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Progress Report on Town Planning and Construction, Pine Point, N.W.T.

When the plans of the Consolidated Mining and Smelting Company of Canada Limited to develop their property at Pine Point, Northwest Territories, reached the point of implementation, it was jointly agreed by the Company and the Territorial Government that the settlement would be an "open" rather than a "company" town and that townsite and town planning would be a joint effort. The Company (Pine Point Mines Limited) prepared the town plan which was then revised by the Department of Northern Affairs on the advice of the experts on this subject in the Central Mortgage and Housing Corporation.

An agreement was reached whereby the Company would construct roads, facilities for the purification of water and the disposal of sewage, sewers and water mains for Pine Point at a consideration not exceeding \$450,000. At its Second Session, held in July, 1963, Council approved the arrangements by the passage of the Pine Point Development Ordinance. Funds to pay the Company under the agreement will be provided by the Territorial Government through a loan from the Federal Government, the loan to be repayable in ten years, recoverable in part from the sale of improved lots to the Company and to private purchasers. Lots will be sold at value of land plus cost of development.

The townsite is situated about 2 1/2 miles from the mine and about six miles south of the shore of Great Slave Lake. The proposed Hay River - Fort Smith road will by-pass the townsite to the North, a 100 foot tree barrier protecting the residential areas from dust and noise from the road.

As a result of the rapid progress made in planning and the conclusion of the agreement with the Company, the latter was able to transport supplies and equipment over the winter road in 1962-63 enabling it to complete the agreed construction program, in the main, during the 1963 season. In addition to this, the Company built 53 homes for future married personnel; two 50-man bunkhouses and a large recreation hall which included a curling rink. Temporary banking services were established in a trailer by the Bank of Montreal. The houses built by the Company are scattered throughout the residential area, affording integration of mining personnel with other residents when the town is fully settled. Planning was based on providing, initially, accommodation for about 1,000 residents with ultimate expansion to 2,000. Building permits to date have been issued only to Pine Point Mines Limited. The land survey is completed and commercial and residential lots should be available to the general public to permit private construction in 1964.

The commercial centre provides space for a number of stores. Areas for a hotel, service station and department-grocery store are set aside. Provision is made for 40 narrow, 10-foot modules, some 45 feet deep and others 75 feet deep affording entrepreneurs a choice to suit requirements. There is also provision for a 108 car-parking lot. Control of construction will be assured by stipulated conditions requiring proper building standards be met, uniform alignment, etc. Land will be occupied under agreement of sale and title will not be transferred until at least 50% of approved construction is completed within a two-year period.

Other plans include:

Education - 4-classroom school to be built and ready for use in the fall of 1965.

Health - Under Territorial legislation the Company has to make provision for the health needs of its employees. It will probably provide some facility at Pine Point along the lines of a small nursing station and arrange for hospital-medical services at Hay River, or some other centre. A reservation of land has been provided for a small hospital at Pine Point if events prove that one is required at some future time.

Communications - Canadian National Telecommunications, under a franchise agreement, completed in 1964 installation of a 50-outlet dial telephone system connected to the Hay River Microwave Terminus.

Transportation - According to present plans, rail and all-weather road links should be completed by the end of 1964. Pacific Western Airlines anticipate permission to operate a feeder-line service.

Utilities - Pine Point will be supplied with electric power from the \$9,000,000 Talston River Twin Gorges hydro development. It is hoped delivery of power may start in December, 1965.

Mine Construction - The Company plans to complete mine and mill construction late in 1965. Most material and supplies will be delivered by road but some of the heavy mill equipment will be transported by rail when available for use probably by the end of 1964.

Government - In February, 1963, the Commissioner established a development area of 15 miles radius from Pine Point. An Area Development Officer, located at Hay River, was appointed to administer government interests. A resident Area Administrator is being considered for appointment in September, 1964. The next step will come when the Commissioner establishes Pine Point as a Local Improvement District and takes over the administration of local services from the Company. This should occur after the mine starts operations and the regular mine personnel have been established in the townsite, supplemented by private enterprise operators. Local residents will then be paying taxes and an Advisory Council will ensure local interest in development.

May 5, 1964.