

# SCHEDULE A DAWSON CITY OFFICIAL COMMUNITY PLAN

## CITY WIDE POLICIES

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### A.1 PURPOSE OF THE PLAN

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This Official Community Plan for the Town of the City of Dawson (to be herein referred to as Dawson City) is to serve the following purposes.

1. Establish a direction for future urban, suburban and rural growth in Dawson City which ensures sufficient lands are available to meet the housing and associated requirements of residents and allows for continued growth of the mining, tourism and agricultural industries.
2. Identify issues and factors affecting this future growth.
3. Manage physical, cultural, social and economic development and growth in a manner which is sensitive to the well-being of the community and the natural environment.
4. Guide land use and community management decisions of Municipal, Territorial and Federal government agencies as well as private interests;
5. Inform the public of the physical development plan envisioned for the municipality, and of the provisions for public participation in the land use planning process that will allow this vision to evolve over time.
6. Identify how to implement and coordinate the Plan. It should be noted that the Plan provides a broad framework for development, to guide Council, the public, and other governments. Actual development will be required to meet the land uses designed in the Plan, as well as the requirements laid out in the Zoning Bylaw. Zoning will need to be changed to implement the Plan, and this will be carried out in accordance with the Municipal Act, which requires public hearings.

Existing property uses are protected, as any change in present land use would require changes to either the Plan, or the Zoning Bylaw, or both - all of which require that public hearings be held.

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## **A.2 PLANNING GOALS**

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To provide rational decisions about Dawson City's short and long-term land use, development characteristics and timing of development that are met in a manner that is both environmentally sound and sensitive to the heritage of the community.

The Plan seeks to establish a framework of planning, coordination and evaluation criteria for land use changes and development applications in Dawson, having consideration for both short and long-term implications. These implications are based on the collective needs and aspirations of the community.

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## **A.3 OBJECTIVES**

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1. To create an honest, open and constructive process today within which to resolve the need to provide areas for new urban growth and the need to preserve land for resource use and rural lifestyles.
2. To make a comprehensive and detailed list of the infrastructure needs of the community over the next five, ten and twenty years, complete with capital and operating and maintenance costs.
3. To identify locations for all business zoning for long and short-term goals and ensure compatibility of uses through planning.
4. To develop and pass an OCP for the expanded City of Dawson which reflects the wants, needs and lifestyles of the residents at large.
5. To provide enough recreation facilities (trails & buildings) for current and future residents as well as a sound base for tourism to keep people in the area.
6. To meet the Tr'ondek Hwech'in at the table in the spirit of co-operation and consultation with the objective of involving First Nation individuals in a timely fashion and define their role in the community's future growth and development.
7. To manage and control change in the community in such a manner that the heritage values of the historic place are retained and enhanced. Specifically:

- Preserve and strengthen the visual character and design intent of a nationally and internationally significant cultural landscape
- Conserve and interpret the full history of the cultural landscape - before, during, and after the Gold Rush
- Retain the dominant character as a Gold Rush-era cultural landscape
- Identify legislative tools and incentives to support heritage management
- Identify distinct character areas and heritage management areas, with different management principles for the different areas
- Balance conservation with the integration of new services and activities
- Create a superior quality of life for Dawson's residents
- Capitalize on the tourist potential of the region

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#### **A.4 GROWTH MANAGEMENT PRINCIPLES**

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1. Provide opportunities for the development of a wide range of housing types in Dawson City that are suited to permanent, transient and seasonal residents of Dawson City.
2. Coordinate with Parks Canada, Tr'öndek Hwëch'in and Yukon Government those policies and programs intended to protect the community's unique cultural and architectural heritage and support and encourage compatible and quality architectural design.
3. Ensure adequate commercial services and facilities are available to meet the needs of residents and visitors.
4. Provide for an effective network of transportation and parking facilities to ensure the efficient and safe movement of vehicles and pedestrians.
5. Provide and maintain utilities and services with consideration for the needs of residents while being sensitive to the physical limitations to development in the area.

6. Provide and promote a diverse range of opportunities for recreation and cultural activities in and near Dawson City.
7. Promote tourism to Dawson City to strengthen its role in maintaining the economic health of the community.
8. Allow Dawson City to continue as the primary service centre for the mining industry in the surrounding region.
9. Protect environmentally sensitive lands and hazard areas from impacts of land use development and change.
10. The plan provides the overall framework for Dawson's development and for permissible changes in zoning. Specific developments will be required to have proper zoning and to meet certain requirements with regard to land use, density and siting.
11. This OCP is formulated on the basis that sufficient growth will be generated in the region to sustain a permanent population of up to 4000 people at the end of the 20 year planning period. A shadow population of up to 6000 additional people may take up temporary residence during the summer in the Dawson City area by the end of the planning period. This shadow population includes tourists, seasonal employees in the tourist industry, and placer miners.
12. The policies of the OCP shall be applied in the following manner to lands within Dawson City Boundaries over which the municipality has exclusive jurisdiction:

<u>Policy</u>	<u>Area Applied</u>
City Wide Policies (Schedule A)	all of MM Map OCP09-18D
Historic Townsite Policies (Schedule B)	all of MM Map OCP09-18C
West Dawson Policies (Schedule C)	part of MM Map OCP09-18D
Klondike Valley Policies (Schedule D)	part of MM Map OCP09-18D

13. The municipality will continue to work with the Tr'ondek Hwech'in to establish a joint planning structure, municipal services, zoning and other land use controls for lands within Dawson City which fall under the exclusive jurisdiction of either party. The timing

of such an agreement with Dawson City will likely be dependent upon the Tr'ondek Hwech'in concluding the Tr'ondek Hwech'in Final Agreement and the Tr'ondek Hwech'in Self-Government Agreement with the Government of Canada.

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## **A.5 CITY WIDE PLANNING POLICIES**

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The Council of the Dawson City has developed city wide policies to guide the municipality in achieving the goals and objectives of the Official Community Plan (OCP). These policies are as follows:

### **1. RESIDENTIAL**

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#### General

1. Residential development shall only be permitted within the areas so designated on the Land Use maps and in those areas designated in the Zoning Bylaw for residential use.
2. A sufficient supply and variety of housing types shall be accommodated within Dawson City to meet the housing needs of permanent, seasonal and transient residents of the community and to maintain affordability and selection.
3. Housing for those with special needs shall be accommodated within Dawson City, subject to the residential policies in this OCP and the regulations from the implementing Zoning Bylaw.
4. Infill development shall be encouraged on vacant land in existing serviced residential areas.
5. Home occupations may be permitted in residential areas, provided these uses do not detract from the character of the area, and they conform to the Zoning Bylaw provisions.
6. A change in land use from single detached dwellings to two-family dwellings shall be accommodated within the Townsite without zoning amendment, provided that such conversions comply with the Building Code and the development regulations of the Zoning Bylaw.

7. The closure of lanes and roads shall be permitted where such closure will allow more efficient use of serviced land for residential development.
8. The provision of on-site amenities such as play equipment and landscaping shall be encouraged for new multi-unit residential development.
9. A residential designation shall not permit "places of worship" but shall permit "tot lots".
10. Housing development may be approved in commercial areas subject to the policies identified in the "Commercial" section of this Plan.
11. All residential development may be subject to environmental, engineering, hydrogeological and geotechnical studies as required.

#### Urban Residential

12. The infill potential of the fully serviced historic Townsite should be realized as much as possible prior to the extension of water and sewer services outside the Townsite for purely Urban Residential purposes. Infilling would include the development of the northern expansion area and increasing residential densities through redevelopment in keeping with the heritage character and height limitations contained within the Zoning Bylaw.
13. Should growth require that a new urban residential area be developed, then this could take place in West Dawson with a Yukon River Bridge or in the Klondike Valley without a bridge. Rural residential may be permitted in these urban residential reserve areas provided that they be designed in a comprehensive manner which will allow for their easy integration into a fully serviced urban residential subdivision in the future.

#### Country Residential

14. Uses permitted within a "Country Residential" designation shall be limited to single detached dwellings and those uses that are accessory to this permitted use as per the Zoning Bylaw.
15. Water may be truck delivered or supplied from a suitable potable well source. Sewage

disposal must be provided through approved septic systems. Alternative sewage pump-out systems will only be considered by Council based on acceptable cost-benefit assessments and adverse environmental conditions (e.g. poor soils).

16. The minimum lot size for Country Residential shall be .4 ha and the maximum lot size shall be less than 1.6 ha. Only one (1) residential dwelling shall be permitted on any lot.
17. Country Residential development will be directed to the Dome in the short term; and to designated areas in the Klondike Valley north of the Klondike Highway and south of the Klondike River.
18. Long-term Country Residential development is provided for on tailings across from the Quigley Landfill, north of the Klondike Highway.
19. No country residential subdivision shall be permitted unless a local area plan is approved by council for the entire country residential development area. No country residential development will be permitted in urban reserve areas unless the proposed development conforms with a local area plan which allows for their easy integration or conversion into a fully serviced, urban residential area in the future.

#### Rural Residential

20. Rural residential shall include uses which are not permitted on Country Residential lots and shall include such uses as raising dogs, horses, chickens, etc., as well as the storage of heavy equipment, some mineral processing and electricity generation.
21. Farm animals and domestic animals shall be adequately contained within the property.
22. The minimum site area shall be 1.6 ha and the maximum site area shall be 8 ha. Only one (1) residential dwelling shall be permitted on any lot. Accessory structures to support the permitted uses are permitted in a Rural Residential area.
23. Rural Residential shall be directed to designated areas in West Dawson, Bonanza Creek Road and north of the Klondike Highway.

#### Seasonal Housing

24. Expand existing and develop new hotel and motel accommodation in the historic Townsite to house tourists as the market expands.
25. Expand existing and develop new RV parks and campgrounds to provide space to house seasonal tourists as the market expands. These should be located in the Klondike Valley and West Dawson.
26. Explore alternative forms of Seasonal Housing to accommodate migrant workers in the tourist industry. These alternative forms could include staff houses, bunk houses, wood-floor tent pad campgrounds, mobile home parks, and self-contained suites in existing single family housing.
27. Residential construction camps shall not locate within the historic Townsite. These should continue to locate outside the Dawson City *limits* to house placer miners in the gold creeks and workers employed on major construction projects which require a construction camp.
28. Mobile home parks shall not be permitted in the original Townsite.

## **2. COMMERCIAL**

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1. Commercial retailing should be concentrated in the historic Townsite to ensure a vibrant, healthy economic centre; substantial retailing activity beyond the core is detrimental to the development of this vital and active community centre.
2. Dawson City should designate visible, accessible tourist/service commercial lands physically separated from the historic Townsite for services and facilities catering mainly to tourists. Permitted uses shall include hotels, motels, service stations, public and commercial recreation uses, restaurants, RV Parks, visitor information centres and any other uses that offer services to the traveling public.
3. Tourist/Service Commercial lands outside the historic Townsite shall be designated adjacent to the Top of the World and Klondike Highways in West Dawson and the Klondike Valley, respectively. These should be selected in areas which are suitable for the intended use (i.e. access, grades, safety, etc.)

4. Office commercial shall be encouraged to locate within the historic Townsite. Major office commercial development shall be discouraged on industrial properties.

### **3 INDUSTRIAL**

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1. No new industrial development shall be permitted in the historic Townsite, or West Dawson. Existing industrial development (e.g. public works yards) in the historic Townsite that lend themselves to relocation should be encouraged to relocate their operations to the Callison Industrial Area.
2. New light/medium industrial development shall be directed to the Callison Industrial Area.
3. Dawson City in conjunction with YTG shall expand the Callison Industrial Area between the existing industrial subdivision and Bonanza Creek Road.
4. Industrial lots shall contain only one (1) residential dwelling unit per lot.
5. Major Heavy industrial uses such as mining shall be separated from residential uses.
6. Future heavy industrial uses (other than mining) shall be directed to locate south of the Bonanza-Quigley trail in the mining heavy industrial area. This area is more or less beyond the groundwater recharge zone of the Klondike River.

### **4 PUBLIC / INSTITUTIONAL**

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1. Cemeteries shall only be permitted on lands designated Public/Institutional. Development of new cemeteries shall only be permitted through amendment to this Plan.
2. Uses permitted in Public/Institutional areas shall include schools, places of worship, assembly halls, cemeteries, museums and public parkland.
3. A site must be identified for a second Dawson City school.

### **5 RECREATION, PARKS & OPEN SPACE**

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1. The municipality will continue to endeavor to meet the recreation needs of residents and tourists in Dawson City by providing and maintaining a variety of recreation facilities.
2. Small play areas or "tot lots" should be provided in locations safe, convenient and accessible to children, preferably on lands with little or no development potential for housing. The size of these areas should generally be equivalent to an urban residential lot.
3. The municipality shall support the development of a walkway/bikeway system along the Klondike River, through the historic Townsite and along the Yukon/Klondike waterfront development area. This should also include a walkway/bikeway link between the proposed Dome RV Park and Jack London / Robert Service historic facilities as well as a walkway/bikeway link on the existing Klondike River Bridge.
4. Dawson City should also continue to encourage the completion of the San Cho Park historic trail system.
5. Lands need to be identified for a new recreation centre.
6. Public indoor recreation facilities may be permitted within Open Space areas, but outdoor passive and active parkland are the primary uses. ~
7. A new public campground shall be encouraged to be established on the south side of the Klondike River, west of the Bonanza Creek Road.

## **6 RURAL**

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1. Class 4 or 5 Agricultural lands under the Canada Land Inventory shall be preserved for agricultural use where economical farming units' are present (generally greater than 11 ha) and where lands are not already put to other uses (e.g. golf course).
2. A one-parcel-out subdivision from agricultural lands shall be permitted. This parcel shall not exceed 2.0 ha in size.
3. Placer mining shall be encouraged south of the Callison Industrial subdivision in the Klondike Hills east of Bonanza Creek Road. Dawson City will request that YTG

approach the federal government to:

- (i) introduce through regulations under the Placer Mining Act reclamation and revegetation requirements within city limits which will allow these and other lands to be considered for other uses, and
  - (ii) withdraw all areas within the city limits (particularly the floor of the Klondike Valley) from future staking, other than the Klondike Hills area noted above.
4. Dawson City should form a Task Force with Placer Miners that includes representation from the Tr'ondek Hwech'in, Federal and Territorial governments to address and resolve land tenure, reclamation and future land use issues in the Klondike Valley.
5. Areas identified as Hinterland/Environmental Protection within Dawson City shall be protected from development, timber cutting, and restaking; but may be used for passive recreation.
6. Applications for development on lands subject to a Hinterland designation require amendment to this OCP. An environmental assessment may be required prior to consideration of the application and the results evaluated as part of the application review.
7. Establishment of nature trail systems on lands in the hinterland designation should be incorporated with the urban parks system within the historic Townsite and designed in cooperation with Parks Canada.

## **7 TRANSPORTATION I COMMUNICATIONS**

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1. A hierarchical road system for Dawson City shall include the following classifications:
  - a) Major Highway and Arterial roads
  - b) Secondary Collector Roads
  - c) Local Streets

These should be incorporated into an overall transportation plan for the expanded municipality.

2. The need for municipal parking areas in the Commercial Core to accommodate the increased parking demands created by tourists during the summer months should be reviewed by the municipality.
3. The potential for road closures to be a means of releasing more space for residential and commercial development and/or parking in the Townsite should be reviewed comprehensively. If a roads plan is devised that proposes significant changes to the existing road system, then this road plan should be incorporated into this OCP through amendment to the Plan.
4. New development shall provide sufficient parking to meet demand during non-summer periods.
5. New commercial developments which cater in whole or in part to tourists shall ensure adequate parking facilities are available for recreation vehicles.
6. Dawson City should encourage the private sector to investigate the feasibility of a public transit service during the summer months between Klondike Highway RV parks and the historic Townsite.
7. Dawson TV service should be extended to all areas of the municipality.
8. Truck routes should be established through the historic Townsite.
9. A new airport site should be secured and developed, complete with instrument landing systems capable of accommodating charter and scheduled passenger jet traffic and also capable of processing international flights.
10. Highway lighting should be installed along the Klondike Highway between Callison Industrial and the historic Townsite. Similar consideration should also be given to the Top of the World Highway in the event that a bridge is constructed across the Yukon River.
11. Frontage roads shall be considered to provide access to tourist/service, commercial, and light industrial properties adjacent to both the Klondike and Top of the World Highways.

## 8 HERITAGE MANAGEMENT

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1. The first community value of the Integrated Community Sustainability Plan is 'The historic character and heritage of the community - celebration and enhancement of the area's history and the community's heritage'. Land use and development will be managed to respect this.
2. The heritage of Dawson City and its region shall be managed in accordance with the Heritage Management Plan (March 2008) adopted by Council. Dawson City and its region shall be managed as the Klondike Valley Cultural Landscape, a broad geographical area that has been modified by human activity, under the following vision:

'The built and natural heritage features of the Klondike Valley Cultural Landscape, of which the Historic Townsite forms an important component, will be managed so as to improve the quality of life for residents of the City and the region and to provide an enhanced destination attraction for international tourism. The heritage management program will tell the stories of the entire human history of the Klondike Valley, with particular emphasis on the Gold Rush era of 1897-1918'

3. Dawson City is divided into eight Character Areas for the purposes of understanding their individual features and providing a basis for management. These are defined in the Dawson City Heritage Management Plan (March 2008) and shown on the Heritage Management Area maps.
4. The eight Character Areas will be regulated as three Heritage Management Areas that will be administered as zoning districts:

1. Downtown Heritage Management Area

The primary purpose of the Downtown Heritage Management Area will be to maintain the architectural style, streetscapes and landscape character and features common during the 1897-1918 Klondike Gold Rush era. However, this will be expanded to include the retention of later architectural styles for extant valued resources from the later periods.

## 2. Residential Heritage Management Area

The purpose of the Residential Heritage Management Area will be to maintain the architectural style, streetscapes and landscape character and features common during the Klondike Gold Rush era (1897-1918), as well as extant valued resources from later periods and the *Dawson Style*.

## 3. Valley, Confluence and Bowl Heritage Management Area

The purpose of this Area is to include not only the maintenance of Gold Rush era architecture, but also the protection of natural landscape features, as well as landscape features, buildings and structures that relate to gold extraction, including the tailings.

These areas are defined by the maps 1, 2 and 3 respectively that are appended to this bylaw and are a part of this bylaw and the amended Official Community Plan bylaw.

5. All new development that is located within the Heritage Management Areas as defined by the Zoning Bylaw shall be subject to the architectural and heritage management guidelines adopted by Council as a part of this Official Community Plan and the Zoning Bylaw.6. Council shall continue to work with Parks Canada, the Tr'ondek Hwech'in, and the Yukon Government to identify those sites with limited heritage and/or architectural value that would be better suited to more intensive forms of development.
7. All development applications for lands in the historic areas of West Dawson shall be accompanied by a heritage impact assessment.
8. All development applications for lands in Tr'ochek shall be accompanied by a heritage impact assessment.
9. A heritage incentives program will be developed to offset any financial hardship incurred as a result of the heritage constraints. Council or the Development Officer will approve specific incentives by the procedures outlined in the Zoning Bylaw and in accordance with the *Municipal Act*.

Council may also, at its sole discretion, by the procedures outlined in the Subdivision

Bylaw and in accordance with the *Municipal Act*, this Official Community Plan and the Zoning Bylaw, as a heritage conservation incentive, approve an application for the subdivision of any land within the Downtown Heritage Management Area or Residential Heritage Management Area, into lots that do not meet the minimum site area requirements prescribed for the underlying Zoning District when that subdivision is in keeping with the heritage integrity of the community and the development proposed for those lots meets the heritage management policies and guidelines of this Official Community Plan and the zoning bylaw.

10. Council will consider the establishment by zoning bylaw of a Business Improvement Area in the commercial portion of the downtown area.

## **9 UTILITIES**

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1. The municipality shall investigate the feasibility of extending services to all areas designated urban residential or commercial within the original Townsite.
2. The water and sewer system should be upgraded to serve a population of 3000 people.
3. ensure safe, long-term disposal of solid wastes, a new landfill site should be identified to ensure a 20 year projected demand based on a base population of 4000. The existing landfill off the Dome Road shall be closed as soon as possible to allow for expanded country residential development in this area.
4. Owing to the extent of future, potentially hazardous land uses within the Klondike River Valley, the existing water wells shall be protected from surface and upstream potential contamination and water quality impacts.
5. It will be necessary to upgrade the municipality's sewage treatment/disposal capabilities based on future population growth and to comply with Government regulations.
6. All utilities, including telephone, electrical, water and sanitary services should be accommodated underground, wherever practical.

7. Street lights and traffic control signs shall be installed with new and upgraded road and land development projects where appropriate.
8. All new major residential areas outside the Historic Townsite shall be designed and built in such a manner as to provide a buffer screen (vegetation, tailings, berms etc) as viewed from all major roadways such as the Klondike and Top of the World Highways. Appropriate environmental, engineering, geotechnical and hydrogeological studies shall be completed prior to final approval of development applications for those lands not served by municipal water supply and/or sewage disposal systems. The methods of water supply and sewage disposal used for the development shall be identified as a condition of development approval.

## **10 ECONOMIC DEVELOPMENT**

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1. The municipality should continue to focus upon mining and tourism as the major economic base for the Dawson City area.
2. Dawson City should continue to promote the community as the main administrative centre for both senior levels of government in northwest Yukon.
3. Renewable resources such as agriculture, limited forestry, hunting, fishing and trapping should also be encouraged.
4. Import replacement activities should be encouraged, particularly in retail shopping, to reduce the leakage of currency from the local economy.
5. The municipality shall assist in promoting tourist related businesses and facilities in conjunction with the Chamber of Commerce, Klondike Visitors Association, Yukon Territorial Government, Tr'ondek Hwech'in, and Parks Canada.
6. The municipality will focus the community's tourism marketing activities upon the anniversaries, with special emphasis upon the 100th anniversary of the Klondike Gold Rush in 1998.
7. The municipality will also focus the community's. tourism marketing initiatives upon the nearest population centres in Alaska.

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**A.6 ADMINISTRATION**

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1. The Official Community Plan (OCP) should be reviewed in detail by the municipality from time to time and not less than once every five years to ensure it continues to reflect community needs. This review should include a special meeting of Council, open to the public, to determine the need for revisions to the Plan.
2. The OCP will be enacted with a by-law approved by Council. Any changes to the OCP shall be made by amendment to the Plan which will require a public hearing, with proper notification of the public, in accordance with the Municipal Act.
3. The OCP shall be implemented through the Zoning and other By-laws. Since the OCP is a statement about future lands use, some properties may be currently zoned for a different use than the Plan contemplates. Such properties are considered 'legally non-conforming' and as such have special rights set out in the Municipal Act.
4. Development must be in accordance with the policies and intent of the OCP and regulations of the implementing Zoning Bylaw. No property may be developed without the owner having first obtained proper zoning for it, unless it is legally non-conforming, in which case special provisions apply.
5. The OCP and Zoning Bylaw shall be administered by municipal staff so designated by Council in accordance with the terms of the Municipal Act.
6. The goals, objectives, and policies of the OCP are intended to assist in the achievement of the purposes of the OCP. Interpretation of these policies should allow for a limited degree of flexibility and interpretation when considering boundaries between land use designations, except where these boundaries coincide with physical features such as streets, rivers or streams.
7. The city in conjunction with YTG and the federal government shall undertake a long range program to selectively survey and register the new City Boundary and the high water lines defining all water courses within the City limits. The City will pursue in conjunction with YTG the completion of legal surveys and registration of the Kiondike and Top of the World Highways.

8. No plan can be successful without continued public support for it. Council is concerned with public involvement in the plan and will endeavor to ensure full public consultation as development proposals which would change the Plan are placed before it. The requirements of the Municipal Act specify when and how consultation will occur, when and if the Plan is proposed to be changed.

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**A.7 FRINGE AREA DEVELOPMENT**

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1. The City of Dawson shall encourage the senior levels of Government to consult the City of Dawson regarding any Development Applications outside City limits that would affect the municipality.

## SCHEDULE B    DAWSON CITY OFFICIAL COMMUNITY PLAN

### HISTORIC TOWNSITE POLICIES

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#### B.1    RESIDENTIAL

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1.     The integrity and character of the existing residential community shall be protected from incompatible uses.
2.     Uses permitted within an "Urban Residential-Single" designation shall include single detached dwellings and two family dwellings.
3.     An "Urban Residential-Single/Multiple Transition" designation shall be used to accommodate low to medium density rental units, in the form of townhouses, walk-up apartments and row houses, intermixed with Core and Service Commercial land uses, single detached and two family dwellings. This designation should be carefully located as a transition of land use, based on the following criteria:
  - a)     proximity to traffic routes
  - b)     relationship to established single family housing blocks
  - c)     identifiable site boundaries
  - d)     sufficient site space for necessary parking and amenity features
4.     Uses permitted within an "Urban Residential-Single/Multiple Transition" designation shall include single detached dwellings, two family dwellings, multiple unit dwellings, seniors' housing and boarding homes; along with intermixed Core and Service Commercial operations which Council deems to not significantly impact in a negative fashion on these residential areas.
5.     Most infill development should occur at the townsite's north end, including the following sites:
  - a)     Block O
  - b)     Area A
  - c)     Environment Canada Maintenance Compound

6. The closure of lanes and roads shall be permitted where such closure will allow more efficient use of serviced land for residential development.
7. The provision of on-site amenities such as play equipment and landscaping shall be encouraged for new multi-unit residential development.
8. Housing development may be approved in commercial areas subject to the policies identified in the "Commercial" section of the Plan.

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## **B.2 COMMERCIAL**

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1. Core commercial activities that cater to the tourism business should do so without impacting surrounding residential areas.
2. The "Service Commercial" designation should be used for mixed use retail/service commercial activities that may be integrated with older housing blocks adjacent to the Commercial Core. Service Commercial may also include industrial business activities involved in small-scale manufacturing, construction and repair that is carried out primarily indoors with no negative external impacts. This designation represents a transition from "Core Commercial" uses to residential areas.
3. Development in a "Service Commercial" designation shall be sensitive to the historical significance of many potential redevelopment sites in these areas.
4. Tourist oriented facilities such as major hotels should be integrated into the commercial core and service commercial areas of the historic townsite to limit potential negative impacts such as noise, dust and intrusion on established residential areas. Strong ties between tourist services and the Commercial Core are needed to support the historic attractions and retail services.
5. Methods to assist in strengthening functional ties between external tourist oriented facilities and the historic townsite should be considered, including the following:
  - a) signage
  - b) pedestrian linkages

- c) advertising
  - d) seasonal shuttle bus services between tourist attractions, RV Parks and the Commercial Core
  - e) designated RV parking areas within the Commercial Core
6. The existing RV Park should be relocated to a suitable site in the Klondike Valley. This will release serviced lands in the townsite for public use and related land use possibilities.
  7. Housing should be allowed only as a secondary use within commercial areas on sites designated "Core Commercial" and "Service Commercial" on the Land Use Map.
  8. Bed and Breakfast development shall be permitted in the tourist/service and single/multiple transition areas. Bed and Breakfast shall be a discretionary use in single residential areas.

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### **B.3 INDUSTRIAL**

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1. Existing industrial uses in Dawson City shall be encouraged, where practical, to relocate from the townsite to sites better suited to industrial uses in the Klondike Valley and appropriately separated from residential areas.

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### **B.4 PUBLIC / INSTITUTIONAL**

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1. A comprehensive Site Redevelopment Plan should be prepared for the Government block between First Avenue, Mission Street, Fifth Avenue and Turner Street, plus the Minto Park/Museum block prior to any further development or redevelopment in either of these two Public/Institutional areas.

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### **B.5 TRANSPORTATION / COMMUNICATIONS**

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1. Consider the development of a continuous, street grade boardwalk system for the Commercial Core area.
2. Apply environmentally friendly mud suppressants to all streets in the historic Townsite

during the spring, summer and fall.

3. Prepare and implement a Yukon River waterfront plan which recognizes and separates tourist use (Riverboats, Float planes, etc.), dry dock operations, boat launches and private boat dockage. The plan should focus upon the portion of waterfront between the Ferry/Bridge crossing and the Bank of Commerce at Queen Street.
4. The potential for road closures to be a means of releasing more space for residential and commercial development and/or parking in the townsite should be reviewed comprehensively. If a roads plan is devised that proposes significant changes to the existing roads system, then this road plan should be incorporated into this OCP through an amendment to the Plan.
5. Consider paving 5th Avenue following a warranty period after completion of the sewer replacement program.
6. Establish and sign truck routes through the historic townsite.
7. The need for municipal parking areas in the Commercial Core to accommodate the increased parking demands created by tourists during the summer months should be reviewed by the Town.
8. Communal or public parking lots should be considered in the commercial core to preserve historical streetscapes by not requiring on-site parking on the same lot as the building. On-site parking requirements may be varied as a heritage conservation incentive in accordance with Section A.5.

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## **B.6 OPEN SPACE / RECREATION AND COMMUNITY SERVICES**

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1. Establish a youth centre in the historic Townsite.
2. Consider the consolidation of existing recreation facilities through the creation of a new recreation/cultural complex outside the historic townsite in the Klondike Valley.
3. Consider the redevelopment of the existing curling/arena site as an addition to Diamond Tooth Gerties.

4. Integrate the Dyke Trail with the San Cho Park and Regional Trail system above the historic townsite and along the Klondike River Valley.

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## **B.7 UTILITIES**

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1. The municipality will extend services of water and sewer to the northern expansion area on an as-required basis to service commercial and residential lots.
2. The municipality will pursue the feasibility of extending the Yukon electrical grid to Dawson City and thereby phase out the diesel generating station. Should this occur, an alternative means of heating the water supply would be required.

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## **B.8 SPECIAL PLANNING AREAS**

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1. The "North Slide" area north of Judge street has been identified as having special community importance and potential use within Dawson City. A number of development proposals have recently been made for this area, ranging from low intensity public parkland to tourist-oriented accommodation and associated development. For these reasons, the area is designed as a Special Planning Area where development proposals will be assessed individually on their own merit.
2. Block Q on 5th Avenue between Duke and York Street is a Special Planning Area.
3. The Municipality will consider specific development proposals for any of the Special Planning Areas, and shall make development decisions based on an assessment of the following criteria.
  - a) impact on the overall community;
  - b) project economics and response to market conditions;
  - c) cost-benefit potential of the proposed development;
  - d) use and quality of comprehensive design programs and guidelines;
  - e) physical impact on adjacent lands;
  - f) site developability and serviceability (e.g. geotechnical conditions, access, water supply, etc.)
  - g) performance commitment of the proposed developer, and;

- h) community input and reaction to the proposed development.

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## **B.9 HERITAGE MANAGEMENT AREAS**

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1. The historic Townsite is divided into the Downtown Heritage Management Area and the Residential Heritage Management Area.
2. The following management guidelines apply:

1. Downtown Heritage Management Area

- (1) Protection:

Demolition will only occur after the issuance of a Development Permit for the site.

Demolition of unsafe buildings will be discouraged and their repair encouraged by offering incentives.

Council will consider protection of all buildings and structures, including deteriorated and derelict structures, by designation under the provisions of the *Yukon Historic Resources Act*.

Discretion will be maintained to permit demolition of protected buildings and structures less than 40 years old if the proposed replacement would improve the quality of the built environment.

Protected buildings and structures 40 or more years old will be demolished only in exceptional circumstances but due regard should be given to the building condition and location

A deposit will be required upon issuance of a Development Permit for a demolition to ensure that the development that has been permitted actually takes place. Every effort will be taken to prevent the creation of additional vacant land

- (2) Incentives:

Protection by designation and conservation work will be accompanied by incentives for

conservation

Incentives may include grants, loans, technical assistance and planning relaxations to offset financial hardships that may result from the conservation of heritage resources.

(3) Treatment of historic buildings:

Conservation work will follow the latest versions of Parks Canada *Design Guidelines for Historic Dawson*, the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada*, and the City of Dawson *Design Guidelines for Architectural Conservation and Infill* as outlined in the Zoning Bylaw.

Post-Gold Rush buildings will not be altered to look like Gold Rush buildings; they will be respected for what they are to illustrate and interpret the full history of Dawson.

An appropriate balance between property maintenance and relic character will be maintained.

Historic buildings may be moved if there is a compelling reason to do so and if moving would conform to all zoning regulations.

(4) Treatment of new infill construction:

Buildings will replicate (reconstruct) the external design of a building that stood on that particular site during the Gold Rush era (1897-1918), when there is sound historic evidence as to the appearance of the former building.

Replication refers only to massing and exterior design of the former building as seen from the street. The footprint and the appearance may be altered towards the rear of the site. Adjacent buildings in common ownership that are detached at the front may be connected at the rear to provide larger spaces and better interior circulation than detached buildings allow.

Parks Canada streetscape elevations (1974), historic photographs of Dawson buildings, and other reference material will be used as the guides to indicate the appearance of the former buildings.

Exception will be made when the height and/or massing of the former building is either too large or too small to accommodate the building program proposed or when there is insufficient evidence as to the appearance of the former building to enable a good replication. The owner and the City will work together to select another building that formerly stood in the vicinity and that was the appropriate scale as an alternative model for replication. The replication will not duplicate an existing building.

Historic landscape features visible from the street will be protected.

New landscape features will follow the design guidelines and are subject to review in the development permit process.

(5) Character area variations:

*Downtown Transitional Character Area.* In exceptional circumstances consideration will be given to the construction of buildings that are larger than those that existed in the Gold Rush period. This will be permitted when the proposed building program is of a scale that is larger than historical precedent. In this case the *Dawson Style* will be adopted.

*Downtown Character Area.* Corner lots at intersections are particularly important to heritage character. The owners of vacant corner properties will be encouraged to build on them, with replications of the buildings that stood there during the Gold Rush.

*Government Reserve Character Area.* Landscape features, historic and new, are particularly highly valued and will follow heritage design guidelines.

## 2. Residential Heritage Management Area

(1) Protection:

Demolition will only occur after the issuance of a Development Permit for the site.

Demolition of unsafe buildings and will be discouraged and their repair encouraged by

offering incentives.

Council will consider protection of all buildings and structures, including deteriorated and derelict structures, by designation under the provisions of the *Yukon Historic Resources Act*.

Discretion will be maintained to permit demolition of protected buildings and structures less than 40 years old if the proposed replacement would improve the quality of the built environment.

Protected buildings and structures 40 or more years old will be demolished only in exceptional circumstances but due regard should be given to the building condition and location

A deposit will be required upon issuance of a Development Permit for a demolition to ensure that the development that has been permitted actually takes place. Every effort will be taken to prevent the creation of additional vacant land.

(2) Incentives:

Protection by designation and conservation work will be accompanied by incentives for conservation

Incentives may include grants, loans, technical assistance and planning relaxations to offset financial hardships that may result from the conservation of heritage resources.

(3) Treatment of historic buildings:

Conservation work will follow the latest versions of Parks Canada *Design Guidelines for Historic Dawson*, the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada*, and the City of Dawson *Design Guidelines for Architectural Conservation and Infill* as outlined in the Zoning Bylaw.

Post-Gold Rush buildings will not be altered to look like Gold Rush buildings; they will be respected for what they are to illustrate and interpret the full history of Dawson.

An appropriate balance between property maintenance and relic character will be maintained.

Historic buildings may be moved if there is a compelling reason to do so and if moving would conform to all zoning regulations.

(4) Treatment of new infill construction:

Three optional approaches will be allowed:

1. Buildings may replicate (reconstruct) the external design of the building that stood on that particular site during the Gold Rush era (ca. 1897-1918), when there is sound historic evidence as to the appearance of the former building.
2. Buildings may replicate another historic residence in the vicinity.

Replication refers only to massing and exterior design of the former building as seen from the street. The footprint and the appearance may be altered towards the rear of the site. Adjacent buildings in common ownership that are detached at the front may be connected at the rear to provide larger spaces and better interior circulation than detached buildings allow.

Parks Canada streetscape elevations (1974), historic photographs of Dawson buildings, and other reference material will be used as the guides to indicate the appearance of the former buildings.

3. New design in the *Dawson Style*. This option is recommended.

Historic landscape features visible from the street will be protected.

New landscape features will follow the design guidelines and are subject to review in the development permit process.

3. Tr'ondek Hwech'in Settlement Lands.

In time Tr'ondek Hwech'in may choose to institute a heritage management law of its own for the lands over which it has full jurisdiction. In the interim it is anticipated that

Tr'ondek Hwech'in may either agree to comply with the policies here within or propose modifications that meet the needs and vision of themselves and the City of Dawson.

## SCHEDULE C DAWSON CITY OFFICIAL COMMUNITY PLAN

### WEST DAWSON POLICIES

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#### C.1 RESIDENTIAL

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1. Without a bridge across the Yukon River, residential development in West Dawson should be limited to Rural Residential.
2. With a bridge across the Yukon River, lands in the vicinity of the Top of the World Highway on either side of Benson Creek and Dawson Creek should be developed from Agricultural use to rural residential or urban residential uses. The residential type and timing of development will be dependent upon the availability of water and sewer services and the completion of residential infilling of the historic townsite.
3. Rural residential subdivisions shall only be permitted in urban residential reserve areas provided that they are designed in a comprehensive manner which will allow for their easy integration into a fully serviced urban residential subdivision in the future.
4. A local area plan shall be prepared and adopted by Council for the residential portion of West Dawson Area prior to any country residential subdivisions being approved. Such a plan shall allow for the conversion of this area to fully serviced, urban residential lots in the future.

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#### C.2 COMMERCIAL

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1. Tourist/service commercial development will be encouraged along the Yukon River between Benson Creek and the Youth Hostel. Development in this area should continue to focus upon low density tourist facilities such as campgrounds, hostels, wilderness lodgings, and trail ride facilities.
2. Tourist/service commercial development will be encouraged on either side of the Top of the World Highway near the City Limits and near the headwaters of Dawson Creek, in the event that a bridge is constructed across the Yukon River. Uses appropriate for consideration at these locations include service stations, restaurants, and wilderness

lodgings.

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**C.3 INDUSTRIAL**

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1. No industrial development will be permitted in West Dawson.

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**C.4 PUBLIC / INSTITUTIONAL**

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1. Provisions for a small elementary school site should be made in the event that urban residential development commences in West Dawson. Such a site should be located in the centre of an urban residential area in conjunction with a neighborhood park.

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**C.5 OPEN SPACE / RECREATION**

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1. A 30m setback from each side of all creeks shall be maintained as a public reserve..
2. Up to 10 percent of the gross developable land subdivided for urban residential purposes shall be dedicated for municipal purposes.
3. Open space designation surrounding the existing rural residential subdivision should remain.

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**C.6 TRANSPORTATION / COMMUNICATIONS**

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1. An overall transportation plan should be established for the West Dawson Area, taking into account demands placed upon the West Dawson Road network by the future development of.

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**C.7 FARMLAND**

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1. Existing and potential farmland areas in West Dawson should remain as such until required for residential purposes.

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**C.8 UTILITIES**

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1. Provision should be made in any bridge design for the provision of water, sewage,

power and telephone utility connections between the historic townsite and West Dawson.

2. Without a Yukon River Bridge, radio phones, electrical generators, water wells and outside sewage disposal will be used to service land in West Dawson.
3. With a Yukon River Bridge, linear utilities such as power telephone, water and sewer should be extended from the historic Townsite to service new residential areas on an economical basis.

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## **C.9 HERITAGE MANAGEMENT**

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1. Lands should be set aside surrounding the “Riverboat graveyard” to acknowledge the historic site of the West Dawson Shipyard
2. Heritage Impact Assessments shall accompany all applications for development in the historical Townsite of West Dawson.
3. West Dawson is within the Valley, Confluence and Bowl Heritage Management Area
4. The following management guidelines apply:

1. Valley, Confluence and Bowl Heritage Management Area

- (1) Protection:

An inventory of landscape features, historic structures and equipment (including any moveable derelict equipment) valued by the community will be maintained and Council will consider the designation and protection of representative samples of these.

Alterations to inventoried natural and historic landscapes or removal and alteration of inventoried artifacts may occur only in exceptional circumstances, where the proposed new development is clearly an enhancement to the community and the landscape.

- (2) New development:

New development will represent good new architectural design and planning, and not

reflect the Gold Rush style. The *Dawson Style* is an acceptable alternative.

Development permits will be assessed in part on the basis of minimizing impact on the landscape rather than displaying historic character.

## **SCHEDULE D    DAWSON CITY OFFICIAL COMMUNITY PLAN**

### **KLONDIKE VALLEY POLICIES**

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#### **D.1    RESIDENTIAL**

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1.     Urban residential reserves should be established on lands above Klondike City and on tailings north of the Klondike Highway.
2.     Rural residential may be permitted in these urban residential reserve areas provided that they be designed in a comprehensive manner which will allow for their easy integration into a fully serviced, urban residential or partially serviced, country residential subdivision in the future.
3.     The Dome Country residential area should be developed to its full potential as soon as possible. This will include preparing a comprehensive plan to fully develop the remaining lands between the Ski Hill and the top of the bank to the Klondike Valley. This should involve working with the placer miners on the bench lands to reclaim their lands to the point where they can be redeveloped into revegetated open space or perhaps country residential lots.
4.     Rural residential lots should be developed along Bonanza Creek Road in the Valley.
5.     A country residential area should be developed across from Callison Industrial, north of the Klondike Highway.
6.     Long term country or rural residential development should be considered for lands north of the Klondike Highway at the eastern City limits.

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#### **D.2    COMMERCIAL**

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1.     Tourist/service commercial development should be directed to the tailing areas on both sides on the Klondike Highway between Bonanza Creek Road and the historic Townsite.

2. Limited retail commercial development may be permitted in the Klondike Valley including retail food, souvenir shops in conjunction with tourist related operations, building supplies, and automotive, agricultural, and recreational vehicle sales and repair. These retail uses should be discretionary in both tourist/service and light industrial areas.
3. Service commercial activities such as equipment rentals, service stations, small trade contractors (excludes concrete, paving and heavy construction), and commercial recreation are permitted in tourist/service areas and are discretionary uses in light industrial areas.

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### **D.3 INDUSTRIAL**

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1. The area between the southern city limits and the Callison Industrial area east of the Bonanza Creek Road shall be designated for placer mining.
2. Industrial expansion should take place immediately west of the existing Callison industrial subdivision. Only light industrial or commercial development should back onto a 30m open space buffer along the south side of the Klondike Highway right-of-way.
3. Future industrial storage areas can be located on poorer soils between the Callison area and the Quigley landfill.
4. Future long term industrial expansion can occur near the Quigley landfill at the eastern municipal limits.

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### **D.4 RECREATION, PARKS & OPEN SPACE**

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1. A 30m setback shall be maintained as public open space on the Klondike River and all major creeks.
2. The islands in the Klondike River shall be designated open space. The northern flood plain of the Klondike River east of the Klondike Bridge shall be designated open space.

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**D.5 UTILITIES**

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1. All Residential areas should be serviced with power and telephone services.
2. Onsite sewage facilities on the valley floor shall only consist of holding tanks or septic systems approved by environmental health authorities in areas which are not hydraulically connected to the main Klondike River Channel.
3. The municipality will investigate the feasibility of constructing a water and sewer system between Callison and the historic townsite.
4. The municipality will investigate the feasibility of supplying the Dome country residential subdivision with piped water.

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**D.6 ENVIRONMENTAL**

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1. The Klondike River and Bonanza Creek Valleys will be considered as watershed areas upstream of Dawson City's water supply.
2. All development proposals will be reviewed for their potential impact upon groundwater and surface water quality.
3. The municipality will form a task force consisting of placer miners, mining recorder, industrial operators, Tr'ondek Hwech'in and senior governmental environmental officials to prepare an environmental management plan for the Dawson City's watershed protection area.

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**D.7 SPECIAL PLANNING AREAS**

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1. Both sides of the Klondike Highway between the Historic Townsite and the Klondike River Bridge are designated as Special Planning Areas. Uses under consideration include recreation facilities, ball diamonds, parks, RV parks, transportation, and other tourist/service uses.

2. The Municipality will consider specific development proposals for the Special Planning Area, and shall make development decisions based on an assessment of the following criteria.
  - a) impact on the overall community;
  - b) project economics and response to market conditions;
  - c) cost-benefit potential of the proposed development;
  - d) use and quality of comprehensive design programs and guidelines;
  - e) physical impact on adjacent lands and limited highway accessibility.
  - f) site developability and serviceability (e.g. geotechnical conditions, access, water supply, sewage disposal, etc.)
  - g) safe, convenient residential/cycle pathways connecting the site(s) to the Historic Townsite.
  - h) performance commitment of the proposed developer, and;
  - i) community input and reaction to the proposed development.

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## **D.8 AGRICULTURAL**

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1. Agricultural uses may be permitted on Class 4 and 5 lands under the Canada Land Inventory classification provided that the use would not seriously impact upon the use and enjoyment of adjacent properties and from the use and enjoyment of the neighbourhood.
2. Only one residential dwelling unit shall be permitted on agricultural parcels of land.

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## **D.9 HERITAGE MANAGEMENT**

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1. Klondike Valley is within the Valley, Confluence and Bowl Heritage Management Area
2. The following management guidelines apply:

1. Valley, Confluence and Bowl Heritage Management Area

- (1) Protection:

An inventory of landscape features, historic structures and equipment (including any

moveable derelict equipment) valued by the community will be maintained and Council will consider the designation and protection of representative samples of these.

Alterations to inventoried natural and historic landscapes or removal and alteration of inventoried artifacts may occur only in exceptional circumstances, where the proposed new development is clearly an enhancement to the community and the landscape.

(2) New development:

New development will represent good new architectural design and planning, and not reflect the Gold Rush style. The *Dawson Style* is an acceptable alternative.

Development permits will be assessed in part on the basis of minimizing impact on the landscape rather than displaying historic character.