



# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 27 Bylaw

Bylaw No. 2023-17

**WHEREAS** section 265 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that a council may pass bylaws for municipal purposes; and

**WHEREAS** section 289 of the Municipal Act provides that a zoning bylaw may prohibit, regulate and control the use and development of land and buildings in a municipality; and

**WHEREAS** section 294 of the Municipal Act provides for amendment of the Zoning Bylaw;

**THEREFORE**, pursuant to the provisions of the Municipal Act of the Yukon, the council of the City of Dawson, in open meeting assembled, **ENACT AS FOLLOWS:**

### PART I - INTERPRETATION

#### 1.00 Short Title

This bylaw may be cited as the **Zoning Bylaw Amendment No. 27 Bylaw**

#### 2.00 Purpose

2.01 The purpose of this bylaw is to provide for:

(a) A series of text amendments.



# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 27 Bylaw

Bylaw No. 2023-17

### Table of Contents

PART I - INTERPRETATION .....	1
1.00 Short Title .....	1
2.00 Purpose .....	1
3.00 Definitions .....	3
PART II – APPLICATION .....	3
4.00 Amendment .....	3
PART III – FORCE AND EFFECT .....	4
5.00 Severability .....	4
6.00 Enactment .....	5
7.00 Bylaw Readings .....	5



# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 27 Bylaw

Bylaw No. 2023-17

### 3.00 Definitions

3.01 In this Bylaw:

- (a) Unless expressly provided for elsewhere within this bylaw the provisions of the *Interpretation Act*, RSY 2002, c. 125, shall apply;
- (b) “City” means the City of Dawson; and
- (c) “Council” means the Council of the City of Dawson.

## PART II – APPLICATION

### 4.00 Amendment

- 4.01 Insert the following definition to S.2.2: “LAND DEVELOPMENT PREPARATION means activity related to the preparation of land to facilitate future development in line with the Official Community Plan, including grading, clearing and/or environmental, geotechnical, hydrological, heritage, or similar assessments and work that is conducted by a certified professional.”
- 4.02 Insert the following definition to S.2.2: “RECLAMATION means the process of reconvertng disturbed land, whether or not the disturbance of such land was done lawfully or unlawfully, to its former state or other productive state and/or use in line with the Official Community Plan.”
- 4.03 Insert the following definition to S.2.2: “REMEDICATION means the treatment of material to lower the concentration of contaminants to levels below those specified in the Yukon Environment Act and Yukon Contaminated Sites Regulations, as amended from time to time.”
- 4.04 Insert subsection 8.13 titled “Reclamation, Remediation and Land Development Preparation” as follows:



# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 27 Bylaw

Bylaw No. 2023-17

1. "Reclamation of former natural resource development sites, land development preparation, and remediation of land containing contaminated material is permitted in all zones.
  2. Upon abandonment or termination of resource extraction operations, the remaining redevelopment and reclamation of the site shall begin immediately and be carried out in cooperation with the appropriate authorities. These areas shall be reclaimed to as natural a state as possible through slope grading, landscaping, and reforestation, or reclaimed to another productive state and/or use in line with the Official Community Plan. Prior to reclamation, the reclamation plan may be revisited to determine if an alternate use is feasible.
  3. All reclamation activity must have a valid Placer Land Use Approval and Water License.
  4. All reclamation, remediation and land development preparation activity must have a valid development permit."
- 4.05 Repeal the LODGING FACILITY definition in S.2.2.
- 4.06 Insert the following definition to S.2.2: "LODGING FACILITY means multiple buildings containing one or more dwelling or sleeping units. Lodging facilities provide commercial rental of dwelling or sleeping units primarily for overnight use, seasonal use, or for short periods of time. In addition to the sleeping or dwelling units, lodging facilities may contain accessory uses such as common eating or cooking facilities, living spaces, or recreation areas. A lodging facility does not include hotels, motels, temporary shelter services, or bed and breakfast."
- 4.07 Insert subsection 9.2.6 as follows: "In the case of a mixed-use development, the number of off-street parking spaces required shall be the sum of the off-street parking space requirements for each use."

### PART III – FORCE AND EFFECT

#### 5.00 Severability

- 5.01 If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion



# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 27 Bylaw

Bylaw No. 2023-17

shall be severed and the part that is invalid shall not affect the validity of the remainder unless the court makes an order to the contrary.

### 6.00 Enactment

6.01 This bylaw shall come into force on the day of the passing by Council of the third and final reading.

### 7.00 Bylaw Readings

Readings	Date of Reading
FIRST	November 21, 2023
PUBLIC HEARING	November 21, 2023
SECOND	December 19, 2023
THIRD and FINAL	December 19, 2023

**Original signed by:**

*William Kendrick, Mayor*

**Presiding Officer**

*David Henderson, CAO*

**Chief Administrative Officer**