

## **PART IV - ZONING DISTRICTS**

### **AG1 - Agricultural Small Holdings**

(1) Purpose

To provide for small-scale agricultural pursuits ancillary to rural residential uses.

(2) Permitted Uses

Home Occupation, minor  
Mobile Home  
Modular Home  
Single Detached Dwelling

Discretionary Uses

Animal Breeding and Boarding  
Bed and Breakfast  
Extensive Livestock  
Garage Suite  
Home Occupation, major  
Intensive Agriculture  
Secondary Suite  
Utility Services, minor

(3) Regulations

- a) The minimum area shall be 4 ha (9.9 ac).
- b) The minimum site width shall be 100 m (328 ft.).
- c) The minimum yards shall be 10 m (32.8 ft.).
- d) The maximum height of non-farm buildings shall be 10.7 m (35.1 ft.).
- e) Boarding kennels shall not be located within 150 m (492 ft.) of any dwelling on an adjacent site nor within 75 m (246 ft.) of any property line.

## AG2 - Agriculture

(1) Purpose

To provide for agricultural uses on prime Agricultural Soils (Class 4 and 5) in Sunnydale and West Dawson.

(2) Permitted Uses

Extensive Agriculture  
Extensive Livestock  
Mobile Home  
Modular Home  
Intensive Agriculture  
Single Detached Dwelling

Discretionary Uses

Garage Suite  
Intensive Livestock  
Protective and Emergency Services  
Selective Timber Harvesting  
Portable Saw Mills  
Private/Public Camps  
Outdoor Participant Recreation  
Utility Services, minor and major

(3) Regulations

- a) The minimum lot area shall be 20 ha (49.4 ac).
- b) The minimum yard shall be 40 m.
- c) The maximum height of non-farm buildings shall be 10.7 m (35.1 ft.).

## CC - Core Commercial

(1) Purpose

To provide for commercial, institutional, cultural and other services in the Historic Townsite that offers a pedestrian orientated environment.

(2) Permitted Uses

Amusement Establishments, minor  
Alcohol Sales, major and minor  
Business Support Services  
Commercial Schools  
Residential  
Retail Stores, Convenience  
Eating and Drinking Establishments, minor  
Government Services  
Professional, Financial and Office Services

Discretionary Uses

Casinos and other Gaming Establishments  
Eating and Drinking Establishments, major  
Flea Market  
Fleet Services  
Hotels  
Parking, Non-accessory  
Retail Stores, General  
Spectator Entertainment Establishments  
Street Vending  
Utility Services, minor

(3) Regulations:

- a) The minimum lot area shall be 230 m<sup>2</sup> (2500 ft.<sup>2</sup>).
- b) The minimum and maximum front yard and the minimum side yard shall be zero.
- c) The minimum rear yard shall be 7.5 m (24.6 ft.).
- d) The maximum floor area ratio shall be 1.0.
- e) The maximum height shall not exceed 10.7 m (35.1 ft.).

(4) Off-Street Parking

Off-street parking provisions shall be in accordance with the requirements of this bylaw except that:

- a) Where the requirements for parking space cannot be met, for any reason other than those mentioned in paragraph b) the owner and the City may enter into an agreement to provide the required parking space in a communal or public parking lot; and/or
- b) Provide cash-in-lieu to the City in an amount satisfactory to the Development Officer which will enable the City to provide an equivalent number of required off-street parking stalls in the core commercial district as a Parking, non-accessory use.

(5) Residential

Residential uses shall only be permitted above the first story of a mixed-use building.

## **TS1 - Downtown Tourist/Service Commercial**

### (1) Purpose

To provide for commercial development in the Historic Townsite that requires more land for on-site parking and which offers commercial, institutional and other services to both residents and visitors.

### (2) Permitted Uses

Alcohol Sales, minor  
Amusement Establishments, minor  
Business Support Services  
Commercial Schools  
Community Recreation Services  
Custom Manufacturing Establishments, minor  
Eating and Drinking Establishments, minor  
Extended Medical Treatment Services  
Fleet Services  
Government Services  
Health Services  
Personal Service Shops  
Professional Offices  
Protective and Emergency Services  
Retail Stores, convenience

### Discretionary Uses

Alcohol Sales, major  
Amusement Establishments, major  
Broadcasting and Motion Picture Studios  
Casinos and Other Gaming Establishments  
Child Care Services  
Contractor Services, Limited  
Eating and Drinking Establishments, major  
Essential Utility Services  
Exhibition and Convention Facilities  
Funeral Services  
General Industrial Type I  
Hotels  
Household Repair Services  
Impact Utility Services, minor and major  
Indoor Participant Recreation Services  
Mobile Catering Food Services  
Motels  
Multiple Unit Residential  
Outdoor Participant Recreation Services  
Parking, Non-accessory  
Religious Assembly  
Retail Stores, General  
Secondhand Stores, minor and major  
Single Detached Dwelling  
Street Vending  
Tourist Campsites  
Utility Services, minor  
Veterinary Services, minor

(3) Regulations

- a) The minimum lot area shall be 460 m<sup>2</sup> (5000 ft.<sup>2</sup>).
- b) The minimum front yard and side yard shall be zero.
- c) The minimum rear yard shall be 7.5 m.
- d) The maximum height shall not exceed 10.7 m (35.1 ft.).

## TS2 - Highway Tourist/Service Commercial

(1) Purpose

To provide for commercial/light industrial development along the highways for higher impact uses which cater to both visitors and residents.

(2) Permitted Uses

Automotive and Equipment Repair Shops  
Automotive and Minor Recreation  
Contractor Services, Limited  
Convenience Vehicle Rentals  
Eating and Drinking Establishments, minor  
Equipment Rentals  
Fleet Services  
Gas Bar  
Protective and Emergency Services  
Rapid Drive-Through Vehicle Services  
Service Stations, minor  
Tourist Campsites  
Truck and Mobile Home Sales/Rentals  
Vehicle Sales/Rentals

Discretionary Uses

Amusement Establishments, outdoors  
Auctioneering Establishments  
Drive-in Food Services  
General Industrial Type I  
Heliport  
Mobile Home  
Modular Home  
Motels  
Recycled Materials Drop-off Centre  
Religious Assembly  
Residential Security Unit  
Retail/Stores, convenience  
Service Stations, major  
Single Detached Dwelling  
Utility Services, minor and major  
Vehicle and Equipment Sales/Rental, Industrial  
Warehouse Sales

(3) Regulations

- a) The minimum lot size shall be 0.4 ha (1.0 ac)
- b) The minimum front yard shall be 15 m (50 ft.).
- c) The minimum rear and side yard shall be 6 m (19.7 ft.).
- d) The maximum height shall be 10.7 m (35 ft.).
- e) The maximum allowable floor area for a residential dwelling unit shall be 112 m<sup>2</sup> (1200 ft<sup>2</sup>).
- f) Only one residential unit is allowed for each lot.

## **RF - Riverfront**

(1) Purpose

To set aside portions of the Yukon riverbank for more intensive development relating to water transportation and supportive uses.

(2) Permitted Uses

Essential Utility Services  
Public Park

Discretionary Uses

Aircraft Sales/Rentals  
Boat Manufacturing/Sales/Rentals  
Boat Repair/Storage  
Dry-dock  
Eating and Drinking Establishments, minor  
Ferry Terminal  
Fish Processing Plant  
Float Plane Base  
General Industrial Type I  
Marina  
Public Libraries and Cultural Exhibits  
Public Washrooms  
Street Vending  
Utility Services, minor  
Wharfs

(3) Regulations

- a) Any Development Permit issued by the City is conditional upon obtaining all federal approvals where required under the Navigable Waters Protection Act and the Fisheries Act.
- b) Any Development in this zone must be in accordance with the Waterfront Development Plan, December 1997.

### TS3 - Rural Tourist/Service Commercial

(1) Purpose

To provide for rural tourist/service commercial district which caters to a more rustic environment.

(2) Permitted Uses

Campsites (tenting/campers only)  
Hostels

Discretionary Uses

Eating and Drinking Establishments, minor  
Retail Stores, convenience  
Utility Services, minor and major  
Wilderness Lodges

(3) Regulations

- a) The minimum lot size shall be 2 ha (4.9 ac.)
- b) The minimum site width shall be 60 m (196.9 ft.).
- c) The minimum front yard shall be 45 m (147.6 ft.).
- d) The maximum height shall be 10.7 m (35.1 ft.).

## MI - Industrial Business

(1) Purpose

To provide for all types of industrial and commercial services in an industrial subdivision.

(2) Permitted Uses

Business Support Service  
Gas Bars  
  
General Industrial, Type I  
  
Minor and Major Service Stations

Discretionary Uses

Automobile and minor recreation vehicle sales/rentals  
  
Automotive and equipment repair shops  
  
Convenience Retail  
  
Convenience Vehicle Rentals  
  
Fleet services  
  
General Contractor  
  
General Industrial, Type II  
  
General Industrial, Type III  
  
Greenhouses and Plant Nurseries  
  
Heliport  
  
Limited contractor services  
  
Minor Eating and Drinking Establishments  
  
Minor Veterinary Services  
  
Natural Resource Development  
  
Protective and Emergency Services  
  
Recycling Depots  
  
Temporary Storage  
  
Utility Services, minor and major  
  
Residential Security Unit

(3) Regulations

- a) The minimum lot size shall be 0.4 ha (1.0 ac)"
- b) The minimum front, side and rear yards shall be 7.6 m except when a site abuts a public roadway on two sides or a residential district then the minimum side and/or rear yard shall be 15 m (49.2 ft.).
- c) The maximum height shall be 10 m (32.8 ft.) for General Industrial, Type I, and all other uses except 18 m (59 ft.) for General Industrial, Type II, and at the discretion of the Development officer as directed by Council for General Industrial Type III.

- d) The City may require that an Environmental Impact Assessment be prepared where there is uncertainty with respect to potential impacts or potential risk from a proposed development

**M - Mining**

(1) Purpose

To provide for placer mining in the Bonanza Creek/Lovett Hill area.

(2) Permitted Uses

Natural Resource Development

Discretionary Uses

Single Detached Housing

Mobile Home

Modular Home

Utility Services, minor and major

(3) Regulations

- a) A distance of at least 200 m shall be maintained between a single detached housing unit and an active mining operation.
- b) The applicant must demonstrate that the required Territorial and Federal permits and licenses have been issued prior to obtaining a development permit.

## RH - Mobile Home Residential

(1) Purpose:

To provide sites for mobile home development.

(2) Permitted Uses

Home Occupation, minor  
Mobile Home  
Mobile Home Park  
Public Park

Discretionary Uses

Child Care Services  
Home Occupation, major  
Utility Services, minor

(3) Regulations

- a) The minimum front yard shall be 4.5 m (14.8 ft.) which may be reduced to 3 m (9.8 ft.) where the front yard abuts an internal road.
- b) The minimum rear yard shall be 3 m (9.8 ft.) provided that where the rear yard abuts a public roadway, other than a lane, the rear yard shall not be less than 4.5 m (14.8 ft.).
- c) The minimum side yard shall be 1.2 m (3.9 ft.) provided that mobile homes including additions shall be separated from each other by a minimum of 3 m (9.8 ft.); and 4.5 m (14.8 ft.) where the side yard abuts a public roadway, other than a lane.
- d) The maximum height shall be 6 m (19.7 ft.).
- e) The undercarriage of each mobile home shall be completely screened from view by a foundation or by skirting, weather permitting, within 60 days of the placement of the mobile home.
- f) All accessory development such as steps, patios, porches, additions, skirting and storage facilities shall be factory pre-fabricated units, or of an equivalent quality, so that design and construction will complement the mobile home. Additions to a mobile home shall have a foundation and skirting equivalent to that of the mobile home.
- g) The minimum site area for a mobile home park shall be 2 ha (4.94 ac).
- h) The minimum lot area for a mobile home lot shall be 350 m<sup>2</sup> (3,767 ft.<sup>2</sup>) for a singlewide mobile home and 420 m<sup>2</sup> (4,520 ft.<sup>2</sup>) for a doublewide mobile home.
- i) A mobile home park lot shall be clearly marked off by permanent markers or other suitable means.
- j) A mobile home park lot shall provide hard-surfaced and durable bases on which the mobile homes shall be placed.
- k) The mobile homes and all community facilities in a mobile home park shall be connected by internal private roads including pedestrian walkways.
- l) At least 5% of the gross site area of the mobile home park shall be devoted to park and recreational uses in a convenient and accessible location.
- m) A common storage area shall be provided in a mobile home park. Trees, landscape features, or fences shall enclose such a storage area.

## RM - Multiple Unit Residential

(1) To provide primarily for multiple unit residential dwellings in the Historic Townsite.

(2) Permitted Uses

Apartments  
Duplex dwellings  
Home Occupation, Minor  
Public Park  
Row housing  
Single detached dwelling

Discretionary Uses

Child Care Services  
Group Home  
Home Occupation, Major  
Religious assembly  
Temporary Shelters  
Utility Services, minor

(3) Regulations

- a) The maximum site density shall be 40 dwellings/ha (16 dwellings/ac) for row housing and 74 units/ha (30 dwellings/ac) for apartment housing.
- b) There shall be no restriction respecting site coverage for multiple family dwellings except as limited by requirements for setbacks, on-site parking and recreation space.
- c) All regulations in an RS District shall apply to all single detached and duplex dwellings in an RM District.
- d) Building and Structures for multiple unit residential use shall be sited not less than 3.0 m (9.8 ft.) from front, rear and side lot lines.
- e) The maximum height for row and apartment housing shall not exceed 10.7 m (35.1 ft.).
- f) Each dwelling unit containing two (2) or more bedrooms in a multiple unit residential complex shall be provided with not less than 37 m<sup>2</sup> (400 ft<sup>2</sup>.) of recreational space on-site either collectively or separately.

## RS - Single Detached Residential

(1) Purpose:

To provide primarily for single detached dwellings on individual lots in the Historic Townsite.

(2) Permitted Uses

Home occupation, minor  
Public Park  
Single Detached Dwelling

Discretionary Uses

Bed and breakfast  
duplex dwellings  
group home  
religious assembly  
secondary suite  
utility services, minor

(3) Regulations

- a) The minimum lot area shall be 230 m<sup>2</sup> (2500 ft<sup>2</sup>).
- b) The minimum site width shall be 7.6 m (25 ft.).
- c) The maximum site coverage shall be 50%.
- d) The minimum front yard shall be 3 m (9.8 ft.).
- e) The minimum rear yard shall be 1.5 m (4.9 ft.).
- f) The minimum side yard shall be 1.5 m (4.9 ft.) for principal buildings up to 7.5 m (24.6 ft.) in height; 2 m (6.6 ft.) for any portion of a principal building over 7.5 m (24.6 ft.) in height; 3 m (9.8 ft.) for one side yard and no abutting lane is provided; and on a corner site, 3 m (9.8 ft.) for the side yard abutting a public roadway, other than a lane.
- g) The maximum height shall not exceed 10.7 m (35 ft.).
- h) Accessory buildings shall be placed in the rear or side yard only; shall be sited not less than 0.6 m (2.0 ft.) from an interior side lot line, but not closer than 3.0 m (9.8 ft.) to the principal building on an adjoining lot; and shall not exceed 6.1 m (20 ft.) in height. Where an accessory building is a garage, it shall be sited not less than 1.5 m (5.0 ft.) from an interior side lot line.
- i) The minimum floor area for a single family detached dwelling unit shall be 35 m<sup>2</sup> (377 ft.<sup>2</sup>).
- j) No development permits shall be issued for bed and breakfast discretionary uses unless the development meets all the requirements of the Bed and Breakfast Bylaw.

## RC - Country Residential

(1) Purpose

To provide for single detached dwellings on small rural acreages.

(2) Permitted Uses

Home Occupation, minor  
Single Detached Dwelling

Discretionary Uses

Bed and Breakfast  
Garage Suite  
Home Occupation, major  
Mobile Home  
Modular Home  
Secondary Suite  
Utility Services, minor

(3) Regulations

- a) The minimum lot size shall be 0.4 ha (1.0 ac) and the maximum lot size shall be 1.6 ha (4.0 ac)."
- b) No building or structure except a fence shall be located within 7.6 m (25 ft.) of any property line.
- c) The maximum height shall be 10.7 m (35 ft.).
- d) No more than 4 household pets, not to include more than 2 dogs, will be permitted on any lot as per the City's existing Dog Control Bylaw.
- e) A kennel permit will be required if more than 2 dogs are to be kept on any lot, and issuance of such a permit will require written approval from all neighboring lot owners within 450 metres (1475 ft.) from the lot requesting the permit.
- f) The minimum floor area for a residential dwelling unit shall be 84 m<sup>2</sup> (900 ft<sup>2</sup>).

## RP - Placer Residential

(1) Purpose

To provide for rural residential development and active placer mining uses in the Bonanza Creek area.

(2) Permitted Uses

General Industrial Type III

Mobile Home

Modular Home

Placer Mining/Processing

Single Detached Residential

Discretionary Uses

Market Gardening

Utility Services, minor and major

(3) Regulations

- a) The minimum lot size shall be 4 ha (9.9 ac).
- b) A distance of at least 200 m shall be maintained between a single detached housing unit and an active placer mining operation.
- c) The minimum front, rear and side yard shall be 15 m (49.2 ft.).
- d) The maximum height shall be 10.7 m (35 ft.).
- e) The minimum floor area for a residential dwelling unit shall be 46 m<sup>2</sup> (500 ft<sup>2</sup>).

## RR - Rural Residential

(1) Purpose

To provide for single detached residential on rural acreages.

(2) Permitted Uses

Home Occupation, minor

Mobile Home

Modular Home

Single Detached Dwelling

Discretionary Uses

Bed and Breakfast

Garage Suite

Home Occupation, major

Intensive Agriculture

Utility Services, minor

(3) Regulations

- a) The minimum lot size shall be 1.6 ha (4.0 ac).
- b) The minimum front, side and rear yard shall be 10 m (32.8 ft.).
- c) The maximum height shall be 10.7 m (35 ft.)
- d) The minimum floor area for a residential dwelling unit shall be 46 m<sup>2</sup> (500 ft<sup>2</sup>).

**PD - Public Use**

(1) Purpose

To provide for public and limited private facilities of an institutional or community service nature.

(2) Permitted Uses

Community Recreation Services  
Extended Medical Treatment  
Government Services  
Indoor Participant Recreation  
Boarding and Lodging Houses  
Protective and Emergency Services  
Public Education  
Public Libraries and Cultural Services  
Public Park  
Health Services

Discretionary Uses

Cemetery  
Cremation and Internment Services  
Funeral Services  
Natural Science Exhibits  
Religious Assembly  
Spectator Sports Establishments  
Utility Services, minor

(3) Regulations

- a) The minimum front, rear and side yards shall be 6 m (19.7 ft.).
- b) The maximum height shall be 10.7 m (35 ft.).

## OS - Open Space

(1) Purpose

To provide open space for active and passive outdoor recreation in the midst of a built up environment.

(2) Permitted Uses

Ecological Reserves

Essential Utility Services

Environmental and Natural Conservation

Public Park

Discretionary Uses

Natural Science Exhibits

Outdoor Special Events

Parking, Non-accessory

Public Washrooms

Utility Services, minor

Outdoor Participant Recreation Services

(3) Regulations

a) No development shall be located within 3 m of any lot line.

b) The maximum height shall be 10.7 m (35 ft.).

## H - Hinterland

(1) Purpose

To preserve existing undeveloped landscapes in their natural state.

(2) Permitted Uses

None

Discretionary Uses

Cemeteries  
Communication Towers  
Fire Breaks/Towers  
Fish Farming and Hatchery  
Land Reclamation  
Selective Timber Harvesting  
Portable Saw Mills  
Trails  
Utility Services, minor and major

(3) Regulations

- a) All applications for development other than those permitted and discretionary uses in this District require both an amendment to the OCP and Zoning and Heritage Management Bylaw as part of the overall development application.

## **DHM - Downtown Heritage Management Area**

### (1) Purpose

To apply certain development and redevelopment criteria as specified in the Heritage Management Guidelines to those uses specified in the underlying District(s) of the Downtown Heritage Management Area in order to maintain the architectural style, streetscapes and landscape features common during the 1897-1918 Gold Rush era, as well as the extant valued resources of later periods.

### (2) Application

a) This Area applies to those lands defined in the Official Community Plan and in the maps appended to this bylaw that form a part of this bylaw.

b) Where the provisions of the Management Area schedule are in conflict with the regulations of any other section of the Zoning and Heritage Management Bylaw, the more restrictive provisions shall take precedence. Where there is no conflict, the provisions of the Heritage Management Area shall be applied in conjunction with the regulations of the Underlying District(s) and other sections of the Zoning and Heritage Management Bylaw.

c) Notwithstanding (2) b), for heritage conservation purposes, Council may exercise discretion in approving development permits where the development projects into a rear or side yard required by the underlying Zoning District by more than 10% of the required rear or side yard, or exceeds the maximum height, density or floor area ratio required by the underlying Zoning District, provided that there will be no detrimental impact on adjacent properties or the neighbourhood.

d) Notwithstanding (2) b), for heritage conservation purposes, the Development Officer may exercise discretion in approving the projection of a development into a rear or side yard required by the underlying Zoning District, provided such projections do not exceed 10% of the required rear or side yard and that there will be no detrimental impact on adjacent properties or the neighbourhood.

e) Notwithstanding (2) b) Council may also, at its sole discretion, as a heritage conservation incentive, approve an application for the subdivision of any land 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 the Official Community Plan and the zoning bylaw, provided that there will be no detrimental impact on adjacent properties or the neighbourhood.

f) The Development Officer shall apply the regulations of this Management Area to a Development Permit application involving new development or any existing development that, in the opinion of the Development Officer, is being substantially enlarged or increased in intensity.

g) Notwithstanding that a development does not conform to this Management Area, where a Development Permit was issued prior to the adoption of this Management Area, such development shall be deemed to conform to the regulations contained within this Area. However, in the case of any subsequent changes including the extension or enlargement of or addition to the development, the provisions of this Area shall only apply to that particular extension, enlargement or addition and to that portion of the site which, in the opinion of the

Development Officer, is related to and affected by the particular extension, enlargement or addition.

h) This Area shall also apply to all public highways, roads, streets and lanes where streetscape features are involved, such as boardwalks, railings, street furniture, decorations, banners and utilities.

### (3) Uses

The Permitted and Discretionary uses are those specified in the underlying District(s).

### (4) Regulations

#### All Use Classes

- a) Any structure being constructed on-site, assembled on-site, or moved on to the site must be done so in conformity with the regulations of the Heritage Management Area and must have been issued a Development Permit and which is valid at the time work is taking place.
- b) All applications must include drawings of all elevations.
- c) Any or all of the following must be provided at the discretion of the Development Officer:
  - Date, and style of built form.
  - Siting. Annotate drawings and/or photographs to describe the relationship between the proposed development and the context in terms of the following criteria:
    - Predominant setbacks, front, side and rear
    - Orientation
    - Location, dimensions of circulation/access features
    - Statement as to how views to and from the development will be retained
    - Statement as to how significant archaeological features will be retained
  - Scale. Annotate drawings, photographs to describe the relationship between the proposed development and the context in terms of the following criteria:
    - Scale of buildings
    - Lot coverage - pattern of arrangement of buildings and size of buildings
    - Floor to floor heights and relationship to the street

- Form. Annotate drawings, photographs to describe the relationship between the proposed development and the context in terms of the following design criteria:
  - Predominant form of neighbours
  - Roof form and skyline, ridge lines, roof slopes, chimneys, skylights
  - Proportions and number of openings
  - Solids-to-voids ratio
  - Relationship to internal and external spaces
  
- Materials and colours. Drawings or photographs to describe the relationship between the proposed development and the context in terms of the following design criteria:
  - Response to predominant materials, textures, and colour palate - contrasting
  - Quality of new materials
  
- Detailing. Annotate drawings, photographs to describe the relationship between the proposed development and the context in terms of the following design criteria:
  - Relationship of landscape elements to important existing details
  - Unobtrusive design of new elements, such as solar panels, skylights, service buildings

#### d) Heritage Management Guidelines

##### (1) Treatment of existing buildings:

Post-Gold Rush buildings will not be altered to look like Gold Rush buildings. Their integrity will be maintained and respected 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.

##### Design Guidelines:

##### a) Gold Rush Era Building (1897-1918)

Changes to existing structures will follow latest versions of '*Standards and Guidelines for Conservation of Historic Places in Canada*' **AND** '*Design Guidelines for Historic Dawson*'.

New additions to existing structures will follow latest version of '*Design Guidelines for Conservation and Infill - Additions to Existing Historic Buildings*'.

b) Post Gold-Rush Era Building (1918-present)

Changes to existing structures will follow latest versions of '*Standards and Guidelines for Conservation of Historic Places in Canada*' **AND** '*Design Guidelines for Conservation and Infill - Guidelines for Interventions to Buildings Erected After the Gold Rush Era*'.

New additions to existing structures will follow latest version of '*Design Guidelines for Conservation and Infill - Additions to Existing Historic Buildings*'.

(2) Treatment of new construction:

Buildings will replicate (reconstruct) the external design of the building that existed 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.

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.

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

*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.

*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 existed on that site during the Gold Rush.

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

Design Guidelines:

a) Reconstruction (mandatory) will follow latest versions of '*Standards and Guidelines for Conservation of Historic Places in Canada*' **AND** '*Design Guidelines for Historic Dawson*' **AND** '*Design Guidelines for Conservation and Infill - Guidelines for Reconstructions*'.

b) Downtown Transitional Area exceptions for infill will follow latest version of '*Design Guidelines for Architectural Conservation and Infill - Guidelines for the Downtown Transitional Area*'.

## **RHM - Residential Heritage Management Area**

### (1) Purpose

To apply certain development and redevelopment criteria as specified in the Heritage Management Guidelines to those uses specified in the underlying District(s) of the Downtown Heritage Management Area in order to maintain the architectural style streetscapes and landscape features common during the 1897-1918 Gold Rush era, as well as the extant valued resources of later periods and the 'Dawson Style' described in the 'Dawson City Design Guidelines for Architectural Conservation and Infill'.

### (2) Application

b) This Area applies to those lands defined in the Official Community Plan and in the maps appended to this bylaw that form a part of this bylaw.

b) Where the provisions of the Management Area schedule are in conflict with the regulations of any other section of the Zoning and Heritage Management Bylaw, the more restrictive provisions shall take precedence. Where there is no conflict, the provisions of the Heritage Management Area shall be applied in conjunction with the regulations of the Underlying District(s) and other sections of the Zoning and Heritage Management Bylaw.

c) Notwithstanding (2) b), for heritage conservation purposes, Council may exercise discretion in approving development permits where the development projects into a rear or side yard required by the underlying Zoning District by more than 10% of the required rear or side yard, or exceeds the maximum height, density or floor area ratio required by the underlying Zoning District, provided that there will be no detrimental impact on adjacent properties or the neighbourhood.

d) Notwithstanding (2) b), for heritage conservation purposes, the Development Officer may exercise discretion in approving the projection of a development into a rear or side yard required by the underlying Zoning District, provided such projections do not exceed 10% of the required rear or side yard and that there will be no detrimental impact on adjacent properties or the neighbourhood.

e) Notwithstanding (2) b) Council may also, at its sole discretion, as a heritage conservation incentive, approve an application for the subdivision of any land 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 the Official Community Plan and the zoning bylaw, provided that there will be no detrimental impact on adjacent properties or the neighbourhood.

f) The Development Officer shall apply the regulations of this Management Area to a Development Permit application involving new development, or any existing development, that, in the opinion of the Development Officer, is being substantially enlarged or increased in intensity.

g) Notwithstanding that a development does not conform to this Management Area, where a Development Permit was issued prior to the adoption of this Management Area, such development shall be deemed to conform to the regulations contained within this Area. However, in the case of any subsequent changes including the extension or enlargement of or addition to the development, the provisions of this Area shall only apply to that particular extension, enlargement or addition and to that portion of the site which, in the opinion of the Development Officer, is related to and affected by the particular extension, enlargement or addition.

h) This Area shall also apply to all public highways, roads, streets and lanes where streetscape features are involved, such as boardwalks, railings, street furniture, decorations, banners and utilities.

### (3) Uses

The Permitted and Discretionary uses are those specified in the underlying District(s).

### (4) Regulations

#### All Use Classes

a) Any structure being constructed on-site, assembled on-site, or moved on to the site must be done so in conformity with the regulations of the Heritage Management Area and must have been issued a Development Permit and which is valid at the time work is taking place.

b) All applications must include drawings of all elevations.

c) Any or all of the following must be provided at the discretion of the Development Officer:

- Date, and style of built form.
- Siting. Annotate drawings and/or photographs to describe the relationship between the proposed development and the context in terms of the following criteria:
  - Predominant setbacks, front, side and rear
  - Orientation
  - Location, dimensions of circulation/access features
  - Statement as to how views to and from the development will be retained
  - Statement as to how significant archaeological features will be retained
- Scale. Annotate drawings, photographs to describe the relationship between the proposed development and the context in terms of the following criteria:
  - Scale of buildings
  - Lot coverage - pattern of arrangement of buildings and size of buildings
  - Floor to floor heights and relationship to the street
- Form. Annotate drawings, photographs to describe the relationship between the proposed development and the context in terms of the following design criteria:

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- Predominant form of neighbours
  - Roof form and skyline, ridge lines, roof slopes, chimneys, skylights
  - Proportions and number of openings
  - Solids-to-voids ratio
  - Relationship to internal and external spaces
- Materials and colours. Drawings or photographs to describe the relationship between the proposed development and the context in terms of the following design criteria:
- Response to pre-dominant materials, textures, and colour palate - contrasting
  - Quality of new materials
- Detailing. Annotate drawings, photographs to describe the relationship between the proposed development and the context in terms of the following design criteria:
- Relationship of landscape elements to important existing details
  - Unobtrusive design of new elements, such as solar panels, skylights, service buildings

#### d) Heritage Management Guidelines

##### (1) Treatment of existing buildings:

Post-Gold Rush buildings will not be altered to look like Gold Rush buildings. Their integrity will be maintained and respected 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.

##### Design Guidelines:

##### a) Gold Rush Era Building (1897-1918)

Changes to existing structures will follow latest versions of '*Standards and Guidelines for Conservation of Historic Places in Canada*' **AND** '*Design Guidelines for Historic Dawson*'.

New additions to existing structures will follow latest version of '*Design Guidelines for Conservation and Infill - Additions to Existing Historic Buildings*'.

##### b) Post Gold-Rush Era Building (1918-present)

Changes to existing structures will follow latest versions of '*Standards and Guidelines for Conservation of Historic Places in Canada*' **AND** '*Design Guidelines for Conservation and Infill - Guidelines for Interventions to Buildings Erected After the Gold Rush Era*'.

New additions to existing structures will follow latest version of '*Design Guidelines for Conservation and Infill - Additions to Existing Historic Buildings*'.

(2) Treatment of new construction:

Three optional approaches will be allowed:

1. Buildings may replicate (reconstruct) the external design of the building that existed 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.

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

Design Guidelines:

a) Reconstruction (optional) will follow latest versions of '*Standards and Guidelines for Conservation of Historic Places in Canada*' **AND** '*Design Guidelines for Historic Dawson*'.

b) Infill will follow latest version of '*Design Guidelines for Architectural Conservation and Infill - Guidelines for Infill: the Dawson Style*'.

## **VCBHM - Valley, Confluence and Bowl Heritage Management Area**

### (1) Purpose

To apply certain development and redevelopment criteria as specified in the Heritage Management Guidelines in order to maintain the heritage character of those portions of the Klondike Valley Cultural Landscape which lie within the jurisdiction of the City of Dawson. The purpose of the Valley, Confluence and Bowl Heritage Management Area includes the maintenance of architectural style, streetscapes and landscape features common to the entire range of history of the Dawson City region, with special emphasis on the 1897-1918 Gold Rush era; in addition to natural landscape features valued by the various constituents of the Dawson community, as well as landscape features, buildings and structures that relate to gold extraction, including selected dredge tailings.

### (2) Application

- a) This Area applies to those lands defined in the Official Community Plan and in the maps appended to this bylaw that form a part of this bylaw.
- b) Where the provisions of the Management Area schedule are in conflict with the regulations of any other section of the Zoning and Heritage Management Bylaw, the more restrictive provisions shall take precedence. Where there is no conflict, the provisions of the Heritage Management Area shall be applied in conjunction with the regulations of the Underlying District(s) and other sections of the Zoning and Heritage Management Bylaw.
- c) Notwithstanding (2) b), for heritage conservation purposes, Council may exercise discretion in approving development permits where the development projects into a rear or side yard required by the underlying Zoning District by more than 10% of the required rear or side yard, or exceeds the maximum height, density or floor area ratio required by the underlying Zoning District, provided that there will be no detrimental impact on adjacent properties or the neighbourhood.
- d) Notwithstanding (2) b), for heritage conservation purposes, the Development Officer may exercise discretion in approving the projection of a development into a rear or side yard required by the underlying Zoning District, provided such projections do not exceed 10% of the required rear or side yard and that there will be no detrimental impact on adjacent properties or the neighbourhood.
- e) Notwithstanding (2) b) Council may also, at its sole discretion, as a heritage conservation incentive, approve an application for the subdivision of any land 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 the Official Community Plan and the zoning bylaw, provided that there will be no detrimental impact on adjacent properties or the neighbourhood.
- e) The Development Officer shall apply the regulations of this Management Area to a Development Permit application involving new development or any existing development that, in the opinion of the Development Officer, is being substantially enlarged or increased in intensity.
- f) Notwithstanding that a development does not conform to this Management Area, where a Development Permit was issued prior to the adoption of this Management Area, such development shall be deemed to conform to the regulations contained within this Area. However, in the case of any subsequent changes including the extension or

enlargement of or addition to the development, the provisions of this Area shall only apply to that particular extension, enlargement or addition and to that portion of the site which, in the opinion of the Development Officer, is related to and affected by the particular extension, enlargement or addition.

- g) This Area shall also apply to all public highways, roads, streets and lanes where streetscape features are involved, such as boardwalks, railings, street furniture, decorations, banners and utilities.

### (3) Uses

The Permitted and Discretionary uses are those specified in the underlying District(s).

### (4) Regulations

#### All Use Classes

- a) Any structure being constructed on-site, assembled on-site, or moved on to the site must be done so in conformity with the regulations of the Heritage Management Area and must have been issued a Development Permit and which is valid at the time work is taking place.
- b) All applications must include drawings of all elevations.
- c) Any or all of the following must be provided at the discretion of the Development Officer:
- Date, and style of built form.
  - Siting. Annotate drawings and/or photographs to describe the relationship between the proposed development and the context in terms of the following criteria:
    - Predominant setbacks, front, side and rear
    - Orientation
    - Location, dimensions of circulation/access features
    - Statement as to how views to and from the development will be retained
    - Statement as to how significant archaeological features will be retained
  - Scale. Annotate drawings, photographs to describe the relationship between the proposed development and the context in terms of the following criteria:
    - Scale of buildings
    - Lot coverage - pattern of arrangement of buildings and size of buildings

- Floor to floor heights and relationship to the street
- Form. Annotate drawings, photographs to describe the relationship between the proposed development and the context in terms of the following design criteria:
  - Predominant form of neighbours
  - Roof form and skyline, ridge lines, roof slopes, chimneys, skylights
  - Proportions and number of openings
  - Solids-to-voids ratio
  - Relationship to internal and external spaces
- Materials and colours. Drawings or photographs to describe the relationship between the proposed development and the context in terms of the following design criteria:
  - Response to pre-dominant materials, textures, and colour palate - contrasting
  - Quality of new materials
- Detailing. Annotate drawings, photographs to describe the relationship between the proposed development and the context in terms of the following design criteria:
  - Relationship of landscape elements to important existing details
  - Unobtrusive design of new elements, such as solar panels, skylights, service buildings

#### d) Heritage Management Guidelines

##### (1) Treatment of existing buildings:

Post-Gold Rush buildings will not be altered to look like Gold Rush buildings. Their integrity will be maintained and respected 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.

##### Design Guidelines:

##### a) Gold Rush Era Building (1897-1918)

Changes to existing structures will follow latest versions of '*Standards and Guidelines for Conservation of Historic Places in Canada*' **AND** '*Design Guidelines for Historic Dawson*'.

New additions to existing structures will follow latest version of '*Design Guidelines for Conservation and Infill - Additions to Existing Historic Buildings*'.

b) Post Gold-Rush Era Building (1918-present)

Changes to existing structures will follow latest versions of '*Standards and Guidelines for Conservation of Historic Places in Canada*' **AND** '*Design Guidelines for Conservation and Infill - Guidelines for Interventions to Buildings Erected After the Gold Rush Era*'.

New additions to existing structures will follow latest version of '*Design Guidelines for Conservation and Infill - Additions to Existing Historic Buildings*'.

(2) Treatment of new construction:

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.

Design Guidelines:

a) Will optionally follow latest version of '*Design Guidelines for Architectural Conservation and Infill - Guidelines for Infill: the Dawson Style*'.

## **UR - Urban Reserve Overlay**

(1) Purpose

To hold lands for the possibility of future, fully serviced urban development.

(2) Application

- a) This Overlay applied to those lands identified in the schedule that accompanies this overlay (Schedule 1).
- b) Where the provisions of the Overlay Schedule are in conflict with regulations of any other section of the Zoning and Heritage Management Bylaw, the more restrictive provisions shall take precedence. Where there is no conflict the provisions of this Overlay shall be applied in conjunction with the regulations of the Underlying District(s) and other sections of the Zoning and Heritage Management Bylaw.
- c) The Development Officer shall apply the regulations of this Overlay Schedule to a Development Permit application involving new development or any existing development that, in the opinion of the Development Officer, is being substantially enlarged or increased in intensity.
- d) Notwithstanding that a development does not conform to this Overlay Schedule, where a Development Permit was issued for the development prior to the adoption of this Overlay, such development shall be deemed to conform to the regulations contained within this Overlay. However, in the case of any subsequent extension or enlargement of an addition to the development, the provisions of this Overlay shall only apply to that particular extension, enlargement or addition and to that portion of the site which, in the opinion of the Development Officer, is related to and affected by the particular extension, enlargement or addition.
- e) This overlay shall also apply to all public highways, roads, streets and lanes where street scope features are involved such as boardwalks, railings, street furniture, decorations, banners and utilities.

(3) Uses

Permitted and discretionary uses are those specified by the underlying District(s).

(4) Regulations

The underlying districts shall be such that premature subdivision into smaller parcels does not take place that would otherwise militate against these lands even being considered for fully services urban development.