



THE CITY OF DAWSON

P.O BOX 308, DAWSON CITY, YUKON Y0B 1G0
PH: (867) 993-7400, FAX: (867) 993-7434



DEVELOPMENT AND CONSTRUCTION GUIDE

Introduction

The City of Dawson has a Zoning and Historical Control Bylaw to regulate development and land use within the City and the design, character and architectural appearance of structures within designated districts of special significance to the heritage of Dawson.

This document is intended as a 'plain language' guide to how the bylaw affects your property including its use and any development or construction on that property.

Zoning

All lands within the City limits have been divided into zones. Each zone has specific regulations that stipulate permitted and discretionary uses (those that are allowed with a special permit) and conditions specific to that zone such as setbacks.

Check the zoning of your property and applicable regulations with the Development Officer.

Historic Zones

There are three historic zones within the City limits, Historic Townsite, Klondike River, and Top of the World. Additional architectural regulations apply to these zones, which specify a requirement to conform to Historic Guidelines. Maps of these zones are included with this guide.

Check if your property is in an historic zone with the Development Officer

Development Permits and Building Permits

A City of Dawson development permit is required for any development of a property, construction on a property or change of use or intensity of use of a property unless specifically exempted by the bylaw.

Check if your project or use requires a development permit with the Development Officer

Note that this is **NOT A BUILDING PERMIT!**



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Moving a building **is** a development and two permits are required, one for the property moving from and one for the property moving to!

Please note that development permits **are** required in the historic zones for

1. All construction irrespective of size. **There is no minimum size to require a permit.**
2. Temporary developments. **Temporary developments do require a permit.**

The City of Dawson **does not issue building permits** within the municipality. Yukon Government (YG) Building Safety does this. Contact the Building Inspector at 993-5803 for further information on whether a building permit is required. A City of Dawson development permit will however be required before the building permit will be issued.

The City reviews the historic design and zoning accuracy of a proposal only. The City is not concerned with interior design. If an application **ONLY** concerns the interior of a building, please apply directly to YG Building Safety.

Variance

The law does make allowance for a property owner to apply for a variance or exemption from zoning regulations. This is, however, only permitted under specific conditions:

- Practical difficulties or unnecessary hardship in meeting requirements
- These are due to exceptional features or unusual conditions of the property
- The condition is not the result of the owner's actions
- The variance is not a special privilege inconsistent with restrictions on nearby property

Zoning Bylaw Amendment

The law also makes allowance for a property owner to apply for a bylaw amendment to re-zone the property or make changes to the zoning regulations.



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APPLICATION PROCEDURES

Application forms must be completed, supporting materials attached and correct fees paid in advance. The forms are included with this guide and can also be obtained from the City office. A checklist of required supporting materials is also included. The same development permit form is used for development inside or outside historic zones and for change of use and intensity of use applications.

1. Development outside historic zones

The Development Officer will consider and decide upon the application if the zoning permits the use. The permit will be approved and issued if it complies with the bylaw. The decision is posted at the City office.

2. Development inside the historic zones

The Development Officer will assess the application and refer it to City Planning Board for consideration. City Planning Board will verify that the proposal meets Historic Guidelines and approve permit. The decision is posted at the City office.

3. Discretionary use permits (any zone)

Zoning regulations stipulate that some uses require a special discretionary use development permit. The Development Officer will assess the application and refer it to City Planning Board for consideration. If approved, such an application is moved to a public notification phase. Details are posted around town, in a local newspaper and sent to nearby property owners. If no objections are heard within 14 days the permit is issued. If there are objections the application is moved to City Council to be considered.

4. Variance applications (any zone)

The Development Officer will assess the application and refer it to Board of Variance for consideration. If approved the application is move to public notification as above.



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5. Bylaw amendments (any zone)

The Development Officer will assess the application and refer to City Planning Board for a recommendation to City Council. A bylaw amendment is drafted and passed to City Council. If a first reading vote is passed by City Council the application is moved to a public notification phase as above. In this case a full public hearing will be heard before City Council. Two further reading votes are required to pass and enact the amendment.

6. Appeals (any zone)

Any decision to approve or deny an application made by the Development Officer, City Planning Board or Board of Variance may be appealed to City Council by the applicant or a member of the public affected by the application within 14 days of the decision notification.

7. Timelines

An application that requires a referral to City Planning Board must be submitted 4 working days in advance of the meeting to be considered. This allows time for research and an assessment of the proposal prior to the meeting.

City Planning Board meets on the 2nd and 4th Monday of every month. An application that meets the bylaw requirements will take no longer than 2 weeks to be approved.

Consultation with the Development Officer in advance of submitting the application is essential to moving the proposal forward and achieving a fast approval. The vast majority of applications deferred or denied by City Planning Board could have been avoided by consulting in advance with the Development Officer. The Development Officer is a full-time employee available at the City office for advice and assistance with applications.



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HISTORIC GUIDELINES

Few events have captured the imagination of an era, as did the discovery of gold in the Klondike on Aug 17, 1896. The rush to the Klondike focused on Dawson City, a mining camp whose reputation soon reached mystic proportions. In the summer of 1897 when the new Klondike millionaires were unloading their two tons of gold the news of the Klondike flashed around the world. It is estimated that more than 100,000 people set out for the Klondike but only around 40,000 actually made it.

The dramatic influx of cheechakos, or newcomers, changed Dawson City overnight from a canvas tent and log cabin boomtown to the largest city west of Winnipeg and north of San Francisco. By the turn of the century Dawson was a refined city with stately homes and grand government buildings complete with amenities such as running water, telephones and electricity. The city has gone through four distinct stages of evolution from the seasonal fish-drying camp habitation, to mining camp, then boom town and finally to a city of Edwardian sophistication that settled into decline.

The City of Dawson has deemed it beneficial to regulate the architectural design of buildings within specific historical zones so that the heritage and historical image of the City be preserved and enhanced. The objective of the historic zones is to maintain the architectural style common in the City during and immediately following the Klondike Gold Rush of 1898. Through a collage of historic elements, appropriate restoration and rehabilitation and compatible new construction the visual quality of Dawson City as a tourist destination will therefore be enhanced and the lure and mystique of the Gold Rush theme built upon.

The purpose of the Historic Guidelines is to assist in the preservation, restoration and rehabilitation of existing buildings and encourage compatible new construction. The guidelines as developed to date are simplistic and list readily available materials and elements, which are considered to be historically compatible for incorporating into the design. The list is not considered to be complete nor should it be considered to be restrictive.

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In Dawson City, lot and house size varied. Usually the house shape conformed to the lot shape with the longest side of the house parallel to the longest side of the lot. Dawson house style can be categorized as log or wood frame structures. Most were of a multitude of shapes and sizes consistent with Victorian architecture of the time.

The Development Officer has a library of materials for reference to assist in making historically appropriate design decisions and is available full-time at the City office for advice. Parks Canada and the Dawson City Museum are also extensive sources of information, photographs and other materials that can be accessed for inspiration.

Applicants must speak with the Development Officer at the earliest stage of design and should obtain all necessary approvals and permits before ordering or paying for materials.

Please also note that the existence of an architectural feature or material in Dawson City does not mean it is historically correct and will be approved for the appropriate permit. Many developments have taken place during periods when the guidelines were not in place and the historic zones have changed over time. The existence of a design or feature does not constitute 'precedent'. Only historic precedent documented through photographs from the above research sources will be accepted.



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HISTORICALLY APPROVED MATERIALS

1. Roofing

- a, Metal - corrugated steel
 - standing seam
 - flattened seam
 - flattened tin cans
- Finish - galvanized
 - baked enamel
 - painted
- b, Wood - sawn shingles
 - board and batten
- c, Other - sod

2. Chimney

- a, Masonry- brick
- b, Metal - round metal
 - shrouds to simulate masonry recommended

3. Siding

- a, Wood - 1x6 or 1x8 cove siding
 - 1x6 or 1x8 'angular' cove siding
 - 1x4 beveled siding
 - vertical board and batten
 - 1x6 or 1x8 shiplap horizontal or vertical
 - sawn shingle
 - log
- b, Metal - corrugated steel, horizontal or vertical
 - pressed tin
 - flattened tin cans
- Finish - galvanized
 - baked enamel
 - painted

4. Skirting

Sawdust box form (suggested)

- a, Metal - corrugated steel
 - flattened tin cans
- Finish - galvanized
 - baked enamel
 - painted
- b, Wood - 1x4 or 1x6 vertical v-joint T&G boards
 - 1x6 or 1x8 shiplap/boards horizontal or vertical

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- vertical board and batten

5. Flashings

- a, Metal - painted aluminium
- galvanized flat steel

6. Eaves Troughs, Gutters and Down Spouts

- a, Metal - painted steel, tin, aluminium
- b, Wood

7. Soffits

- a, Wood - 1x4 or 1x6 v-joint T&G boards
- 1x4 or 1x6 or 1x8 shiplap boards

8. Vents

- a, Wood - rectangular recommended on gable ends
- cupolas on roof ridge

9. Trim

- a, Wood - 1x4 or 1x6 or 1x8 or 1x10 or 1x12 corner boards
- 1x4 or 1x6 or 1x8 or 1x10 or 1x12 vertical trim
- 1x4 or 1x6 or 1x8 or 1x10 or 1x12 horizontal trim
- as appropriate 10" wide or 12" wide pilasters
- 1x4 or 1x6 window and door trim
- gingerbread
- brackets
- moldings
- bay and oriel windows
- balconies
- awnings
- flag pole holders

10. Balustrades, Newel Posts and Columns

- a, Wood - turned or square

11. Windows

- a, Wood - single hung
- residential picture windows as per historic precedent
- commercial storefront as per historic precedent

12. Doors

- a, Wood - panel
- glazed with panel below
- industrial: vertical/horizontal/diagonal board as per historic precedent
- b, Metal - metal where required to meet building code

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