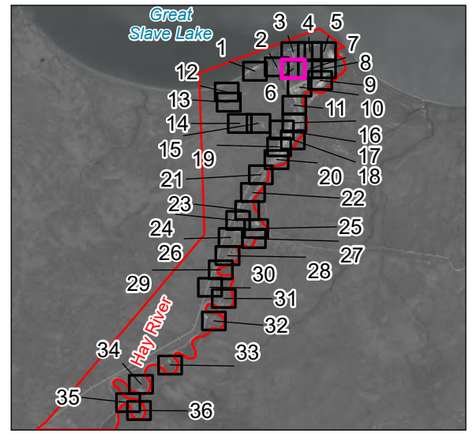
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Land Use Zoning

- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
- Medium Density Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x)
- West Channel Village Residential (R3)
- Multiple Unit Residential (R4)
- Manufactured Home Park (RM)
- Country Residential (RC/RCx)
- Core Area Commercial (C1)
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- Mixed Use Commercial (C3)
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- Rural Resource (RR)
- West Point First Nation (WPFN)

- Municipal Boundaries
- Surveyed Parcels
- Highway
- Road



Notes

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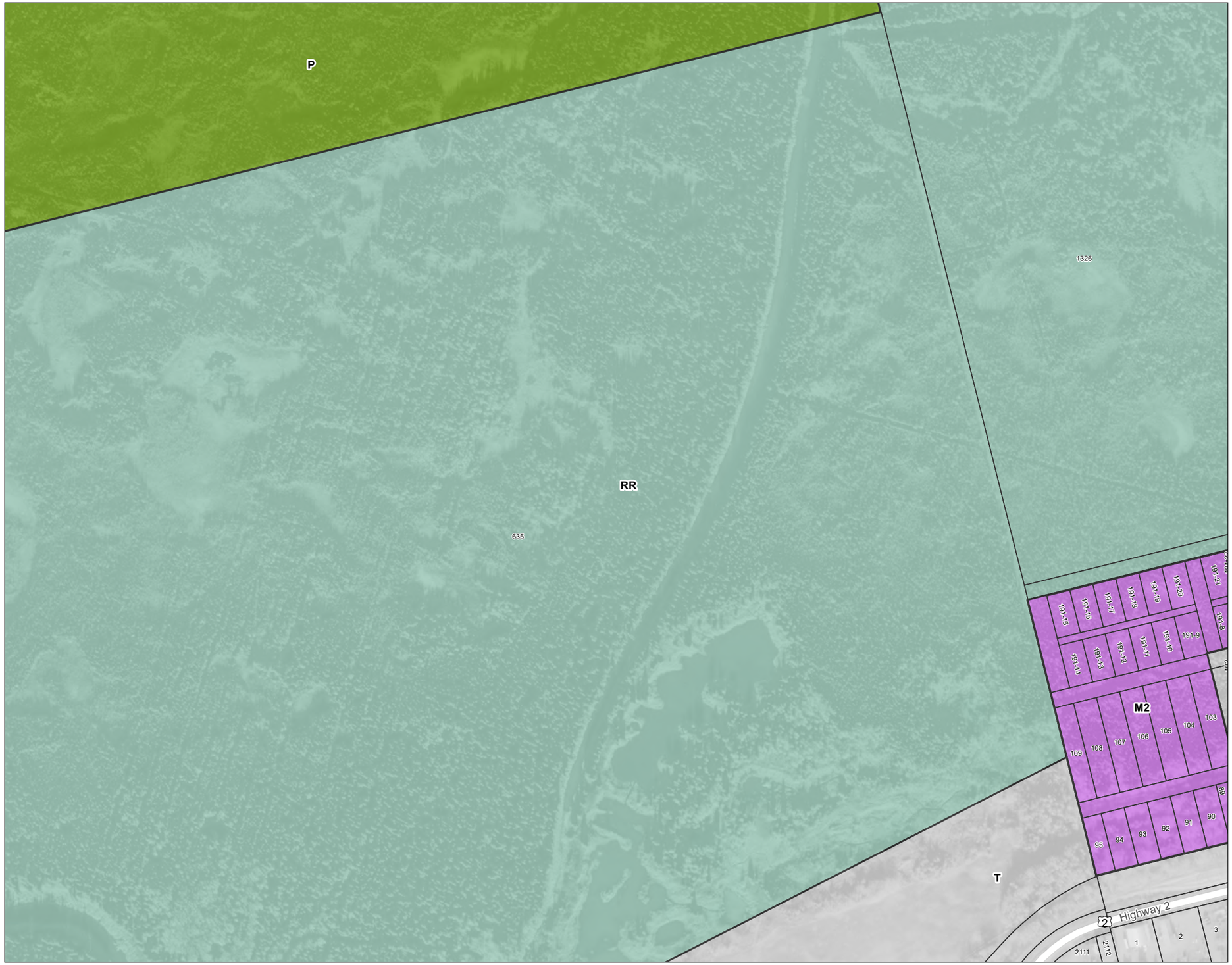


Figure No.

7

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

N

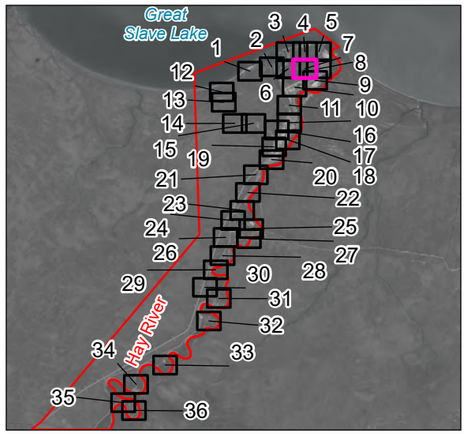
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Land Use Zoning

- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
- Medium Density Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x)
- West Channel Village Residential (R3)
- Multiple Unit Residential (R4)
- Manufactured Home Park (RM)
- Country Residential (RC/RCx)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1/M1x)
- General Industrial (M2)
- Transportation District (T)
- Utility District (U/Ux)
- Institutional (I)
- Parks and Open Space (P)
- Market Gardening (MG/MGx)
- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)

- Municipal Boundaries
- Surveyed Parcels
- Highway



Notes

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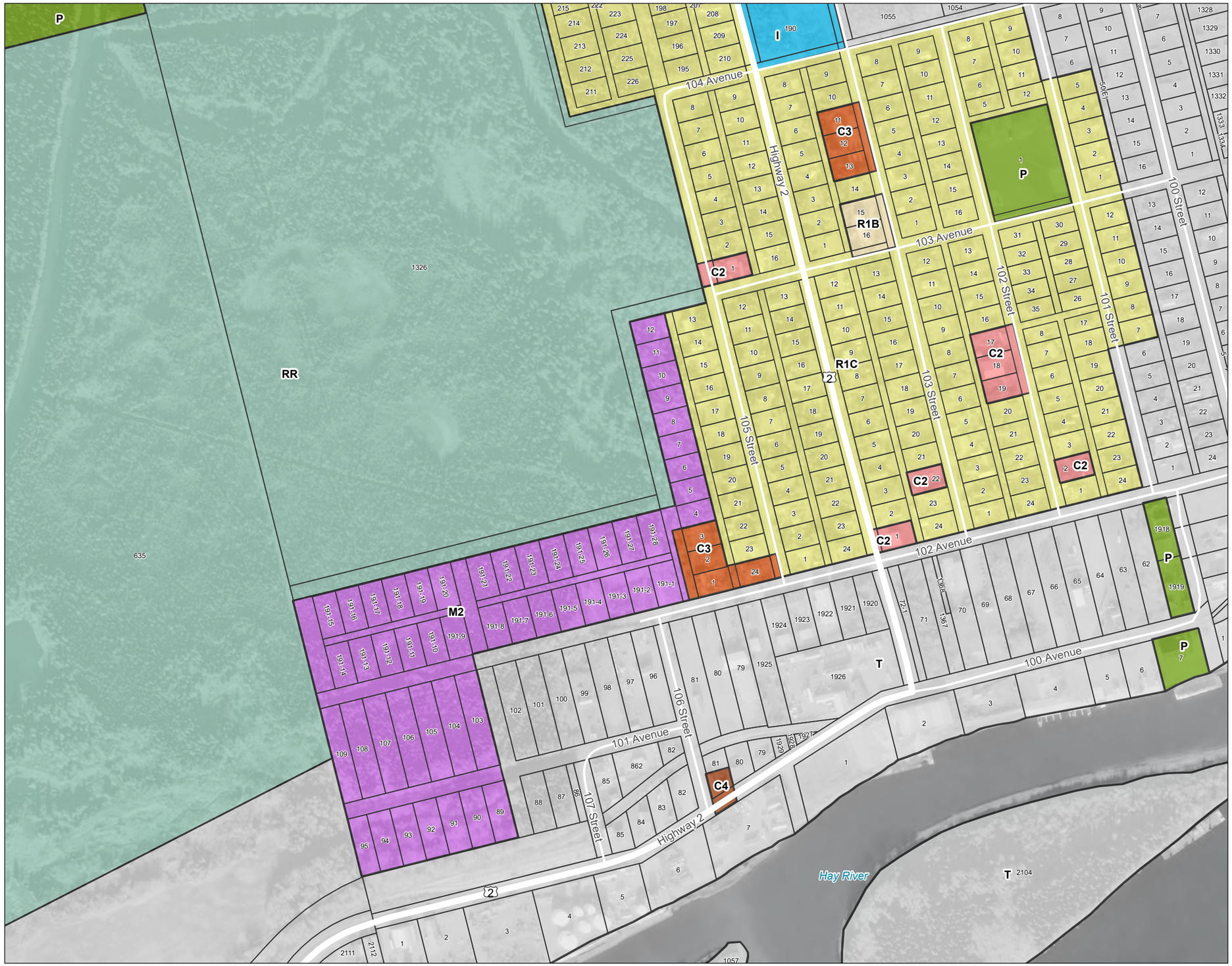


Figure No.

8

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

N

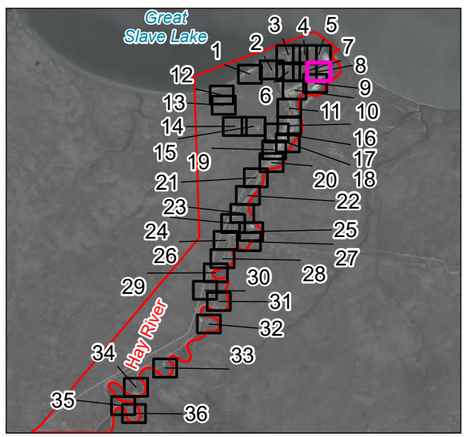
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Land Use Zoning

- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
- Medium Density Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x)
- West Channel Village Residential (R3)
- Multiple Unit Residential (R4)
- Manufactured Home Park (RM)
- Country Residential (RC/RCx)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1/M1x)
- General Industrial (M2)
- Transportation District (T)
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- Institutional (I)
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- Rural Resource (RR)
- West Point First Nation (WPFN)

- Municipal Boundaries
- Surveyed Parcels
- Highway
- Road



Notes

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Figure No.

9

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

N

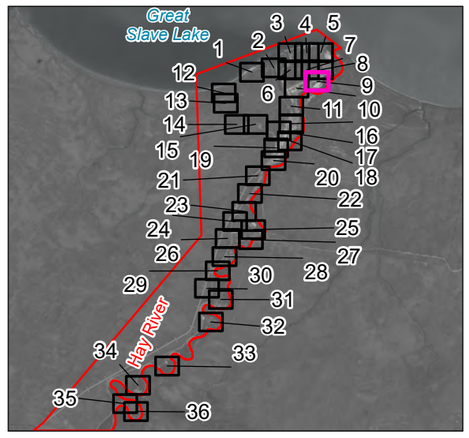
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(At original document size of 11x17)
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Land Use Zoning

- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
- Medium Density Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x)
- West Channel Village Residential (R3)
- Multiple Unit Residential (R4)
- Manufactured Home Park (RM)
- Country Residential (RC/RCx)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
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- Restricted Industrial (M1/M1x)
- General Industrial (M2)
- Transportation District (T)
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- Institutional (I)
- Parks and Open Space (P)
- Market Gardening (MG/MGx)
- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)

- Municipal Boundaries
- Surveyed Parcels
- Highway
- Road
- Railway



Notes

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Figure No.
10

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location
Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

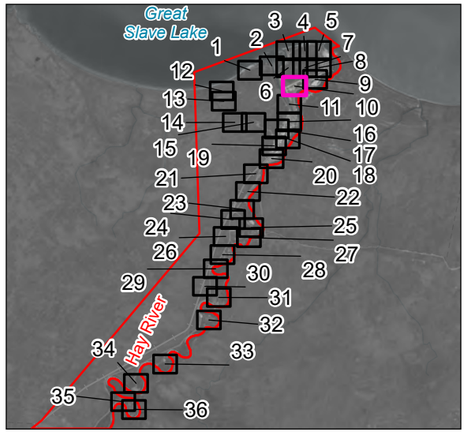
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0 100 200 Meters

(At original document size of 11x17)
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Land Use Zoning
- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
- Medium Density Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x)
- West Channel Village Residential (R3)
- Multiple Unit Residential (R4)
- Manufactured Home Park (RM)
- Country Residential (RC/RCx)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1/M1x)
- General Industrial (M2)
- Transportation District (T)
- Utility District (U/Ux)
- Institutional (I)
- Parks and Open Space (P)
- Market Gardening (MG/MGx)
- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)

- Municipal Boundaries
- Surveyed Parcels
- Highway
- Road
- Railway



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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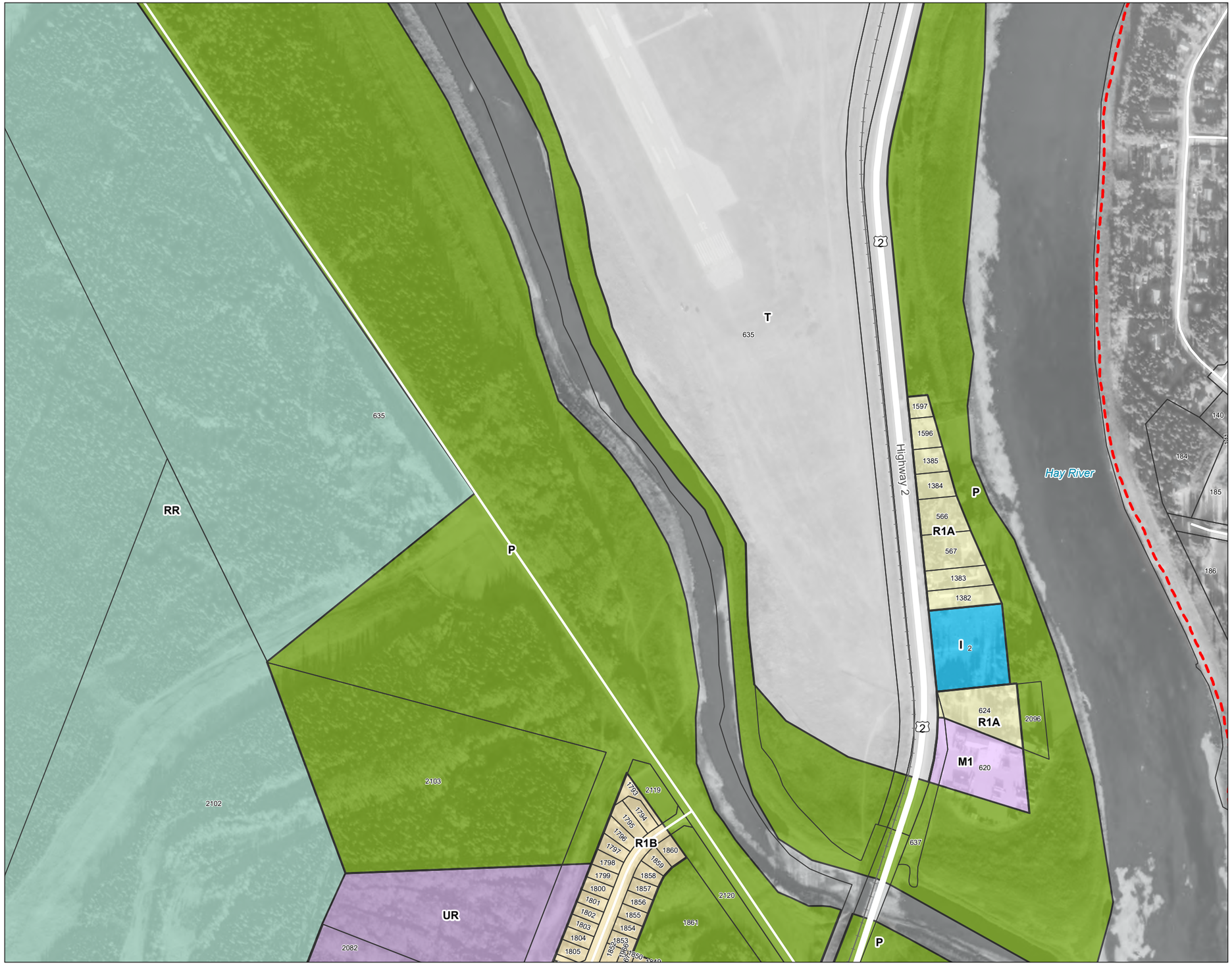


Figure No.

11

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

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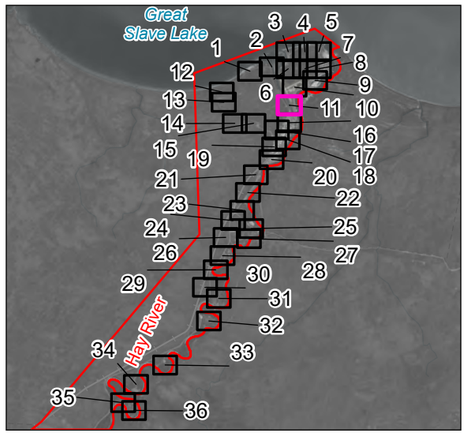
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(At original document size of 11x17)
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Land Use Zoning

- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
- Medium Density Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x)
- West Channel Village Residential (R3)
- Multiple Unit Residential (R4)
- Manufactured Home Park (RM)
- Country Residential (RC/RCx)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1/M1x)
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- Parks and Open Space (P)
- Market Gardening (MG/MGx)
- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)

- Municipal Boundaries
- Surveyed Parcels
- Highway
- Road
- Railway



Notes

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3. Background: ESRI World Imagery

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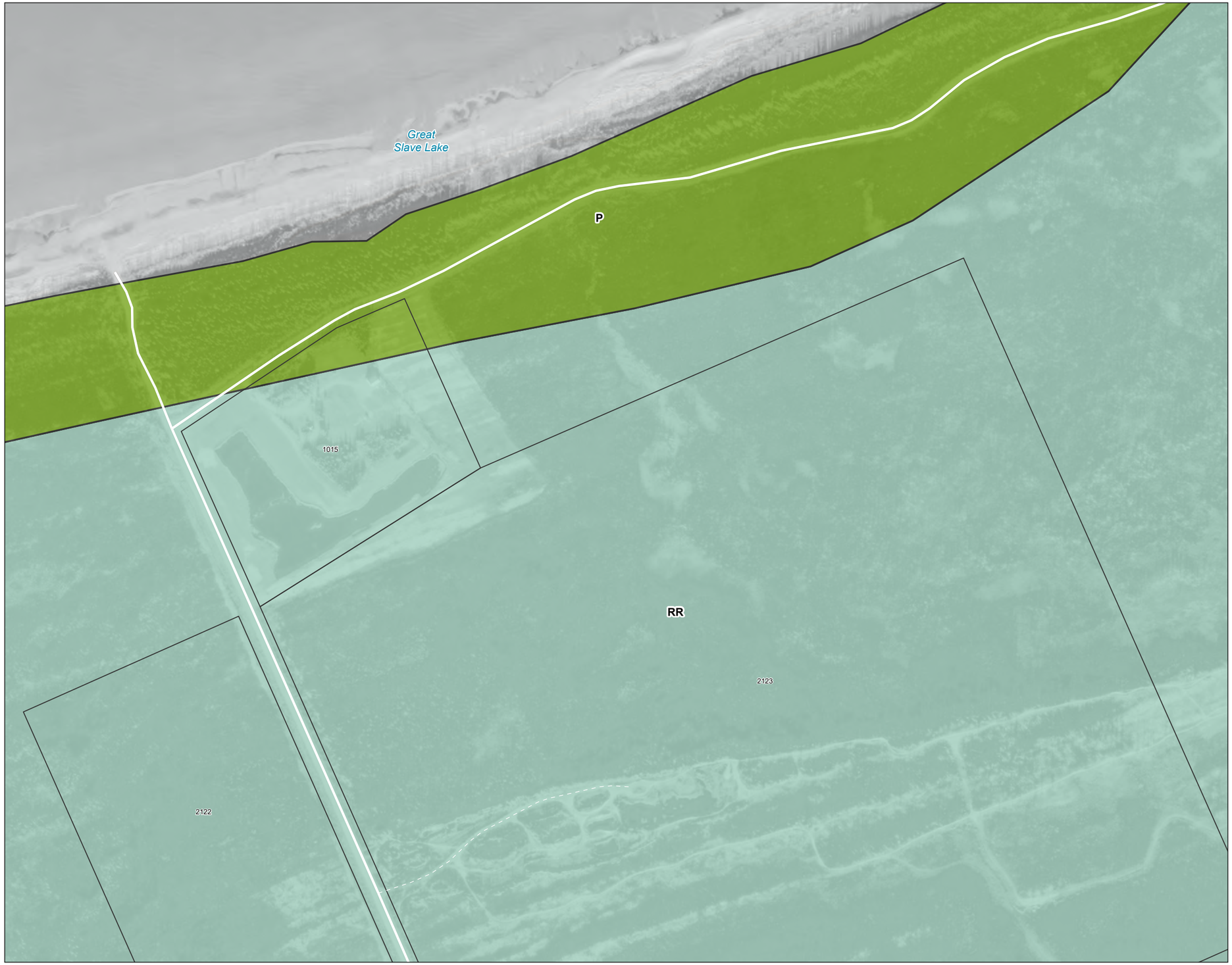


Figure No.
12

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location
Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

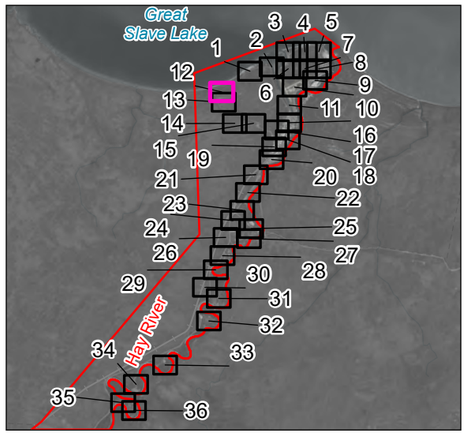
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(At original document size of 11x17)
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Land Use Zoning
- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
- Medium Density Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x)
- West Channel Village Residential (R3)
- Multiple Unit Residential (R4)
- Manufactured Home Park (RM)
- Country Residential (RC/RCx)
- Core Area Commercial (C1)
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- Rural Resource (RR)
- West Point First Nation (WPFN)

- Municipal Boundaries
- Surveyed Parcels
- Road
- Resource Road



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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Figure No.
13

Title
Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location
Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

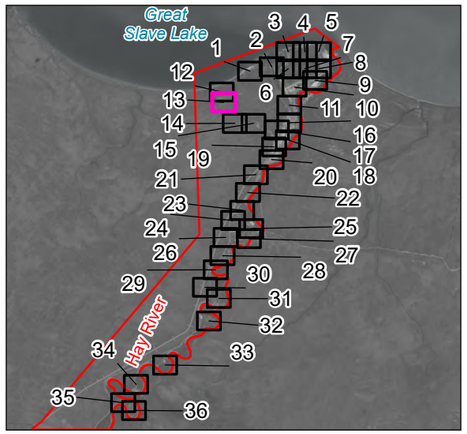
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Land Use Zoning
- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
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3. Background: ESRI World Imagery

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Figure No.

14

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

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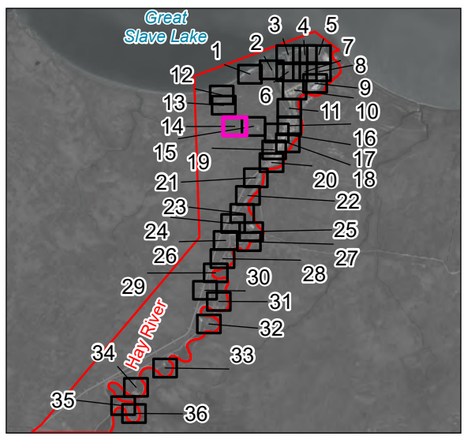
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Land Use Zoning

- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
- Medium Density Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x)
- West Channel Village Residential (R3)
- Multiple Unit Residential (R4)
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Notes

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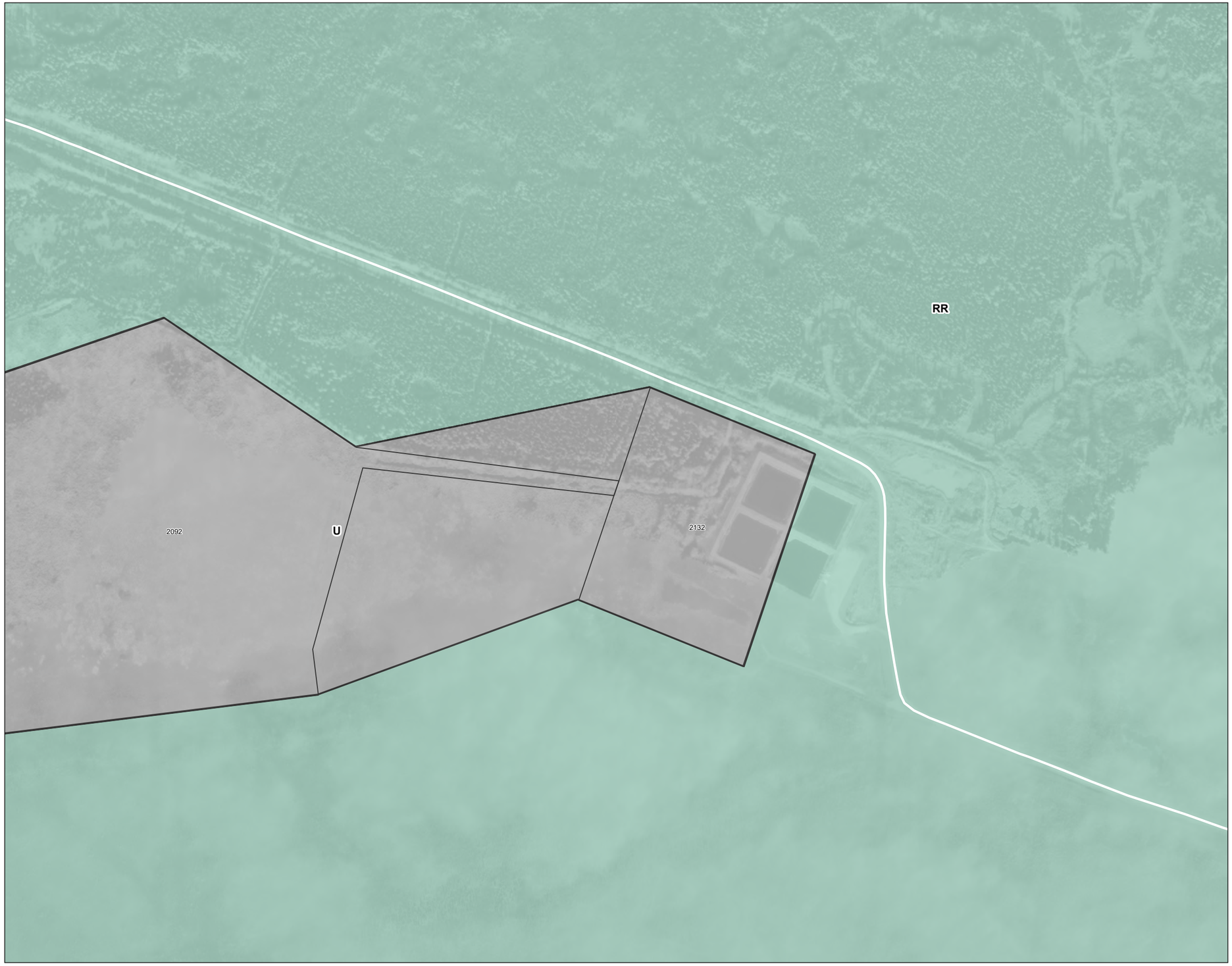


Figure No.
15

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location
Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

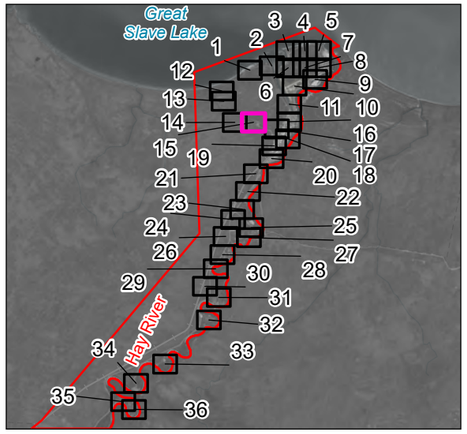
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Land Use Zoning
- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
- Medium Density Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x)
- West Channel Village Residential (R3)
- Multiple Unit Residential (R4)
- Manufactured Home Park (RM)
- Country Residential (RC/RCx)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1/M1x)
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- Rural Resource (RR)
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- Municipal Boundaries
- Surveyed Parcels
- Road



Notes
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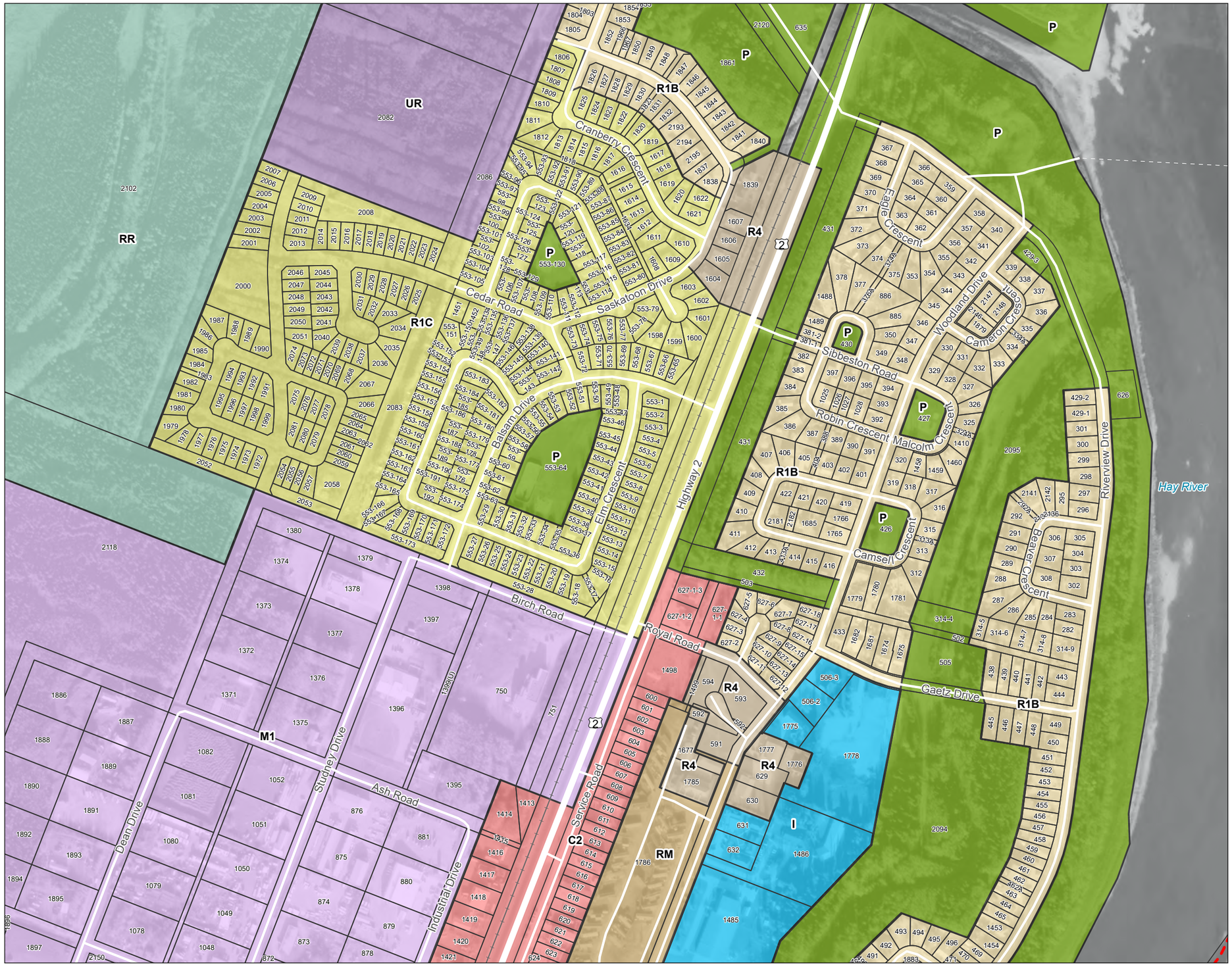


Figure No.

16

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

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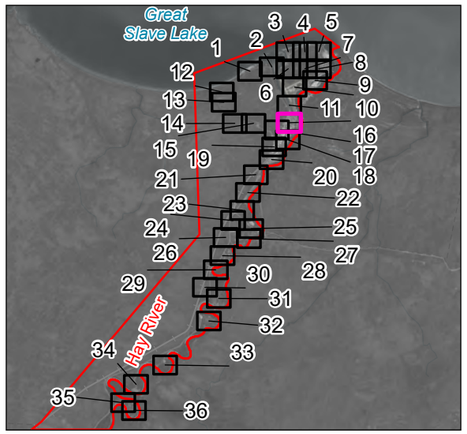
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Land Use Zoning

- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
- Medium Density Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x)
- West Channel Village Residential (R3)
- Multiple Unit Residential (R4)
- Manufactured Home Park (RM)
- Country Residential (RC/RCx)
- Core Area Commercial (C1)
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Notes

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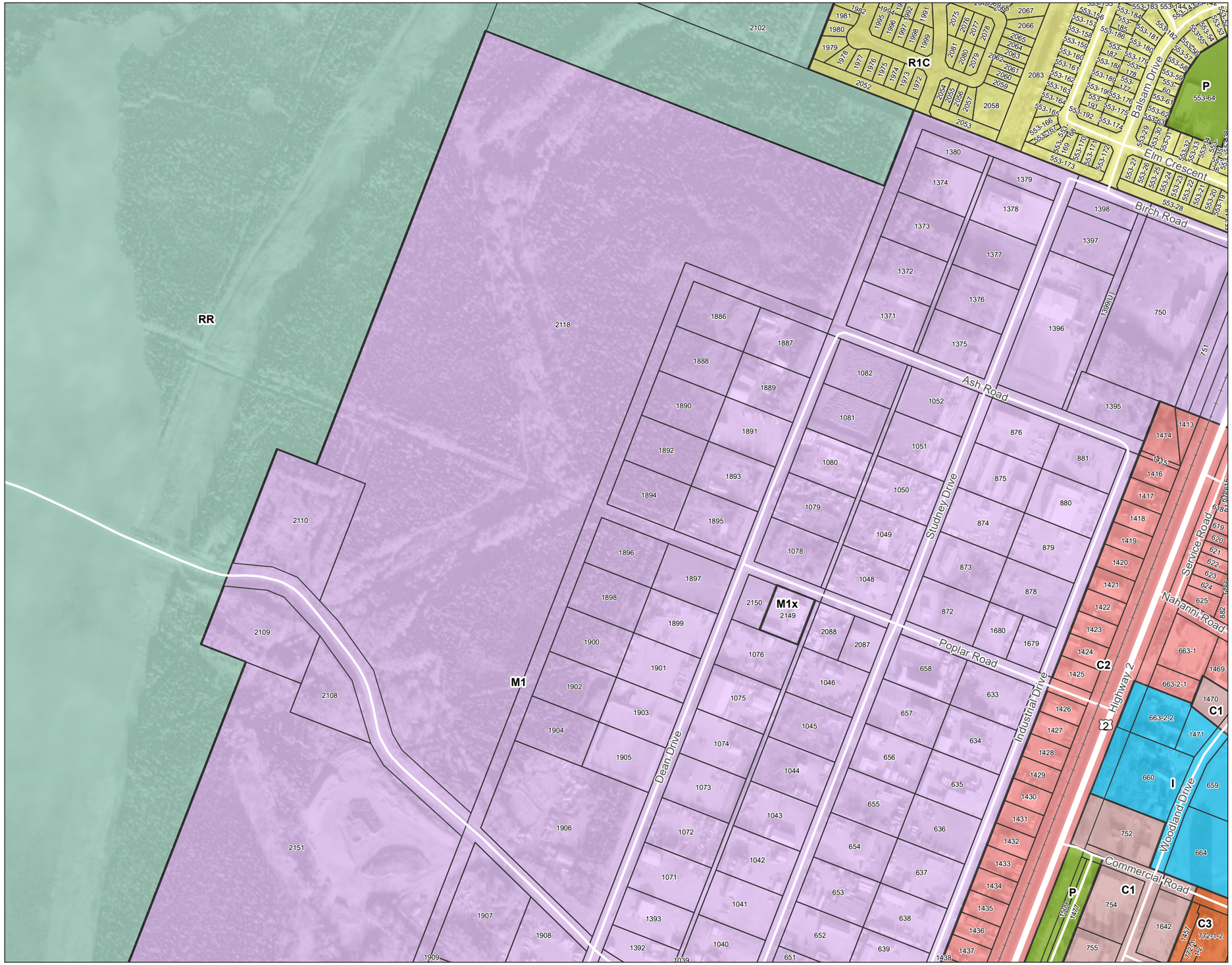


Figure No.

17

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

N

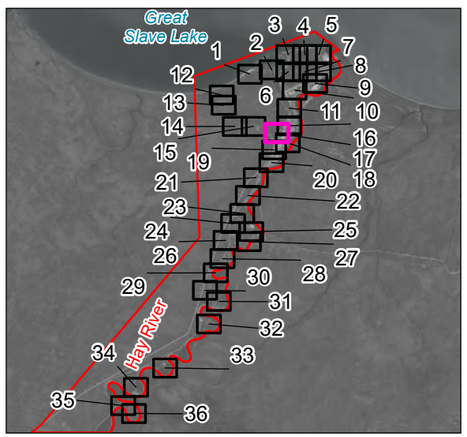
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Land Use Zoning

- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
- Medium Density Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x)
- West Channel Village Residential (R3)
- Multiple Unit Residential (R4)
- Manufactured Home Park (RM)
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Notes

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Figure No.
18

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location
Hay River, NT

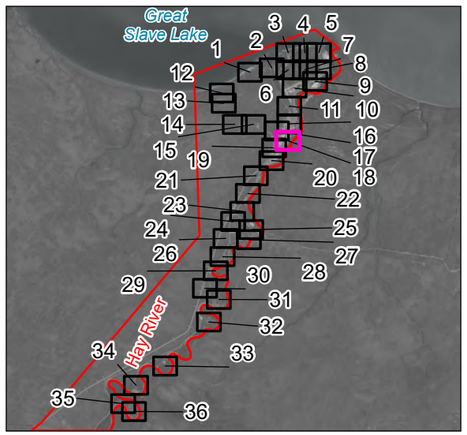
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QR by TC on 2026-07-23
TR by ZM on 2026-07-23

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(At original document size of 11x17)
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Land Use Zoning
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Figure No.

19

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

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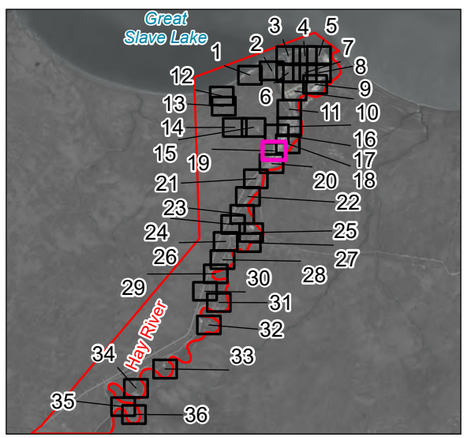
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Land Use Zoning

- Large Lot Residential (Class A) (R1A)
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2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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Figure No.
20

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location
Hay River, NT

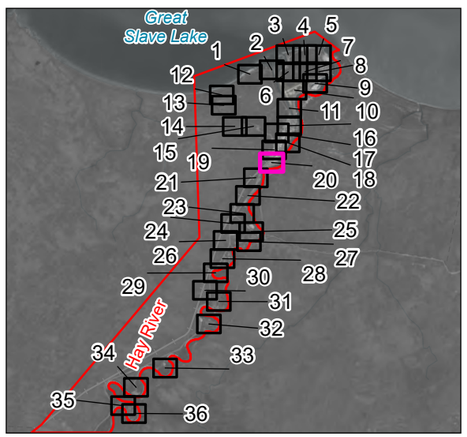
Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

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(At original document size of 11x17)
1:5,000

Land Use Zoning
- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
- Medium Density Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x)
- West Channel Village Residential (R3)
- Multiple Unit Residential (R4)
- Manufactured Home Park (RM)
- Country Residential (RC/RCx)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1/M1x)
- General Industrial (M2)
- Transportation District (T)
- Utility District (U/Ux)
- Institutional (I)
- Parks and Open Space (P)
- Market Gardening (MG/MGx)
- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)

- Municipal Boundaries
- Surveyed Parcels
- Highway
- Road
- Resource Road
- Railway



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

Stantec

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Figure No.
21

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location
Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

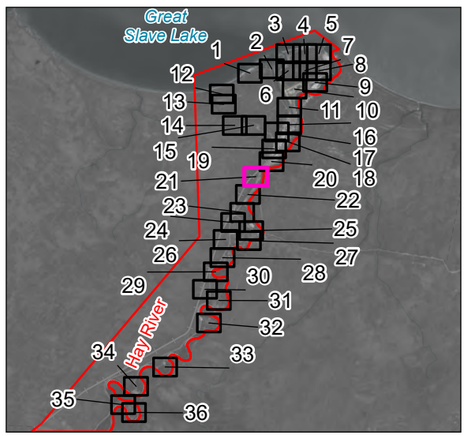
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(At original document size of 11x17)
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Land Use Zoning
- Large Lot Residential (Class A) (R1A)
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- Medium Density Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x)
- West Channel Village Residential (R3)
- Multiple Unit Residential (R4)
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Notes
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2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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Figure No.
22

Title
Hay River Zoning Map

Client/Project
115825101

Town of Hay River, NT

Project Location
Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

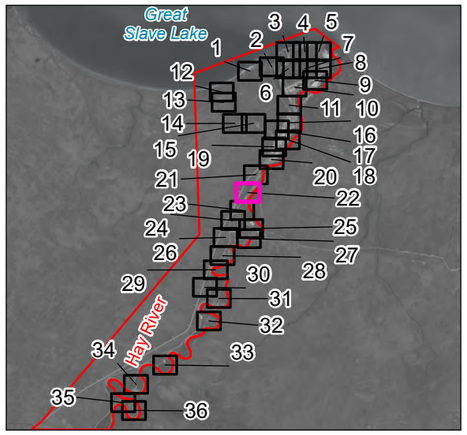
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(At original document size of 11x17)
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Land Use Zoning
- Large Lot Residential (Class A) (R1A)
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- Mile 5 Residential (R2/R2x)
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- Multiple Unit Residential (R4)
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Notes
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Figure No.

23

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

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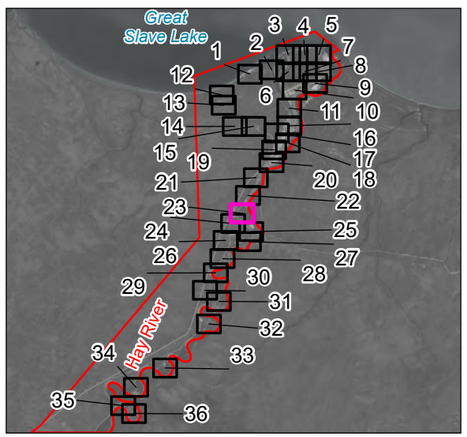
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(At original document size of 11x17)
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Land Use Zoning

- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
- Medium Density Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x)
- West Channel Village Residential (R3)
- Multiple Unit Residential (R4)
- Manufactured Home Park (RM)
- Country Residential (RC/RCx)
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- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
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- Surveyed Parcels
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- Road
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Notes

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2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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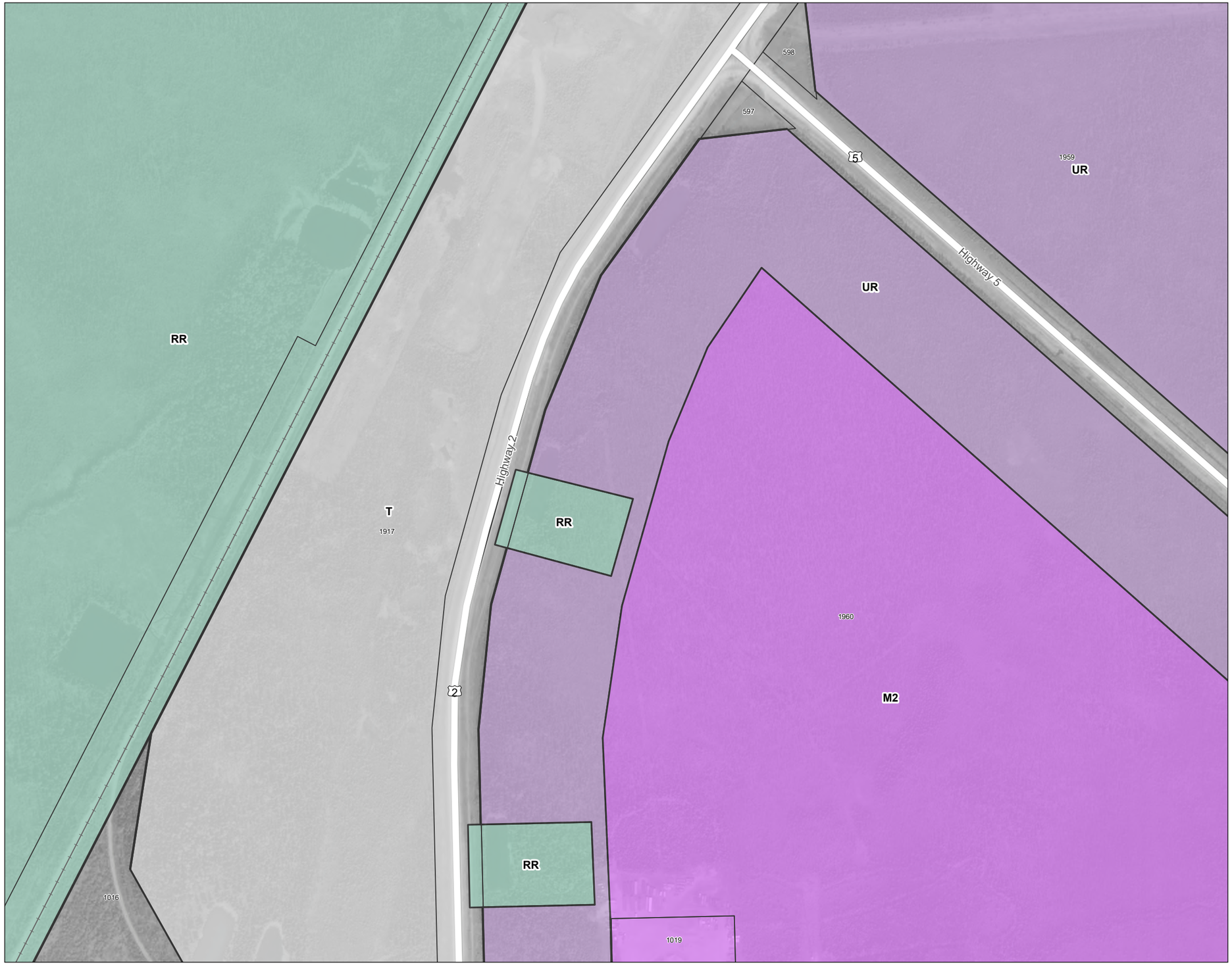


Figure No.
24

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location
Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

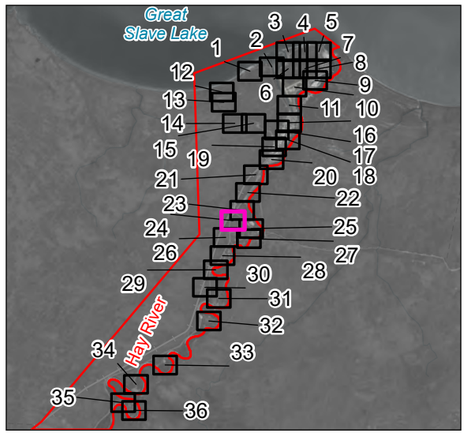
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Land Use Zoning
- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
- Medium Density Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x)
- West Channel Village Residential (R3)
- Multiple Unit Residential (R4)
- Manufactured Home Park (RM)
- Country Residential (RC/RCx)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
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- General Industrial (M2)
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- Urban Reserve (UR)
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- West Point First Nation (WPFN)

- Municipal Boundaries
- Surveyed Parcels
- Highway
- Railway



Notes
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3. Background: ESRI World Imagery

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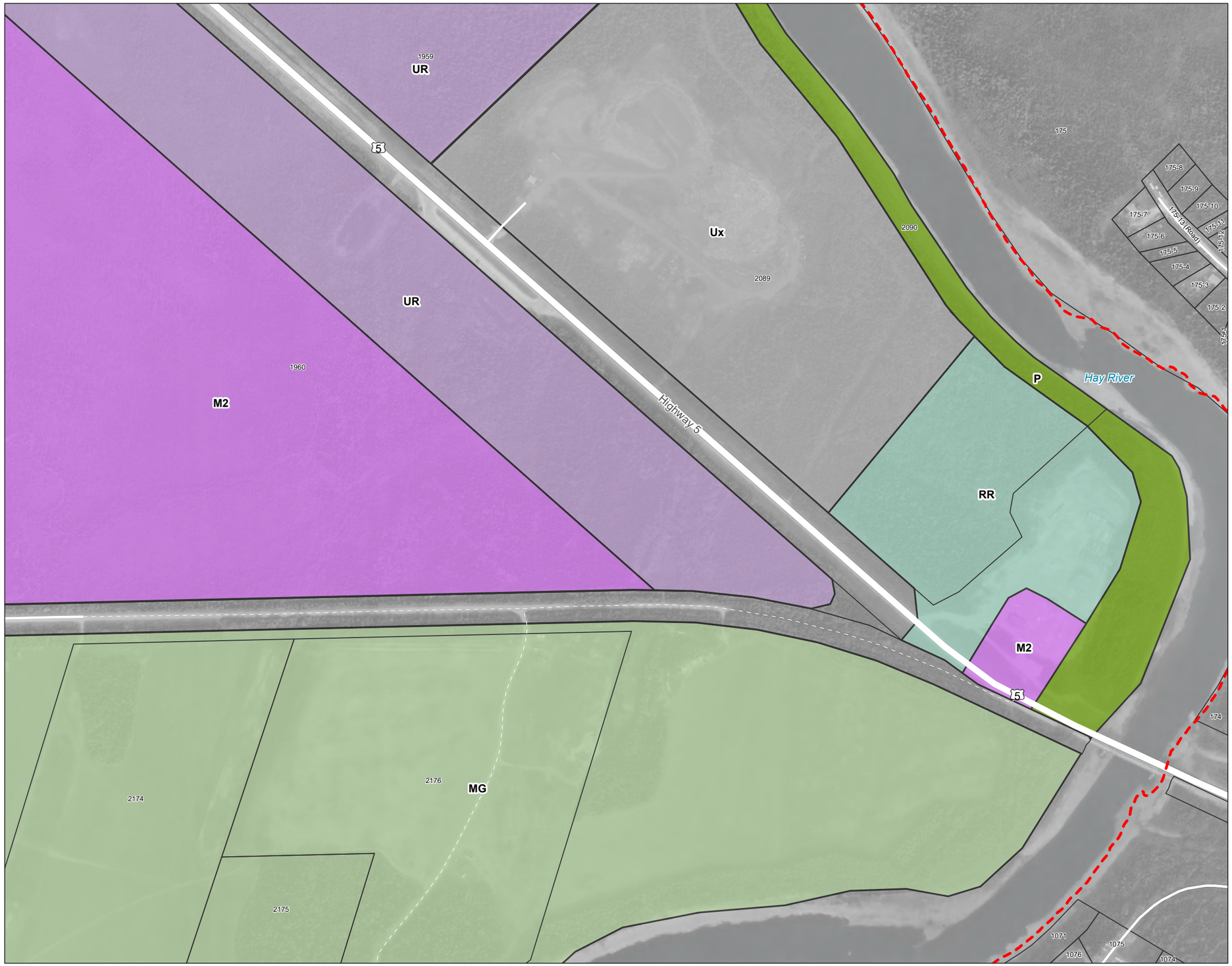


Figure No.

25

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

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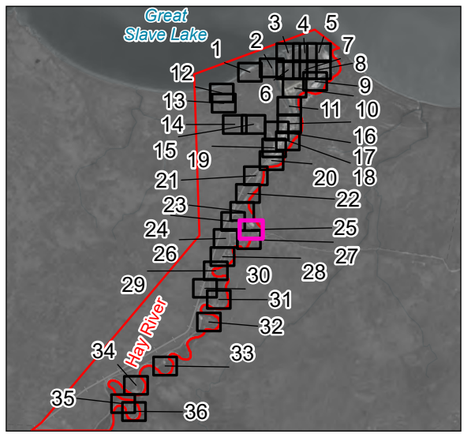
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Land Use Zoning

- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
- Medium Density Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x)
- West Channel Village Residential (R3)
- Multiple Unit Residential (R4)
- Manufactured Home Park (RM)
- Country Residential (RC/RCx)
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- Municipal Boundaries
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- Highway
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Notes

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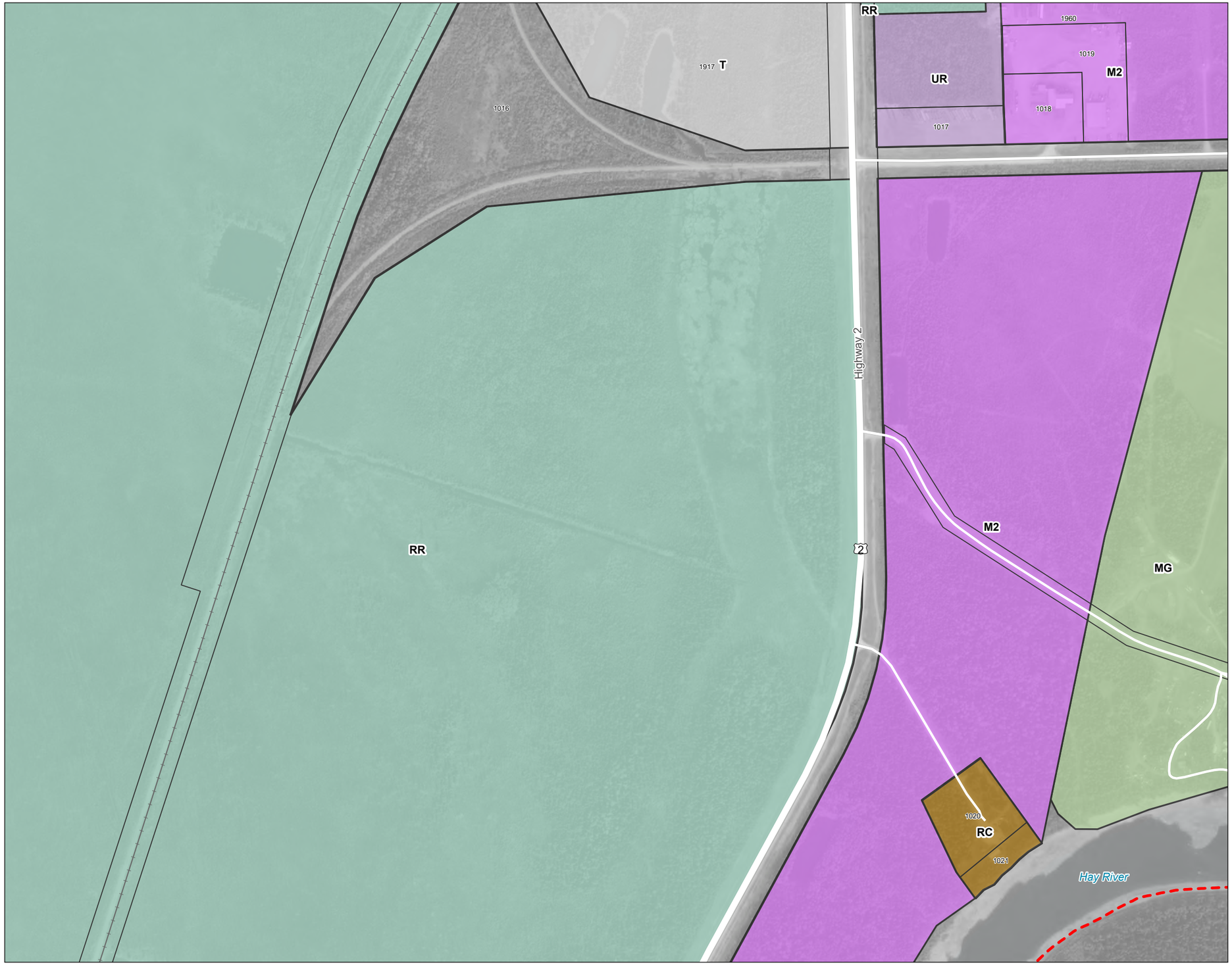


Figure No.
26

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location
Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

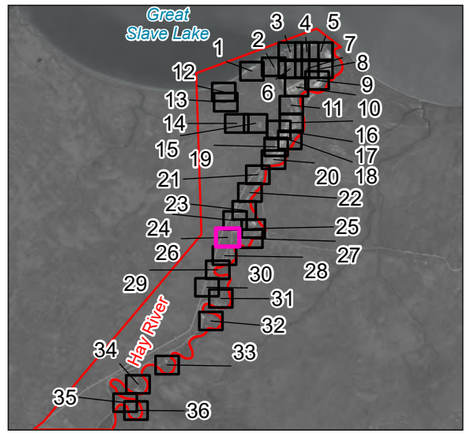
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(At original document size of 11x17)
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Land Use Zoning
- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
- Medium Density Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x)
- West Channel Village Residential (R3)
- Multiple Unit Residential (R4)
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Notes
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Figure No.

27

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

N

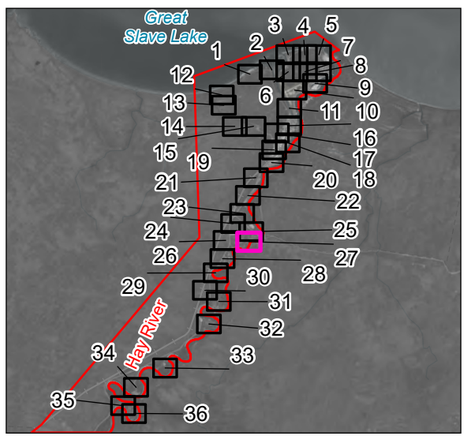
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Land Use Zoning

- Large Lot Residential (Class A) (R1A)
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Figure No.

28

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

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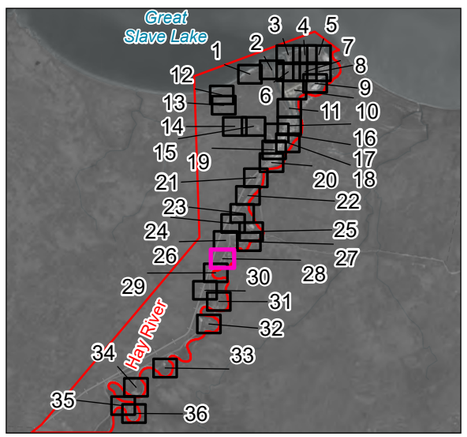
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Land Use Zoning

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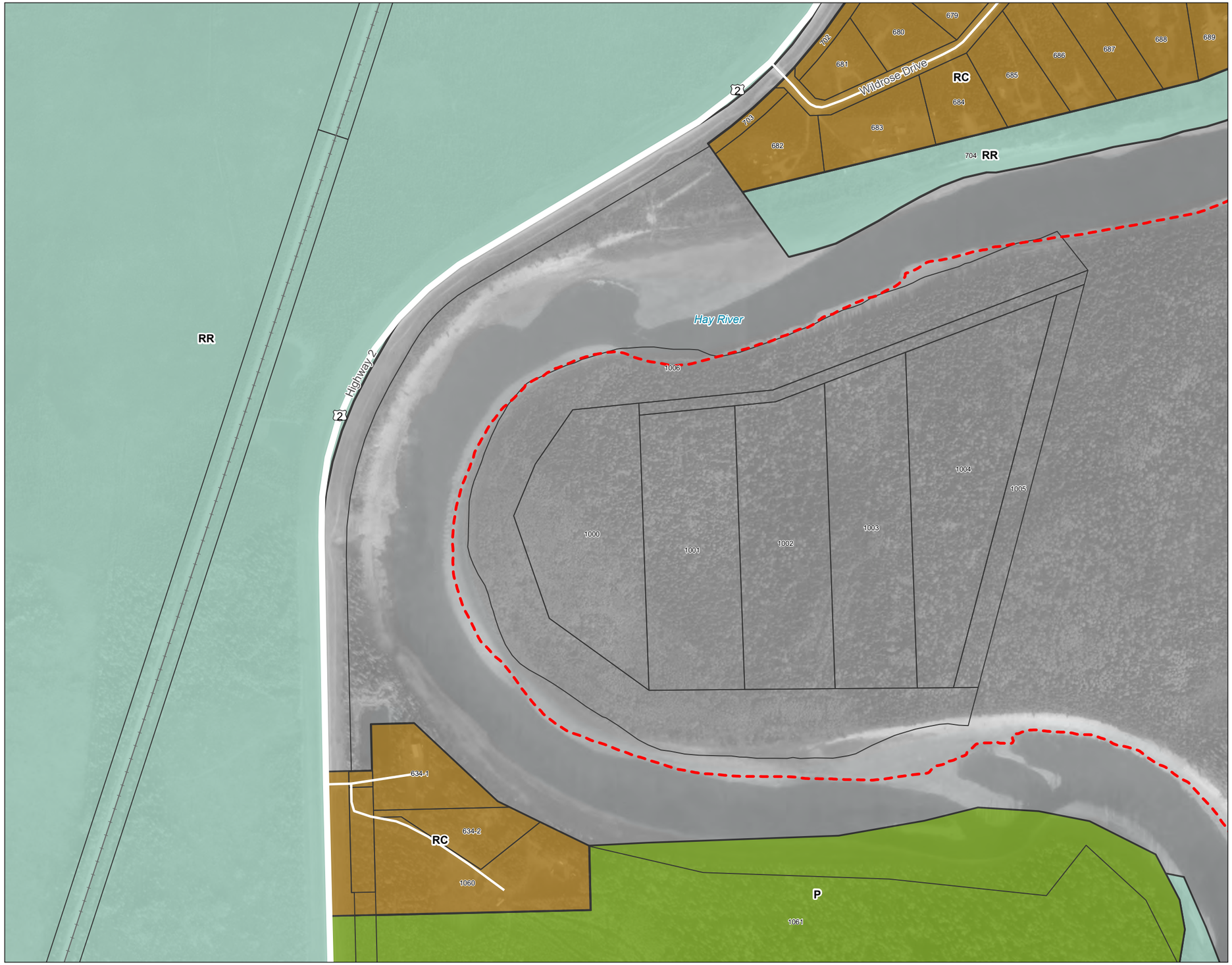


Figure No.

29

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

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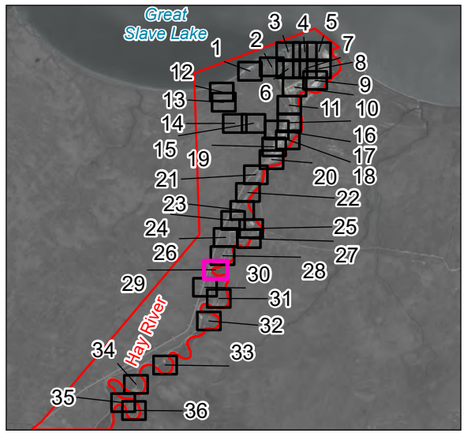
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Land Use Zoning

- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
- Medium Density Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x)
- West Channel Village Residential (R3)
- Multiple Unit Residential (R4)
- Manufactured Home Park (RM)
- Country Residential (RC/RCx)
- Core Area Commercial (C1)
- Highway / Service Commercial (C2)
- Mixed Use Commercial (C3)
- Convenience Commercial (C4)
- Restricted Industrial (M1/M1x)
- General Industrial (M2)
- Transportation District (T)
- Utility District (U/Ux)
- Institutional (I)
- Parks and Open Space (P)
- Market Gardening (MG/MGx)
- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)

- Municipal Boundaries
- Surveyed Parcels
- Highway
- Road
- Railway



Notes

1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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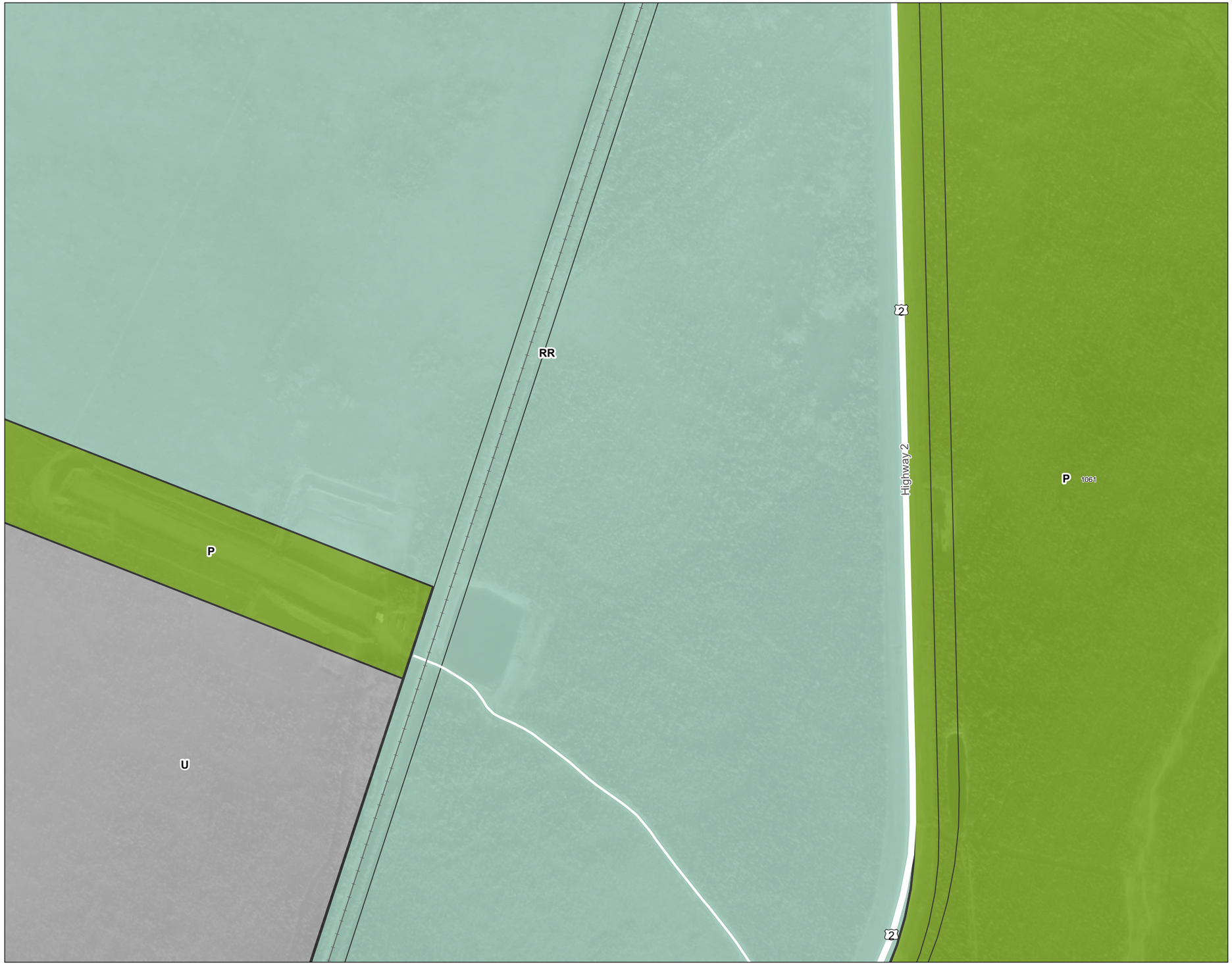


Figure No.

30

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

N

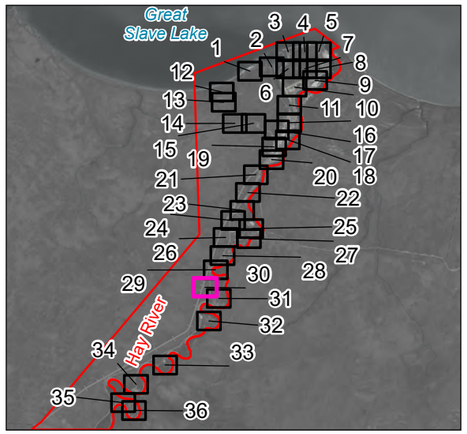
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(At original document size of 11x17)
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Land Use Zoning

- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
- Medium Density Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x)
- West Channel Village Residential (R3)
- Multiple Unit Residential (R4)
- Manufactured Home Park (RM)
- Country Residential (RC/RCx)
- Core Area Commercial (C1)
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- Urban Reserve (UR)
- Rural Resource (RR)
- West Point First Nation (WPFN)

- Municipal Boundaries
- Surveyed Parcels
- Highway
- Road
- Railway



Notes

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2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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Figure No.
31

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location
Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

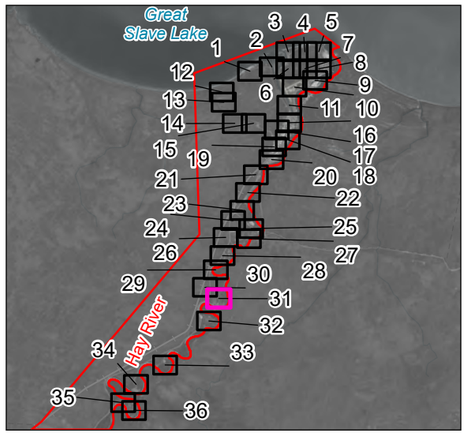
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Land Use Zoning
- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
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- Highway
- Road



Notes
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3. Background: ESRI World Imagery

Stantec

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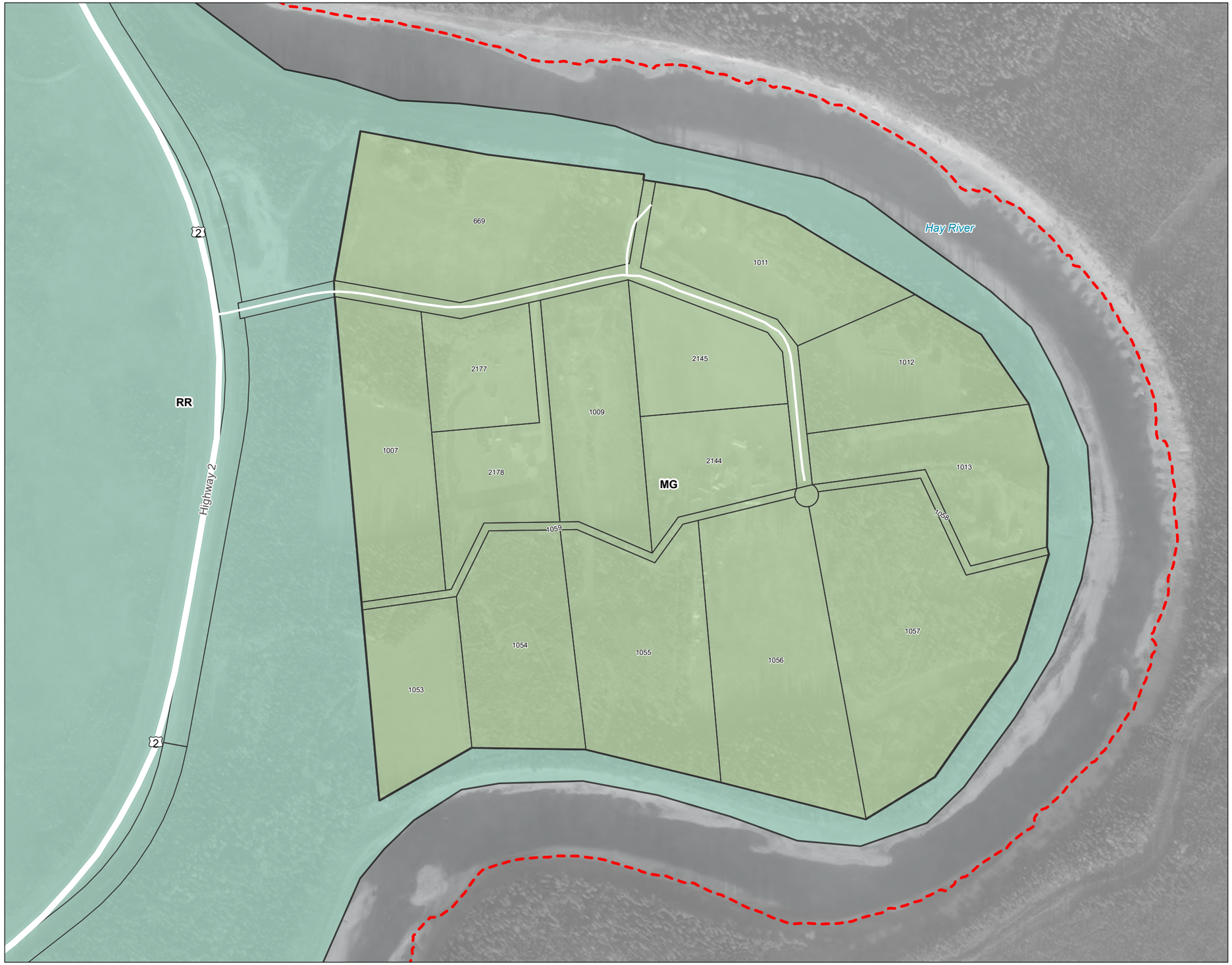


Figure No.

32

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

N

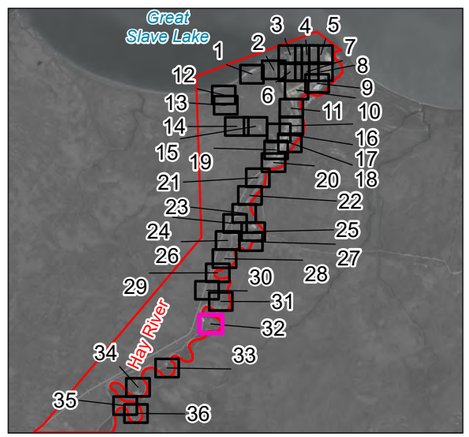
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Land Use Zoning

- Large Lot Residential (Class A) (R1A)
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- Mile 5 Residential (R2/R2x)
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- Surveyed Parcels
- Highway
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Notes

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3. Background: ESRI World Imagery

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Figure No.
33

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location
Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

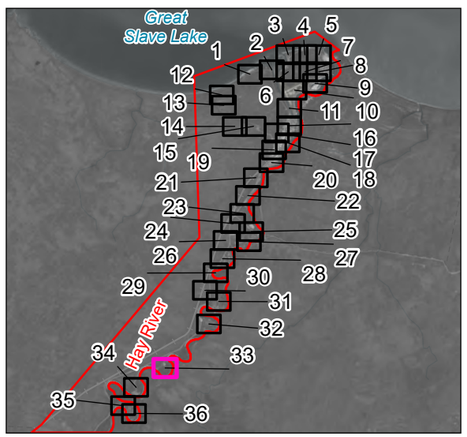
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Land Use Zoning
- Large Lot Residential (Class A) (R1A)
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Figure No.

34

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

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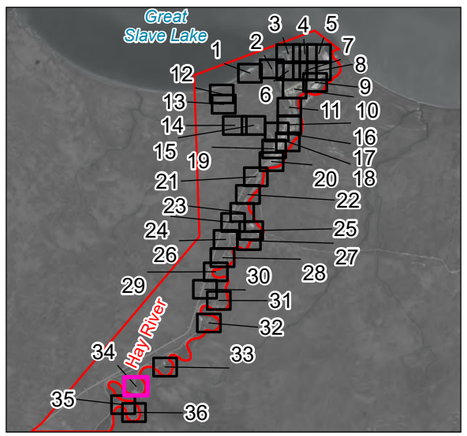
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Land Use Zoning

- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
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- Surveyed Parcels
- Road



Notes

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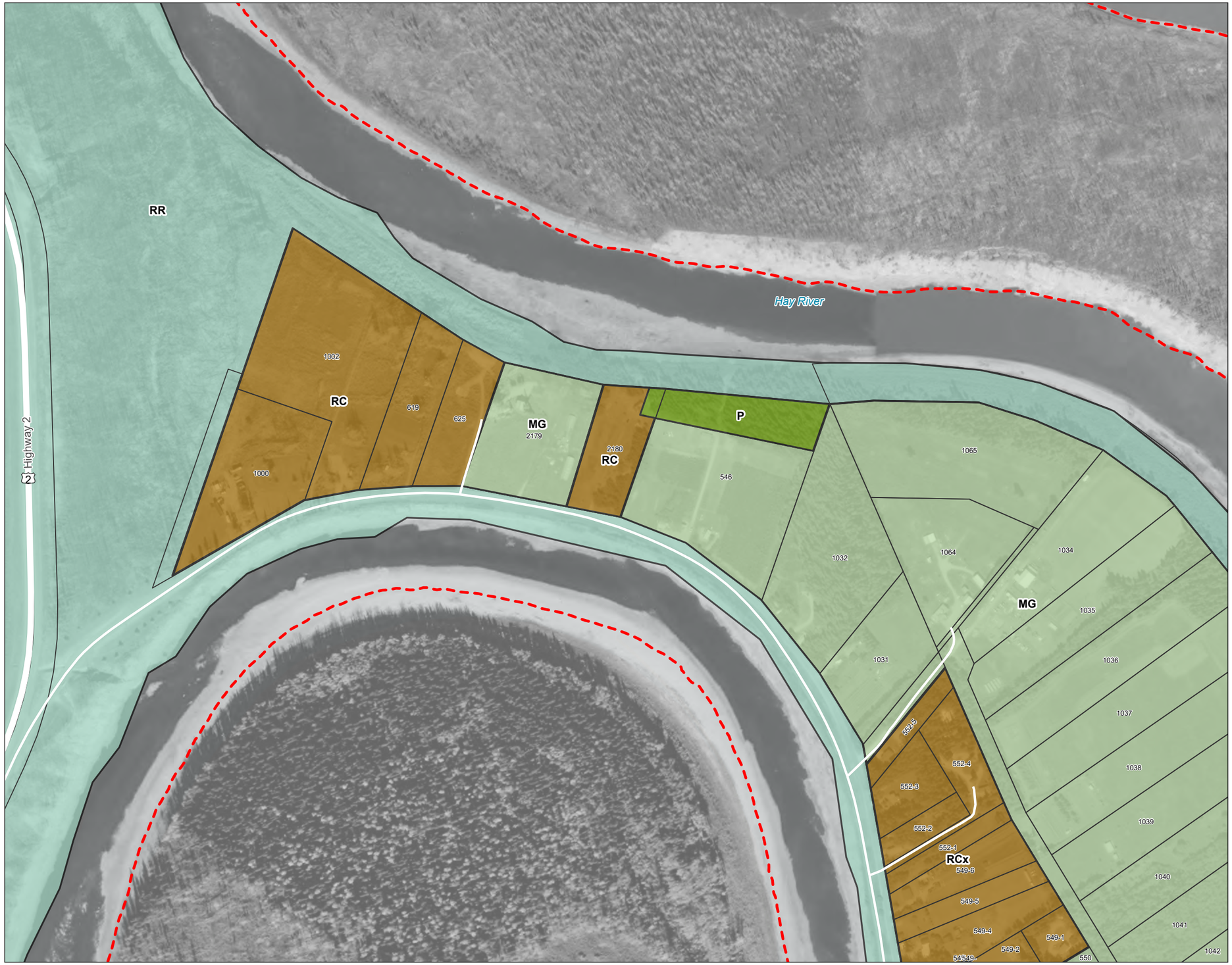


Figure No.
35

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location
Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

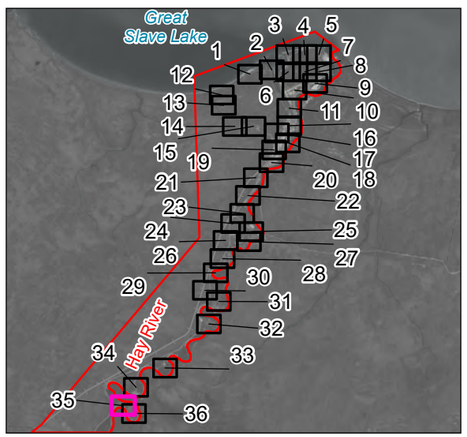
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Land Use Zoning
- Large Lot Residential (Class A) (R1A)
- Lower Density Residential (Class B) (R1B)
- Medium Density Residential (Class C) (R1C)
- Mile 5 Residential (R2/R2x)
- West Channel Village Residential (R3)
- Multiple Unit Residential (R4)
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Notes
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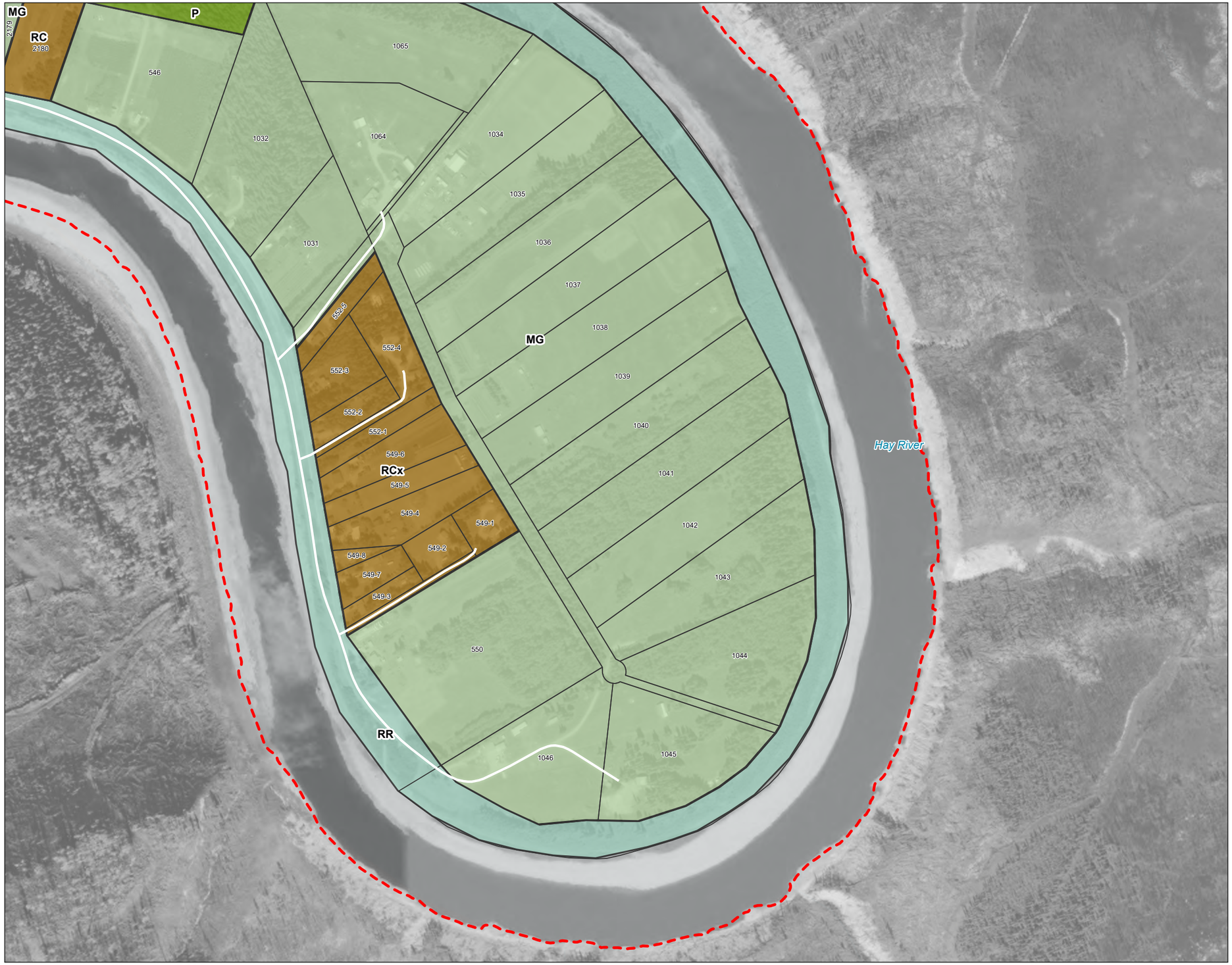


Figure No.

36

Title

Hay River Zoning Map

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

N

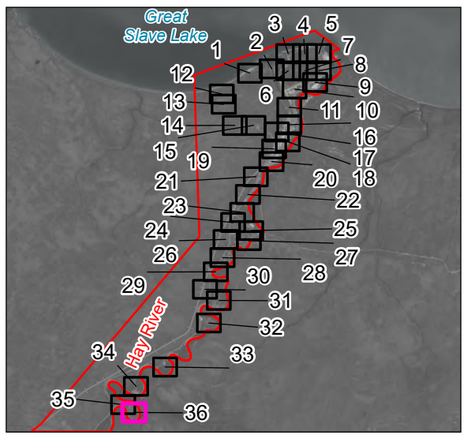
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Land Use Zoning

- Large Lot Residential (Class A) (R1A)
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- Mile 5 Residential (R2/R2x)
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TOWN OF HAY RIVER
ZONING AND BUILDING BYLAW
BYLAW NO. 2481/IPS/26
SCHEDULE 3: FLOOD HAZARD MAPS

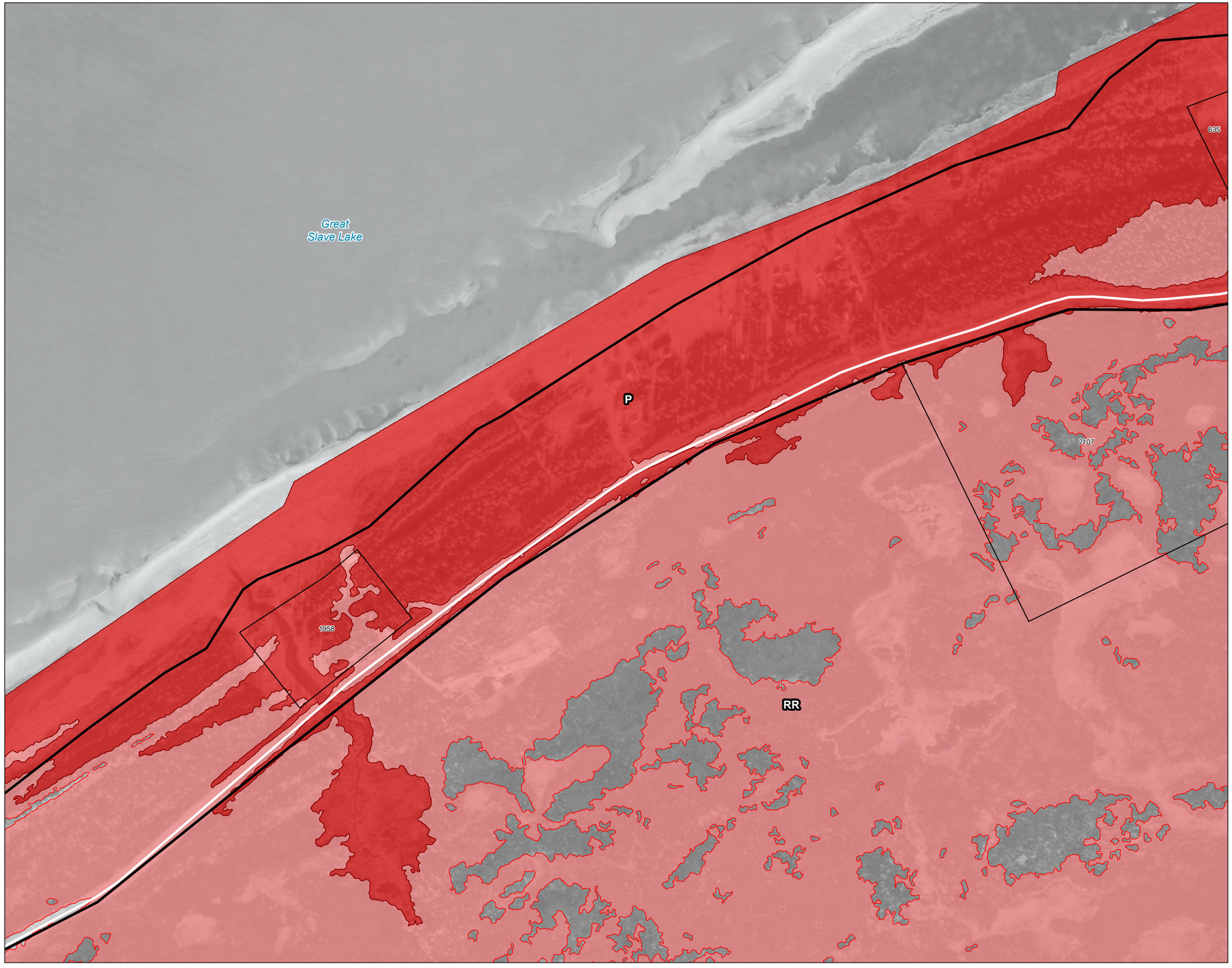


Figure No.

1

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

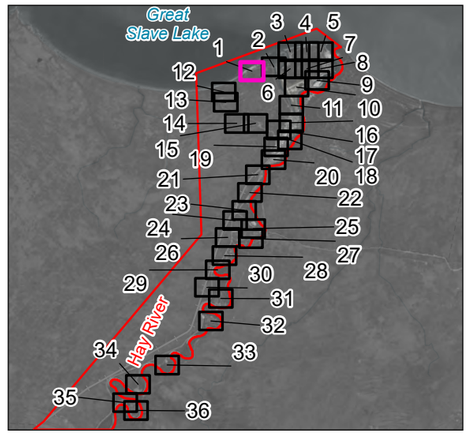
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(At original document size of 11x17)
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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe

Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road



Notes
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2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
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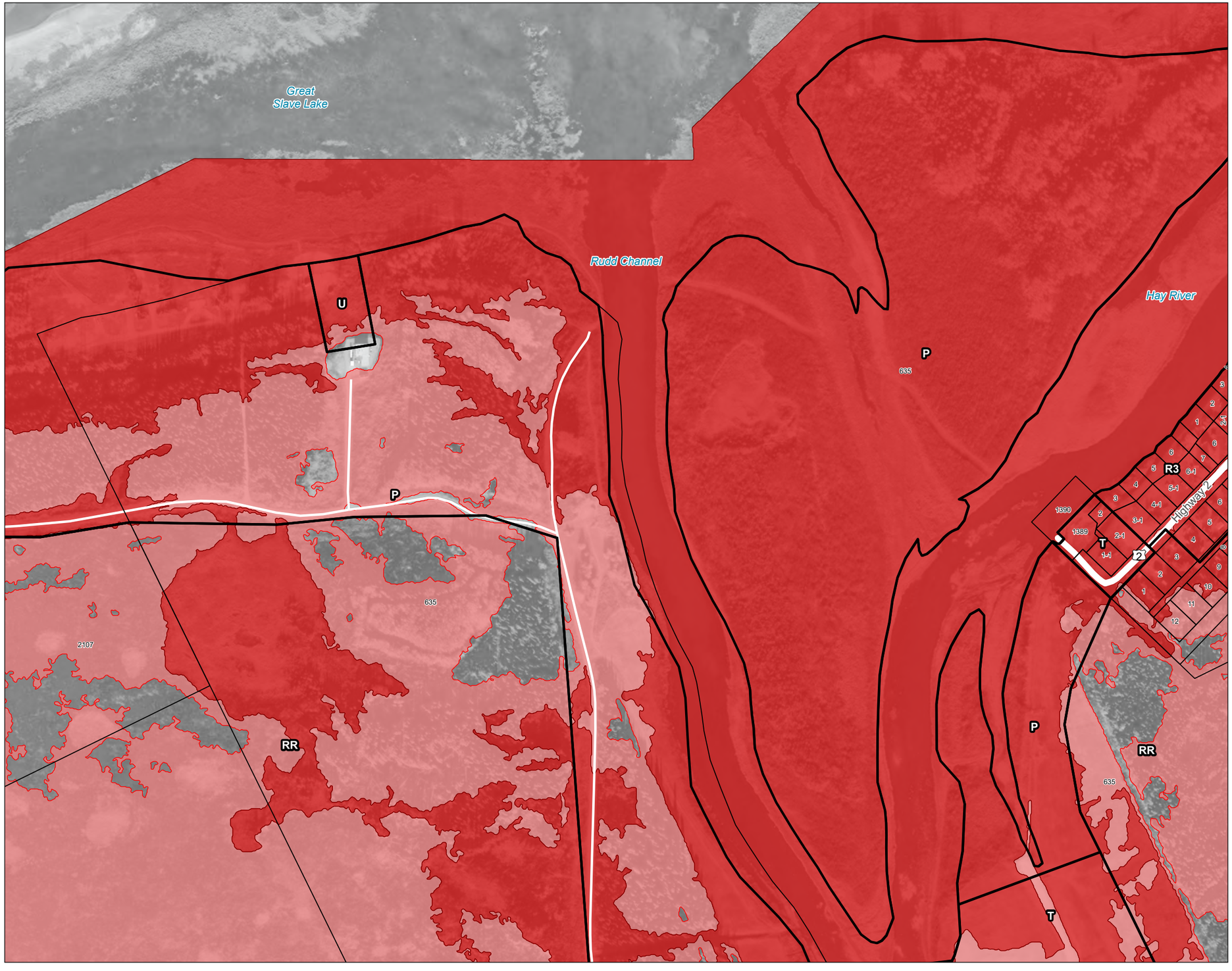


Figure No.

2

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

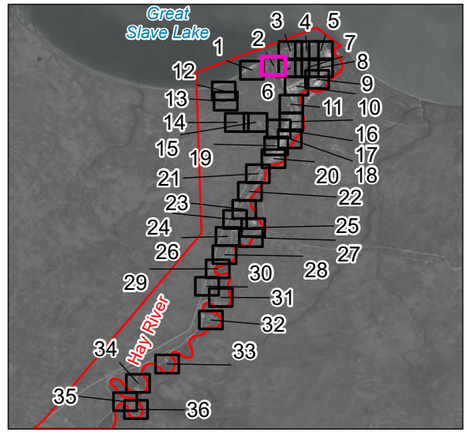
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(At original document size of 11x17)
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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe

Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road



Notes
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3. Background: ESRI World Imagery

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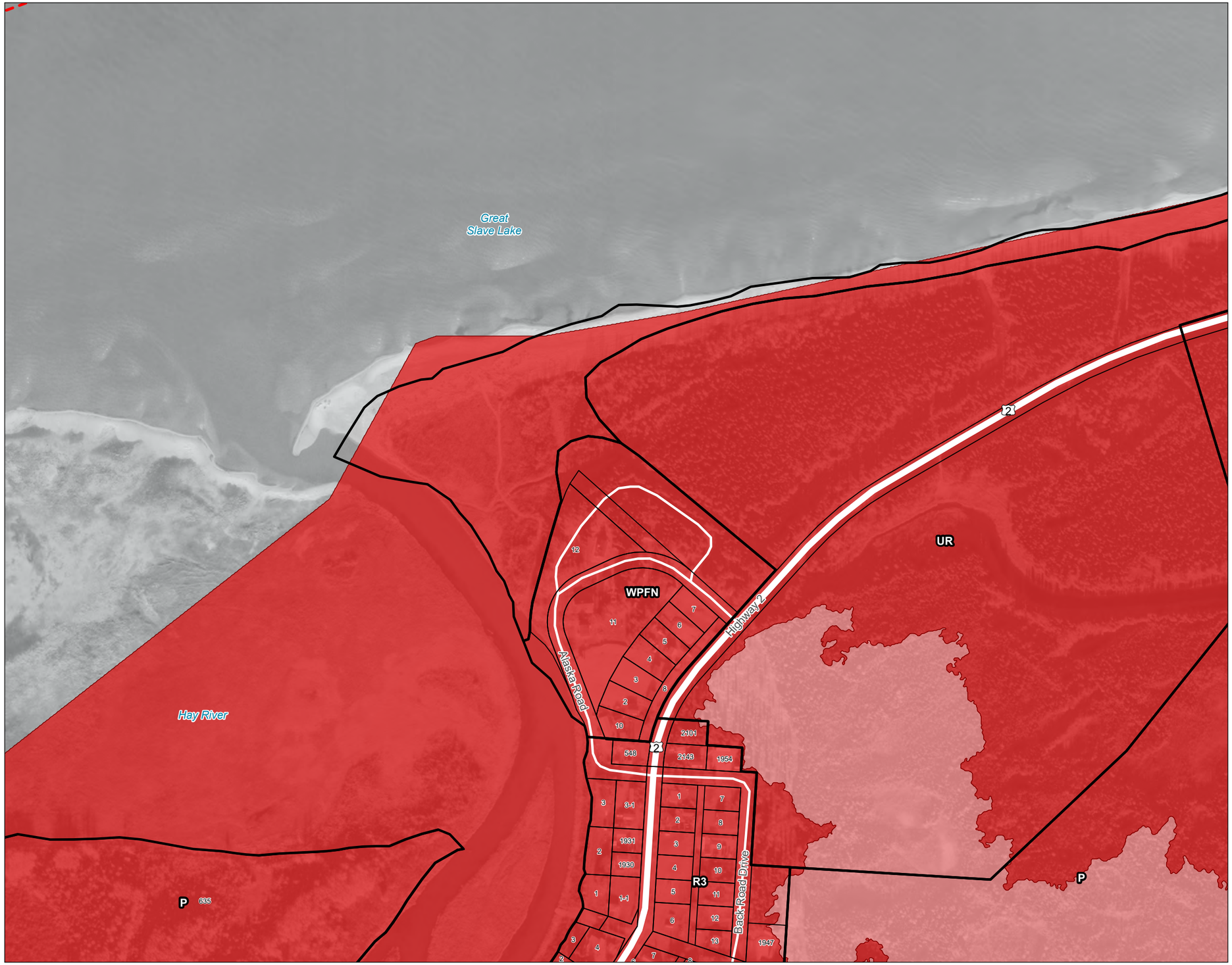


Figure No.

3

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

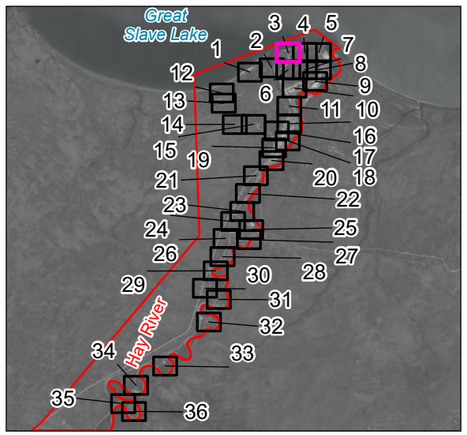
Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

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(At original document size of 11x17)
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Flood Hazard 200 year Ice Jam
Floodway
Flood Fringe
Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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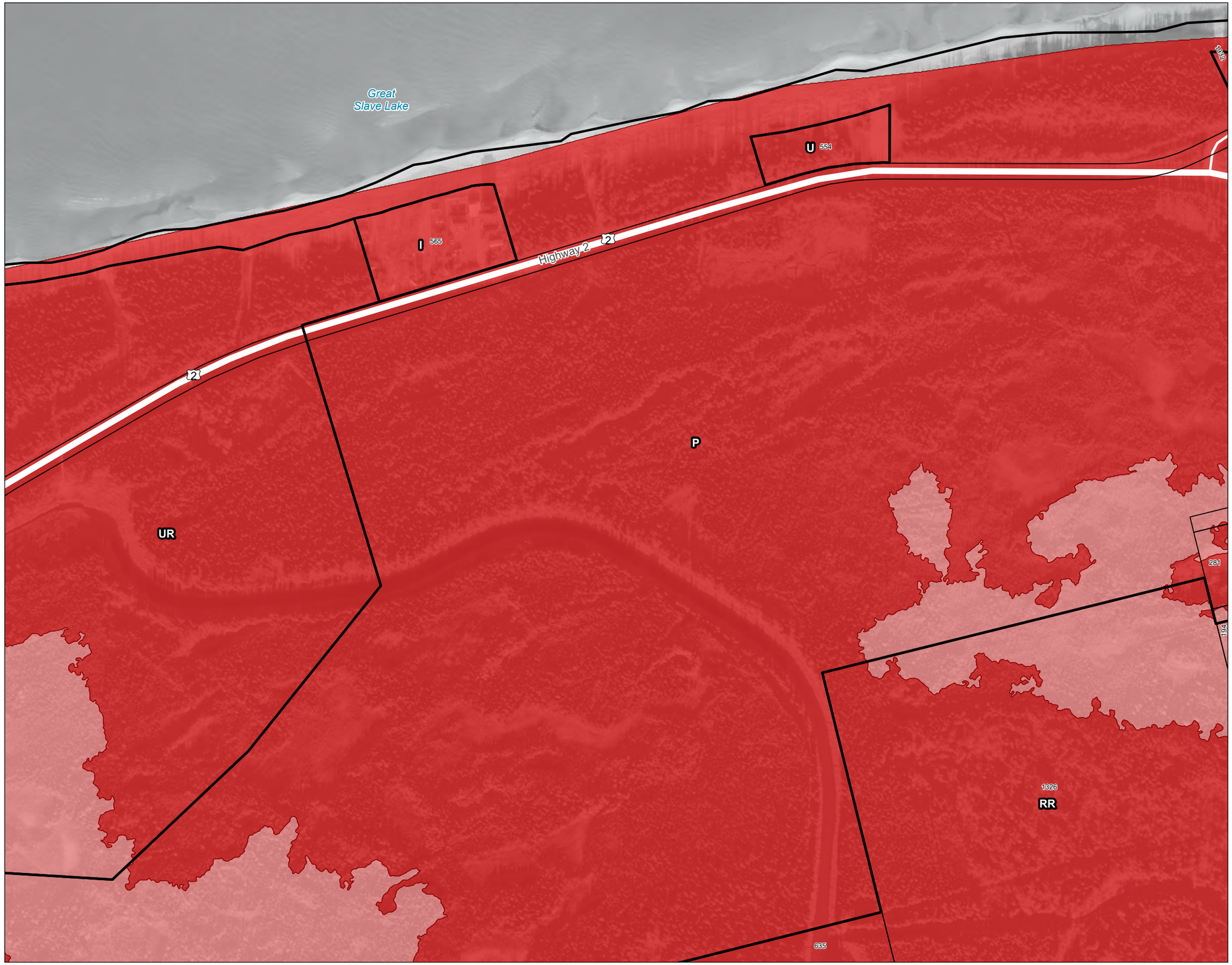


Figure No.
4

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location
Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

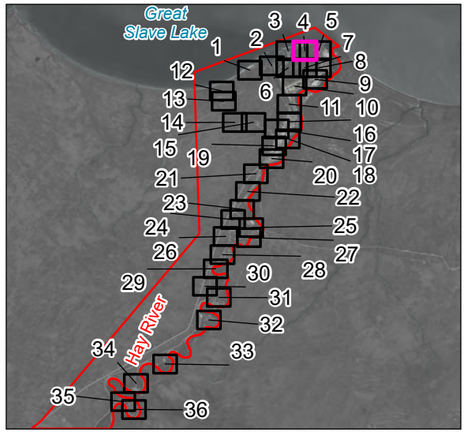
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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe

Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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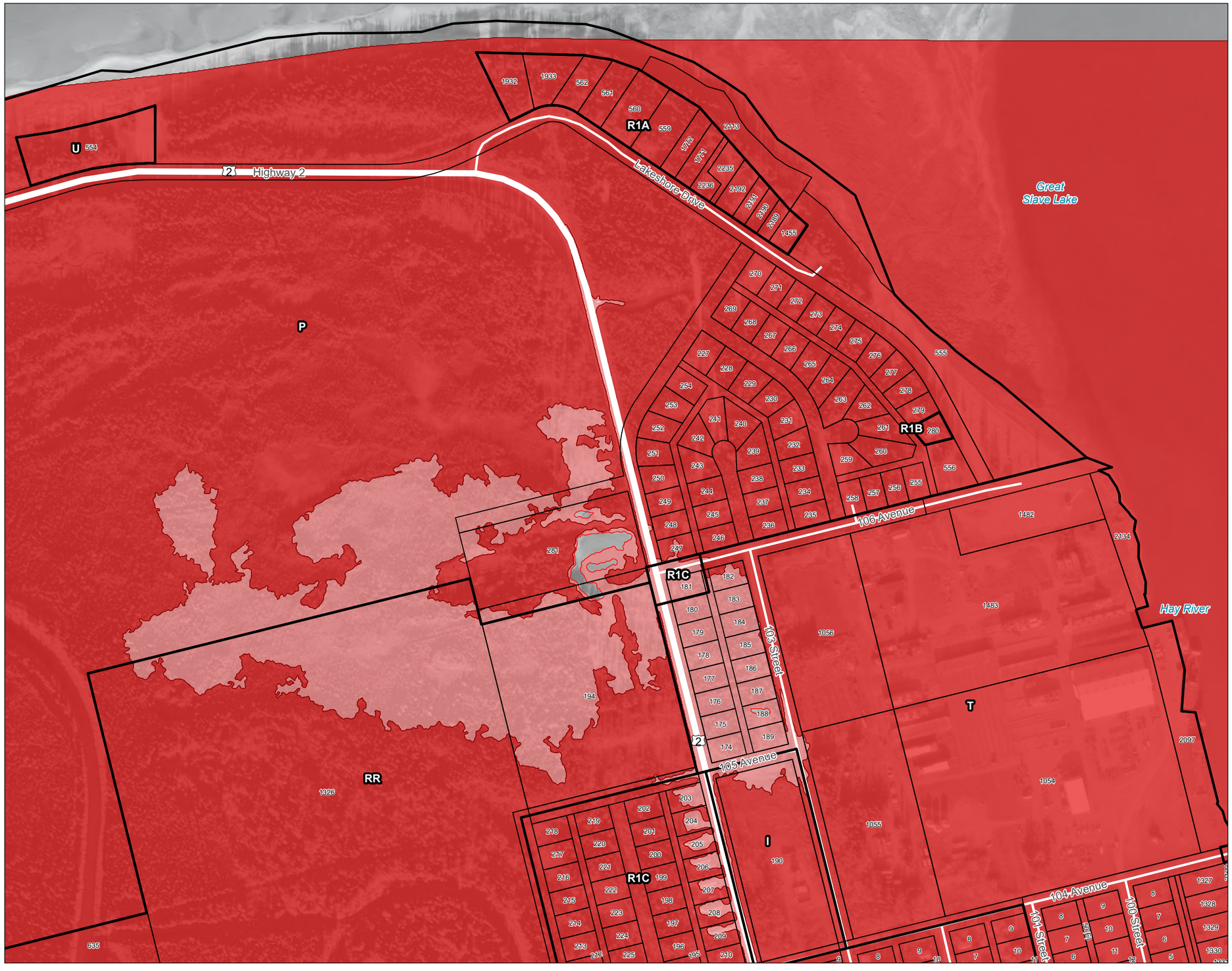


Figure No.

5

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

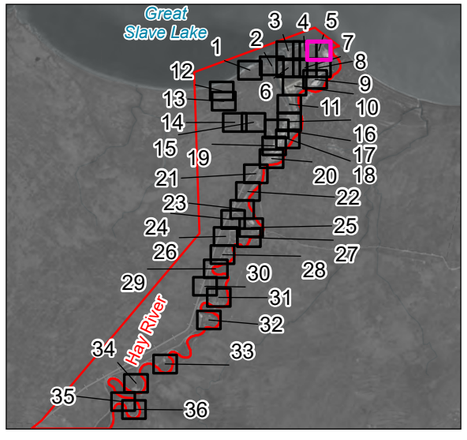
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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe

Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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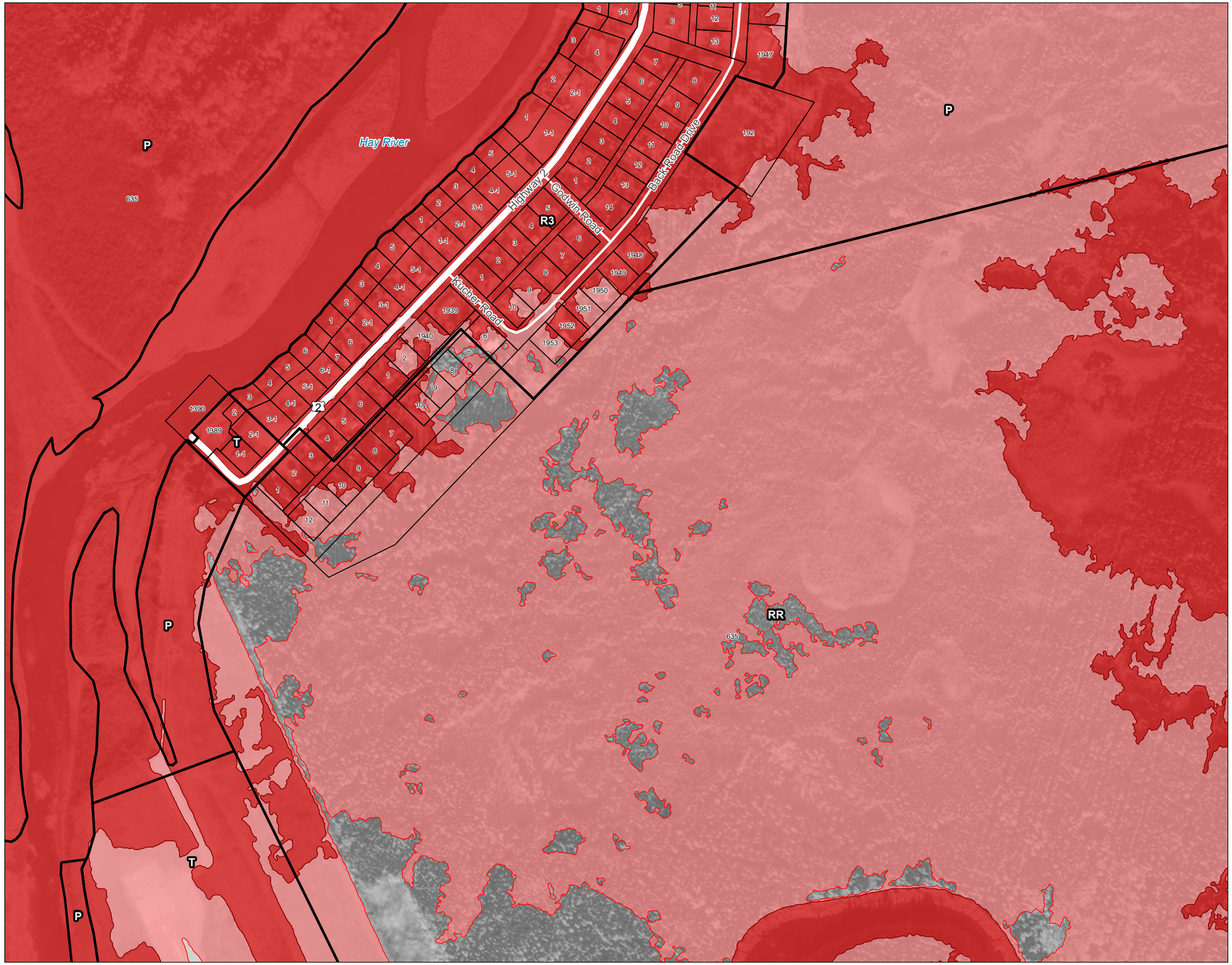


Figure No.

6

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

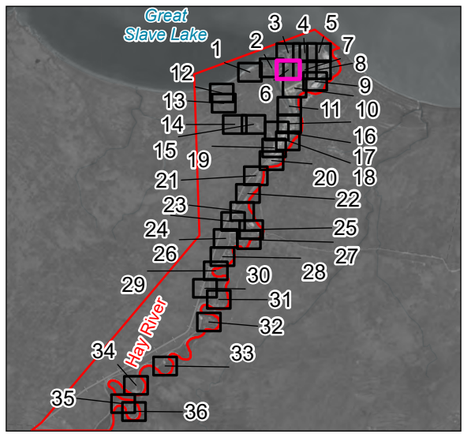
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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe

Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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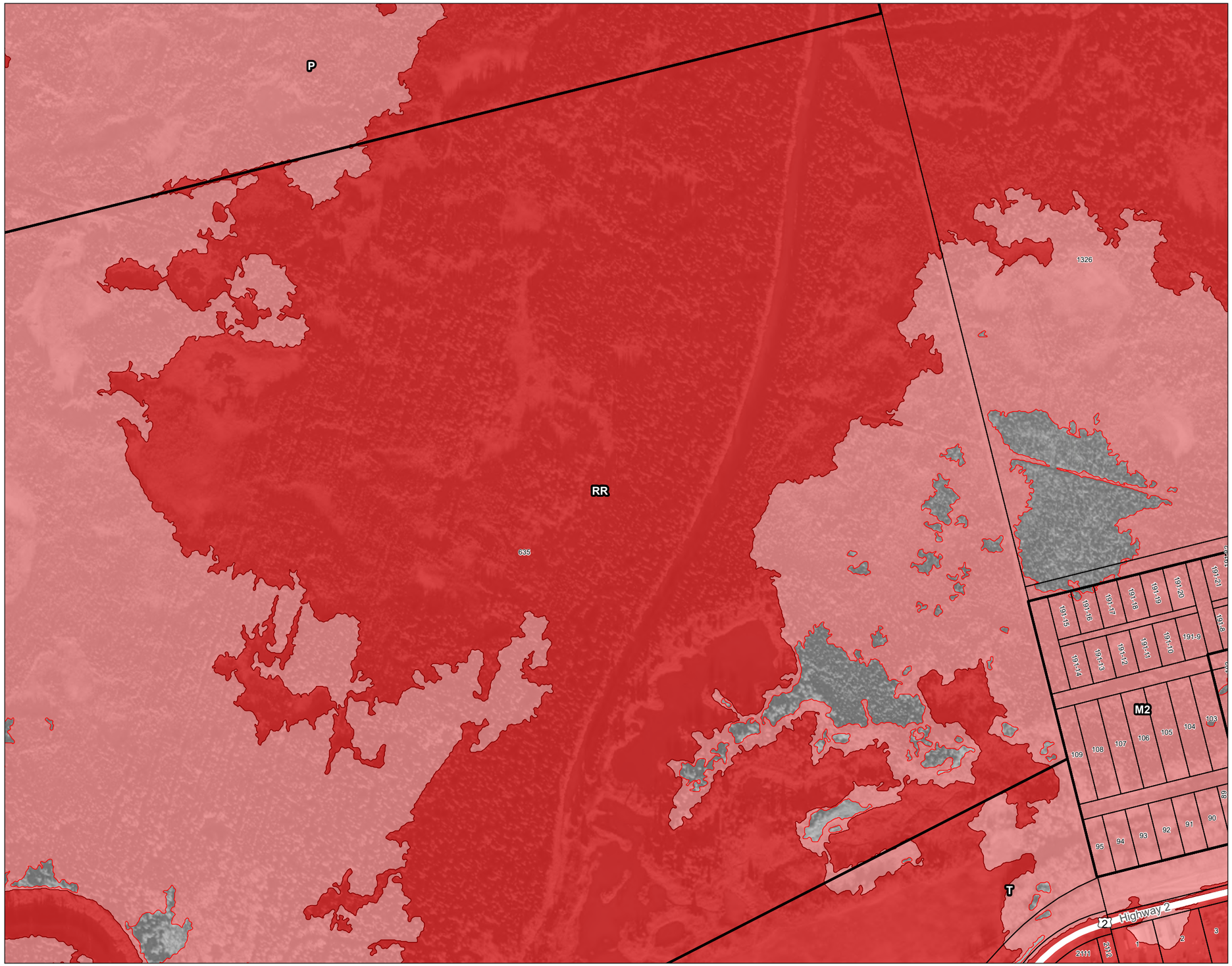


Figure No.

7

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

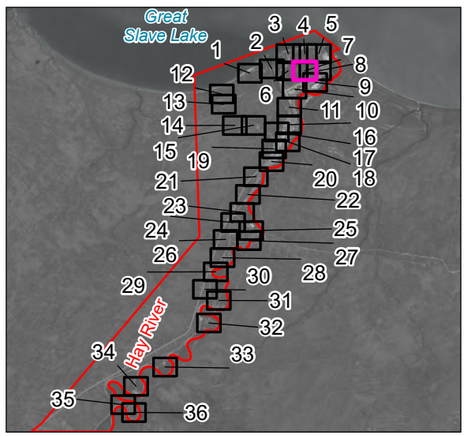
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(At original document size of 11x17)
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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe

Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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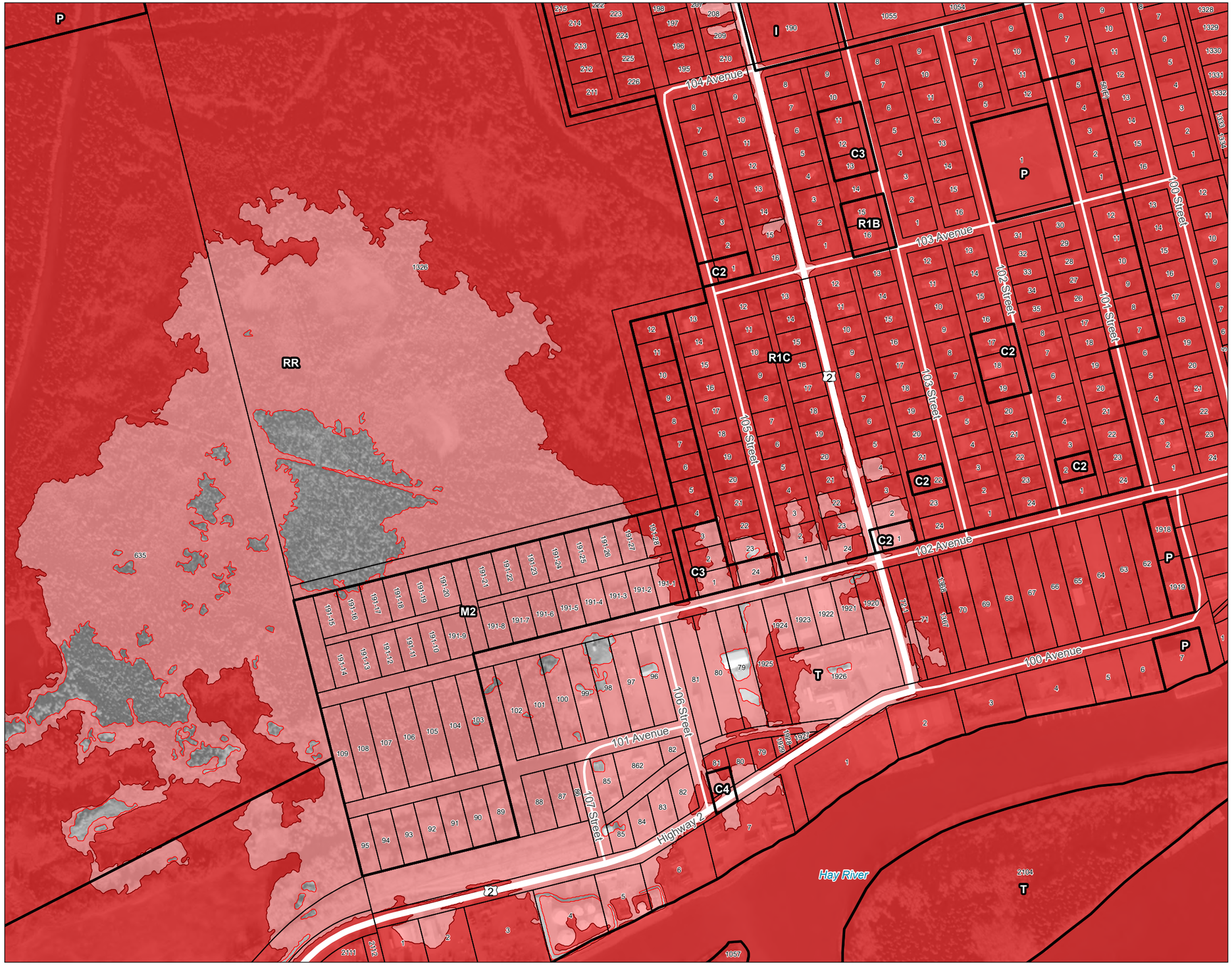


Figure No.

8

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

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(At original document size of 11x17)
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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe

Land Use Zoning

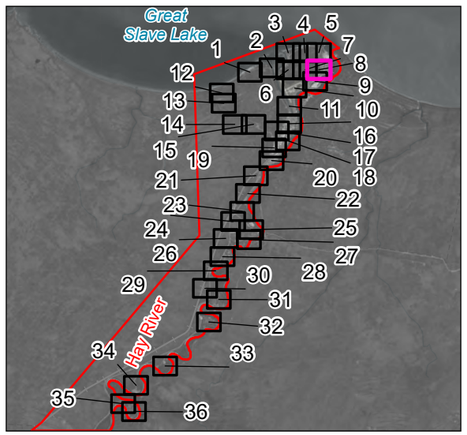
Surveyed Parcels

Municipal Boundaries

Highway

Road

Resource Road



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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Figure No.

9

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

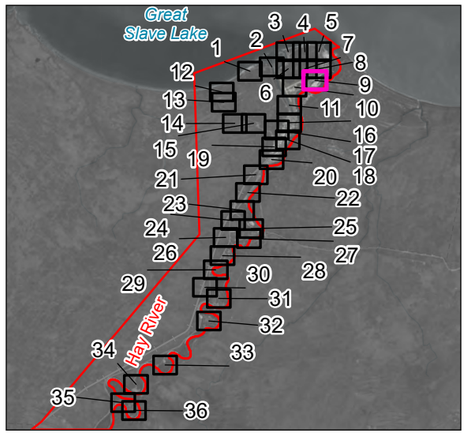
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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe

Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road
Railway



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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Figure No.

10

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

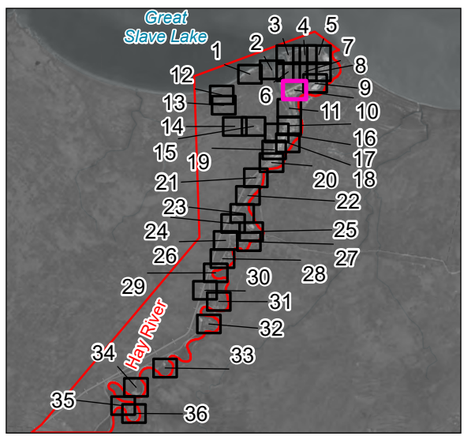
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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe

Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road
Railway



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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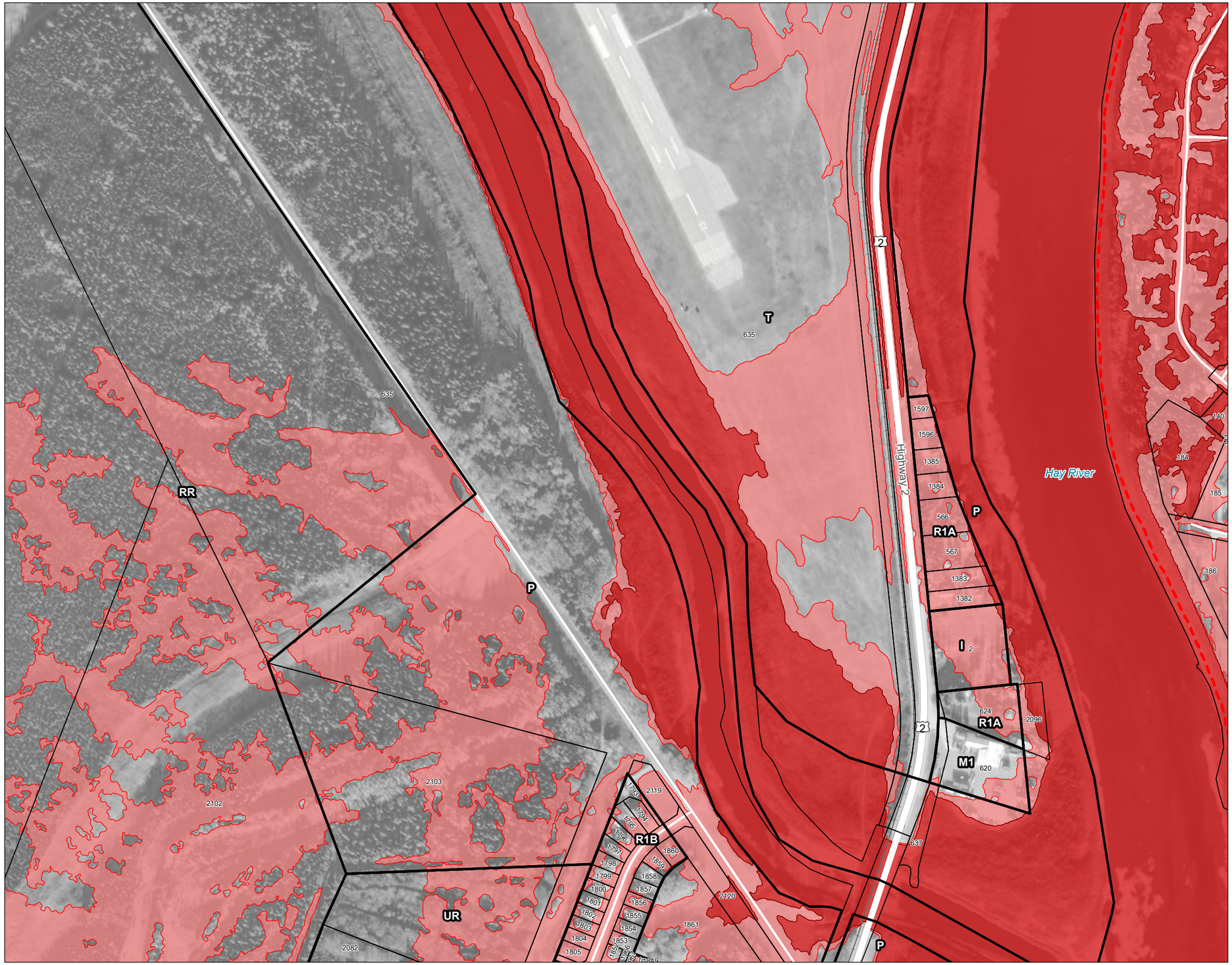


Figure No.
11

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location
Hay River, NT

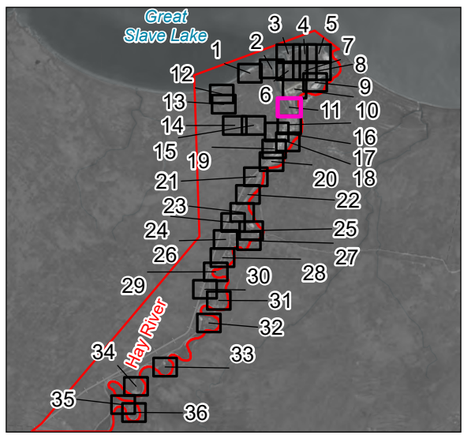
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TR by ZM on 2026-07-23

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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe
- Land Use Zoning
- Surveyed Parcels
- Municipal Boundaries
- Highway
- Road
- Resource Road
- Railway



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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Figure No.
12

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location
Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

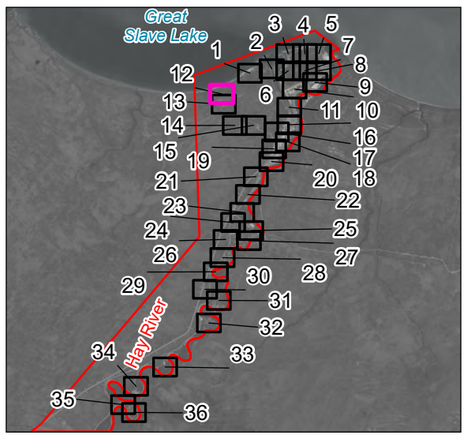
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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe

Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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Figure No.
13

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location
Hay River, NT

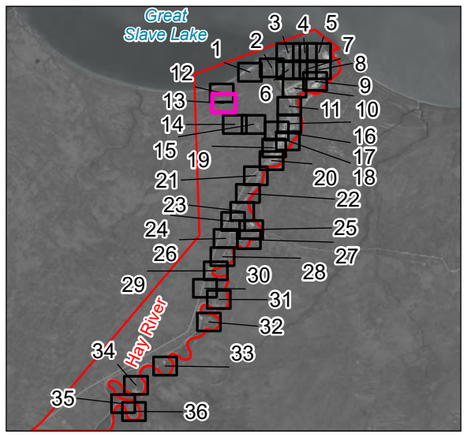
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QR by TC on 2026-07-23
TR by ZM on 2026-07-23

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Flood Hazard 200 year Ice Jam
Floodway
Flood Fringe
Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road



Notes
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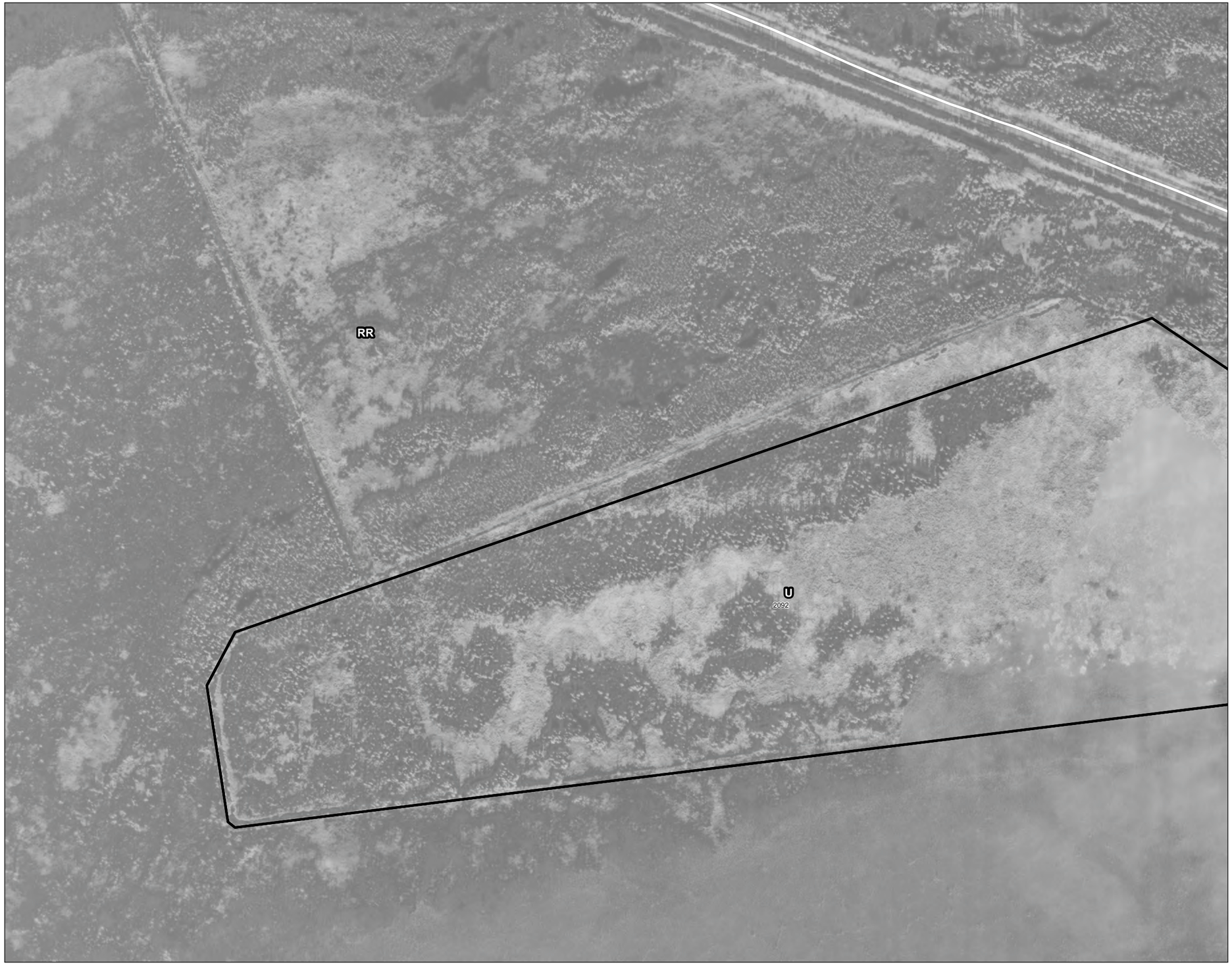


Figure No.
14

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location
Hay River, NT

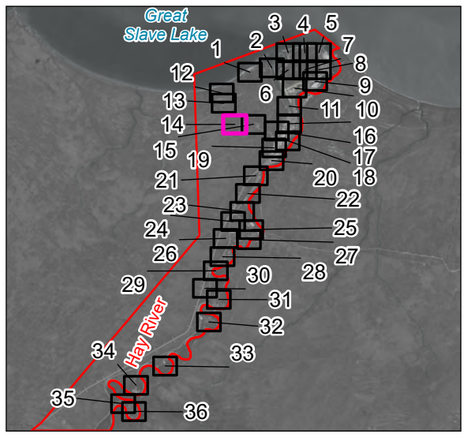
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QR by TC on 2026-07-23
TR by ZM on 2026-07-23

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Flood Hazard 200 year Ice Jam
Floodway
Flood Fringe
Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road



Notes
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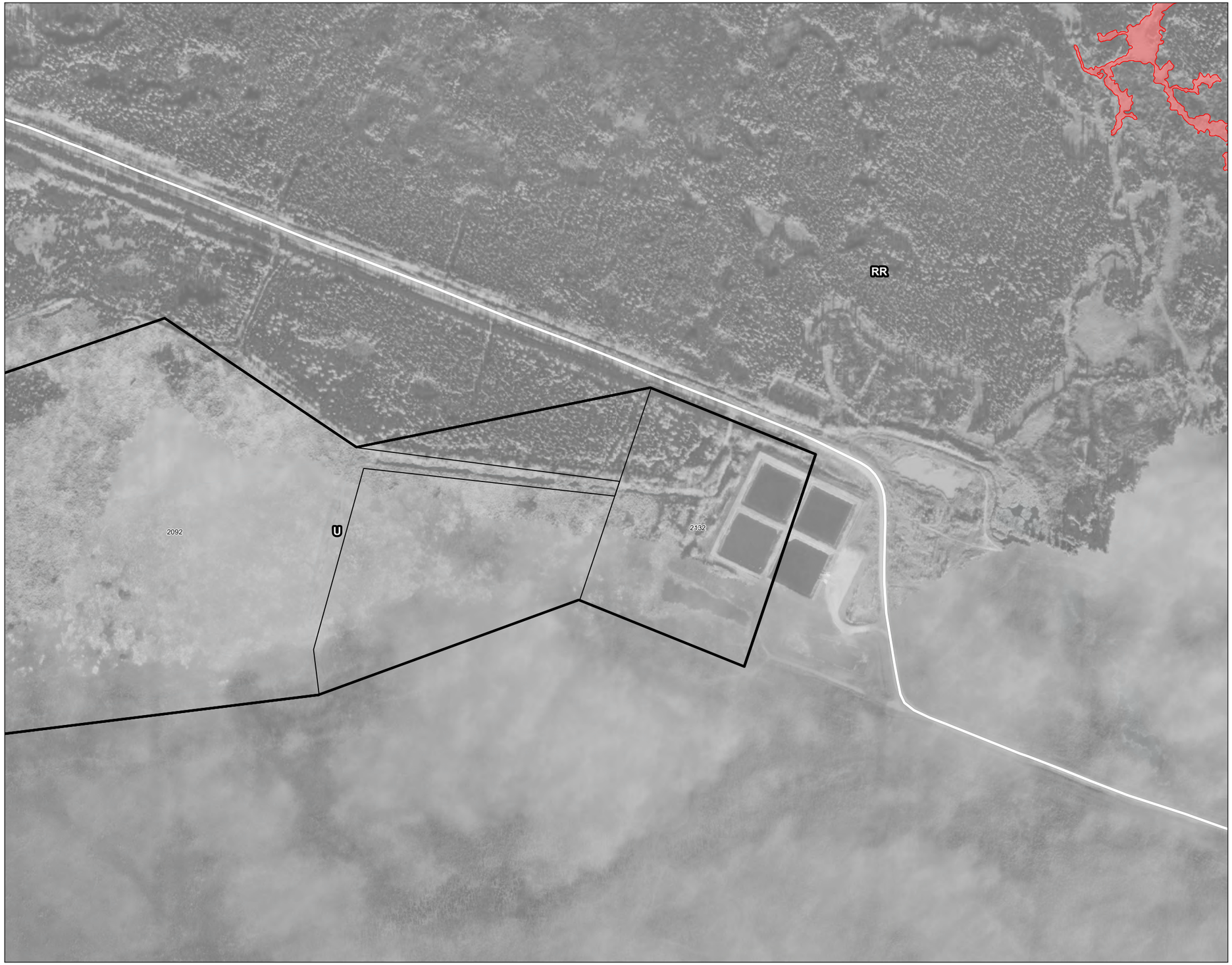


Figure No.
15

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location
Hay River, NT

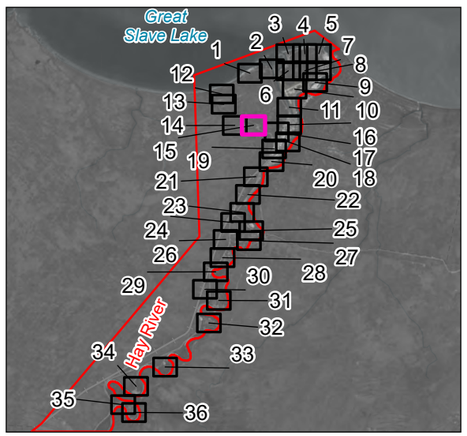
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QR by TC on 2026-07-23
TR by ZM on 2026-07-23

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(At original document size of 11x17)
1:5,000

Flood Hazard 200 year Ice Jam
Floodway
Flood Fringe
Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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Figure No.

16

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

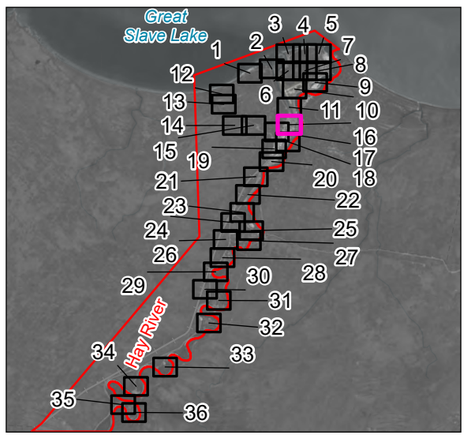
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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe

Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road
Railway



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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Figure No.

17

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

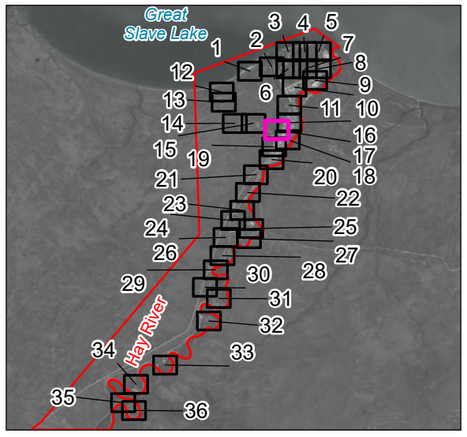
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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe

Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road
Railway



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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Figure No.

18

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

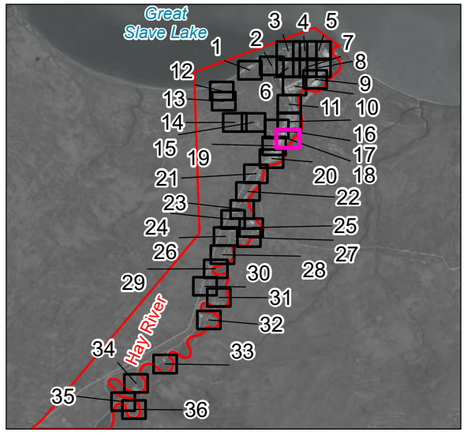
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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe

Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road
Railway



Notes
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2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
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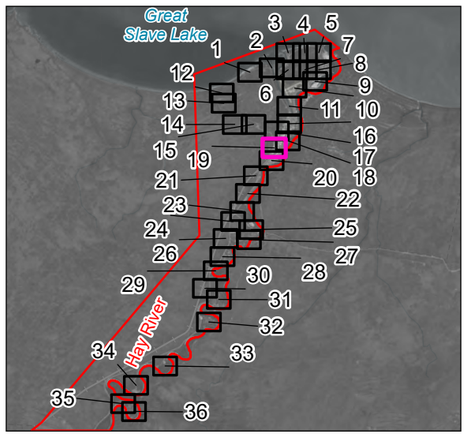


Figure No.
19

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location
Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

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(At original document size of 11x17)
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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe
- Land Use Zoning
- Surveyed Parcels
- Municipal Boundaries
- Highway
- Road
- Resource Road
- Railway

Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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Figure No.

20

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

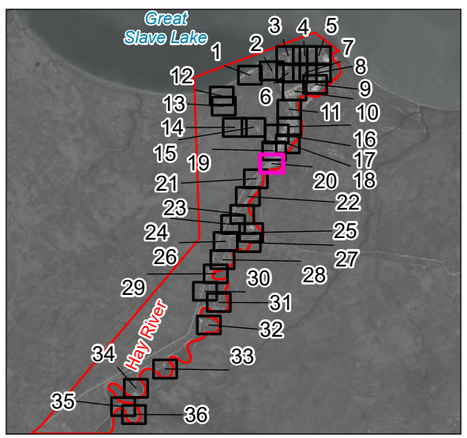
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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe

Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road
Railway



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
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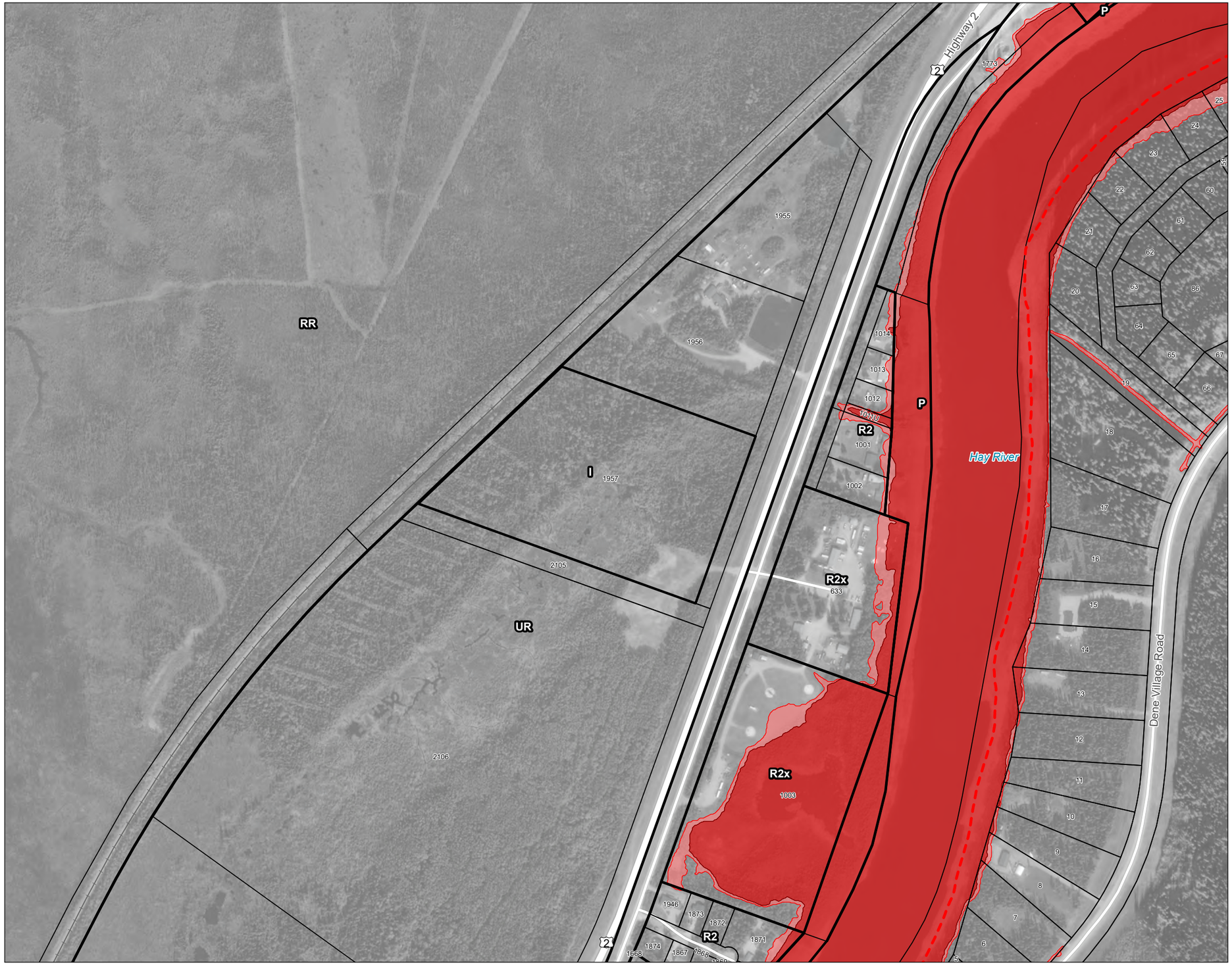


Figure No.
21

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location
Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

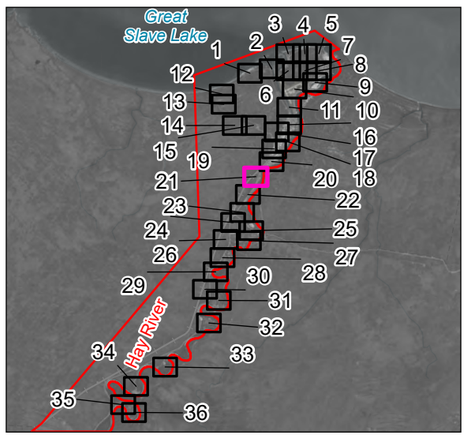
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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe

Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road
Railway



Notes
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2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
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Figure No.

22

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

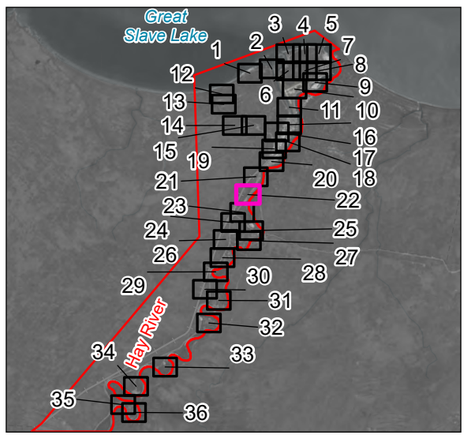
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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe

Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road
Railway



Notes
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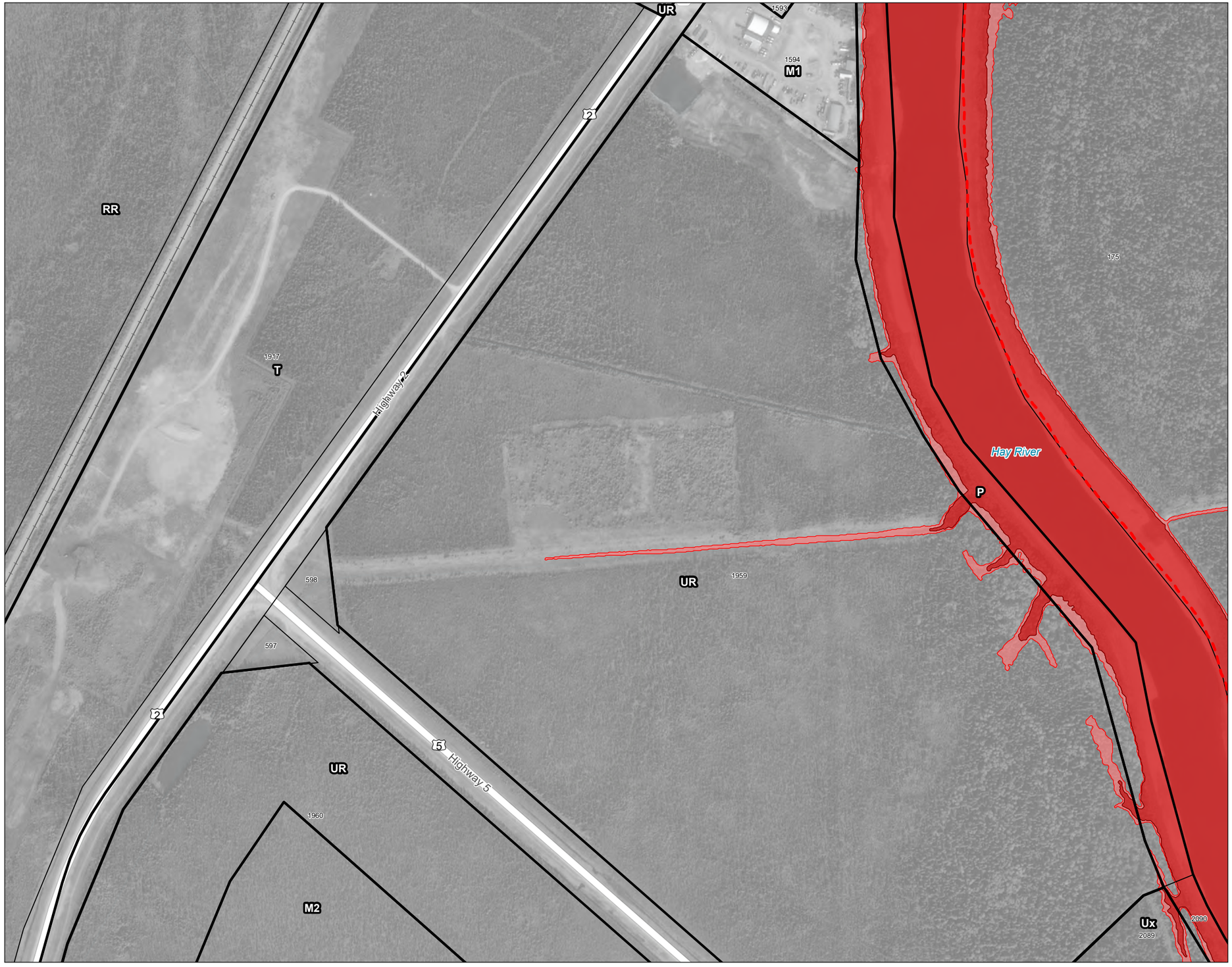


Figure No.

23

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

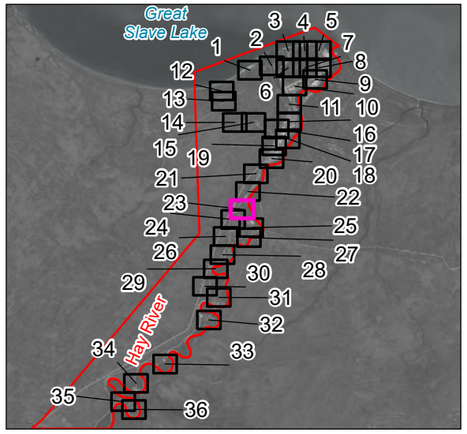
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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe

Land Use Zoning
- Surveyed Parcels
- Municipal Boundaries
- Highway
- Road
- Resource Road
- Railway



Notes
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2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
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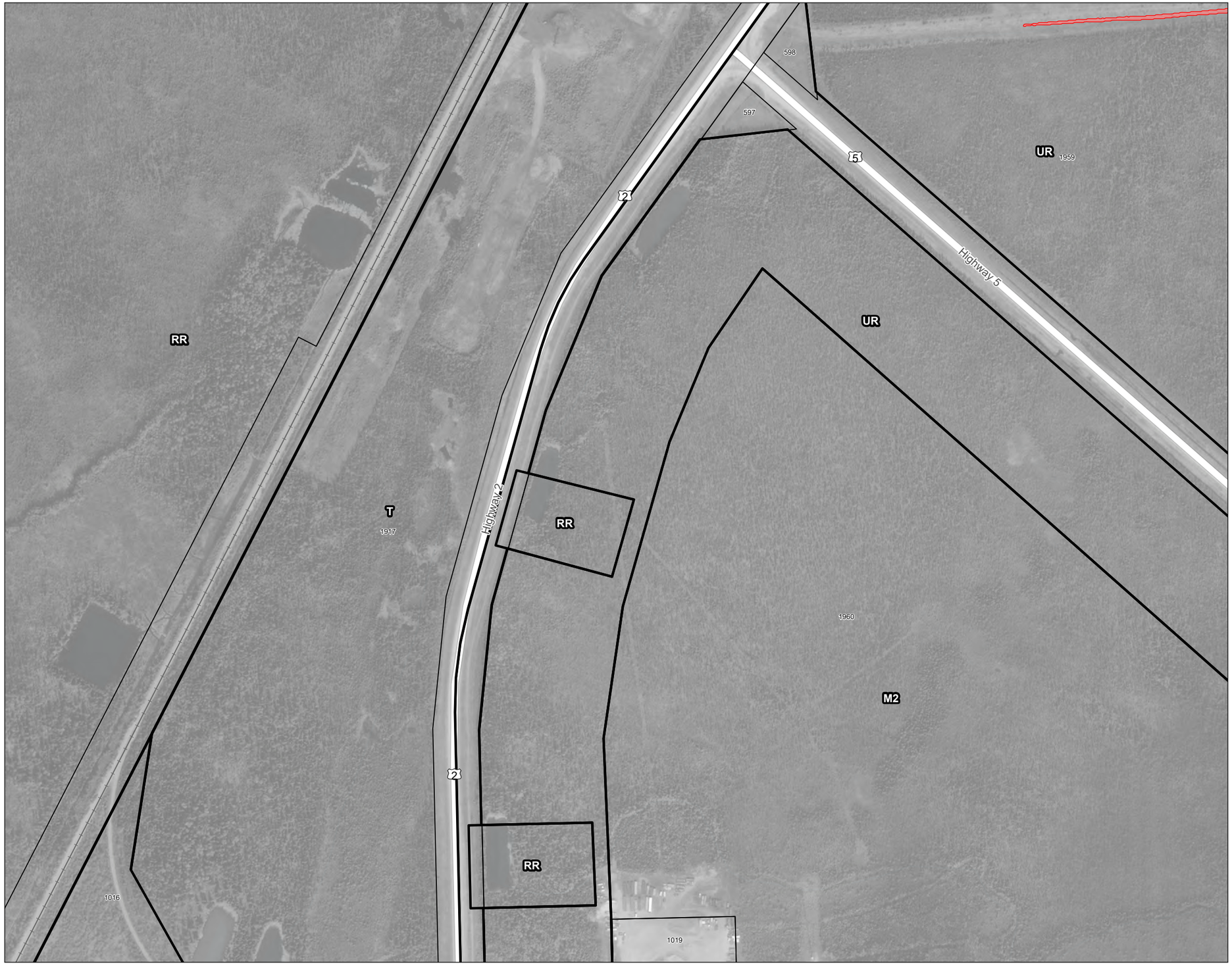


Figure No.

24

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

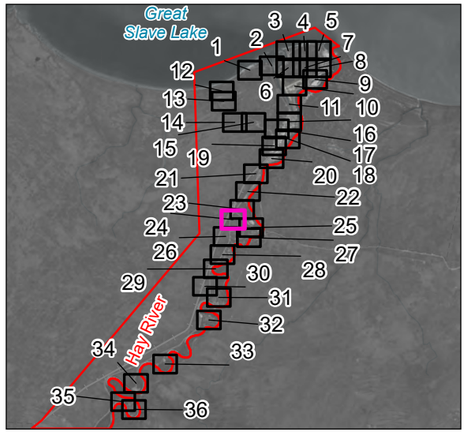
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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe

Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road
Railway



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
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Figure No.

25

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

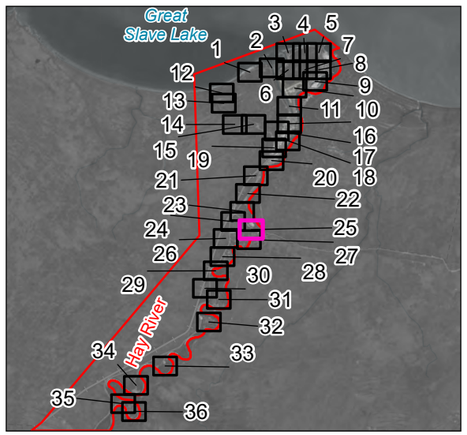
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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe

Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road



Notes
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Figure No.
26

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location
Hay River, NT

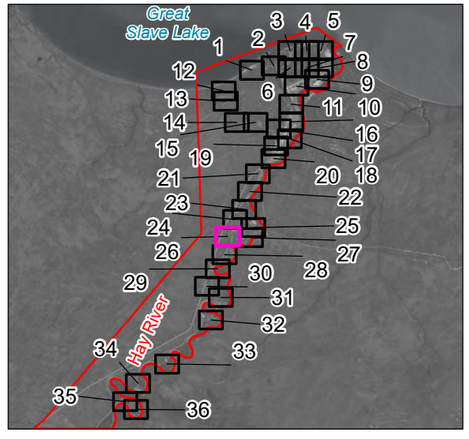
Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

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(At original document size of 11x17)
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Flood Hazard 200 year Ice Jam
Floodway
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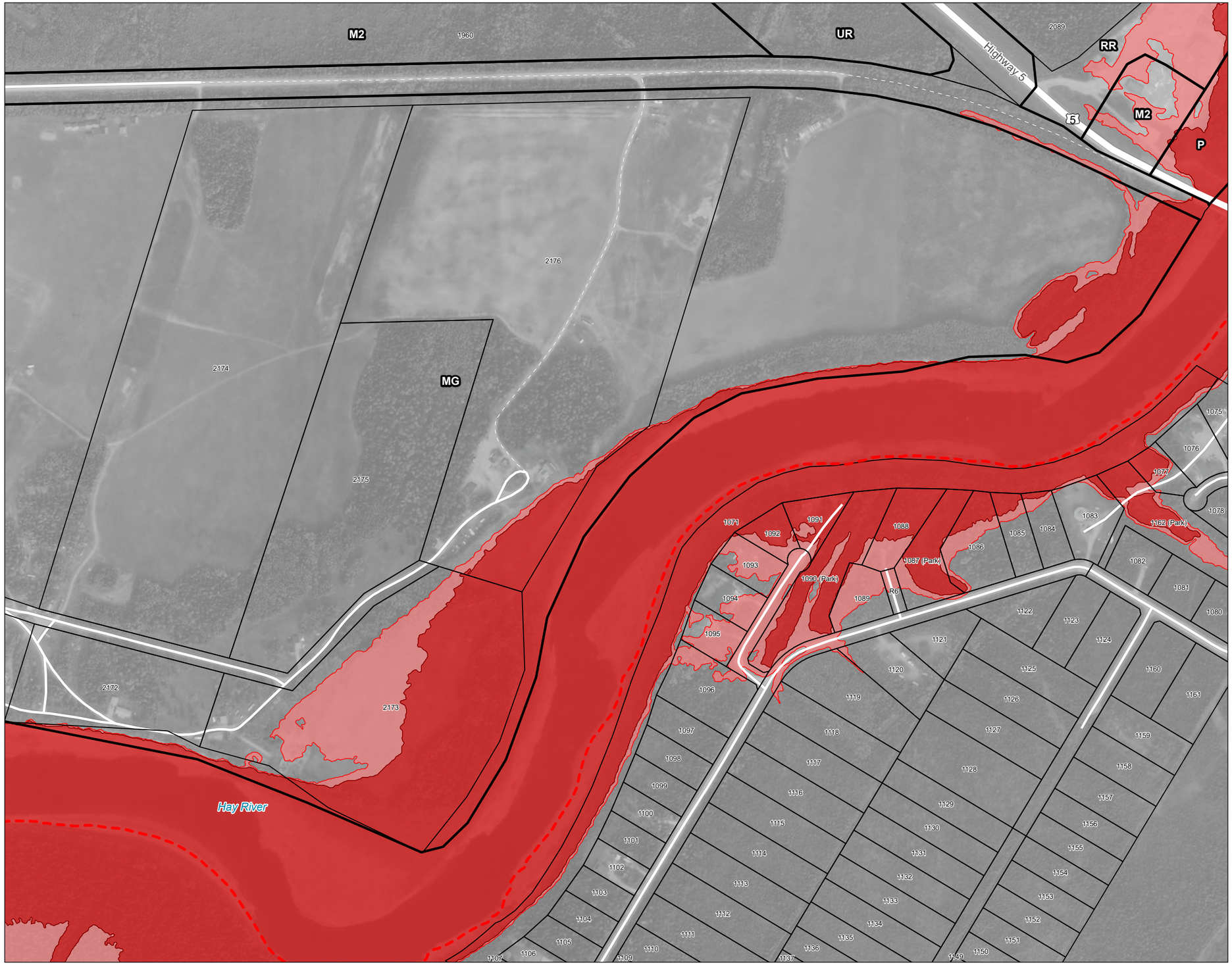


Figure No.

27

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

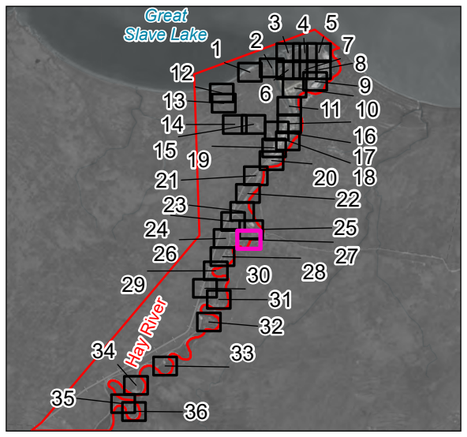
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(At original document size of 11x17)
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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe

Land Use Zoning
Surveyed Parcels
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Highway
Road
Resource Road



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
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3. Background: ESRI World Imagery

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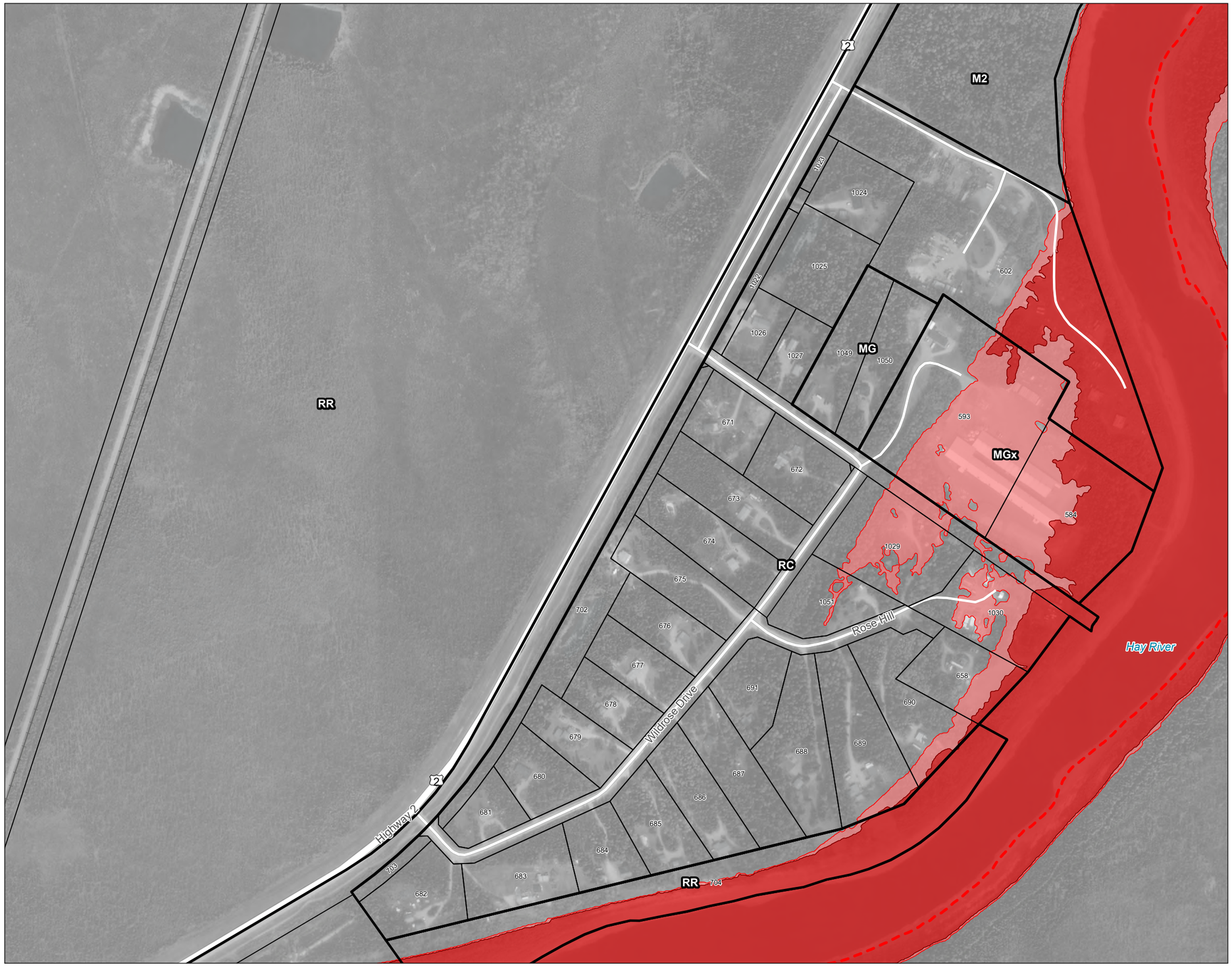


Figure No.

28

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

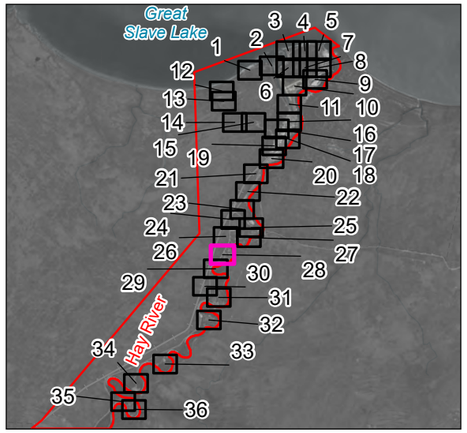
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0 100 200 Meters

(At original document size of 11x17)
1:5,000

Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe

Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road
Railway



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

Stantec

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Revised: 2026-07-29 By: mainsley
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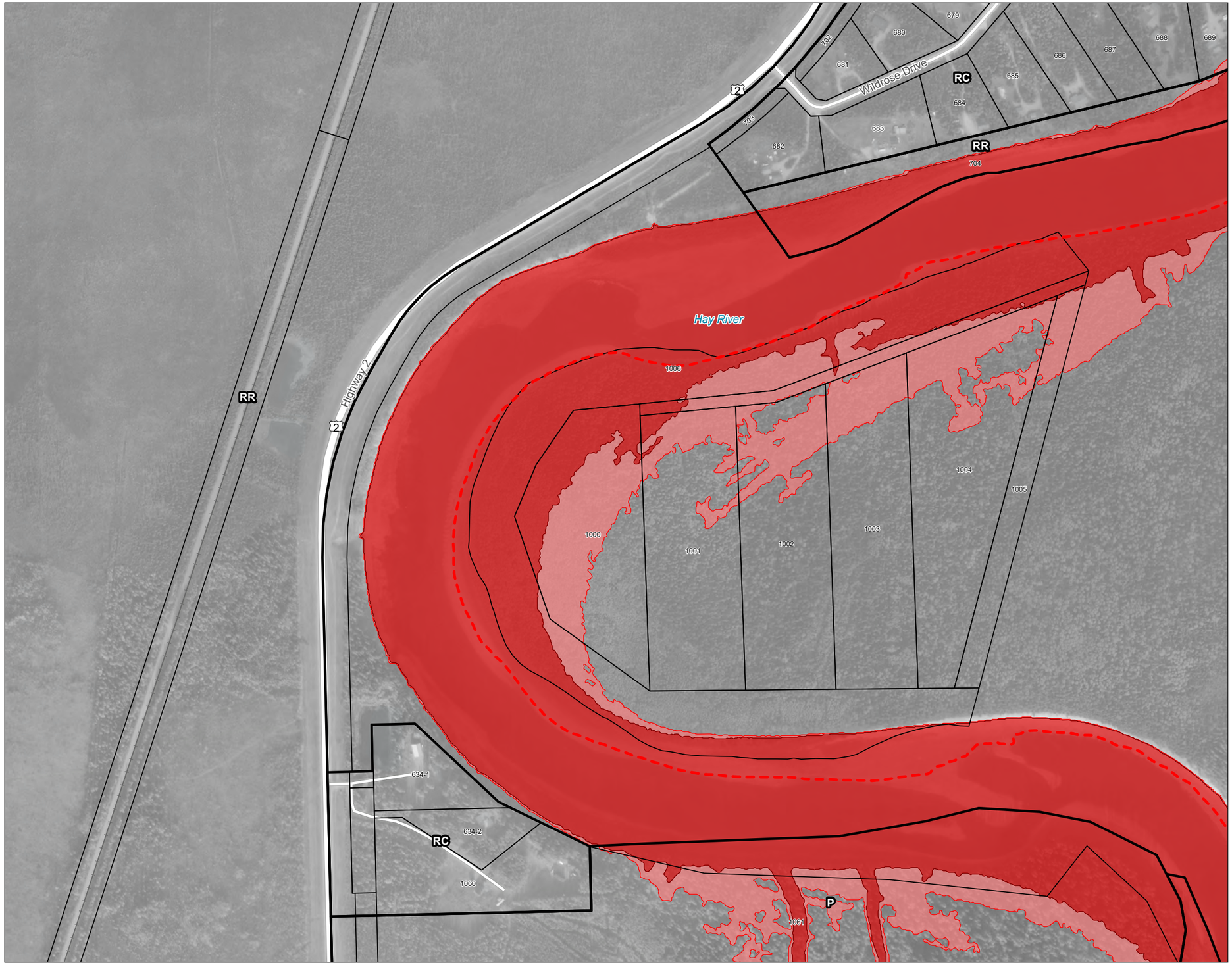


Figure No.

29

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

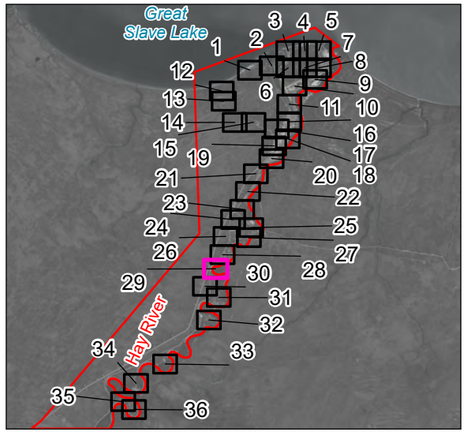
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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe

Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road
Railway



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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Figure No.
30

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location
Hay River, NT

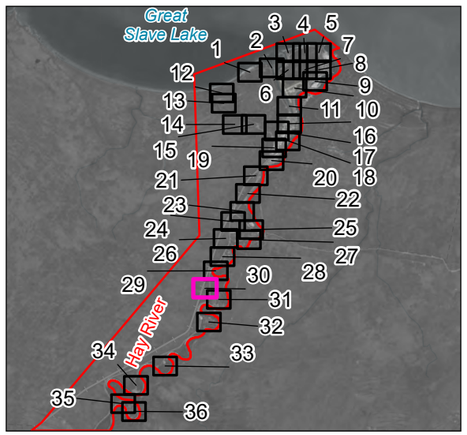
Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

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Flood Hazard 200 year Ice Jam
Floodway
Flood Fringe
Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road
Railway



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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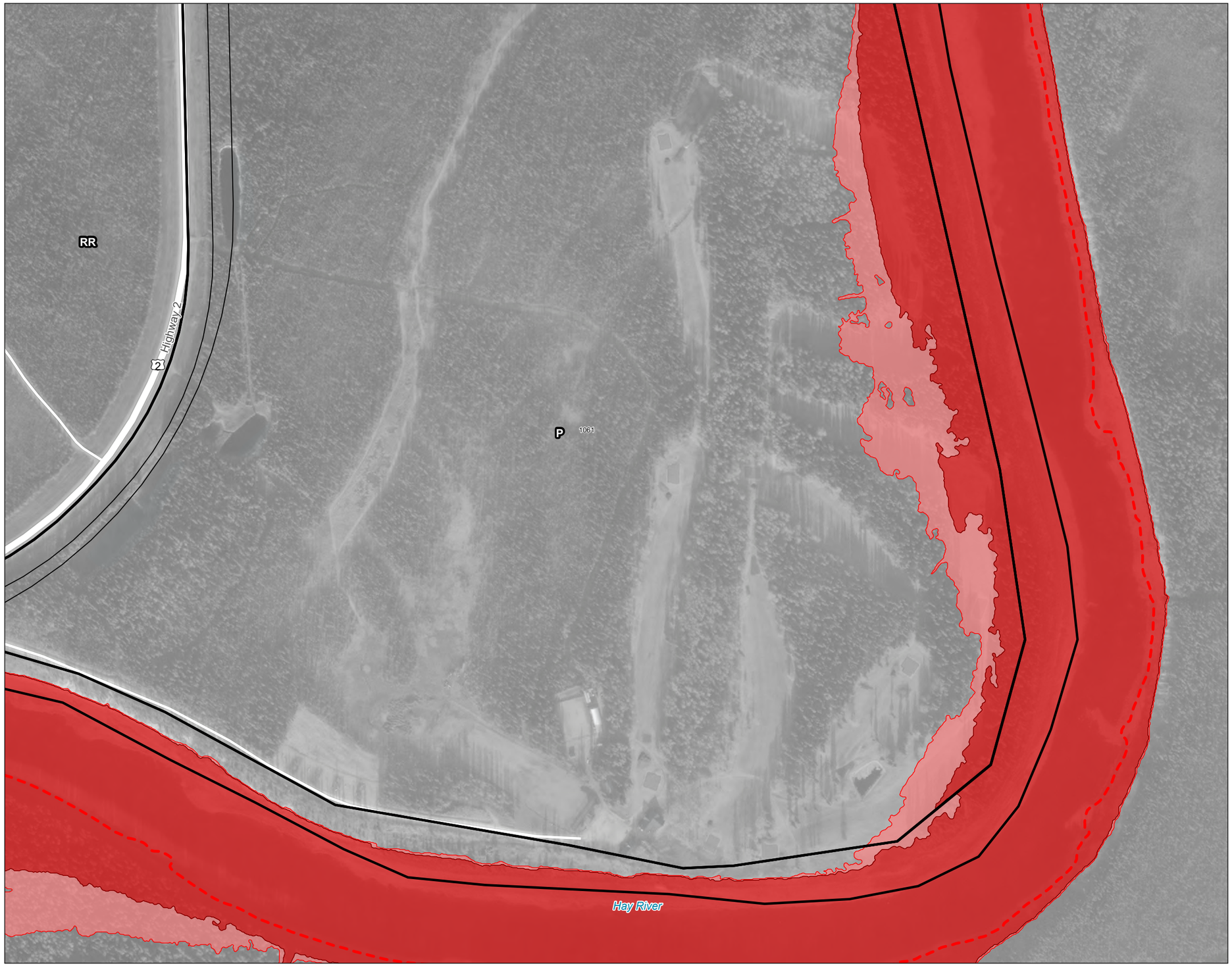


Figure No.
31

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location
Hay River, NT

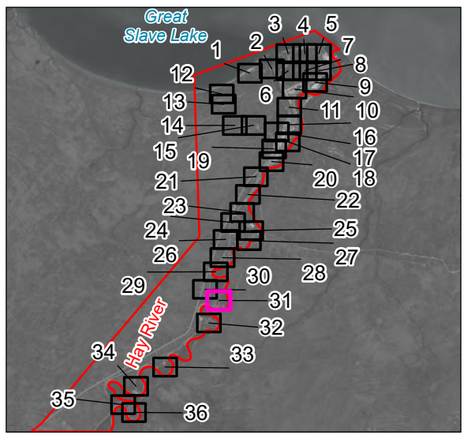
Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe
- Land Use Zoning
- Surveyed Parcels
- Municipal Boundaries
- Highway
- Road
- Resource Road



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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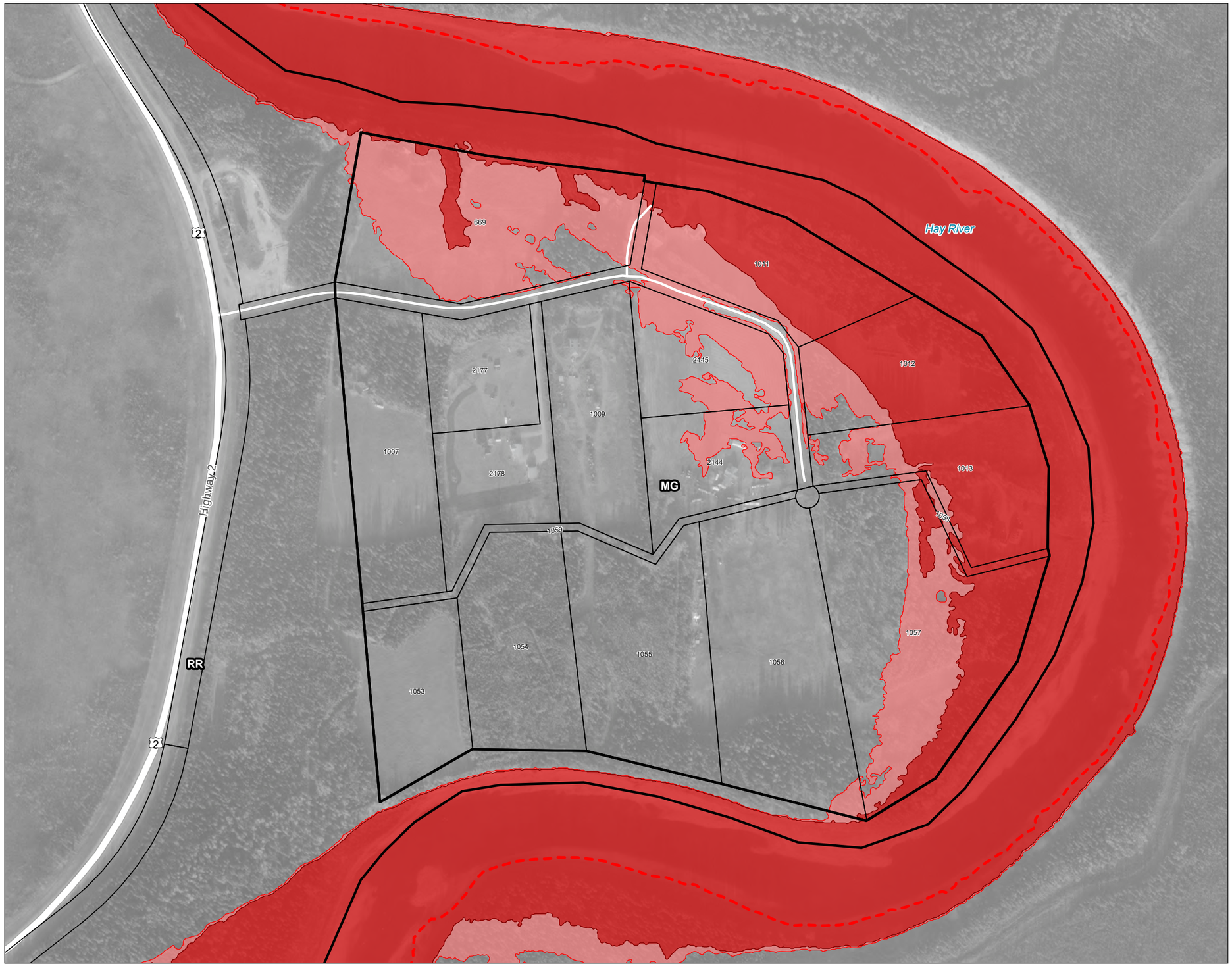


Figure No.
32

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location
Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

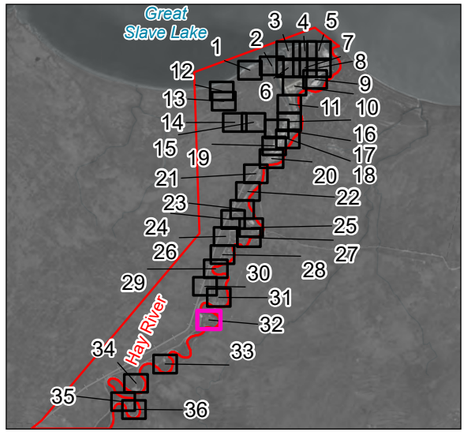
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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe

Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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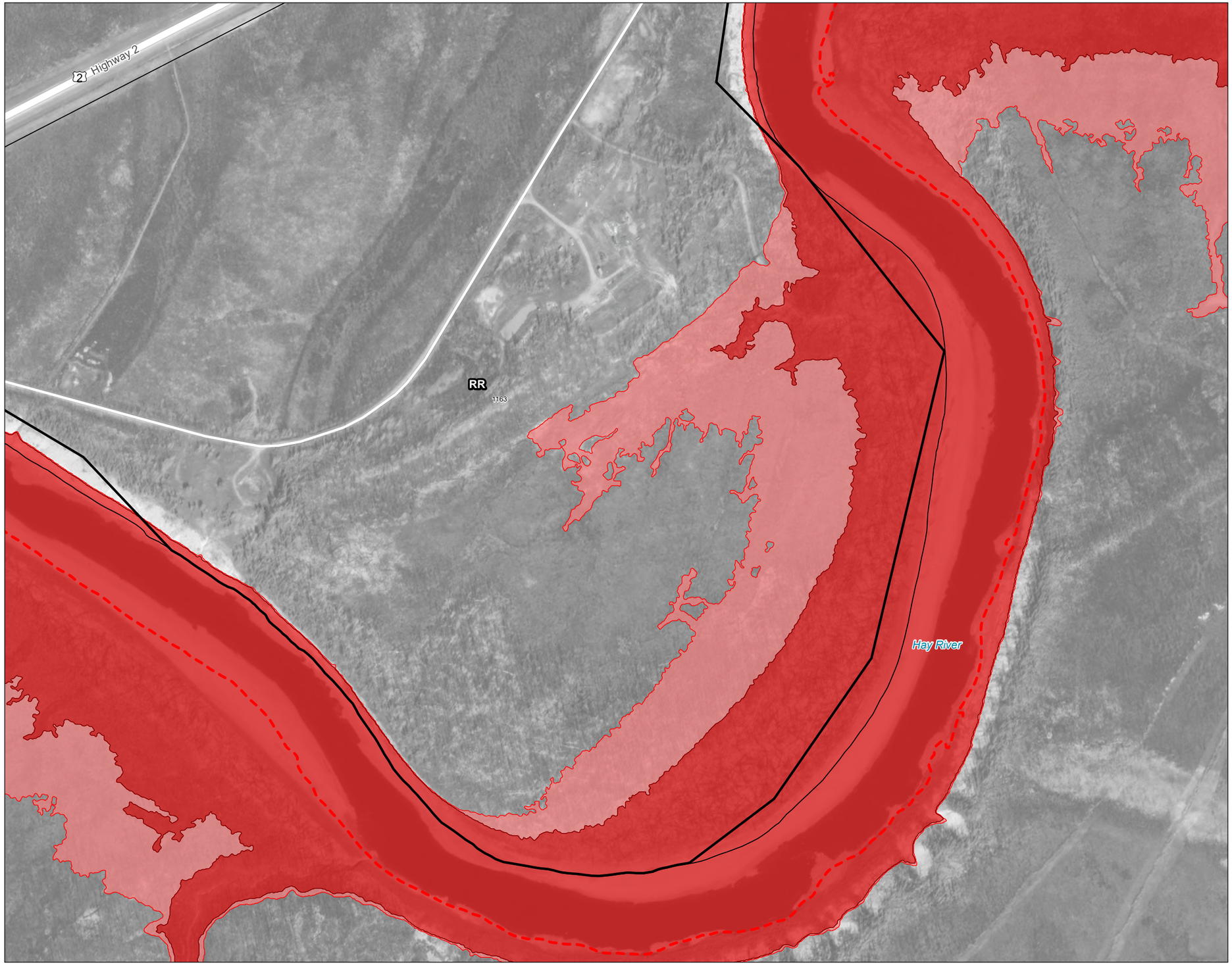


Figure No.
33

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location
Hay River, NT

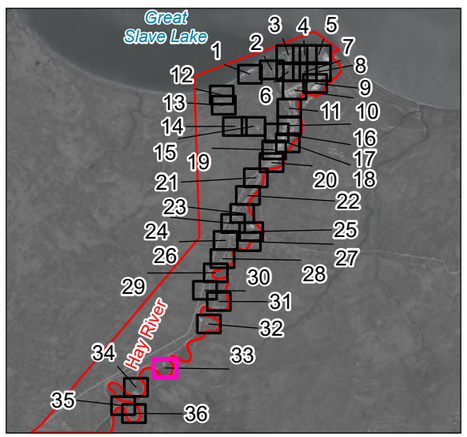
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QR by TC on 2026-07-23
TR by ZM on 2026-07-23

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Flood Hazard 200 year Ice Jam
Floodway
Flood Fringe
Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
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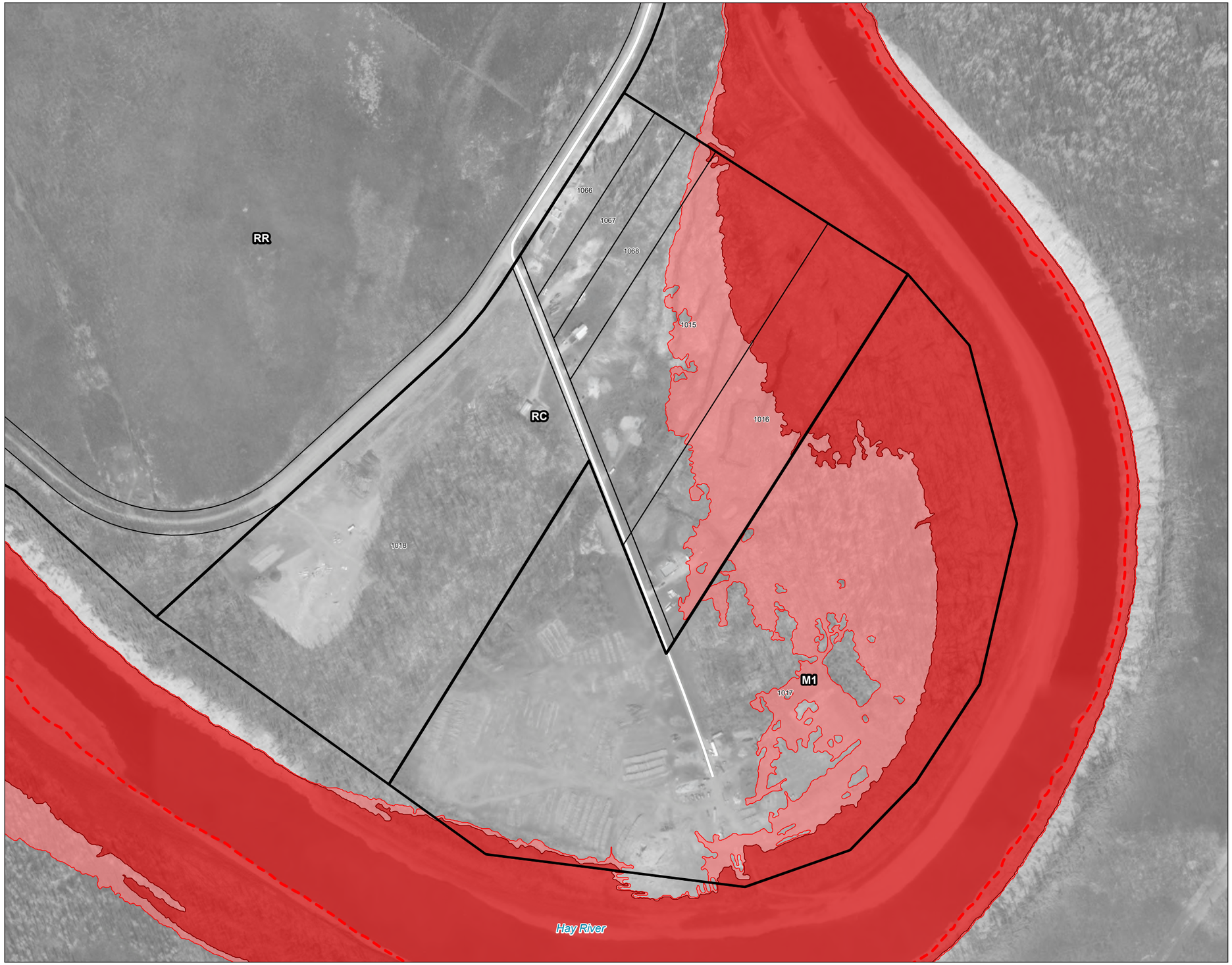


Figure No.

34

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

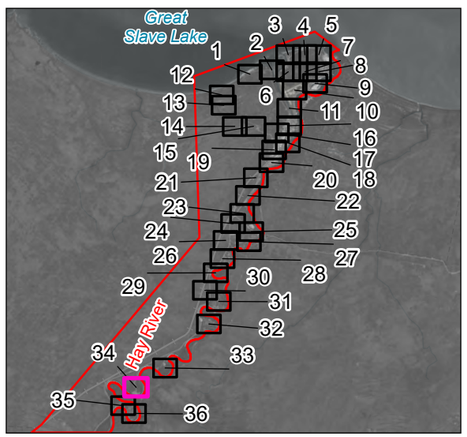
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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe

Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road



Notes
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3. Background: ESRI World Imagery

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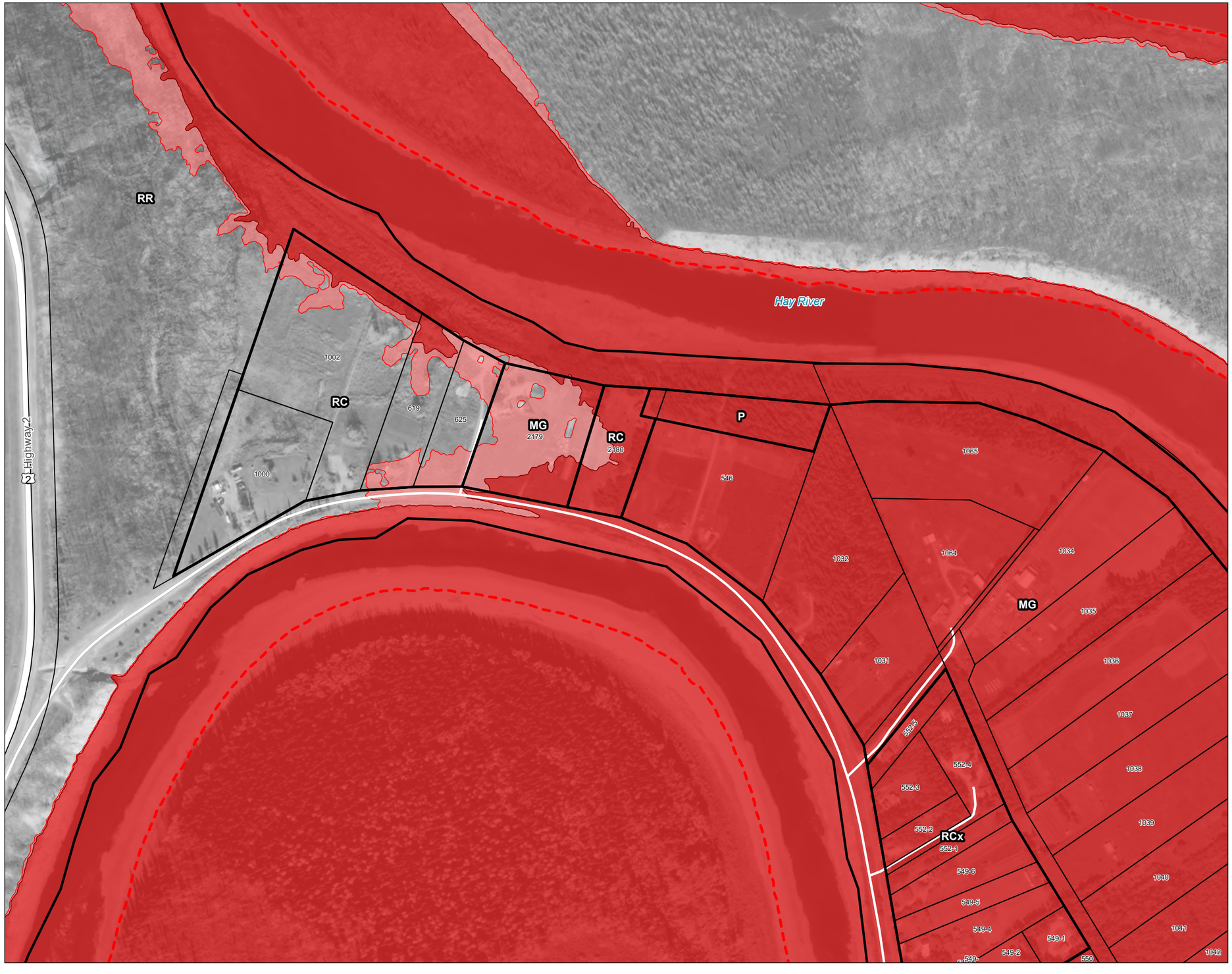


Figure No.

35

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

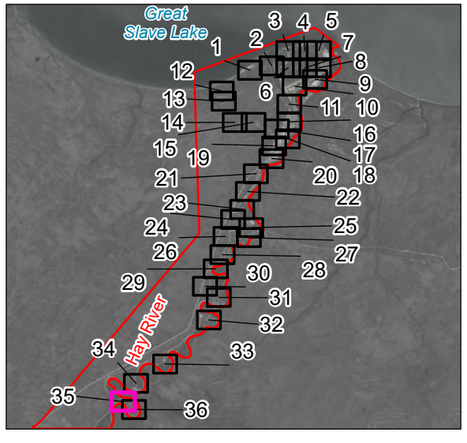
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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe

Land Use Zoning
Surveyed Parcels
Municipal Boundaries
Highway
Road
Resource Road



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
3. Background: ESRI World Imagery

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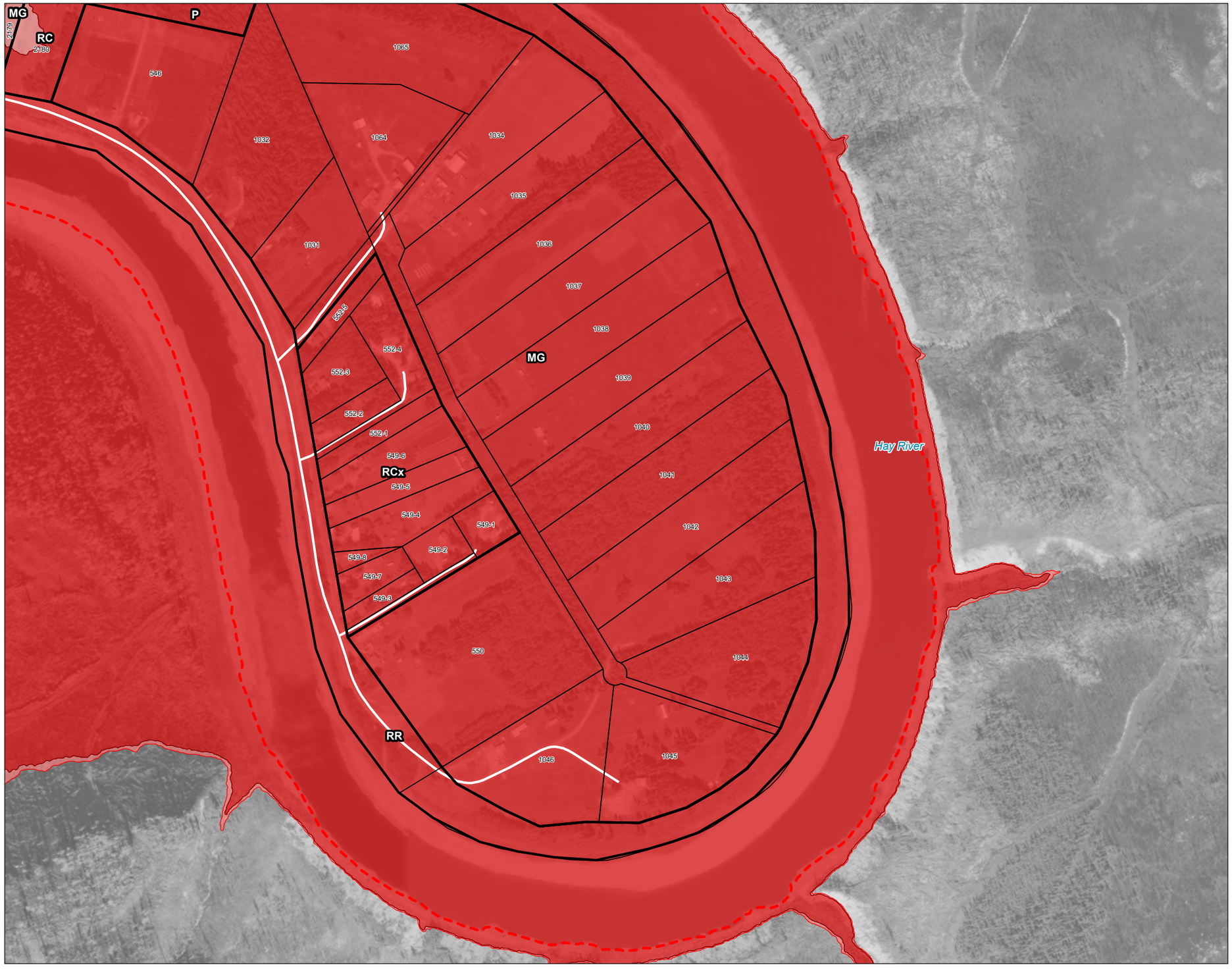


Figure No.

36

Title

Hay River Flood Hazard Overlay Maps

Client/Project 115825101

Town of Hay River, NT

Project Location

Hay River, NT

Prepared by MA on 2026-07-23
QR by TC on 2026-07-23
TR by ZM on 2026-07-23

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(At original document size of 11x17)
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Flood Hazard 200 year Ice Jam
- Floodway
- Flood Fringe

Land Use Zoning

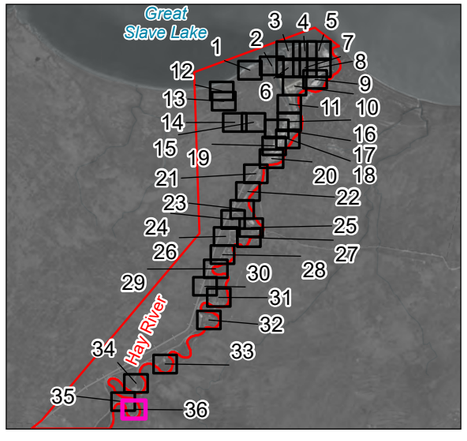
Surveyed Parcels

Municipal Boundaries

Highway

Road

Resource Road



Notes
1. Coordinate System: NAD 1983 CSRS UTM Zone 11N
2. Data Sources: GNWT Atlas Surveyed Lots, CANVEC 50k
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