

THE CITY OF DAWSON



COMMITTEE OF THE WHOLE MEETING #CW19-03

DATE: MONDAY, FEBRUARY 4, 2019

TIME: 7:00 PM

LOCATION: Council Chambers, City Office

- 1. CALL TO ORDER**
- 2. ACCEPTANCE OF ADDENDUM & ADOPTION OF AGENDA**
 - a) Committee of Whole Agenda CW19-03
- 3. DELEGATIONS AND GUESTS**
 - a) Aletta Leitch, Corporate Services and Climate Change, Department of Environment
RE: Climate Change Green Economy Strategy
- 4. ADOPTION OF THE MINUTES**
 - a) Committee of Whole Meeting Minutes CW19-01 of January 21, 2019
 - b) Special Committee of Whole Meeting Minutes CW19-02 of January 28, 2019
- 5. BUSINESS ARISING FROM THE MINUTES**
 - a) Committee of Whole Meeting Minutes CW19-01 of January 21, 2019
 - b) Special Committee of Whole Meeting Minutes CW19-02 of January 28, 2019
- 6. SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS**
 - a) Budget Presentations
 - i. Recreation Department
 - ii. Protective Services
 - b) Request for Decision RE: Subdivision Application #18-107: Lot 1077-1 Klondike Highway
 - c) Request for Decision RE: Subdivision 18-036: Amendment Request
 - d) Request for Decision RE: OCP Additional Scope of Work, Residential Suitability Analysis
 - e) Debrief Discussion RE: KATTS and CKS
 - f) Discussion RE: Association of Yukon Communities Strategic Plan Update
- 7. BYLAWS AND POLICIES**
- 8. PUBLIC QUESTIONS**
- 9. INCAMERA SESSION**
 - a) Land Related Matter
- 10. ADJOURNMENT**

Integrated Strategy on Climate Change, Energy and Green Economy





Our Challenge: How do we...

1. Adapt to the impacts of climate change?
2. Reduce greenhouse gas emissions?
3. Ensure access to reliable, affordable and sustainable energy?
4. Generate new green economic opportunities?

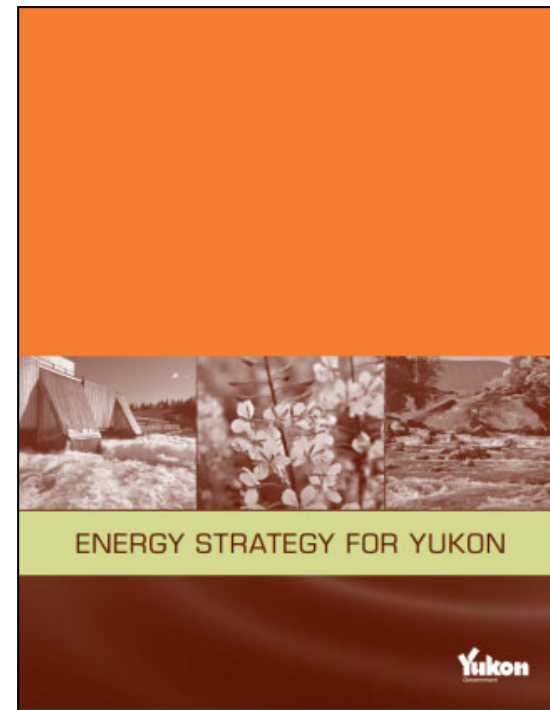
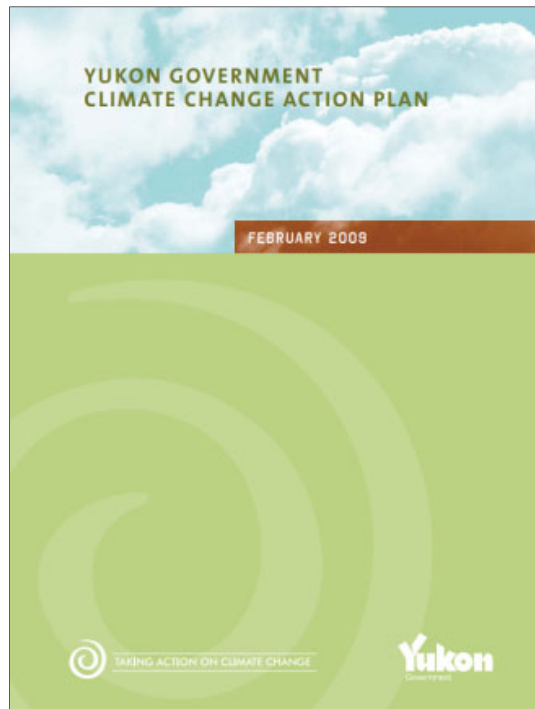


A Yukon Strategy

- Working collaboratively with Yukon First Nations, transboundary Indigenous groups and Yukon municipalities.

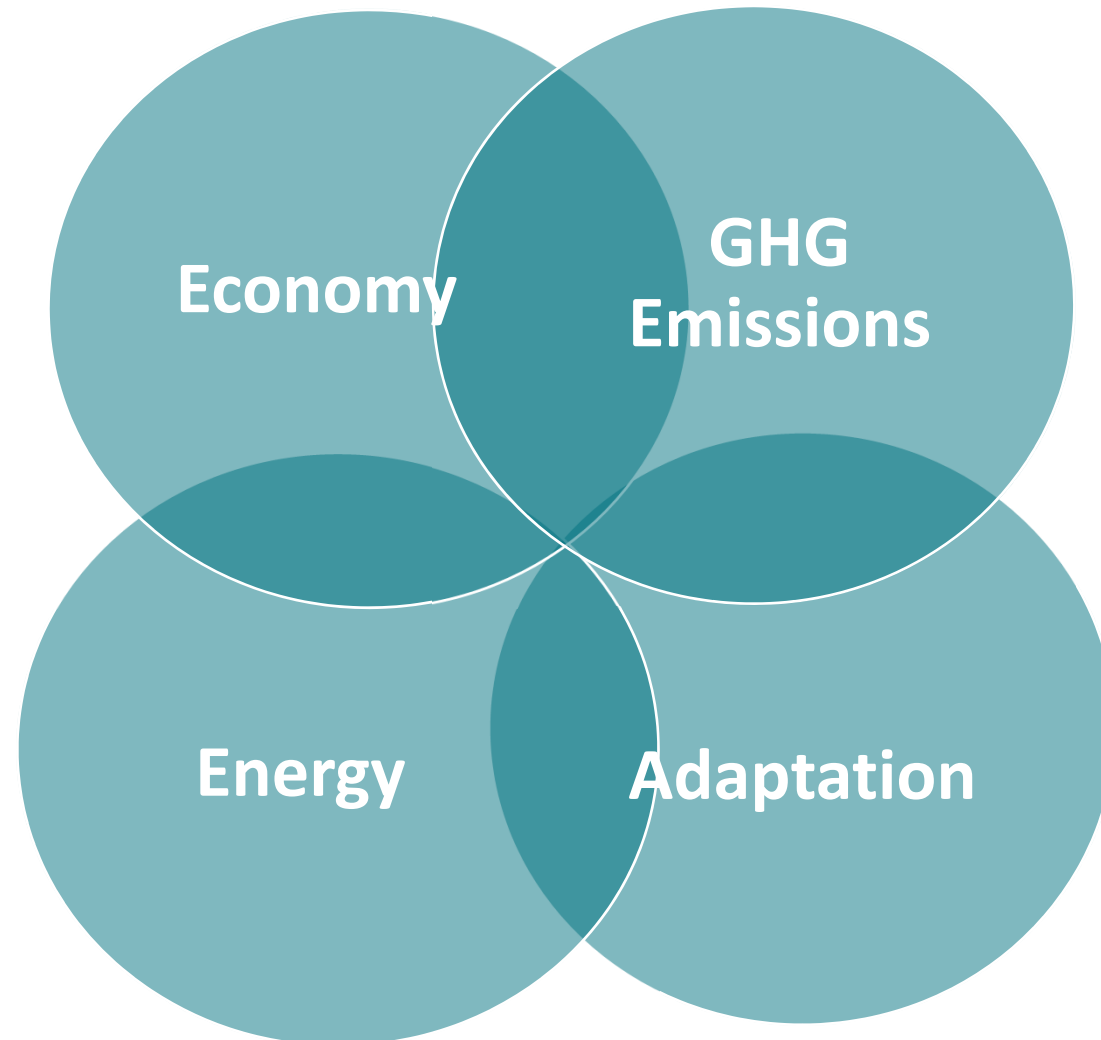


Climate Change Plan/ Energy Strategy History



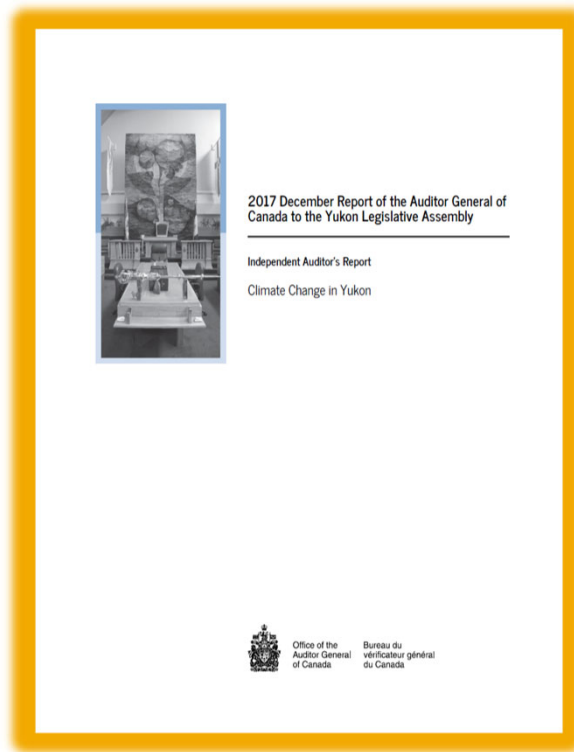


Integrated Approach





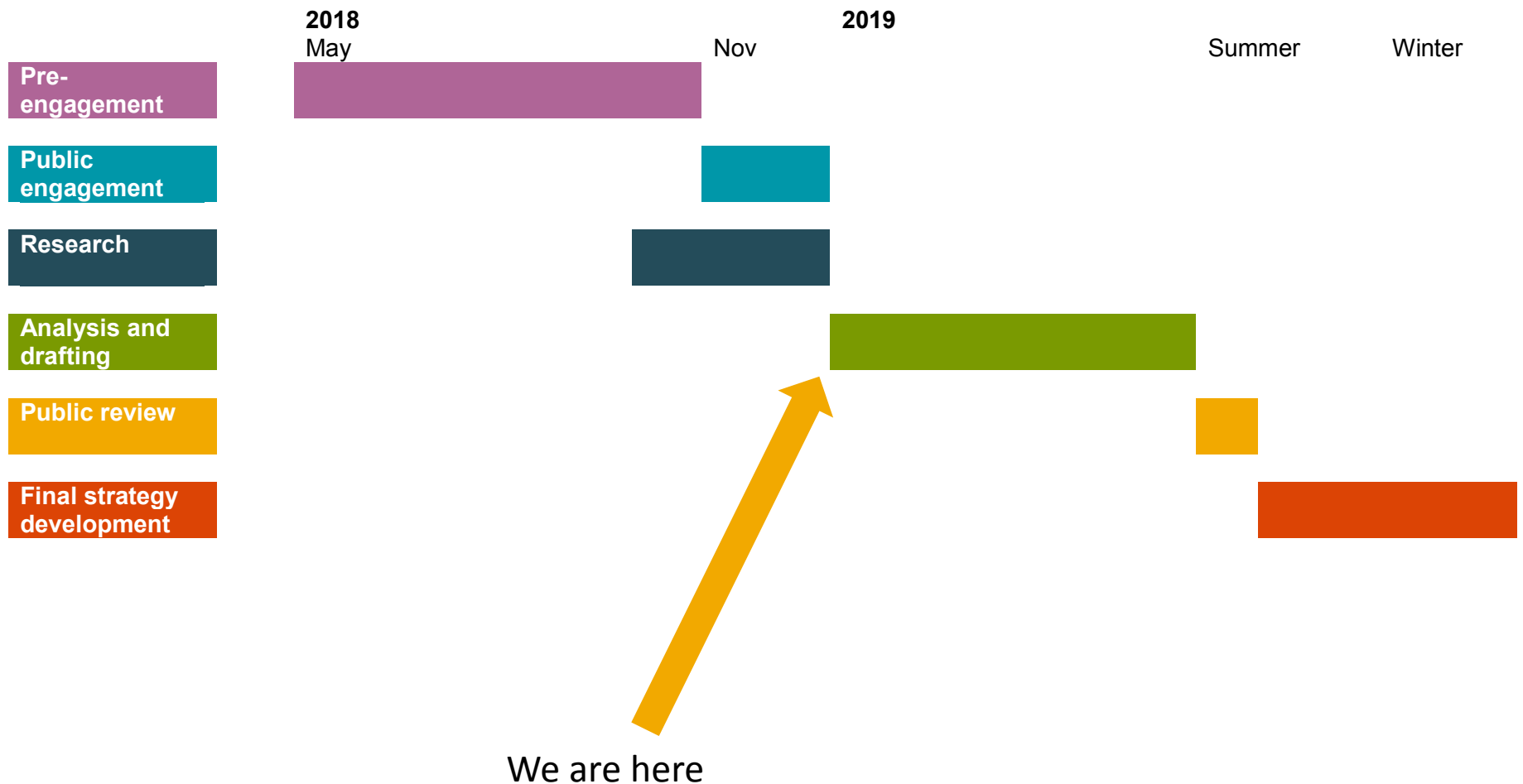
Auditor General Report



- Not prioritized
- Not costed
- Not time bound
- No anticipated GHG reduction



Project Timeline





Proposed Process

1. **Gather input** from partners, YG departments, stakeholders and the public.
2. Establish and agree on **decision-making criteria** with partners.
3. **Prioritize** content for inclusion in draft strategy using agreed-upon decision-making criteria.
4. **Discuss draft priorities** with partners, as well as YG departments and experts.
5. **Work collaboratively** with partners to complete draft strategy.

The project team looks forward to discussing this proposed process at the next face-to-face partners' meeting (Feb 12-13).



Next Steps

- Preparation of “what we heard” report.
- Drafting of strategy.
- Public review of draft strategy anticipated in summer 2019.



Thank you.

If you have any questions, please contact:

Aletta Leitch

Senior Project Manager

456-5565

Aletta.Leitch@gov.yk.ca

MINUTES OF COMMITTEE OF WHOLE MEETING CW19-01 of the council of the City of Dawson called for 7:00 PM on Monday, January 21, 2019 in the City of Dawson Council Chambers.

PRESENT:	Mayor	Wayne Potoroka
	Councillor	Natasha Ayoub
	Councillor	Stephen Johnson
	Councillor	Bill Kendrick
	Councillor	Molly Shore

ALSO PRESENT:	CAO	Cory Bellmore
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Agenda Item: Call to Order

The Chair, Wayne Potoroka called the meeting to order at 7:00 p.m.

Agenda Item: Agenda

CW19-01-01 Moved by Mayor Potoroka, seconded by Councillor Johnson that the agenda for committee of the whole meeting #CW19-01 be accepted as presented. Carried 5-0

Agenda Item: Delegations and Guests

a) KATTS

History of the KATTS organization was given – all past projects
Have been working on the cross country ski trails for the last five years. All the organization energy has gone to maintaining and preserving the trails while also opening and improving them where appropriate to offer barrier free trails.

Concerned about two of the recommendations that Yukon Government varied from the decision document for resource extraction of the East Bench.

1. The buffer zone. KATTS asked for 100'. The decision document listed 50' and the decision was varied to 30' (for consideration of one small area of trail).
 2. Removal of monitoring requirement. Understand that this recommendation was varied as monitoring is already in place as a regular course of EMR operations. Felt this area may require extra diligence because of past history of the proponent.
- Question of land tenure of the trails and where that would best fit to ensure preservation.
 - Development permit application is the municipal trigger to respond to the proponent.
 - City recognizes the value and unique nature of the trails and has worked towards the protection of that area.
 - Question of the traffic safety plan, who is responsible for a plan written for a municipal road.
 - The East area is different as there isn't an agreement in place as there was for the West side.
 - Ask to see the work plan for this project and potentially have joint monitoring.
-

Agenda Item: Adoption of the Minutes

a) Committee of Whole Meeting Minutes CW18-31 of December 17, 2018

CW19-01-02 Moved by Councillor Johnson, seconded by Councillor Kendrick that the minutes of committee of the whole meeting #CW18-31 of December 17, 2018 be accepted as presented. Carried 5-0

Agenda Item: Special Meeting, Committee and Departmental Reports

a) Request for Decision RE: Deputy Mayor Appointments

CW19-01-03 Moved by Mayor Potoroka, seconded by Councillor Ayoub that committee of the whole recommends the following appointments with respect to the position of deputy mayor: Councillor Shore for the months January to March; Councillor Johnson for the months April to June; Councillor Kendrick for the months July to September; Councillor Ayoub for the months October to December. Carried 5-0

b) Request for Decision RE: Yukon Quest Vouchers

CW19-01-04 Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole forwards the Request for Decision RE: Yukon Quest Vouchers, with a recommendation to approve. Carried 5-0

c) Request for Decision RE: Development Permit #18-108: Parks Canada Mechanical Room Demolition

CW19-01-05 Moved by Councillor Johnson, seconded by Mayor Potoroka that committee of the whole forwards to council the Request for Decision RE: Development Permit #18-108: Parks Canada Mechanical Room Demolition with a recommendation for approval with the conditions identified in 1 & 2.1 of the RFD Carried 5-0

d) Request for Decision RE: Subdivision Application #18-107: Lot 1077-1 Klondike Highway

CW19-01-06 Moved by Councillor Kendrick, seconded by Councillor Shore that committee of the whole forwards the Request for Decision RE: Subdivision Application #18-107: Lot 1077-1 Klondike Highway to council with a recommendation for approval. Carried 5-0

e) Information Report RE: North End Plan Update

CW19-01-07 Moved by Councillor Johnson, seconded by Mayor Potoroka that committee of whole acknowledges receipt of Information Report RE: North End Plan Update. Carried 5-0

Discussion –

- The Map used in the reduced scope was not the final concept map and it precludes some additional potential lots.
- The North End Plan from the start was to deal with the whole area, need to ensure that we are going beyond the work plan provided and extending in to the rest of the area at some point. When does this happen?
- The Planning work was done to inform how development should proceed in the area – asked the community what they wanted to see in the neighborhood. Should ensure we are still working in those parameters.
- No demand/desire for multi-family lots in this neighborhood, insistence to have this costed as part of the work is unknown – the desire has been to direct this type of development downtown. It is also important to note that there has been no viable multi-family development without heavy subsidy.

- Dawson desires to drive the planning and not have this re-planned in Whitehorse (and to end up being done to meet outcomes such as development costs) so that we can ensure the original vision planning for this area doesn't end up being chopped up and only pieces completed. Need to ensure we haven't shifted our focus too much on getting pipes in the ground and losing the aspect of the planning and the future of this neighborhood.
- Still need to deal with the complicated and thorny issues (both in area 1 and area 2).
- How does the reduced development area solve the viability of the neighborhood? Have we increased the sustainability there by dealing with the unsustainable situations?
- Edward Street – is the plan to design this in and is that design flexible?
- Has private development as a model been explored?
- Still some minor tweaks that can be made to produce more lots (ie: potential one 70'x100' lot that is north of Judge street can be two 50'X 70' lots)
- Is the plan to stub to every new and existing un-serviced lot?
- Was understood that early planning and upfront costs wouldn't be included in the costs that are applied to this development.

f) Request for Decision RE: CAO CAMA & FCM Attendance

CW19-01-08 Moved by Mayor Potoroka, seconded by Councillor Johnson that council approves travel for CAO Cory Bellmore to attend the 2019 annual CAMA conference & AGM and the 2019 annual FCM annual convention. Carried 5-0

Agenda Item: Bylaws and Policies

- a) Official Community Plan Bylaw #2018-18
- b) Zoning Bylaw #2018-19

Agenda Item: In camera Session

CW19-01-09 Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole move into a closed session for the purposes of discussing land related matter as authorized by section 213 (3) of the Municipal Act. Carried 5-0

CW19-01-10 Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole reverts to an open session of committee of the whole and proceeds with the agenda. Carried 5-0

Agenda Item: Adjournment

CW19-01-11 Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole meeting CW19-01 be adjourned at 9:01 p.m. with the next regular meeting being Monday, February 4, 2019. Carried 5-0

THE MINUTES OF COMMITTEE OF WHOLE MEETING CW19-01 WERE APPROVED BY COMMITTEE OF WHOLE RESOLUTION #CW19-02-__ AT COMMITTEE OF WHOLE MEETING CW19-02 OF FEBRUARY 4, 2019.

Wayne Potoroka, Chair

Cory Bellmore, CAO

MINUTES OF SPECIAL COMMITTEE OF WHOLE MEETING CW19-02 of the council of the City of Dawson called for 7:30 PM on Monday, January 28, 2019 in the City of Dawson Council Chambers.

PRESENT:

Mayor	Wayne Potoroka
Councillor	Natasha Ayoub
Councillor	Stephen Johnson
Councillor	Bill Kendrick
Councillor	Molly Shore

ALSO PRESENT:

CAO	Cory Bellmore
EA	Heather Favron

Agenda Item: Call to Order

The Chair, Wayne Potoroka called the meeting to order at 7:37 p.m.

Agenda Item: Agenda

CW19-02-01 Moved by Councillor Kendrick, seconded by Councillor Shore that the agenda for committee of the whole meeting #CW19-02 be accepted as presented. Carried 5-0

Agenda Item: Bylaws and Policies

a) *Official Community Plan Bylaw #2018-18*

Committee reviewed the *Official Community Plan Bylaw #2018-18* and recommended the following amendments to council

- Correction of typographical errors
- Labelling corrections
- Page 6, Section 4.2.1, 2nd paragraph: delete "This out-migration is usually the primary cause of population decline in rural communities across Canada, as young adults tend to settle in urban centres. Motivations associated with Dawson's out-migration may vary; causes may include seeking different or more affordable housing options, career advancement opportunities, or family based services such as daycares, youth sports, and activities. The impact of losing this group of residents is the notably low number of young children in the community."
- Page 6, Section 4.2.1, 3rd paragraph: remove 3rd paragraph and replace with "Population decline is also seen from residents in their 50s. Causes for this out-migration may vary."

PAGE #	SECTION #	AMENDMENT
5	4.0, 1 st sentence	replace "are" with "is"
5	4.0, 3 rd sentence	delete "placer"
9	6.1	<ul style="list-style-type: none">▪ include periods on all bullets▪ correct throughout document
13	6.3.1	<ul style="list-style-type: none">▪ include quotes around "Dawson City Heritage Management Plan"▪ correct throughout document
15	7.2, 7 th bullet	delete "vacant lot" prior to "map"

16	8.0, 2nd sentence	add “new or” before “existing”
16	8.2, 1 st bullet	correct font
17	9.2, 2 nd bullet under “Heritage”	change “Heritage Bylaw” to “heritage bylaw”
17	9.2, 3 rd bullet under “Heritage”	<ul style="list-style-type: none"> change “Dawson Heritage Management Plan” to “Dawson City Heritage Management Plan” correct throughout document
19	10.0, 1 st sentence	add “is” after “Dawson”
20	11.0, 1st sentence	delete “through healthy systems”
23	14.2, 6 th bullet	<ul style="list-style-type: none"> split into two bullets by adding period after “tool” start new bullet after the period, delete “by”, and change “promoting” to promote
24	15.2, 1 st bullet	add “, social, and environmental” after “financial”
25	16.2, 2 nd bullet	remove “publicly”
MAPS		<ul style="list-style-type: none"> add bylaw # change the “Future Planning” designation of the waterfront, south of the Canadian Bank of Commerce National Historic Site, to “Parks and Greenspace”

Committee requested time be scheduled with the CDO to discuss the maps and clarify the designation of

- North End Planning area, and
- Waterfront area north of the Cultural Centre.

b) *Zoning Bylaw #2018-19*

Committee reviewed the *Zoning Bylaw #2018-19* and recommended the following amendments to council

Metric measurements corrected throughout document
Page 12, fence diagram – remove grade line

PAGE #	SECTION #	AMENDMENT
9	2.2, Frontage definition	Change the definition to reflect the frontage being the straight-line distance between the intersection of the midpoint (front lot line and back lot line) of the side lot lines.
26	4.1.3 & 4.1.4	change “a structure” to “any development”
		add quotes around plans

The CAO confirmed to research the committee’s question regarding Municipal Officer.

CW19-02-02 Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of whole extend the meeting not to extend more that one hour. Carried 5-0

Agenda Item: Adjournment

CW19-02-03 Moved by Mayor Potoroka, seconded by Councillor Shore that committee of the whole meeting CW19-02 be adjourned at 10:17 p.m. with the next regular meeting being February 4, 2019. Carried 5-0

**THE MINUTES OF SPECIAL COMMITTEE OF WHOLE MEETING CW19-02 WERE APPROVED BY
COMMITTEE OF WHOLE RESOLUTION #CW19-__-__ AT COMMITTEE OF WHOLE MEETING
CW19-__ OF FEBRUARY 4, 2019.**

Wayne Potoroka, Chair

Cory Bellmore, CAO

**City of Dawson
Operating Budget**

	2019 DRAFT Final							
	RECREATION:	Actual	Actual to	Budget	Amendment #1	Consolidated	Budget	
		2017	September 2018	2,018	2018	2018	2019	Comments
	REVENUE - RECREATION COMMON							
10-700-750-47050	Lotteries - Yukon	22,100	32,368	31,868		31,868	31,868	
10-700-750-47805	Equipment Rental	8,100	1,632	3,000		3,000	3,000	
10-700-730-44705	Rec Kitchen		800			-		
10-700-730-47700	Curling club					-		
10-700-730-47705	Equipment Rentals					-		
10-700-730-47800	YTG Recreation Centre Funding Agreement					-		
10-700-730-47805	Equipment Rentals					-		
10-700-730-47820	Non Refundable Deposits					-		
10-700-730-47805	Equipment Rentals					-		
10-700-750-47890	Miscellaneous Revenue					-	5,000	RPAY Grant
10-700-730-44720	Charitable Donations - Bench Project					-		
10-700-750-47820	Non Refundable Deposits	4	3,405			-		
10-700-750-59000	Transfers from Capital Reserve					-		
10-700-750-59500	Transfers from Operating Reserve			-		-	60,000	gazebo repairs&rec master plan
	TOTAL REVENUES-RECREATION COMMON	30,204	29,795	34,868	-	34,868	99,868	
	EXPENDITURES - COMMON SERVICES:							
10-700-750-60010	Wages - Recreation	237,221	148,171	154,163		154,163	157,181	
10-700-750-60015	Benefits - Recreation	67,229	45,779	36,537		36,537	35,907	
10-700-750-60050	Casual Labour	-				-		
10-700-750-60510	Professional Fees			20,000		20,000	45,000	Master Plan
10-700-750-60610	Membership/Conference Fees			-		-		
10-700-750-60650	Training	1,622	3,139	3,000		3,000	5,000	
10-700-750-60660	Travel - Accomodation and Meals	543	2,095	1,200		1,200	5,000	
10-700-750-60665	Travel - Transportation	335	581	1,200		1,200	4,000	
10-700-750-61110	Advertising	890	543	1,000		1,000	1,000	
10-700-750-62100	Postage	4,553	2,537	500		500	500	
10-700-750-62110	Freight	80	116	200		200	200	
10-700-750-62500	Computer Network Charge	8,657	10,493	11,076		11,076	12,000	
						-		
10-700-750-62700	Supplies - Office	4,656	3,570	10,000		10,000	6,000	
10-700-750-62750	Non Capital Equipment/Office Furniture		18	8,600		8,600	5,000	
10-700-750-62770	Photocopier Expense	1,062	793	4,000		4,000	1,000	
10-700-750-65100	Building Repairs and Mtnce - Recreation Center			-		-		
80-000-000-32335	Building Repairs Upgrade (YTG) - Recreation Center					-		
10-700-750-65105	Building Repairs and Mtnce - Waterfront	-	340			-		
10-700-750-65110	Rental Space			-		-		
10-700-750-65500	Electrical - Recreation Center	-				-		
10-700-750-65505	Electrical - Waterfront	-				-		
10-700-750-65515	Propane - Recreation Center	-				-		
10-700-750-65520	Heating - Recreation Center	-				-		
10-700-750-65525	Heating - Waterfront	-				-		
10-700-750-65550	Insurance	261		55,000		55,000	55,000	
10-700-750-65560	Janitorial Supplies	-	861	-		-		
10-700-750-65590	Telephone and Fax	8,393	7,512	15,000		15,000	15,000	

**City of Dawson
Operating Budget**

10-700-750-67000	Bank Service Charges/Debit Machine Exp.	2,291	1,820	2,500		2,500	2,500	
10-700-750-67050	Debenture Interest	-				-		
10-700-750-67090	Cash Over/Short	- 21	105	-		-		
10-700-750-70000	Contracted Services	485	131	5,000		5,000	20,000	policy reviews - rental, rec board etc.
10-700-750-71000	Supplies - Programming	146		-		-		
10-700-750-71010	Supplies - RPAY Grant Expense			-		-		
10-700-750-71020	Supplies - Common Operating		43	-		-		
10-700-750-71035	Supplies - CDF			-		-		
10-700-750-71025	Supplies - Safety	2,912	3,277	3,500		3,500	4,000	
10-700-750-71050	Supplies - YLAP	-				-		
10-700-750-71075	YLAP - TH Portion of Funding			-		-		
10-700-750-71080	Supplies - Youth Investment Grant/YG H&SS			-		-		
	Other Grants					-		
10-700-750-75000	Lottery Grants	22,100	19,176	31,368		31,368	31,368	
10-700-750-78000	Equipment Rental			-		-		
10-700-750-78100	Vehicle Fuel	2,122	6,527	2,000		2,000	3,000	
10-700-750-78110	Vehicle Repairs and Maintenance	1,334	2,180	2,500		2,500	2,500	
10-700-750-78500	Equipment Fuel			-				
10-700-750-78510	Equipment Repairs and Maintenance							
	Canada Day							
	Discovery Day							
	Celebration of Lights							
10-700-750-85000	Amortization	527,611						
10-700-750-89000	Contribution to Capital Reserves	30,000		-				
10-700-750-89500	Contribution to Equipment Replacement Reserves	35,000		-				
	TOTAL REC. COMMON EXPENSES:	959,481	259,806	368,344	-	368,344	411,156	
	NET - RECREATION COMMON EXPENSES	929,277	230,011	333,476	-	333,476	311,288	
				Budget 2018				
	REVENUE - PROGRAMS AND EVENTS							
10-700-710-47000	YLAP Grant/Youth Summer Activity Grant	11,950		12,500		12,500	12,500	
10-700-710-47010	Community garden					-		
10-700-710-47095	Other Govt Grants					-		
10-700-710-47050	Community lottery					-		
10-700-710-47500	Programs - Under 14 yrs of age	37,637		38,000		38,000	40,000	
10-700-710-47505	Programs - 15 yrs +	7,667		5,000		5,000	5,000	
	Fitness & Leisure Programs Under 15 yrs of age					-		
	Fitness & Leisure Programs 15 yrs +					-		
10-700-710-47060	Gas Tax & Non Capital Funding			-		-		
10-700-710-47070	Summer Career Placement					-		
10-700-710-47080	RPAY			-		-		
10-700-710-47090	STEP Student Program			-		-		
10-700-710-47030	Youth Investment			-		-		
10-700-710-47600	Canada Day Grant			4,600		4,600	4,600	
	TOTAL REVENUES - PROGRAMS AND EVENTS	57,254	-	60,100	-	60,100	62,100	
	EXPENDITURES - PROGRAMS AND EVENTS							
10-700-710-60010	Wages - Programs and Events	134,756		167,435		167,435	175,355	
10-700-710-60015	Benefits - Programs and Events	18,264		39,682		39,682	40,059	
10-700-710-60055	WCB - Instructors	4		500		500	500	
10-700-710-60610	Membership/Conference Fees	-		200		200	200	
10-700-710-60650	Training	585		1,000		1,000	1,000	
10-700-710-60660	Travel - Accomodation & Transportation	290		1,000		1,000	2,000	

**City of Dawson
Operating Budget**

10-700-710-62110	Freight	415	500	500	500	
10-700-710-62750	Non Capital Equipment	432	2,000	2,000	2,000	
10-700-710-70000	Contracted Services - Instructors	17,580	10,000	10,000	20,000	cost recovery
10-700-710-71000	Supplies Programming	10,363	10,000	10,000	12,000	the # of programs has significantly increased but this has not
10-700-710-71050	Supplies - YLAP	6,307	12,500	12,500	12,500	
10-700-710-71330	Rental Space		200	200	500	
10-700-710-76500	Canada Day	4,457	4,600	4,600	4,600	
10-700-710-76505	Discovery Day	1,756	4,200	4,200	4,200	
10-700-710-76508	Celebration of Lights	6,166	9,000	9,000	7,500	
10-700-710-89000	Contribution to Capital Reserves					
10-700-710-89500	Contribution to Operating Reserves					
	TOTAL PROGRAMS & EVENTS EXPENSES:	201,375	-	263,816	-	263,816
	NET - PROGRAMS & EVENTS EXPENSES	144,121	-	203,716	-	203,716
	REVENUE - AMFRC					
10-700-720-47100	Project Manager Funding		-	-		eliminating this from o&m
10-700-720-47300	Public Swimming			-		
10-700-720-47305	Swimming Lesson <14			-		
10-700-720-47310	Swimming Lesson 15+	- 250		-		
10-700-720-47350	Merchandise			-		
10-700-720-47400	Public Skating	3,879	3,000	3,000	2,600	
10-700-720-47415	Shakey Legs - Womens Hockey		-	-		
10-700-720-47405	Ice Fees	15,859	35,000	35,000	40,000	
	Ice Fees - Under 15 yrs of age			-		
10-700-720-47410	Ice Fees - 15 yrs +		-	-		
10-700-720-47460	Weight room			-		
10-700-720-47500	Rec Centre Programs 14-	45	-	-		
10-700-720-47505	Rec Centre Programs - 15+	238	-	-		
10-700-720-47700	Curling Club Lease	4,000	4,000	4,000	4,000	
10-700-720-47705	Recreation Facility Rental	11,435	7,000	7,000	7,000	
10-700-720-47715	Funding from YG for right of way mowing					
10-700-720-47100	Recovery PM Costs		5,817	5,817		eliminating this from o&m
10-700-720-59000	Transfer from Capital Reserves - AMFRC	-	-	-		
10-700-720-59500	Transfer from Operating Reserves - AMFRC			-		
	TOTAL REVENUES - AMFRC	35,206	-	54,817	-	54,817
	EXPENDITURES - AMFRC					
10-700-720-60010	Wages - AMFRC	119,310	184,876	184,876	158,317	
10-700-720-60015	Benefits - AMFRC	16,546	39,105	39,105	36,167	
10-700-720-62110	Freight - AMFRC	1,989	2,000	2,000	2,500	
10-700-720-65100	Building R & M - AMFRC	52,627	120,000	120,000	75,000	moved engineering services to contracted services
10-700-720-65300	Equipment R & M	5,282	18,000	18,000	15,500	closer to actual
10-700-720-65500	Electrical - AMFRC	104,902	80,000	80,000	80,000	
10-700-720-65515	Propane - AMFRC	1,223	1,300	1,300	2,000	
10-700-720-65520	Heating - AMFRC	146,779	120,000	120,000	150,000	
10-700-720-65560	Janitorial - AMFRC	11,467	10,000	10,000	10,000	
10-700-720-67000	Bank Service Charges - AMFRC			-		
10-700-720-67050	Interest on Long Term Debt - AMFRC	38,331	37,080	37,080	-	Yeah!!!!
10-700-720-70000	Contracted Services - AMFRC	2,800	5,000	5,000	15,000	WSP agreement
10-700-720-71000	Supplies Operating - AMFRC	999	2,500	2,500	2,500	
10-700-720-78500	Equip Fuel - AMFRC	1,994	1,500	1,500	2,000	
10-700-720-89000	Contribution to Capital Reserves					
10-700-720-89500	Contribution to Operating Reserves					
	TOTAL AMFRC EXPENSES:	504,250	-	621,361	-	621,361
	NET - AMFRC EXPENSES	469,043	-	566,544	-	566,544

**City of Dawson
Operating Budget**

		Actual	Actual to	Budget	Amendment #1	Consolidated	Budget	
		2017	September 2018	2,018	2018	2018	2,018	
REVENUE - WATERFRONT								
10-700-740-47460	Fitness Passes	46,880		47,000		47,000	47,000	46k in 2018
10-700-740-59500	Transfer from Operating Reserves							
TOTAL REVENUES - WATERFRONT		46,880	0	47,000	0	47,000	47,000	
EXPENDITURES - WATERFRONT								
10-700-740-60010	Wages - Waterfront	13,036		11,155		11,155	13,559	
10-700-740-60015	Benefits - Waterfront	1,748		2,644		2,644	3,097	
10-700-740-62110	Freight	71		500		500	250	
10-700-740-65100	Building R & M	13,956		20,000		20,000	20,000	building signs, door installation
10-700-740-65300	Equipment R & M	523		5,000		5,000	5,000	
10-700-740-65500	Electrical	4,769		4,500		4,500	5,000	
10-700-740-65520	Heating	4,887		4,000		4,000	5,000	
10-700-740-65560	Janitorial	11,834		15,000		15,000	9,662	closer to actual less 2338 for pt
10-700-740-70000	Contracted Services	1,959		1,500		1,500		
10-700-740-71000	Supplies Operating	2,146		2,000		2,000	2,500	
10-700-740-89000	Contribution to Capital Reserves					-		
10-700-740-89500	Contribution to Operating Reserves					-		
TOTAL WATERFRONT EXPENSES:		54,928	-	66,299	-	66,299	64,068	
NET - WATERFRONT EXPENSES		8,048	-	19,299	-	19,299	17,068	
REVENUE - POOL								
10-700-760-47020	Pool Training Funding			1,500		1,500	1,500	
10-700-760-47100				-		-		
10-700-760-47300	Public Swim	14,999		14,500		14,500	17,000	
10-700-760-47305	Swimming Lessons 14-	10,190		12,000		12,000	10,000	
10-700-760-47310	Swimming Lessons 15+	783		1,500		1,500	1,500	
10-700-760-47350	Merchandise	- 683		100		100	200	
10-700-760-47450	Fitness Swim			-		-		
10-700-760-47460	Swim Club	900		1,000		1,000	2,000	
10-700-760-47100	Recovery PM Costs			5,817		5,817		eliminating this from o&m
10-700-760-47705	Rentals	802		500		500	250	
TOTAL REVENUES - POOL		26,991	-	36,917	-	36,917	32,450	
EXPENDITURES - POOL								
10-700-760-60010	Wages - Pool	109,199		116,801		116,801	141,065	Work with Obrian to ensure allocations are accurate
10-700-760-60015	Benefits - Pool	17,082		21,908		21,908	25,439	
10-700-760-60610	Membership/Conference			200		200	200	
10-700-760-60650	Training	2,890		5,000		5,000	5,000	
10-700-760-60660	Travel - Accomodation and Meals	2,449		2,500		2,500	2,500	
10-700-760-60665	Travel - Transportation	636		1,500		1,500	1,500	
10-700-760-61110	Advertising			-		-		
10-700-760-61115	Promotional Material/Special Events			-		-		
10-700-760-61120	Subscriptions & Publications			-		-		
10-700-760-62100	Postage			-		-		
10-700-760-62110	Freight	1,566		2,000		2,000	2,000	
10-700-760-62500	Computer Network Charge			-		-		
10-700-760-62550	Communication Charge			-		-		
10-700-760-62700	Supplies - Office	1,774		1,200		1,200	1,200	
10-700-760-62750	Non Capital Equipment/Office Furniture	829		1,000		1,000		combine with operation supplies
10-700-760-65100	Building Repairs and Maintenance	7,920		65,000		65,000	65,000	internal paint & gutters

**City of Dawson
Operating Budget**

10-700-760-65500	Electrical	16,822		20,000		20,000	20,000	
10-700-760-65520	Heating	30,276		45,000		45,000	40,000	
10-700-760-65550	Insurance			-		-		
10-700-760-65560	Janitorial Supplies	1,388		3,000		3,000	3,000	
10-700-760-67090	cash Shortage					-		
10-700-760-70000	Contracted Services	3,830		5,000		5,000	5,000	
10-700-760-71000	Supplies - Operational	1,919		2,000		2,000	5,000	new matts, patio furniture, spare vaccuum
10-700-760-71050	Swim Club Expenditures	1,002		1,000		1,000	1,000	
10-700-760-71100	Supplies - Lesson Material	1,017		1,500		1,500	1,500	
10-700-760-71200	Chemicals	8,018		5,000		5,000	5,000	
10-700-760-85000	Amortization	90,962						
10-700-760-89000	Contribution to Capital Reserves			-				
10-700-760-89500	Contribution to Operating Reserves			-				
	TOTAL POOL EXPENSES:	299,580	-	299,609	-	299,609	324,403	
	NET - POOL EXPENSES	272,589	-	262,692	-	262,692	291,953	
		Actual	Actual to	Budget	Amendment #1	Consolidated	Budget	
		2017	September 2018	2,018	2018	2018	2,019	
	REVENUE - GREEN SPACE							
10-700-770-44705	Rentals - Minto	10		1,200		1,200	8,000	
10-700-770-44710	Vendor Stalls			1,000		1,000	1,000	
10-700-770-44720	Commemorative Parks Program Donations	3,850		3,000		3,000	3,000	
10-700-770-47010	Growing Forward Grant	8,697		-		-	2,500	
10-700-770-47100	Recovery PM Costs			-		-		
10-700-770-47100	Project Manager Funding					-		
10-700-770-47715	Rentals - Parks & Greenspaces	8,106		6,000		6,000	10,000	
10-700-770-59500	Transfer from Operating Reseres					-		
	TOTAL REVENUES - GREEN SPACE	20,663	-	11,200	-	11,200	24,500	
	EXPENDITURES - GREEN SPACE							
10-700-770-60010	Wages	34,471		110,804		110,804	109,187	
10-700-770-60015	Benefits	6,648		17,127		17,127	24,943	
10-700-770-60510	Professional Fees					-		
10-700-770-60610	Membership/Conference					-		
10-700-770-60650	Training	560		1,000		1,000	500	
10-700-770-60660	Travel - Accomodation and Meals			-		-		
10-700-770-60665	Travel - Transportation					-		
10-700-770-60750	Non Capital Equipment					-		
10-700-770-62110	Freight	168		500		500	600	
10-700-770-62750	Non Capital Equipment	705		1,000		1,000	1,000	
10-700-770-65100	Repairs & Maintenance - Minto	97		1,000		1,000	2,000	
10-700-770-65105	Repairs & Maintenance - Other	3,527		10,000		10,000	5,000	
	Repairs & Maintenance - Crocus					-		
	Repairs & Maintenance - Community Garden					-		

**City of Dawson
Operating Budget**

	Repairs & Maintenance - Waterfront					-		
	Building Repairs and Mtnc - Parks					-		
10-700-770-65200	Commemorative Parks Program	4,196		4,500		4,500	4,500	
10-700-770-65300	Equipment Repairs & Maintenance	1,954		2,000		2,000	2,000	
10-700-770-65500	Electric - Minto	4,042		3,500		3,500	4,000	
10-700-770-65520	Electric - Other	2,917		3,000		3,000	3,000	
10-700-770-65560	Greenspace Janitorial	818		1,200		1,200	5,000	
10-700-770-70000	Contracted Services	28,027		35,000		35,000	35,000	
10-700-770-70100	Parks & Greenspace Maintenance	14,701		40,000		40,000	65,000	complete Vicotry gardens 30k, gazebo repairs 20k, 15k rec mtc
10-700-770-70200	Trail Maintenance - Green Space	4,012		10,000		10,000	10,000	could possibly be incorporated with implementation work fo 2019
10-700-770-71000	Green Space Supplies			-		-		
10-700-770-71320	Land Lease	500		500		500	500	
10-700-770-71325	Golf Course - Operating Lease	30,000		35,000	15,000	50,000	45,000	
10-700-770-72040	DC Minor Soccer	5,027		5,000		5,000	5,000	
10-700-770-75000	Community Garden	7,894		10,000		10,000	10,000	
10-700-770-78500	Equipment Fuel	107		500		500	500	
	Equipment Repairs & Maintenance							
	TOTAL GREEN SPACE & PARK MTNCE EXPENSE	150,371	-	291,631	15,000	306,631	332,730	
	NET GREEN SPACE EXPENSES	129,708	-	280,431	15,000	295,431	308,230	
	NET RECREATION EXPENSES	1,952,786	230,011	1,666,159	15,000	1,681,159	1,644,737	
	TOTAL RECREATION REVENUES:	217,198	29,795	244,902	-	244,902	319,518	
	TOTAL RECREATION EXPENSES:	2,169,984	259,806	1,911,060	15,000	1,926,060	1,964,255	
	NET RECREATION EXPENSES	1,952,786	230,011	1,666,159	15,000	1,681,159	1,644,737	



THE CITY OF DAWSON

Box 308 Dawson City, YT Y0B 1G0
PH: 867-993-7400 FAX: 867-993-7434
www.cityofdawson.ca



OFFICE USE ONLY	
APPLICATION FEE:	330.75
DATE PAID:	SEPT 06/18
PERMIT #:	18-107

SUBDIVISION/CONSOLIDATION APPLICATION

PLEASE READ THE ATTACHED INSTRUCTIONS, GUIDELINES AND SUBMISSION REQUIREMENTS PRIOR TO COMPLETING FORM.

PROPOSED DEVELOPMENT

CIVIC ADDRESS: 32376 N. Wind. Hwy VALUE OF DEVELOPMENT: _____

EXISTING USE OF LAND / BUILDINGS: RESIDENTIAL - Commercial

PROPOSED DEVELOPMENT: Please provide a brief description of the proposed development, including the legal description (lot, block, estate, plan) of each part to be subdivided/consolidated.

Subdividing of lot in lo. 3 PARCELS - see map attached.

APPLICANT INFORMATION

APPLICANT NAME(S): Walter Hinnek / ERICH RAUGUTH 9935365H

COMPANY NAME: eraufuth@gmail.com P01725 DAWSON CITY 9933038A

MAILING ADDRESS: BOX 247 POSTAL CODE: _____

EMAIL: WOHINNEK@gmail.com FAX #: _____

PHONE #: 9935228 ALTERNATE PHONE #: 8673394006

OWNER INFORMATION

OWNER NAME(S): Walter Hinnek

MAILING ADDRESS: PO 247 Dawson City POSTAL CODE: _____

EMAIL: wohinnek@gmail.com FAX #: _____

PHONE #: 9935228 ALTERNATE PHONE #: 8673394006

It is the responsibility of the applicant to ensure that all plans conform to the provisions of the City of Dawson Zoning Bylaw and applicable territorial and federal legislation.

FURTHER INFORMATION

ACCESS: Does the proposed development require additional access to any public road or highway? If yes, please name the road and describe the location of the proposed access.

Not required. current access will serve all 3 lots via easement. see map attached

ERICH

8679935365 - 3038

Report to Council



☒ For Council Decision ☐ For Council Direction ☐ For Council Information

SUBJECT:	Subdivision Application #18-107: Lot 1077-1 Klondike Highway	
PREPARED BY:	Clarissa Huffman, CDO	ATTACHMENTS: 1. Subdivision Application #18-107 2. Draft Plan of Subdivision
DATE:	February 4th, 2018	
RELEVANT BYLAWS / POLICY / LEGISLATION:	n/a	

RECOMMENDATION

It is respectfully recommended that:

1. Council approve Subdivision Application #18-107 subject to the following conditions:
 - 1.1. The application successfully passes through a public hearing.
 - 1.2. The applicant submits a Stormwater Management Plan to the satisfaction of the CDO and Public Works Superintendent.
 - 1.3. Access easement as identified in plans to be registered on title.
 - 1.4. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
 - 1.5. The applicant shall, on approval of the subdivision plan by the City of Dawson, take all necessary steps to enable the registrar under the Land Titles Act to register the plan of subdivision.

ISSUE

Subdivision Application #18-107 was received on September 6, 2018. The applicant is requesting to subdivide Lot 1077-1 Klondike Highway into 3 parcels of approximately 1 acre each.

A Public hearing was held January 28th and received two submissions; a verbal submission from property owner of neighbouring Lot 1076-2 and the other was a written submission from Yukon Energy Corporation.

- Property owner Barney Lauzon voiced concern over the proposed access impacting existing infrastructure as well as safety concerns pertaining to traffic flow impacts of a driveway off the highway servicing three lots. While legal access to lot 1076-2 is off of Washboard Way and not off of the Klondike Highway, he was concerned that this legal access is not currently clear and available for use.
- Yukon Energy Corporation has been pursuing an easement to maintain their main transmission line that runs along the front parcel line. They have requested this easement be made into a condition of subdivision.

BACKGROUND SUMMARY

The proposed subdivision will create 3 lots: Lot 1 (1.20 acres), Lot 2 (1.17 acres) and Lot 3 (1.74 acres). Lots 1 and 3 are previously developed as follows:

Lot 1: 2 Storage containers

Two accessory buildings exist on Lot 1 and conform to all Zoning Bylaw requirements. While they do not have development permits on file, Zoning Bylaw #80-08 was enacted during time of development which did not include the Valley, Bowl and Confluence area; therefore, the structures are considered legally non-conforming and do not impact this subdivision.

Lot 3: Shop & Residence

Two accessory buildings as well as the shop and residence exist on Lot 3. The exterior side setbacks of the residence and one of the accessory buildings do not meet current Zoning Bylaws. However, due to the construction date listed on the original building permit being November 5th, 1987, the construction complied to the Zoning Bylaws enacted during that time as the Valley, Bowl and Confluence area; therefore, the structures are considered legally non-conforming and do not impact this subdivision.

ANALYSIS / DISCUSSION



Figure 1. Proposed Subdivision Configuration



Figure 2. Location Map

Comments

The application was circulated to all department heads, and no negative impacts were identified. The application will be circulated to every property owner in a 1-kilometer radius of this property, inviting comments and questions. A public hearing will take place at a future upcoming meeting. It will be a condition of approval that the application passes successfully through this public hearing. If substantial concerns are raised, the application may be required to return to a future COW meeting.

Subdivision By-Law

Subdivision Control By-Law S3.01 states that every subdivision of land must be made in accordance with the Municipal Act, the Official Community Plan, the Zoning Bylaw, and the Subdivision Control Bylaw. The Analysis/Discussion section of this report is intended to discuss the proposal's conformity with the provisions outlined in the relevant legislation, policies, and plans.

Municipal Act

The Municipal Act S. 314 details the requirements for any proposed plan of subdivision to have direct access to the highway to the satisfaction of the approving authority. Lot 1077-1 currently has one driveway. If additional driveways were proposed, Yukon Government Highways and Public Works (HPW) would be the approving authority. However, instead of creating new driveways, the applicant is proposing to create an access easement (Pictured in red on Figure 1). To legitimize this access, an access easement will need to be registered on title. The application was circulated to HPW to ensure that they are satisfied with this configuration, and no concerns were raised.


S. 319 stipulates that an approval may be valid for a period of up to twelve months. If the applicant has not provided proof that the conditions of approval have been met, under the Act approval is void. The applicant can request an extension of a further twelve months, which may be granted in whole or in part, at the discretion of the approval authority.

Official Community Plan

The property is currently designated as IND – Industrial. Uses associated with this designation include Industrial businesses such as the storage of materials, manufacturing and industrial support services. Therefore, the subdivided lots would retain the same designation. Any new use or development on the proposed lots would be required to conform to the OCP designation, or else apply for an OCP Amendment.

Zoning By-Law

The property is currently zoned M1 – Multi-Unit Residential. The Zoning By-Law is intended to implement the goals of the OCP. Therefore, the purpose of the M1 zone as per the Zoning By-Law is to permit Industrial businesses such as the storage of materials, cleaning & testing materials and the processing of raw materials. A full range of permitted uses and associated provisions are contained in the Zoning By-Law, and any future development of the proposed lots must also conform with the Zoning By-Law. As described above, proposed Lots 1 and 3 have existing developments and while not all are compliant with the current zoning bylaw, all have existing legally non-conforming status and do not impact this subdivision. As such, the subdivision can be approved as presented as it currently meets all the requirements for an M1 zone.

APPROVAL		
NAME:	Cory Bellmore, CAO	SIGNATURE: 
DATE:	Jan 17, 2019	



THE CITY OF DAWSON

Box 308 Dawson City, YT Y0B 1G0
PH: 867-993-7400 FAX: 867-993-7434
www.cityofdawson.ca



OFFICE USE ONLY	
APPLICATION FEE:	330.75
DATE PAID:	SEPT 06/18
PERMIT #:	18-107

SUBDIVISION/CONSOLIDATION APPLICATION

PLEASE READ THE ATTACHED INSTRUCTIONS, GUIDELINES AND SUBMISSION REQUIREMENTS PRIOR TO COMPLETING FORM.

PROPOSED DEVELOPMENT

CIVIC ADDRESS: 32376 N. Wind. Hwy VALUE OF DEVELOPMENT: _____

EXISTING USE OF LAND / BUILDINGS: RESIDENTIAL - Commercial

PROPOSED DEVELOPMENT: Please provide a brief description of the proposed development, including the legal description (lot, block, estate, plan) of each part to be subdivided/consolidated.

Subdividing of lot in lo. 3 PARCELS - see map attached.

APPLICANT INFORMATION

APPLICANT NAME(S): Walter Hinnek / ERICH RAUGUTH 9935365H

COMPANY NAME: eraufuth@gmail.com P01725 DAWSON CITY 9933038A

MAILING ADDRESS: BOX 247 POSTAL CODE: _____

EMAIL: WOHINNEK@gmail.com FAX #: _____

PHONE #: 9935228 ALTERNATE PHONE #: 8673394006

OWNER INFORMATION

OWNER NAME(S): Walter Hinnek

MAILING ADDRESS: P0 247 Dawson City POSTAL CODE: _____

EMAIL: wohinnek@gmail.com FAX #: _____

PHONE #: 9935228 ALTERNATE PHONE #: 8673394006

It is the responsibility of the applicant to ensure that all plans conform to the provisions of the City of Dawson Zoning Bylaw and applicable territorial and federal legislation.

FURTHER INFORMATION

ACCESS: Does the proposed development require additional access to any public road or highway? If yes, please name the road and describe the location of the proposed access.

Not required. current access will serve all 3 lots via easement. see map attached

ERICH 8679935365 - 3038

WATER: Is the land situated within 0.5 miles of a river, stream, watercourse, lake or other permanent body of water, or a canal or drainage ditch? If yes, please name the body of water and describe the feature.

TOPOGRAPHY: Describe the nature of the topography of the land (flat, rolling, steep, mixed), the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc., & sloughs, creeks, etc.), and the kind of soil on the land (sandy, loam, clay, etc.).

Flat on dredge tailings

EXISTING BUILDINGS: Describe any buildings, historical or otherwise, and any structures on the land and whether they are to be demolished or moved:

WORKSHOP and storage facility with living space - plus 2
containers with connecting roof structure.
all Buildings are located within the Legal Limits after the
proposed subdividing is completed

DECLARATION

- I/WE hereby make application for a Development Permit under the provisions of the City of Dawson Zoning Bylaw No. 12-27 and in accordance with the plans and supporting information submitted and attached which form part of this application.
- I/ WE have reviewed all of the information supplied to the City of Dawson with respect to an application for a Development Permit and it is true and accurate to the best of my/our knowledge and belief.
- I/WE understand that the City of Dawson will rely on this information in its evaluation of my/our application for a Development Permit and that any decision made by the City of Dawson on inaccurate information may be rescinded at any time.
- I/WE hereby give my/our consent to allow Council or a person appointed by its right to enter the above land and/or building(s) with respect to this application only.

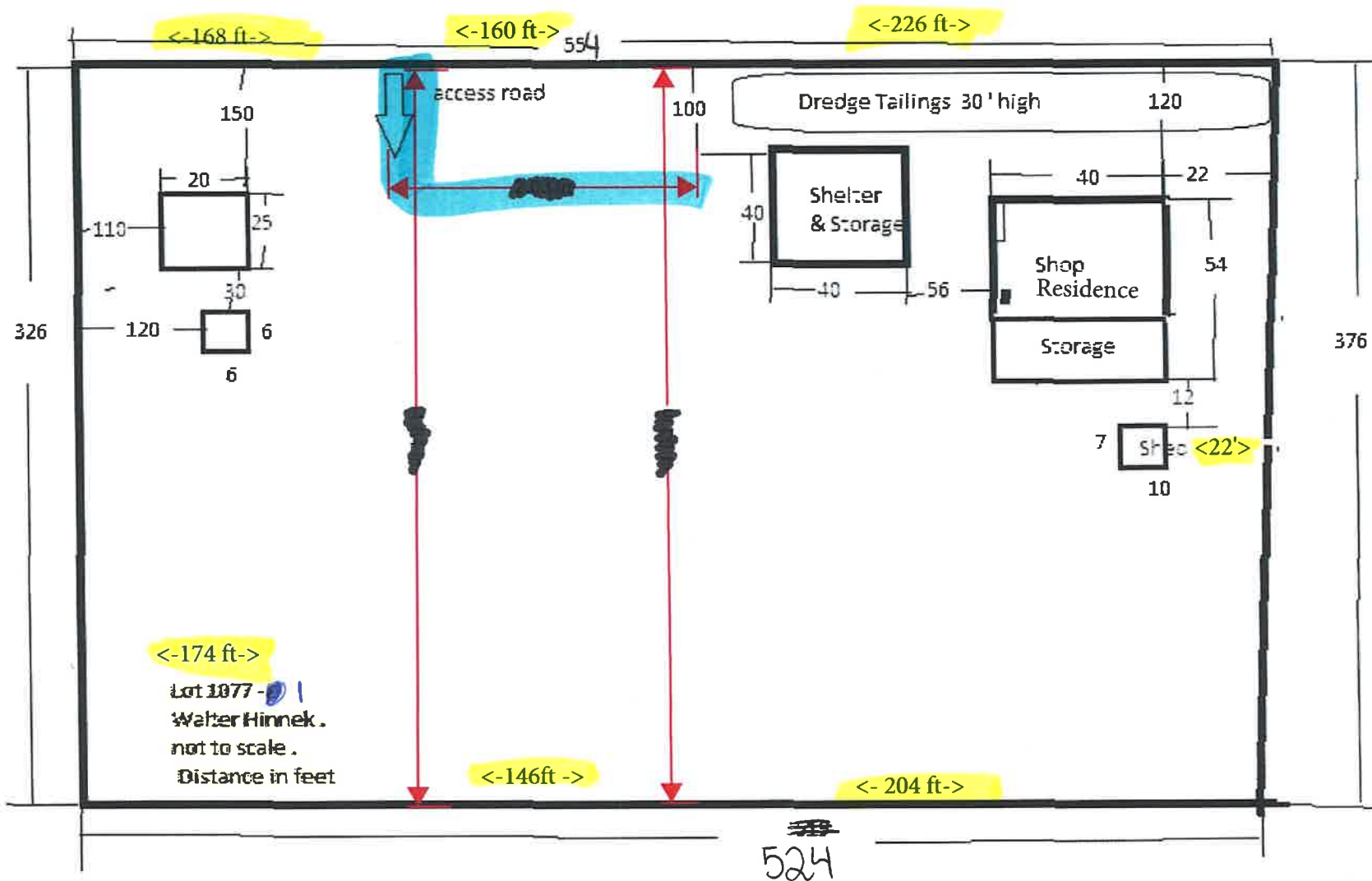
I/WE HAVE CAREFULLY READ THIS DECLARATION BEFORE SIGNING IT.

Sept. 06 2018
DATE SIGNED


SIGNATURE OF APPLICANT(S)

Sept 06 2018
DATE SIGNED


SIGNATURE OF OWNER(S)



Report to Council



☒ For Council Decision ☐ For Council Direction ☐ For Council Information

☐ In Camera

SUBJECT:	Subdivision 18-026: Amendment Request	
PREPARED BY:	Clarissa Huffman, CDO	ATTACHMENTS: 1. Amendment Request Letter and Revised Drawings
DATE:	January 14, 2019	
RELEVANT BYLAWS / POLICY / LEGISLATION: Municipal Act Official Community Plan Zoning Bylaw Subdivision Bylaw		

RECOMMENDATION

That Council approve Subdivision Application #18-026 Amendment, subject to the following additional conditions:

- 1.10 The applicant registers an easement on Lot B for the purposes of providing Lot A with access to the propane tanks.

ISSUE

The applicant wishes to amend subdivision approval #18-026, approved by Council on June 12, 2018 with resolution C18-19-12.

BACKGROUND

The applicant received subdivision approval on May 16, 2018 to consolidate and adjust the boundary lines of Lots 1, 2, 3, and 4, Block M, Ladue, known as Klondike Kate's Restaurant, into three separate properties. The applicant has since changed their proposal and wishes to request an amendment to their approval.

The applicant's previous application included the layout shown in Figure 1, as well as the following conditions:

- 1.1. The applicant submit a Stormwater Management Plan to the satisfaction of the CDO and Public Works Superintendent.
- 1.2. The encroaching cabins of Lot B be resolved in one of two ways: a) the cabins are moved to resolve the encroachment as shown on the registered survey to the satisfaction of the CDO OR b) an easement be registered on title legally granting Lot B the right to encroach onto Lot A.
- 1.3. The applicant provide details of FAR compliance as per a C1 zone for proposed Lots A, B, and C to the satisfaction of the CDO.
- 1.4. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
- 1.5. The applicant shall, on approval of the subdivision plan by the City of Dawson, take all necessary steps to enable the registrar under the Land Titles Act to register the plan of subdivision.
- 1.6. A permanent road closure by-law pass third and final reading for the closure of the alley.

- 1.7. The registered plan of survey shows registered easement on title providing access to all underground utilities that cross a property line.
- 1.8. Detailed dimensions of parking stalls for Lots A, B, and C be submitted as per Zoning By-Law Schedule F, and a parking easement registered on title to the satisfaction of the CDO.
- 1.9. Access details for Lots A, B, and C submitted as per the Municipal Act S. 314, to the satisfaction of the CDO and the Public Works Superintendent.

Conditions 1.3 and 1.6 have been resolved; the remaining conditions are still outstanding.

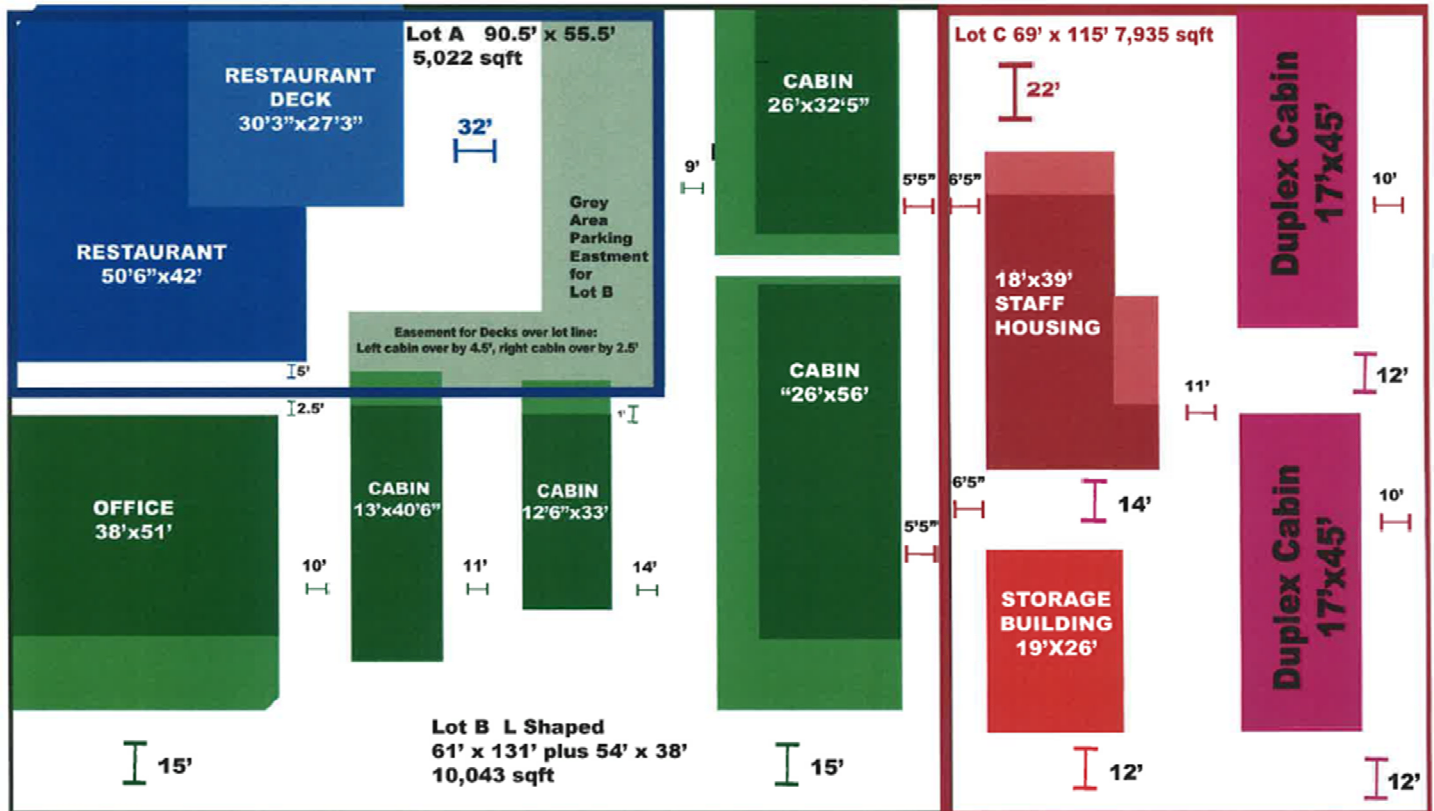


Figure 1. 18-026 Approved Subdivision Configuration

ANALYSIS / DISCUSSION / ALIGNMENT TO OCP & STRATEGIC PRIORITIES

Comments

Departments were previously consulted on this application and no concerns were raised beyond those addressed in conditions 1.1 and 1.7. This amendment does not substantially alter the conditions.

Additionally, the application was previously circulated to every property owner in a 1km radius of this property, inviting comments and questions. No direct concerns were identified during this consultation process.

Subdivision By-Law

Subdivision Control By-Law S3.01 states that every subdivision of land must be made in accordance with the Municipal Act, the Official Community Plan, the Zoning Bylaw, and the Subdivision Control Bylaw. The Considerations/Discussion section of this report is intended to discuss the proposal's conformity with the provisions outlined in the relevant legislation, policies, and plans.

Municipal Act

The Municipal Act S. 314 details the requirements for any proposed plan of subdivision to have direct access to the highway to the satisfaction of the approving authority. It is recommended that the applicant provide details of the proposed access points in order to meet the requirements of S. 314.

S. 319 stipulates that an approval may be valid for a period of up to twelve months. If the applicant has not provided proof that the conditions of approval have been met, under the Act approval is void. The applicant can request an extension of a further twelve months, which may be granted in whole or in part, at the discretion of the approval authority. The approval currently extends to June 12, 2019. An extension to the approval date has not been requested at this time.

Official Community Plan

The proposed amendment is still compliant with the OCP. The property is currently designated as DC – Downtown Core. Uses associated with this designation include commercial buildings, mixed-use buildings, and multi-unit residential dwellings. Proposed ‘Lot A’ (restaurant) and proposed ‘Lot B’ (office and cabins) both comply with the intent of the OCP.

Zoning By-Law

The proposed amendment is still compliant with the Zoning By-Law. The property is currently zoned C1 – Downtown Core. The Zoning By-Law is intended to implement the goals of the OCP. Therefore, the purpose of the C1 zone as per the Zoning By-Law is to foster a vibrant core with a range of residential and commercial uses. A full range of permitted uses and associated provisions are contained in the Zoning By-Law, and any future development of the proposed lots must also conform with the Zoning By-Law. It should be noted that single-detached residential is not a permitted use within the Downtown Core zone.

This proposed amendment is intended to consolidate and realign the lot boundaries of Lots 1, 2, 3 and 4, Block M, Ladue Estate, into two new lots (rather than three), as follows:

Lot Description	Current Use	Proposed Size	Proposed Zoning
A	Restaurant	5,022 square feet	C1 (no change)
B	Office/Cabins	17,978 square feet	C1 (no change)

A full zoning assessment has been conducted on the subject properties in their proposed amended configurations to ensure conformity with the proposed zoning of each lot. Neither proposed Lots A nor B fully conform with the zoning regulations currently in place for a C1 zone. The proposed configuration would mean that proposed Lot B has two cabins encroaching onto Lot A by 4.5 feet and 2.5 feet respectively. The Zoning By-Law does not allow for encroachments onto neighbouring properties or rights-of-way (this is one of many reasons for including setback provisions in zoning by-laws). A subdivision could be approved conditional upon registration of an easement on title legalizing these encroachments (condition 1.2).

The remaining conditions, 1.8 and 1.9, still require attention. Parking for Lot B is sufficient and is not of issue at this time. The applicant prefers this option because they feel that there is sufficient street parking, and they would prefer to have the Lot A parking be reserved for guests of the accommodation units. This would allow each guest to be able to park in front of their cabin.

Additionally, the applicant brought to our attention a propane tank located on Lot B, which requires an easement because Lot A needs access to the propane tank for the kitchen. This has been reflected in the new conditions.

APPROVAL

NAME:	Cory Bellmore, CAO	SIGNATURE:
DATE:		

City of Dawson
P.O. Box 308
Dawson City YT
Y0B 1G0

14129 Yukon Inc.
(Klondike Kate's Cabins & Restaurant)
Box 417, Dawson City
Yukon Territory
Y0B 1G0

January 10, 2019

Dear City Council,

Subdivision lot & easement layout

I am requesting an amendment to subdivision approval #18-026 and I am submitting the final draft for the layout for lots A & B (Diagrams 01 and 02), which has been simplified by eliminating the 3rd Lot C and leaving that land area as part of Lot B.

Upon working with the subdivision diagrams, it became obvious that this was a better, more versatile configuration for the Klondike Kate's Accommodation Business and this also simplifies the process of subdivision, reducing the cost and allowing the subdivision to proceed in a timelier fashion.

The costs and logistics were too high for the previous subdivision plan for the 3 lots A, B & C. That previous plan had overly complex requirement to do water & sewer work for a total of 4 buildings and new foundations for 3 buildings within a limited time period, combined with the very narrow time frame for local contractors to do the work between when ground can be worked and when the businesses are closed in the early spring and late fall. This work also falls during the time of year when the local contractors are experiencing the most intense demand for their services.

This new plan gives more flexibility for when to move the other

accommodation buildings to lot B. Changes to water, sewer and plumbing are only needed for the office building on Lot B. Any building moves and water & sewer changes can be applied for and done later, after subdivision is complete.

Subdivision Parking layout

For Lot A (Restaurant), 10 parking spots are required to meet the needs of the dining room, which has tables for 80 diners.

Lot A (Restaurant) will have an easement for parking for the Accommodation Business on Lot B, as this is needed to allow accommodation guests to park in front of their cabins.

10 spots for Restaurant Parking will be created on Lot 8, Block M, which is less than 200 feet away down King Street, on the East side of the Transport Building (see Diagram 03).

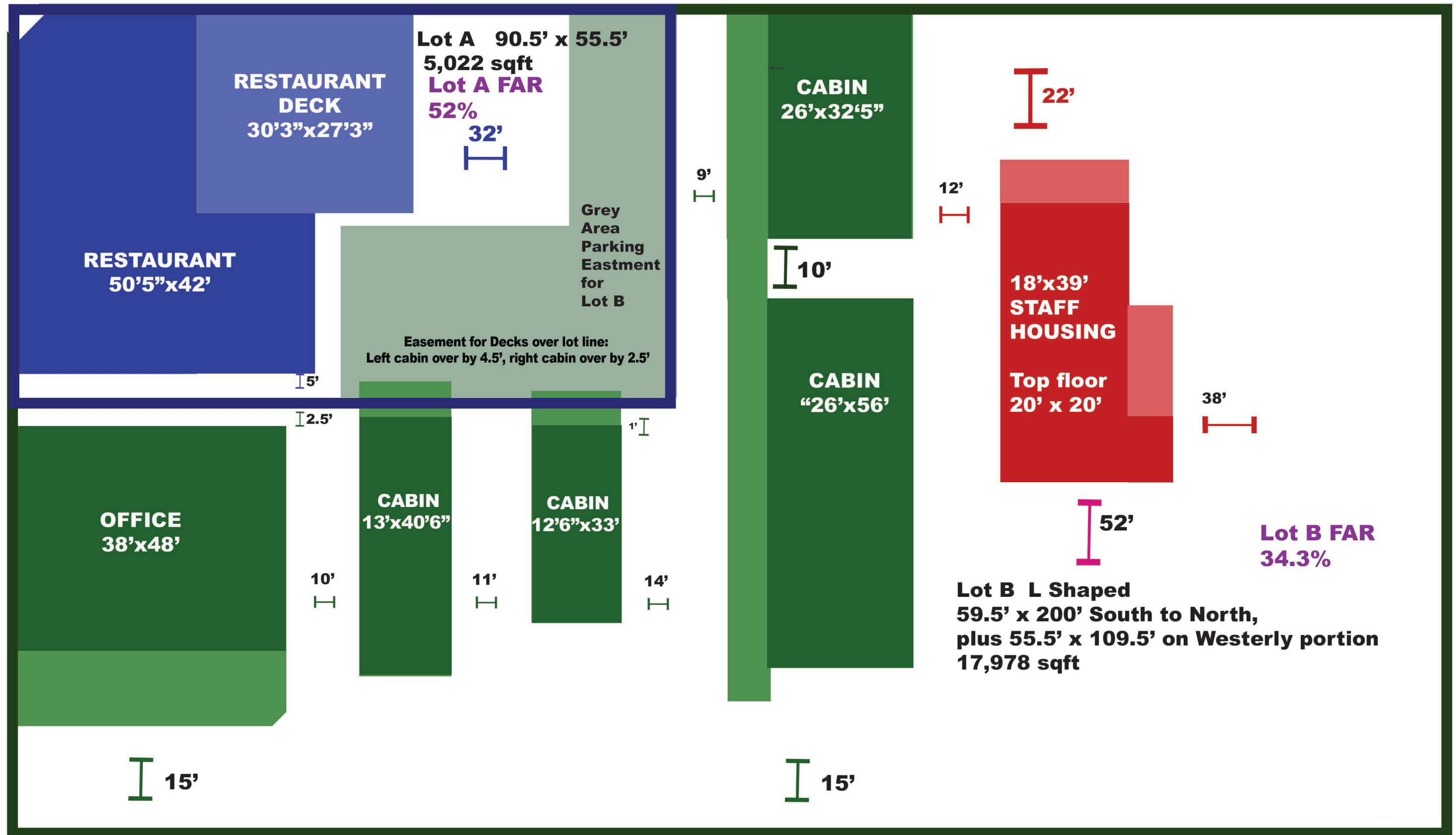
In addition, the Restaurant has an agreement for use of the loading dock on Lot B, meaning services doing deliveries do not need any parking on Lot A, as they can use the provided parking for the Office on Lot B while doing deliveries.

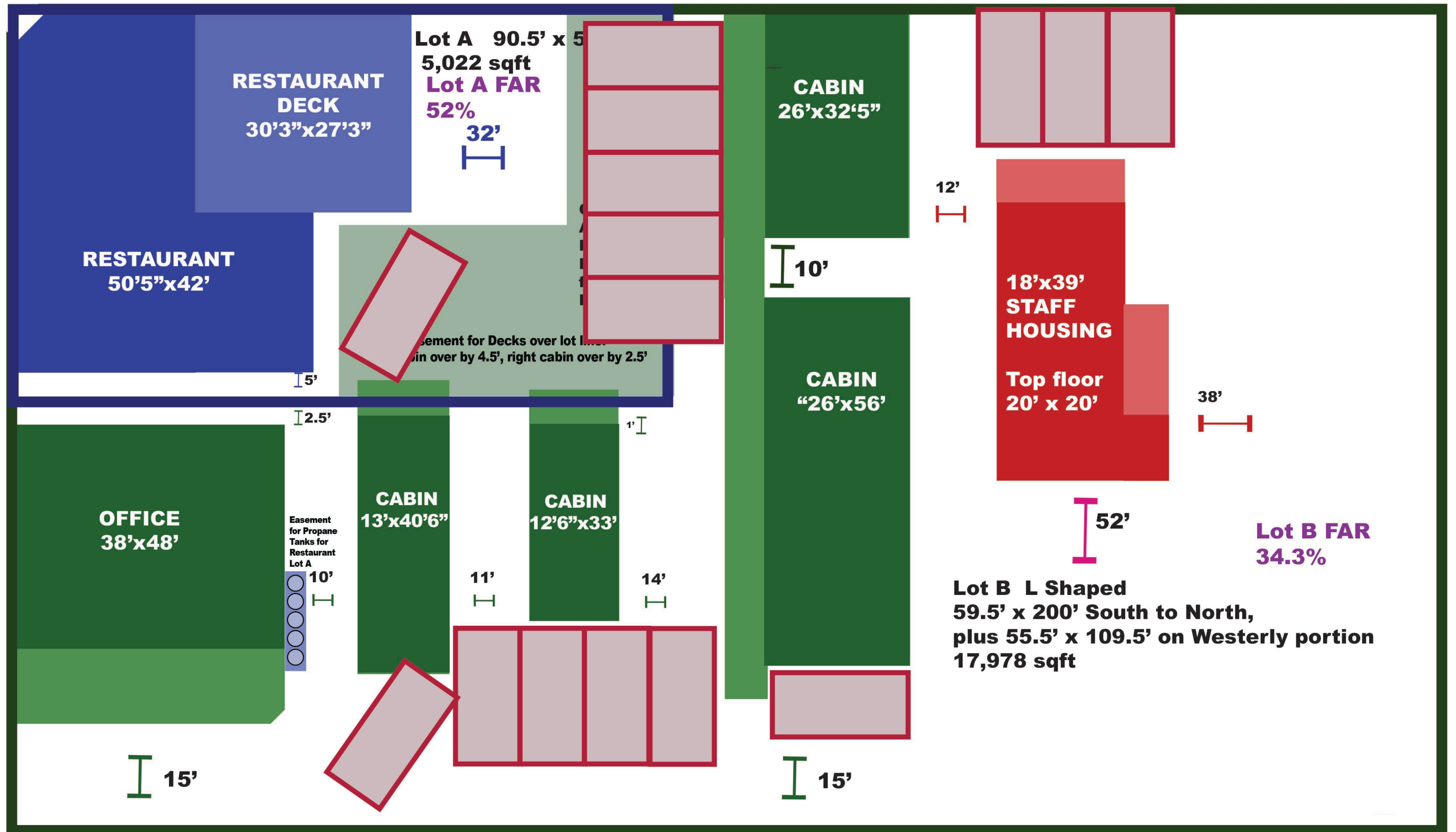
Thank you,

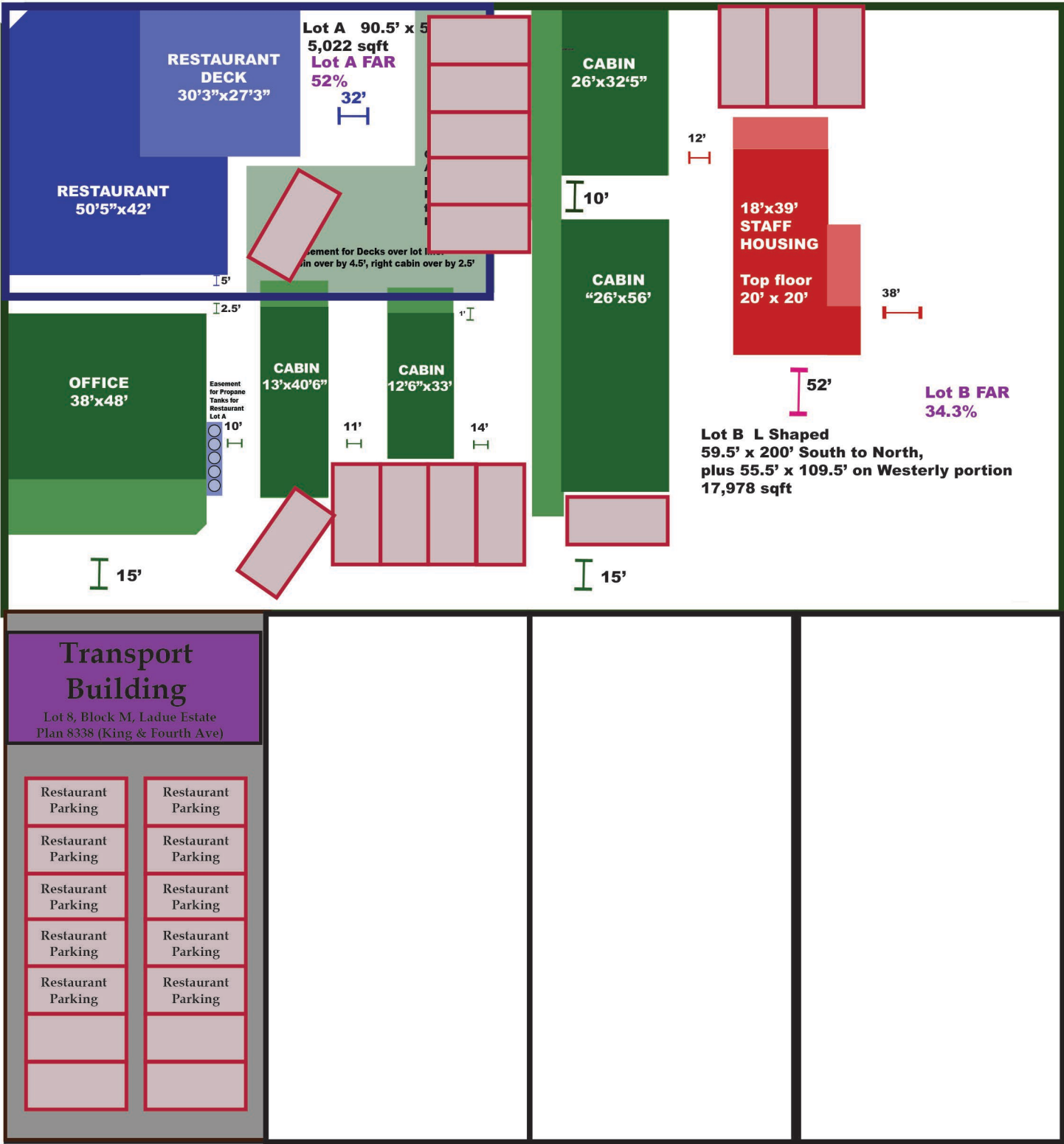
A handwritten signature in cursive script, appearing to read "Alice Thompson".

Alice Thompson

(867) 993-2532







Restaurant parking within 200 feet of building

Bylaw 3.1 Except where cash-in-lieu is provided in accordance with the City of Dawson bylaws, the required off-street parking and loading spaces shall be located on the same parcel as the building they serve or on a separate lot within 150 m (492.1 ft.) of the building.



Report to Council



☒ For Council Decision ☐ For Council Direction ☐ For Council Information

☐ In Camera

SUBJECT:	City of Dawson Residential Suitability Analysis: Stantec Report	
PREPARED BY:	Clarissa Huffman, CDO	ATTACHMENTS: 1. RSA Report
DATE:	January 11, 2019	
RELEVANT BYLAWS / POLICY / LEGISLATION:	n/a	

RECOMMENDATION

That Council accept the City of Dawson Residential Suitability Analysis as information and provide administration with feedback on how to proceed.

BACKGROUND SUMMARY

Yukon Government provided additional funding to the City of Dawson to increase the scope of work for Stantec Consulting during the OCP review. This additional scope of work was to conduct a high-level site suitability analysis of three future planning areas: Slinky East Bench, Slinky West, and Dredge Pond Phase II. The site suitability analysis included desktop geotechnical studies for all three sites to determine whether it would be feasible to pursue development in these areas. Additionally, the study provided high level costing for a residential subdivision at Slinky East/West.

ANALYSIS / DISCUSSION / ALIGNMENT TO OCP & STRATEGIC PRIORITIES

Land development has been a Council and administrative priority for a number of years. Specifically, it has been a priority to determine the best way to develop and release affordable lots. This report will assist Council and administration in prioritizing new areas for development.

Slinky East/West

Generally speaking, the consultant has determined that Areas A and B are feasible for development. Area C was not selected due to geotechnical setbacks which made a large portion of the site too small to be considered developable. That said, there is a portion of Area C that could be considered for a few lots as part of a larger development. Additionally, it should be noted that Area A and B are currently planned to have different designations in the draft OCP.

Specific questions for consideration include the following:

1. Does Council have a preference for further detailed design planning based on small municipal lots, large municipal lots, or Country Residential (privately serviced lots)? [Costing details on page 5.1 of the report]
2. Are there any other areas in the Dome Road Country Residential and/or Future Planning areas that Council would be interested in considering as part of this development planning (For example, along the northern edges of the existing Dome Road Subdivision)? [Detailed design would include incorporation of trails and existing uses.]

Dredge Pond Phase II

The site is presumed to be feasible for development, though detailed design would need to consider more detailed geotechnical and floodplain considerations.

Specific questions for consideration:

1. Based on the report, what additional studies would Council be interested in pursuing prior to moving to detailed design?
2. Is Council still interested in reserving portions of this site for a Dredge Tailings Municipal Historic Site?

APPROVAL		
NAME:	Cory Bellmore, CAO	SIGNATURE: 
DATE:	Feb 1, 2019	



City of Dawson

Residential Suitability Analysis

Prepared by Stantec Consulting Ltd
December 5, 2018



107 Main Street, Suite 202, Whitehorse, YT Y1A 2A7

Table of Contents

1.0	OVERVIEW.....	1.1
2.0	DEVELOPMENT CONSIDERATIONS	2.1
3.0	SITE SERVICING.....	3.2
3.1	MUNICIPAL SERVICING	3.2
3.1.1	Sanitary Sewer Servicing	3.2
3.1.2	Water Servicing.....	3.2
3.2	NON-MUNICIPAL SERVICING	3.3
3.2.1	Private Servicing	3.3
3.2.2	Communal Servicing	3.3
4.0	ROAD ACCESS.....	4.1
5.0	PRELIMINARY COSTING AND FEASIBILITY	5.1
6.0	CONCLUSIONS.....	6.1
6.1	POTENTIAL DEVELOPMENT AREA A (DOME ROAD WEST).....	6.1
6.2	POTENTIAL DEVELOPMENT AREA B (DOME ROAD EAST).....	6.2
6.3	POTENTIAL DEVELOPMENT AREA C.....	6.2

APPENDIX A – FIGURES

Figure 1 - Potential Development Area
Figure 2 - Developable Area
Figure 3 - Area 'A' – Small Lot Option
Figure 4 – Area 'A' – Large Lot Option
Figure 5 – Area 'B' – Small Lot Option
Figure 6 - Area 'B' – Large Lot Option
Figure 7 - Area 'A' – Small Lot Option Servicing Alignment
Figure 8 – Area 'A' – Large Lot Option Servicing Alignment
Figure 9 – Area 'B' – Small Lot Option Servicing Alignment
Figure 10 - Area 'B' – Large Lot Option Servicing Alignment

APPENDIX B – FIGURES

Desktop Terrain and Geotechnical Assessment



1.0 OVERVIEW

In 2018, the City of Dawson asked Stantec to review several areas in the community and provide a high-level opinion of probable cost to service potential developable sites. To complete this task, the following methods were used: aerial review, desktop review, and terrain analysis. Each of these methods were specifically chosen to provide insight on the development considerations as described in the following sections.

The material in this analysis reflects Stantec's professional judgment considering the scope, schedule, and other limitations stated in the document; and in the contract between Stantec and the Client. The opinions in this analysis are based on conditions and information existing at the time that the document was published and do not consider any subsequent changes. It must be recognized that the level of detail utilized for this review is at a desktop-level only; additional studies such as geotechnical reviews, environmental approvals, transportation impact assessment, detail engineering, etc. will be required to determine an actual developable area and more precise cost.

2.0 DEVELOPMENT CONSIDERATIONS

To review the potential development areas, the following elements were considered:

- **Physical characteristics of the area**
 - Topography
 - Terrain
 - Slopes and potential setback
 - Existing/adjacent properties
 - Natural features
- **Access and transportation**
 - Potential for extension of existing roadways
 - Potential for roadway access with grades under 10%
 - Road length: no more than 80-100 lots should be serviced off a single access roadway
 - Anticipated traffic volume on Dome Road
- **Opportunity for residential design layouts**
 - Potential for smaller lot residential development "Small Lot" at 50' frontage width
 - Potential for larger lot residential development "Large Lot" at a minimum of 1 acre in size
- **Serviceability**
 - Logical extension of existing services
 - Opportunity for on-site servicing options
- **Developable Area**
 - It must be recognized that the Gross Developable Area of each location cannot be considered 'developable'. In addition to the 30m wide development setback, measured from the top-of-slope line, additional land is required to accommodate the following elements:



DAWSON CITY - RESIDENTIAL SUITABILITY ANALYSIS

Site Servicing

Gross Developable Area	100%
Slope setback	30m+ (% varies)
Roadways	15-20%
Utility rights-of-way	5%
Stormwater management facilities	5%
Open spaces	10%
Net Developable Area	Approx. 60%

3.0 SITE SERVICING

The following servicing information should be considered an overall summary based on our existing knowledge of the area.

3.1 MUNICIPAL SERVICING

3.1.1 Sanitary Sewer Servicing

Due to limited information available for the suitability analysis, there were no capacity assessments done on off-site sanitary sewer servicing infrastructure such as lift stations or the Wastewater Treatment Plant (WWTP).

There is potential for a new sanitary main to connect to the existing lift station at the intersection of the Dome Road and North Klondike Highway intersection. It is assumed that the sanitary main would be directed or flow by gravity to this lift station. From the existing lift station, the sanitary effluent would be pumped into the existing 150 mm forcemain routed along the east side of the North Klondike Highway to the 5th Avenue WWTP in Dawson City. A capacity study would need to be completed on the size of the lift station and the forcemain as the additional effluent may require a larger forcemain.

The proposed alignment for the sanitary main would connect to the existing lift station at the intersection of the North Klondike Highway and the Dome Road. It would then run up the gully to Area A and cross Dome Road to reach Area B. Figure 1, 2, 3, and 4 in the Appendix show the proposed alignment for both the urban and rural options for Area A and Area B. Each property would have a 75 mm diameter insulated sanitary service.

3.1.2 Water Servicing

Due to limited information available for the suitability analysis, there were no capacity assessments done on off-site water servicing infrastructure, such as booster stations or the Water Treatment Plant (WTP).

There is potential for a new water main to connect to the existing water main which runs along the east side of the North Klondike Highway. To service Dome Road East and Dome Road West while maintaining pressure in the water system, a new booster station would be required.

The proposed alignment for the water main would connect to the North Klondike Highway / Dome Road intersection water stub. It would then run up the gully to Area A and cross Dome Road to reach Area B. Figure 1, 2, 3 and 4 in the



Site Servicing

Appendix show the proposed alignment for both the urban and rural options for Area A and Area B. Each property would have a recirculating water service, in accordance to the Dawson City standards.

3.2 NON-MUNICIPAL SERVICING

For subdivisions with lots larger in size than 1 acre (these lots would typically be zoned Country Residential), it is the responsibility of the land owner to develop water and sanitary services for their property.

3.2.1 Private Servicing

Private servicing options for water include: private well or water delivery via truck. Options for sanitary servicing include: septic field or septic tank. These costs have not been provided in Section 5.0 as they install, and maintenance would be the responsibility of the property owner.

The type of private servicing will be dependent on the site conditions. Future septic fields will need to be designed and installed based on soil conditions.

3.2.2 Communal Servicing

Communal servicing options for subdivisions should be considered as it typically fosters lower densities due to regulations related to larger lots and yards, required setbacks, regulations, separation and risk. The location of the Study Area requires considerable infrastructure and is one of the limited areas available of development in Dawson. Responsible growth in this area should consider density, housing options, affordability, growth management and responsible capital spending. Advancements in Communal Servicing (Treatment Units and Package Treatment Plants) have allowed municipalities to consider new options to service challenging locations.

Shortage of developable lands in the City of Dawson represents a need to consider planning and economic development objectives. Communal servicing can be provided privately (Condo or Utility Service), Municipal or through a joint agreement. Some advantages to Communal Servicing include:

- Variety of modular type treatment options available which are cost-effective to purchase, can be installed quickly, and can easily be adapted to changing environmental regulations;
- Advanced treatment and nutrient removal;
- Increasing affordability and experience will provide reliable examples for municipalities;
- Challenging locations can be serviced prior to the extension and connections of municipal infrastructure;
- Lower cost compared to upgrades and extension of municipal infrastructure;
- Reduce demands on current infrastructure;
- Increase developability and density in areas previously considered as future growth areas;
- Minimize impact to the natural environment (compared to wells and septic fields).



4.0 ROAD ACCESS

The main access to the potential development areas is Dome Road. There is an alternate route, Mary McLeod Road, which is utilized for local traffic by residents residing in the Dome Subdivision along Mary McLeod Road.

Through preliminary conceptual planning, it was determined that Area B (Dome Road East) could create approximately 100 new lots and Area A (Dome Road West) could create up to 90 lots. Using a rule-of-thumb of 9 vehicle movements per day per household in urban areas, it can be estimated that there could be an additional 1,710 movements per day created by the development of these two areas. As there are approximately 50 existing lots, representing 450 vehicle movements per day; at full build-out, there could be over 2,160 vehicle movements per day on Dome Road. Actual vehicle movements may differ based household characteristics of the area.

From a desktop assessment, it is recommended that Dome Road be upgraded. Removing the existing Bituminous Surface Treatment (BST), compacting subgrade, rebuilding the road base, and reapply BST would be recommended. In addition, a Transportation Impact Assessment (TIA) will need to be completed to better determine the usage on Dome Road, current traffic volumes and anticipated traffic of the proposed development. A roadway survey will be completed as part of the TIA to determine the geometric design standards for the relevant road classification, safety requirements and required improvements (intersections, signalization, illumination).

Roads within the new subdivisions would be constructed with proper sub-base and base materials. Along with a drainage plan.



DAWSON CITY - RESIDENTIAL SUITABILITY ANALYSIS

Preliminary Costing and Feasibility

5.0 PRELIMINARY COSTING AND FEASIBILITY

Below is a cost estimate for municipal-servicing (small lot and large lot) and private-serviced subdivisions. General requirements include: mobilization and demobilization, traffic control, utility coordination, survey and construction management, along with grubbing, stripping, tree clearing and backfill for the trenches.

- Small Lots (50' frontage width), Municipal Servicing
 - includes general requirements, piped water and sanitary servicing, Dome Road upgrades, and cleared and developed roads and lots in subdivision.
- Large Lots (1 acre in size minimum), Municipal Servicing
 - includes general requirements, piped water and sanitary servicing, Dome Road upgrades, and cleared and developed subdivision roads.
- Large Lots (1 acre in size minimum), Private Servicing
 - includes general requirements, Dome Road upgrades, and cleared and developed subdivision roads.

Description	Extension		
	Municipal Servicing		Private Servicing
	Small Lots	Large Lots	Large Lots
General Requirements	\$ 1,570,625.00	\$ 1,523,125.00	\$ 1,160,000.00
Sanitary Sewer Main & Servicing	\$ 3,881,400.00	\$ 3,385,320.00	
Water Main	\$ 2,621,000.00	\$ 2,340,000.00	
Water Services	\$ 927,600.00	\$ 745,000.00	
Dome Road Upgrades	\$ 1,508,000.00	\$ 1,368,000.00	\$ 1,368,000.00
Road & Lot Development in New Subdivision	\$2,197,375.00	\$ 804,950.00	\$ 804,950.00
Total	\$ 12,706,000.00	\$ 10,166,395.00	\$ 3,332,950.00
Contingency (50%)	\$ 6,353,000.00	\$ 5,083,197.50	\$ 1,666,475.00
Total with Contingency	\$ 19,059,000.00	\$ 15,249,592.50	\$ 4,999,425.00
Length of Frontage Feet (ft)	8,616	6,978	6,978
Price Per Frontage Feet (\$/ft)	\$ 2,212	\$ 2,185	\$ 716
Price Per Frontage Feet without Contingency (\$/ft)	\$1,475	\$1,457	\$478
Area (Net Developable) (ac)	29.13	56.12	56.12
Price Per Area (\$/ac)	\$ 654,274	\$ 271,732	\$ 89,085
Price Per Area without Contingency (\$/ac)	\$ 436,183	\$ 181,155	\$ 59,390
Average Cost Per Lot	\$73,000 - \$110,602	\$181,155 - \$271,732	\$59,390 - \$89,085



DAWSON CITY - RESIDENTIAL SUITABILITY ANALYSIS

Preliminary Costing and Feasibility

An order-of-magnitude opinion of probable cost (OPC) was developed for the high-level scope of upgrades, based on detail design and project management costs; estimated area and quantity measurements using unit rate estimates from recent Yukon projects, including a **50% contingency**. As identified in Section 3.0, off-site improvements are not included in this OPC.

Any opinion of cost cannot consist of all contractor mobilization and front-end costs, overhead and profit, as well of detailed schedule of values, which would require the review of drawings, specifications, and material schedules. Stantec does not guarantee the accuracy of these costs and shall incur no liability where actual construction costs are exceeded.

In preparation of the costing we have assumed:

- All work is done under single contract;
- Summer construction;
- Public competitive tender with minimum of three bidders;
- Completed in 2019; and
- No allowance for escalation.

This document entitled Urban Residential Suitability Analysis was prepared by “Stantec” for the City of Dawson, YT. Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment considering the scope, schedule and other limitations stated in the document and in the contract between Stantec and the City. The opinions in the document are based on conditions and information existing at the time the document was published, and do not consider any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party because of decisions made or actions taken based on this document.

Some of the findings herein are based on spot review and others are based on a visual review of the surface conditions. Deficiencies that may exist but were not recorded in this report were not apparent, given the level of study undertaken.

The material in this report reflects the best judgement of Stantec considering the information available at the time of preparation.



Conclusions

6.0 CONCLUSIONS

Based on the development consideration review, Area A (Dome Road West) and Area B (Dome Road East) appear to be the most suitable areas for potential development. The conclusions for each area are described below.

6.1 POTENTIAL DEVELOPMENT AREA A (DOME ROAD WEST)

Area A is considered developable with access off a single roadway. Due to single access, the number of lots should be limited based on traffic volumes and emergencies.

Based on all the development considerations, it is estimated that Area A can accommodate 70-90- Small Lots (50' frontage width) or 15-20 Large Lots (1 acre minimum).

Physical Constraints	Access and Transportation	Opportunity for Residential Design Layouts	Serviceability
Setback required <ul style="list-style-type: none"> 30m+ wide development setback required from top of slope 	Single access <ul style="list-style-type: none"> Use of a single access is a safety concern 	Small Lots <ul style="list-style-type: none"> Some inefficiencies created due to the development area's overall shape and dimensions Possibility for 70-90 lots 	Small Lots <ul style="list-style-type: none"> Fully serviceable (water & sewer) by the City of Dawson infrastructure Option for communal servicing to make lots more feasible
		Large Lots <ul style="list-style-type: none"> Possibility for 15-20 lots 	Large Lots <ul style="list-style-type: none"> Fully serviceable (water & sewer) by the City of Dawson infrastructure Inefficient due to large lots sizes Option for communal servicing to make cost more feasible Option for private servicing (ie. Water well and septic fields) provided by owners cost



Conclusions

6.2 POTENTIAL DEVELOPMENT AREA B (DOME ROAD EAST)

Due to single access, the number of lots should be limited based on traffic volumes and emergencies. Additional geotechnical and slope stability studies are required to determine setbacks and construction methods.

Based on all the development considerations, it is estimated that Area B can accommodate 90-100 Small lots (50' frontage width), adjusted based on access limitations, or 25-30 Large Lots (1 acre minimum).

Physical Constraints	Access and Transportation	Opportunity for Residential Design Layouts	Serviceability
Setback required <ul style="list-style-type: none"> 30m+ wide development setback required from top of slope 	Single access only <ul style="list-style-type: none"> Use of a single access is a safety concern Length of road due to parcel dimensions 	Small Lots <ul style="list-style-type: none"> Some inefficiencies created due to the development area's overall shape Possibility for 90-100 lots; however, this should be limited based on access 	Small Lots <ul style="list-style-type: none"> Fully serviceable (water & sewer) by the City of Dawson infrastructure Option for communal servicing to make lots more feasible
		Large Lots <ul style="list-style-type: none"> Possibility for 25-30 lots 	Large Lots <ul style="list-style-type: none"> Fully serviceable (water & sewer) by the City of Dawson infrastructure Inefficient due to large lots sizes Option for communal servicing to make cost more feasible Option for private servicing (ie. Water well and septic fields) provided by owners cost

6.3 POTENTIAL DEVELOPMENT AREA C

Area C is not considered developable due to the narrow width of the overall Development Area.

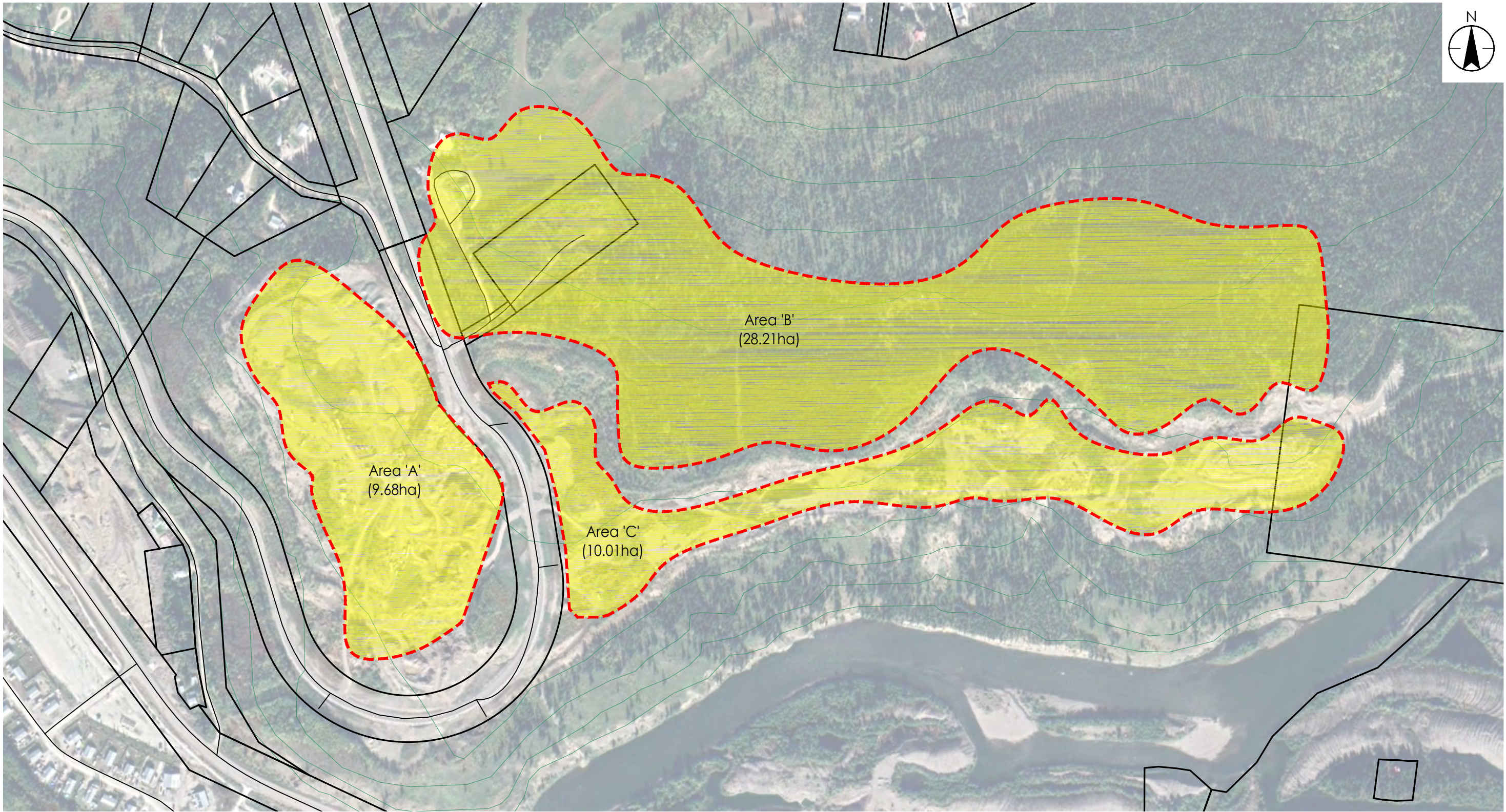
Physical Constraints	Access and Transportation	Opportunity for Residential Design Layouts	Serviceability
		No potential <ul style="list-style-type: none"> Development Area is too narrow to support development 	



Appendix A FIGURES



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Stantec Architecture Ltd.
1100-4900 50 Street
Red Deer AB T4N 1X7
Tel: (403) 341-3320
www.stantec.com

Legend

- Potential Development Area
- Contours

Client/Project

City of Dawson

URBAN RESIDENTIAL
SUITABILITY ANALYSIS

Project No.

144902601

Title

Potential Development
Area

Revision

1

Reference Sheet

-

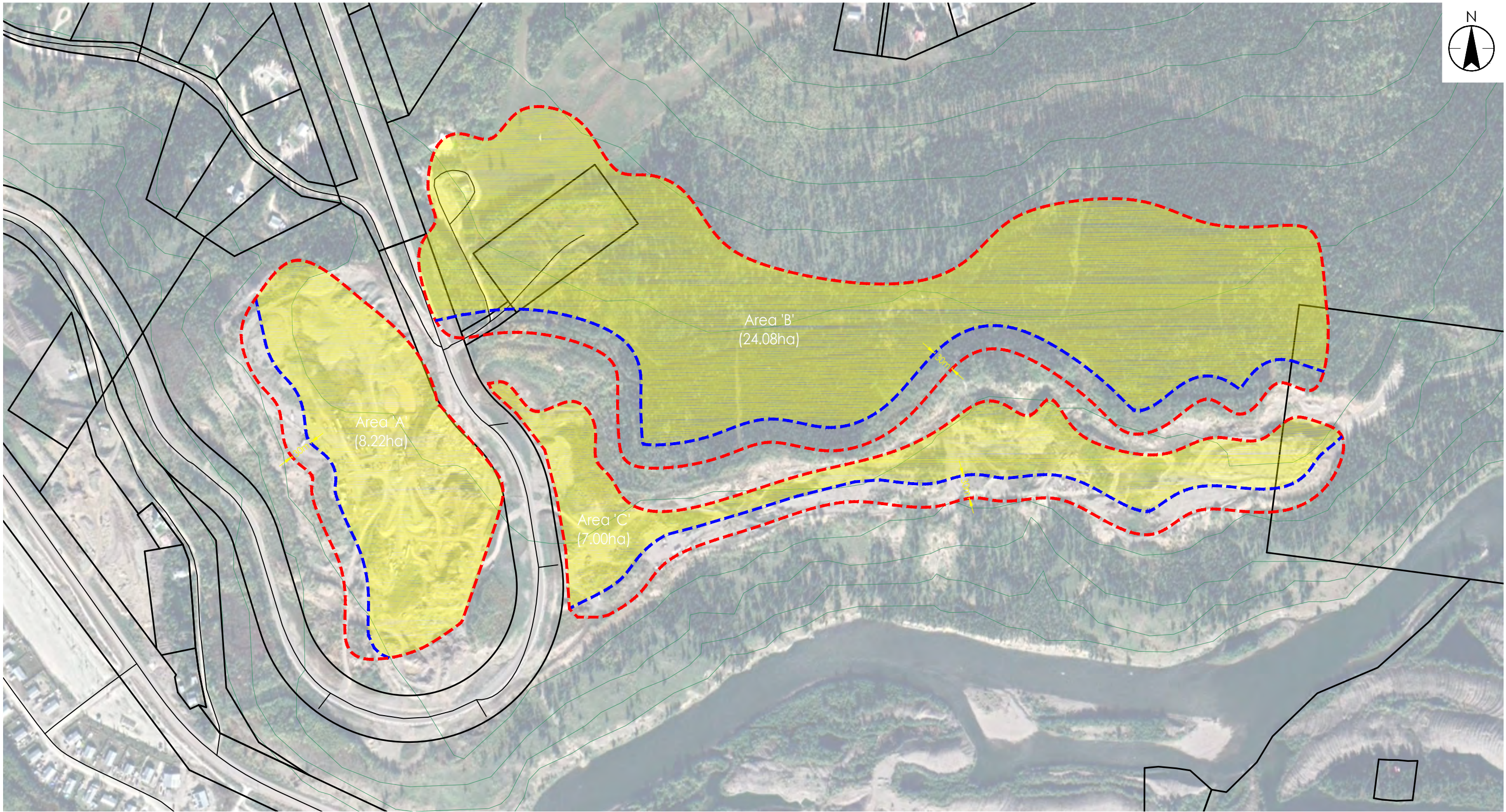
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Figure No.

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Stantec Architecture Ltd.
1100-4900 50 Street
Red Deer AB T4N 1X7
Tel: (403) 341-3320
www.stantec.com

Notes

Legend

- Developable Area
- 30m Slope Setback
- Contours

Client/Project

City of Dawson

URBAN RESIDENTIAL
SUITABILITY ANALYSIS

Project No.

144902601

Title

Developable Area

Revision

1

Reference Sheet

-

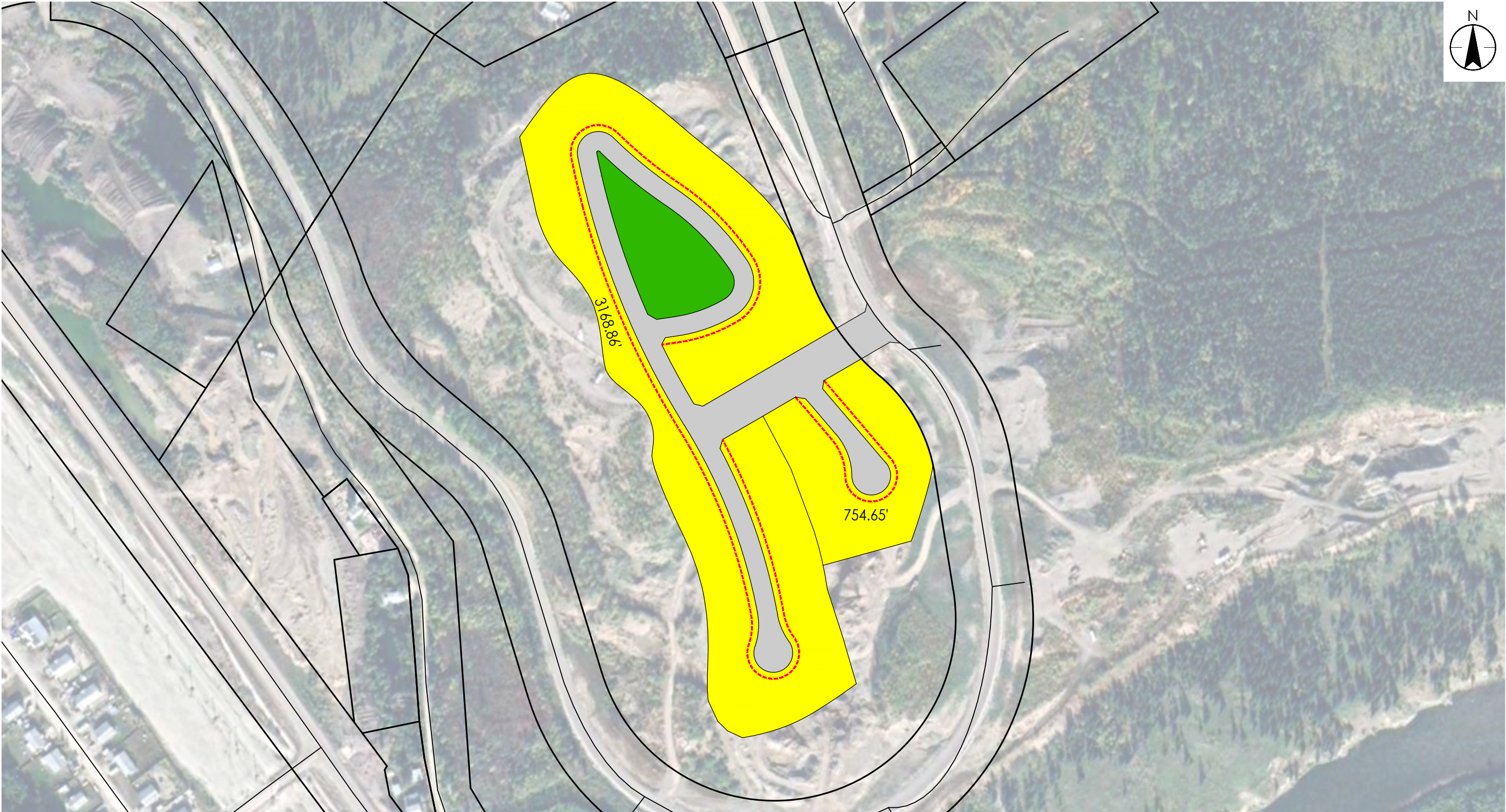
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Stantec Architecture Ltd.
1100-4900 50 Street
Red Deer AB T4N 1X7
Tel: (403) 341-3320
www.stantec.com

Notes

Legend

- Frontage Line (Total 3923'+/-)
- Residential Lots
- Open Space

Client/Project

City of Dawson

URBAN RESIDENTIAL
SUITABILITY ANALYSIS

Project No.

144902601

Title

Area 'A' - Small Lot Option

Revision

1

Reference Sheet

-

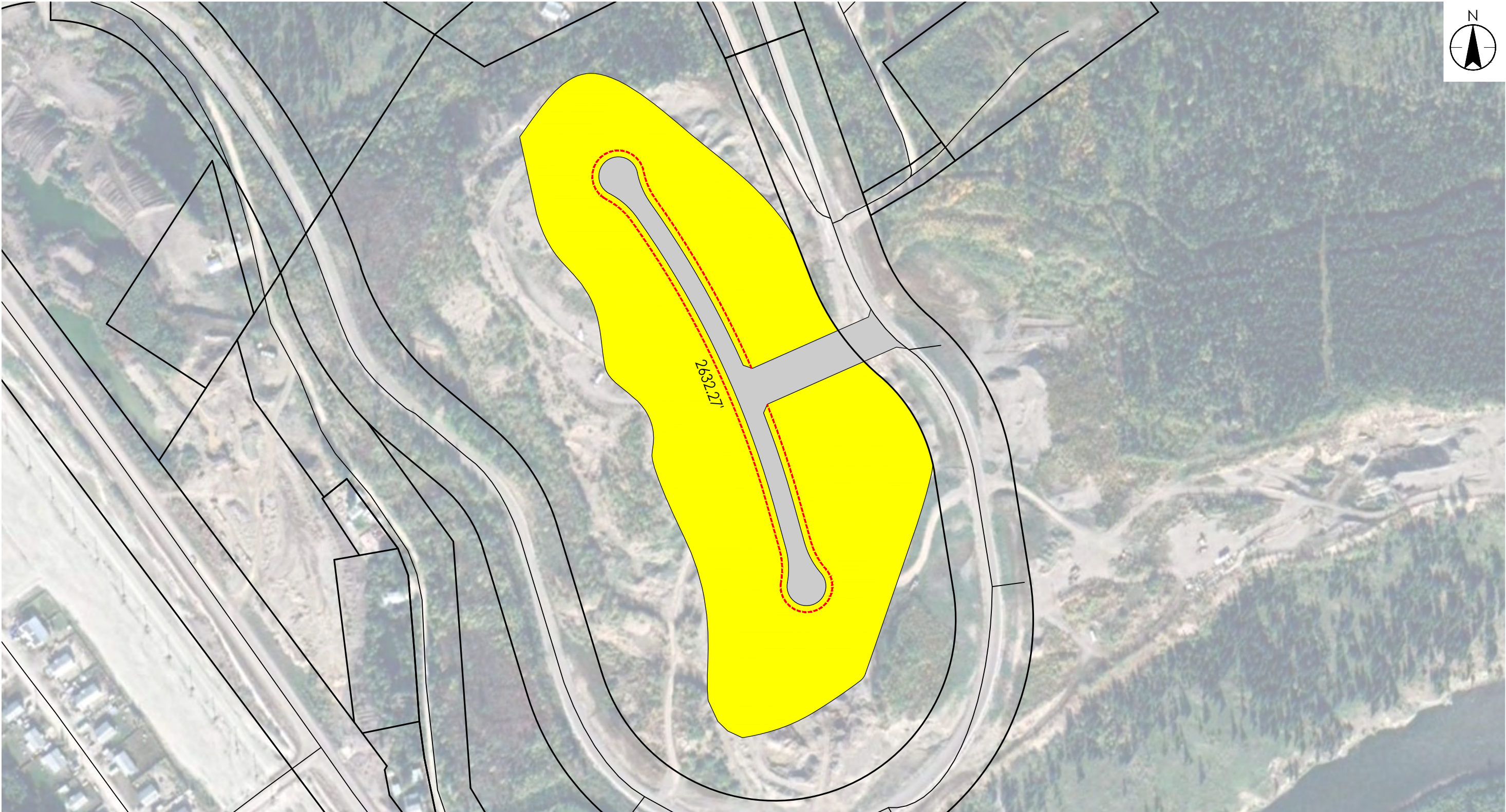
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Stantec Architecture Ltd.
1100-4900 50 Street
Red Deer AB T4N 1X7
Tel: (403) 341-3320
www.stantec.com

Notes

Legend

- Frontage Line (Total 2632'+/-)
- Residential Lots

Client/Project

City of Dawson

URBAN RESIDENTIAL
SUITABILITY ANALYSIS

Project No.

144902601

Title

Area 'A' - Large Lot Option

Revision

1

Reference Sheet

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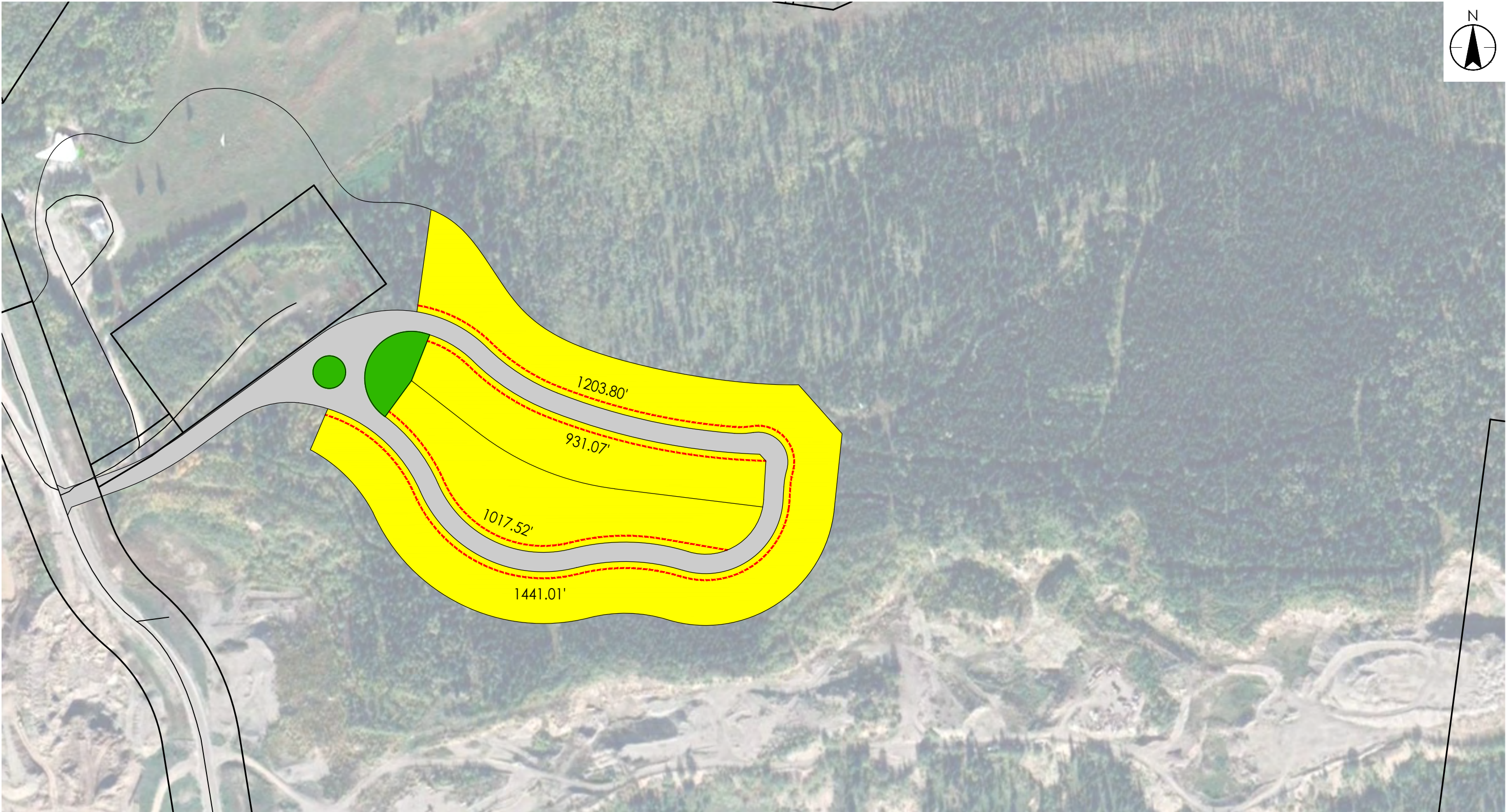
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2018.11.20

Figure No.

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Stantec Architecture Ltd.
1100-4900 50 Street
Red Deer AB T4N 1X7
Tel: (403) 341-3320
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Notes

Legend

- Frontage Line (Total 4693'+/-)
- Residential Lots
- Open Space

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City of Dawson

URBAN RESIDENTIAL
SUITABILITY ANALYSIS

Project No.

144902601

Title

Area 'B' - Small Lot Option

Revision

1

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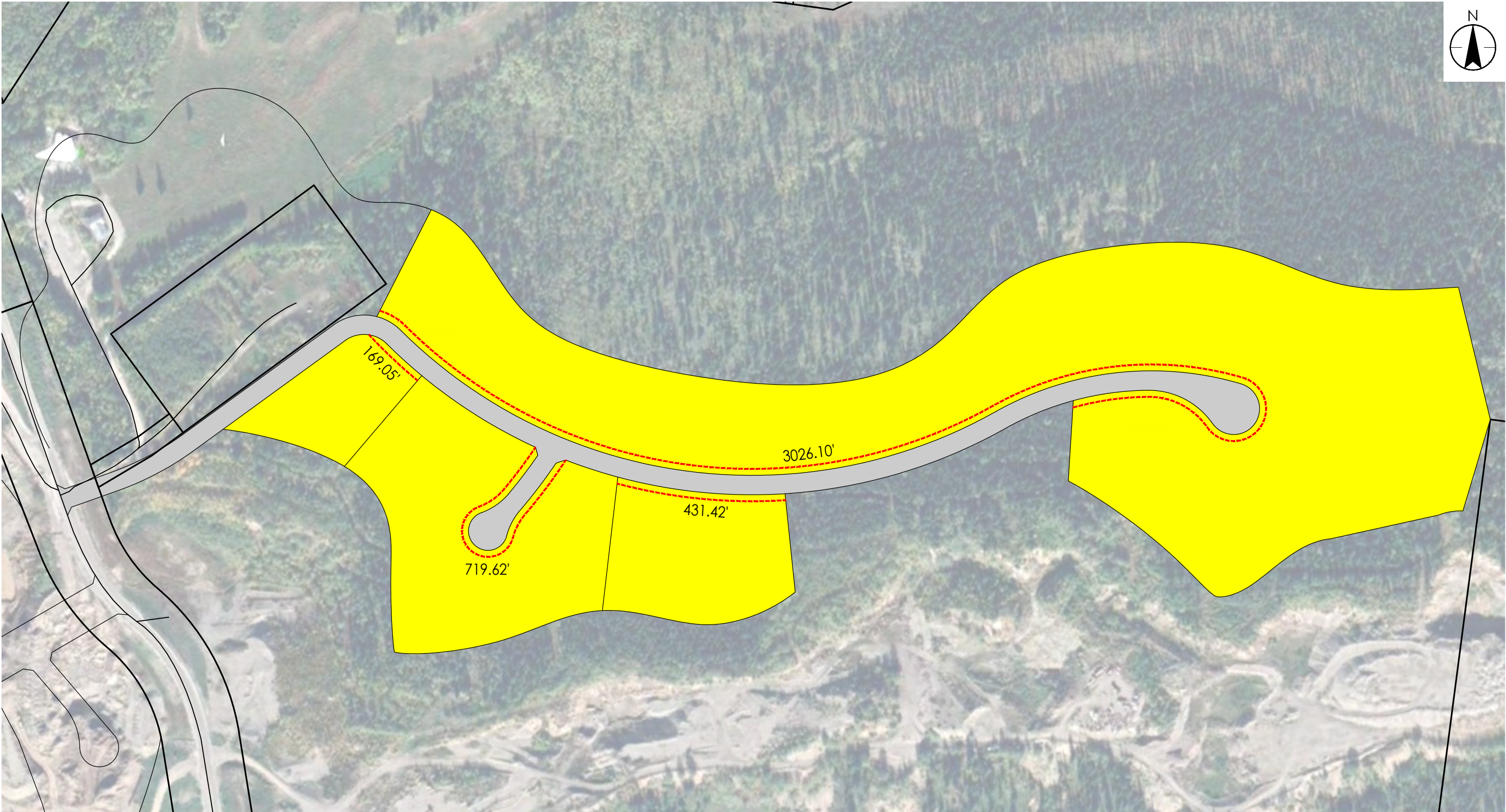
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Notes

Legend

- Frontage Line (Total 4346'+/-)
- Residential Lots

Client/Project

City of Dawson

URBAN RESIDENTIAL
SUITABILITY ANALYSIS

Project No.

144902601

Title

Area 'B' - Large Lot Option

Revision

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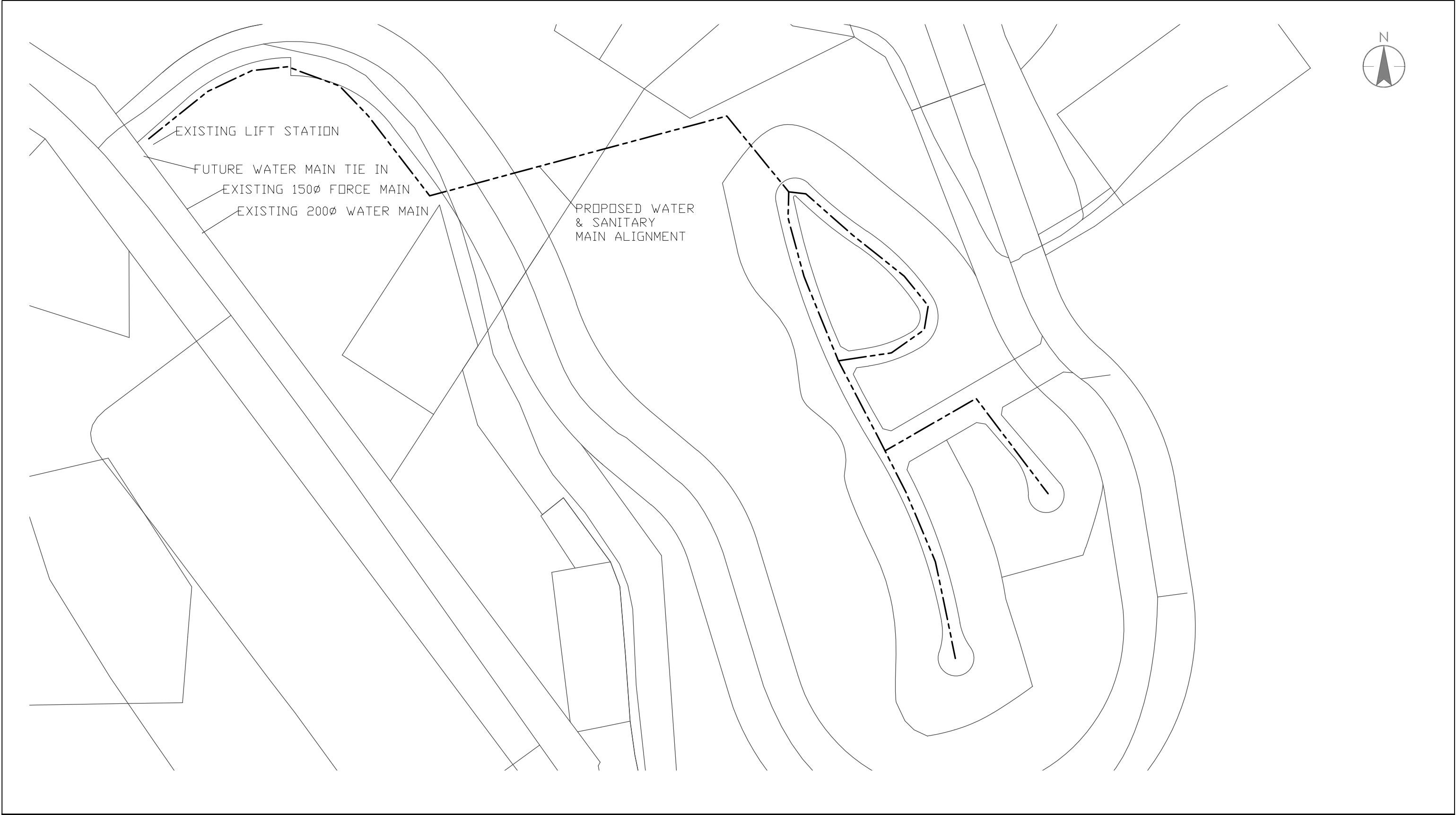
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Notes

Legend

- Frontage Line
- Approx. Water / Sewer Main Alignment

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Project No.

144902601

Title

Area 'A' - Small Lot Option

Revision

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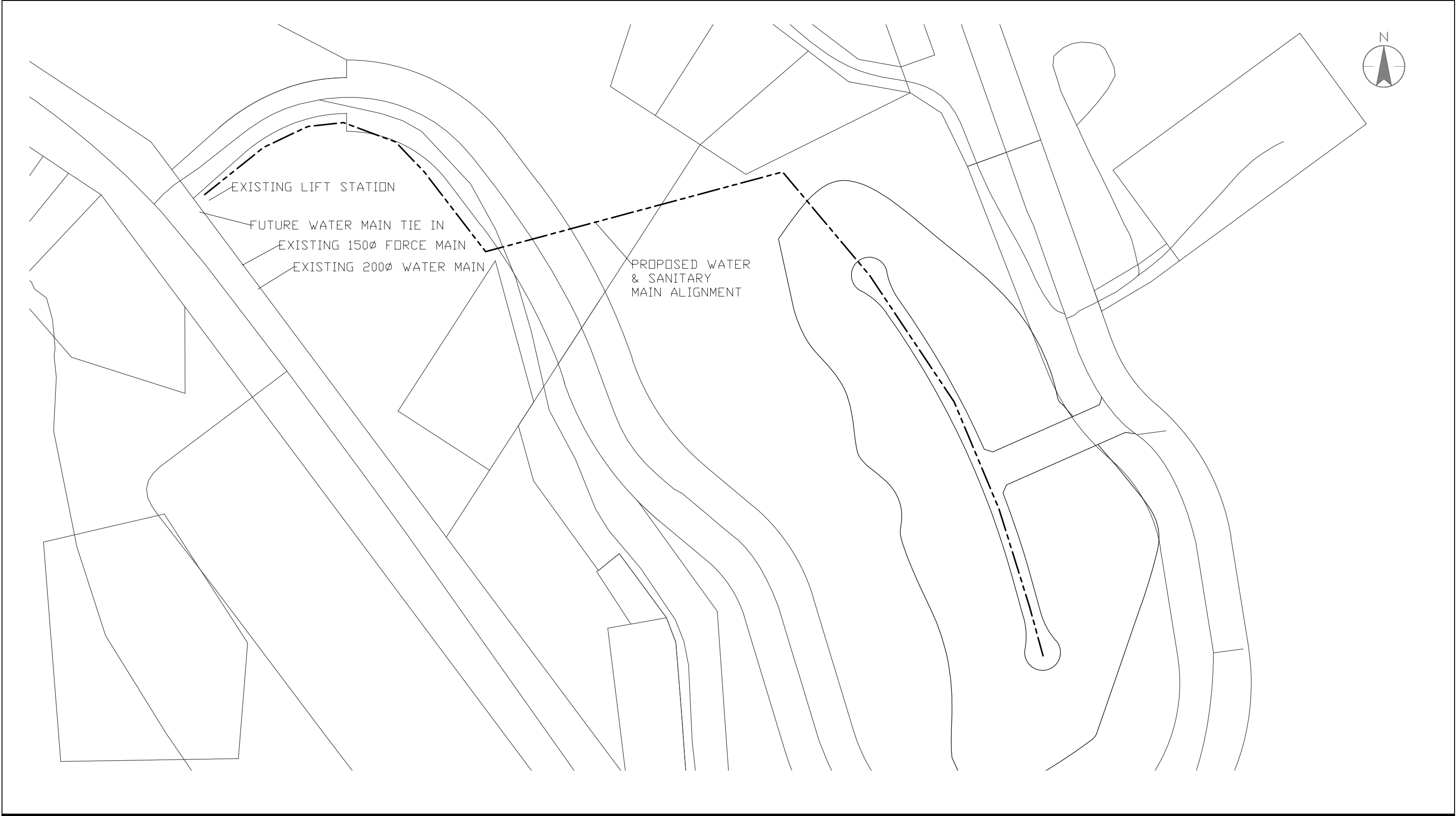
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SUITABILITY ANALYSIS

Project No.

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Area 'A' - Large Lot Option

Revision

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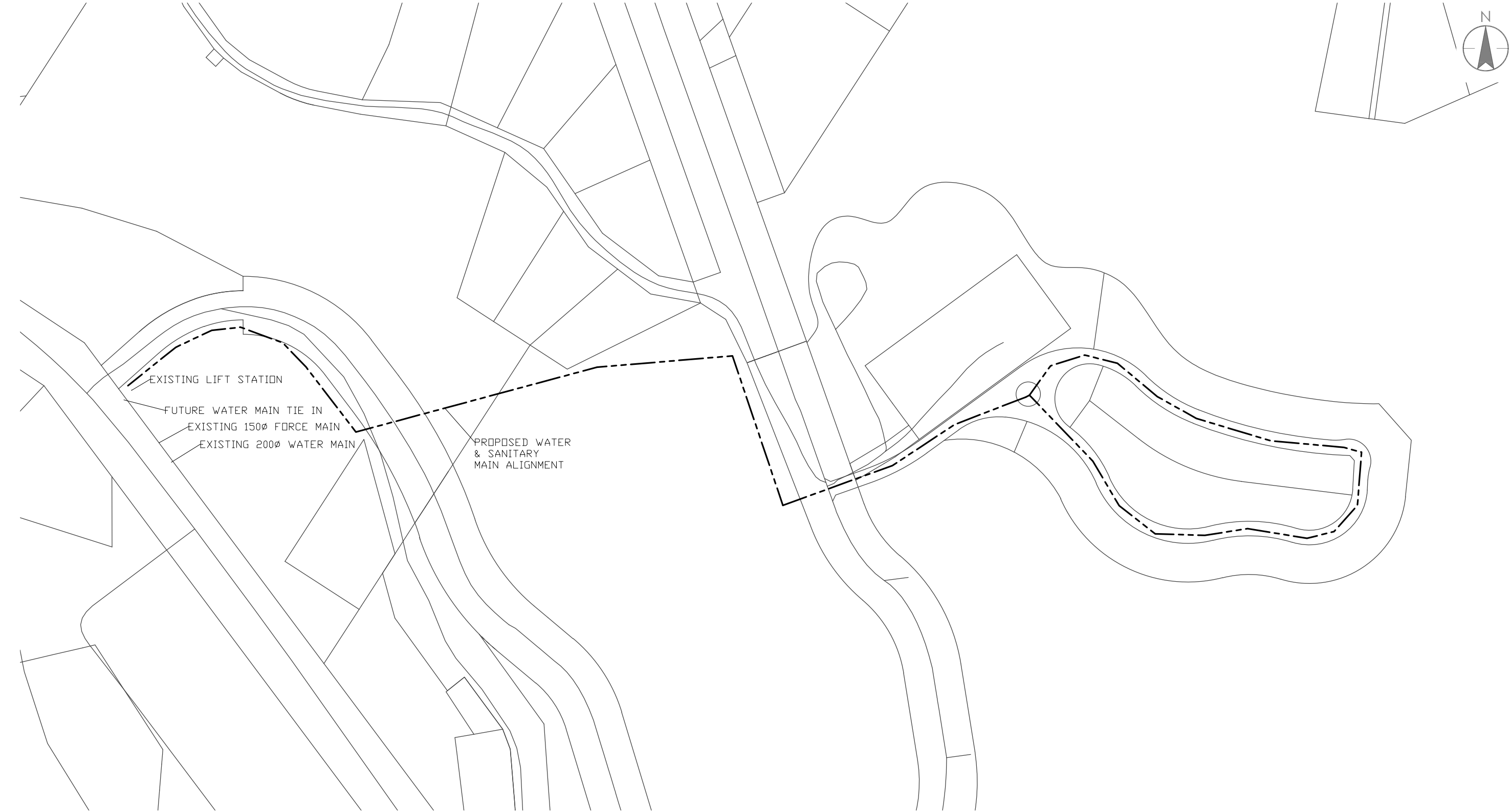
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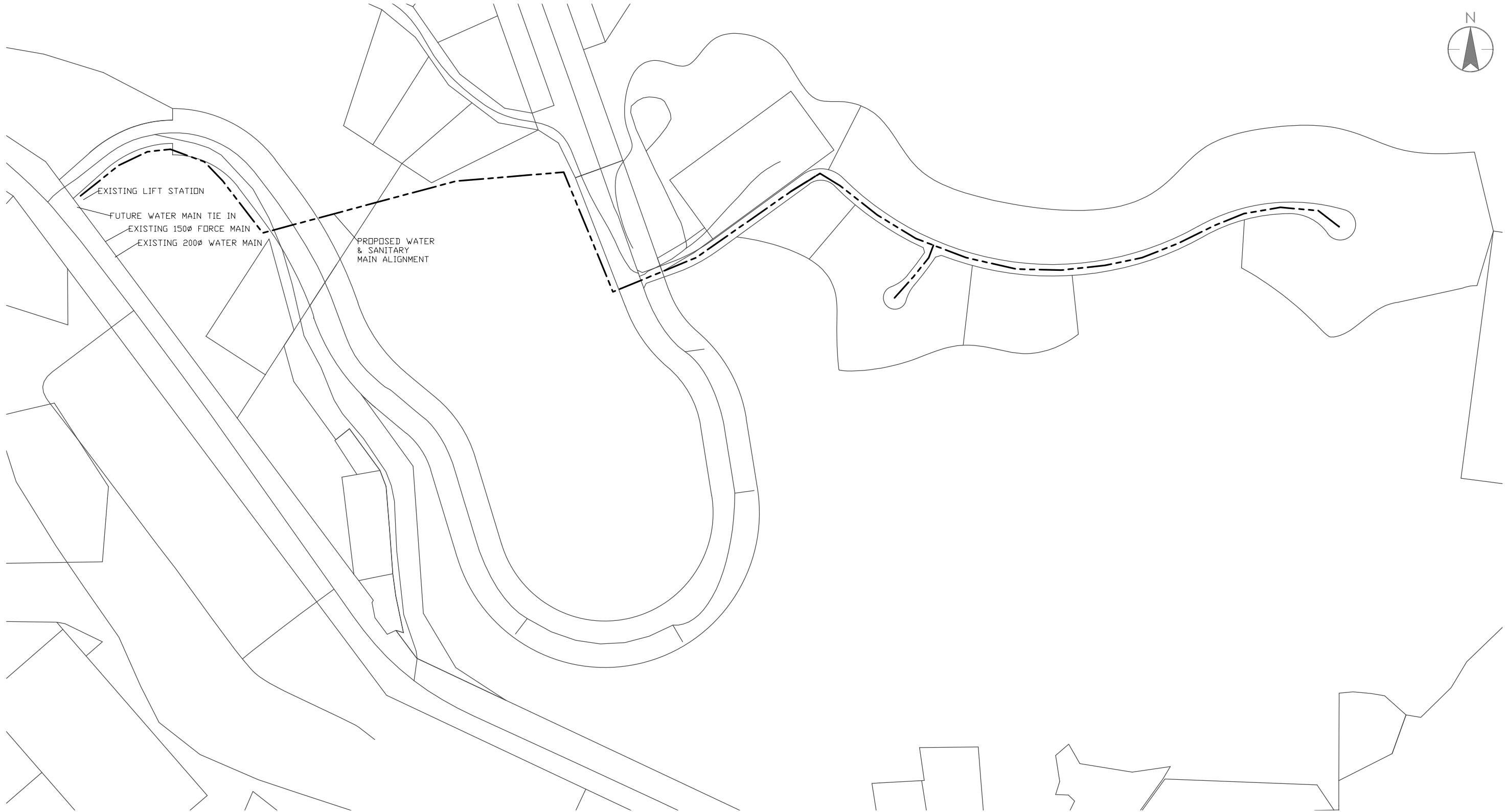
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SUITABILITY ANALYSIS

Project No.

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Title

Area 'B' - Large Lot Option

Revision

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Appendix B - DESKTOP TERRAIN AND GEOTECHNICAL ASSESSMENT





Desktop terrain and geotechnical assessment

Dome Road East, Dome Road West and
Dredge Pond sites

December 6, 2018

Prepared for:

City of Dawson

Prepared by:

Stantec Consulting Ltd.

Revision	Description	Author		Quality Check		Independent Review	



Sign-off Sheet

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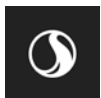


Table of Contents

EXECUTIVE SUMMARY	III
1.0 INTRODUCTION	1.1
1.1 GENERAL	1.1
1.2 SCOPE OF WORK.....	1.1
1.3 STUDY AREAS	1.1
1.4 PREVIOUS INVESTIGATIONS	1.3
2.0 BACKGROUND DATA REVIEW	2.4
2.1 SITE HISTORY AND LAND USE	2.4
2.1.1 Dome Road East and Dome Road West sites	2.4
2.1.2 Dredge Pond site	2.5
2.2 PHYSIOGRAPHY AND BEDROCK GEOLOGY	2.6
2.2.1 Dome Road East and Dome Road West sites	2.6
2.2.2 Dredge Pond site	2.6
2.3 LANDFORMS AND SURFICIAL GEOLOGY	2.7
2.3.1 Dome Road East and Dome Road West sites	2.7
2.3.2 Dredge Pond site	2.8
2.4 HISTORICAL DREDGING ACTIVITIES AND IMPACTS ON SURFICIAL GEOLOGY	2.9
2.5 CLIMATE AND PERMAFROST	2.10
2.6 HAZARD AND SLOPE STABILITY	2.11
2.6.1 Dome Road East and Dome Road West sites	2.11
2.6.2 Dredge Pond site	2.11
3.0 TERRAIN MAPPING	3.12
4.0 SUITABILITY TO LAND DEVELOPMENT	4.13
4.1.1 Dome Road East site	4.13
4.1.2 Dome Road West site	4.13
4.1.3 Dredge Pond site	4.14
5.0 SUMMARY OF KEY FINDINGS	5.15
6.0 CONCLUSIONS AND RECOMMENDATIONS	6.16
7.0 STATEMENT OF GENERAL CONDITIONS	7.17
8.0 REFERENCES	8.1
LIST OF TABLES	
Table 5-1 Study areas information summary	5.15

LIST OF FIGURES



DESKTOP TERRAIN AND GEOTECHNICAL ASSESSMENT - DOME ROAD EAST, DOME ROAD WEST AND DREDGE POND SITES

Figure 1-1	Study Areas	1.2
Figure 2-1	Ground disturbance alongside Dome Road area (in yellow)	2.4
Figure 2-2	Historical photograph of Dredge mining	2.5
Figure 2-3	Surface topography at the Dome Road East site.....	2.8
Figure 2-4	Sketch of a typical bucket line dredge showing material redistribution following dredging	2.9
Figure 3-1	Unstable slope below the former mine site at the Dome Road East site	3.12

LIST OF APPENDICES

APPENDIX A – SITE FIGURES



Executive Summary

A desktop terrain analysis was performed in support of identifying potential developable lands for the community of Dawson City. The main objective of this assignment was to identify potential geotechnical features, constraints, geohazards or any other issues that might affect or impact the design and/or construction of future land development. Although not replacing intrusive geotechnical site investigations, this desktop exercise allowed our team to comment on the suitability of two specific areas in relation to potential residential, commercial and/or industrial developments.



1.0 INTRODUCTION

1.1 GENERAL

A desktop terrain analysis was performed in support of new potential residential development for the community of Dawson City.

The general work scope was to describe key baseline conditions and to conduct an evaluation of anticipated terrain and geotechnical conditions present at three individual sites.

1.2 SCOPE OF WORK

The desktop study included the following scope of work:

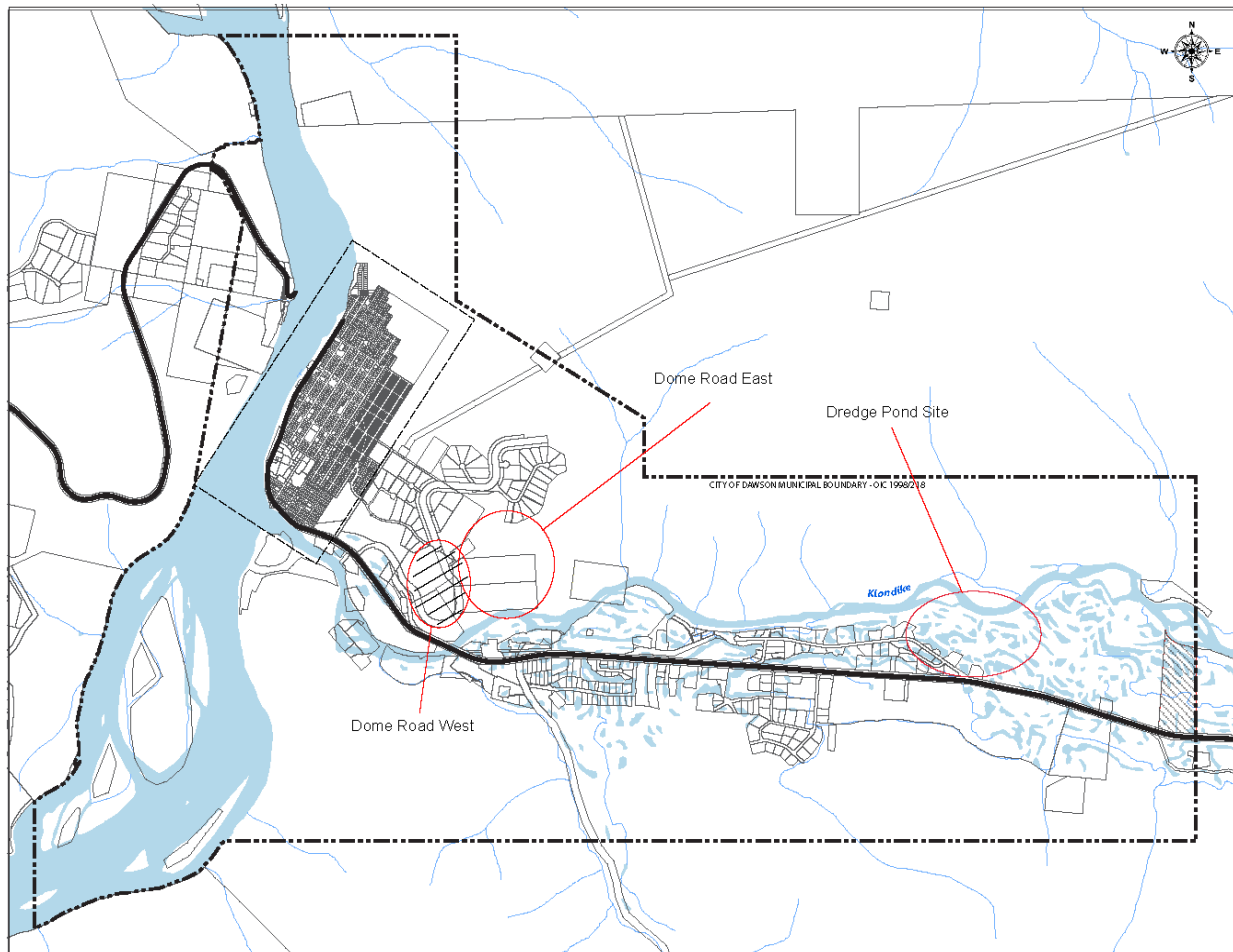
1. The compilation and review of publicly available information relevant to bedrock and surficial geology, existing geotechnical investigation reports, as well as reports and/or scientific literature relevant to the terrain conditions of the area;
2. Detailed terrain mapping of the proposed sites (including surficial material and surface expression and geomorphological processes);
3. Identification of adverse terrain conditions that could potentially affect the sites (e.g., poor drainage, seasonal seepage, potential for landslide occurrence or permafrost degradation);
4. The production of a summary report presenting the assessment methodology, summary of relevant information, observations and commentary on the suitability of the three sites for future development, along with accompanying maps and summary tables.

1.3 STUDY AREAS

Three distinct study areas were included in the assessment: Within this report, they are referred as the Dome Road East, Dome Road West and Dredge Pond sites (see **Figure 1-1**). All three sites are located within the municipal limits of Dawson City. The proposed Dome Road East and Dome Road West sites are located on either side of Dome Road, along a terrace (or bench) marking the lower slope of Midnight Dome. The area consists of an intermediate river terrace, which sits approximately 100 m above the modern valley-floor. The Dredge Pond site is located further to the east, alongside the Klondike Highway, in a unique landscape of tailings piles present between the highway and the Klondike River.



Figure 1-1 Study Areas



1.4 PREVIOUS INVESTIGATIONS

A number of report and publications discussing geology, surficial geology and overall environmental conditions in the Dawson City are available through open source platforms (e.g., Bedrock Geology and surficial geology map in **Appendix A, Figure A1 and A2**). Descriptions and references to those documents are provided in the following sections.

A few documents discussing the feasibility and/or suitability of the study areas to future land development are also available; they include:

- Inukshuk Planning & Development Ltd., 2000. Tr'ondëk Hwëch'in Dawson Subdivisions Feasibility Study. Prepared for the Tr'ondëk Hwëch'in First Nation.
- Inukshuk Planning & Development Ltd., 2008. Preliminary Site Inspection - Dome Subdivision Expansion Feasibility Study. Whitehorse.
- McIntyre, B., 2017. Klondike East Bench Project Report. Prepared for: Mineral Resources Branch Department of Energy Mines & Resources Yukon Government October 21, 2017.
- Yukon Environmental and Socio-Economic Assessment Board (YESAB), 2010. Designated Office Evaluation Report for 2009-0200 Dawson Dome Gravel Pit Subdivision. February 22, 2010.

Selected information from those reports are included in the Background Data Review section (Section 2.0).

Also of interest, a Landscape Hazard Study was produced for Dawson City in 2015 by the Yukon College and a series of individual authors and contributors (Benkert et al. 2015). Conducted as part of the Climate Change Adaptation Strategies for the Yukon, the study provides key baseline information including (but not limited) to bedrock geology, terrain and surficial geology and permafrost distribution and characteristics. Some of that information is included in the current study (e.g., a landscape hazard map presented in **Appendix A, Figure A3**).

Note, however, that no geotechnical investigation reports discussing site-specific conditions at the three study areas were reviewed as part of this study. The information included in this report is therefore based on a review of existing data, including satellite imagery and LiDAR-derived topographic information, without subsurface information or reconnaissance site visit conducted by the authors.



2.0 BACKGROUND DATA REVIEW

2.1 SITE HISTORY AND LAND USE

2.1.1 Dome Road East and Dome Road West sites

As like many other areas in the Klondike region, the landscape along the outskirts of Dawson City shows reminders of past mining activities that took place in the area. It is the case around Dome Road area, where extensive excavations, movements of materials and associated ground disturbance took place over the last decades (**Figure 2-1**). Footprints of gravel extraction and stockpiling are also visible on either side of the road, some related to the Yukon Government gravel reserve.

Aside from mining activities, the Dome Road East area is well known for hosting a network of cross country ski trails. The trail system, over 20 km in length, is visible in the forest marking the terrain immediately upslope from the former mining ground. Also located east from the road is the former Dome Road Dump, a “trench and fill” method to manage all of Dawson’s domestic and commercial waste between 1980-1987¹.

Figure 2-1 Ground disturbance alongside Dome Road area (disturbed area identified in yellow; ski trails area is identified in blue)



¹ Information gathered from <http://naturalmanufactured.com/other/DawsonDumpHist.pdf>

2.1.2 Dredge Pond site

The Dredge Pond site has gone through a major disturbance phase associated to the industrial gold dredging operations that took place along the River floodplain from the end of the Gold Rush (~1899) until the 1960s (**Figure 2-2**). Mining activities have reshaped many low-lying areas around Dawson City, where massive dredges are responsible for the presence of a vast network of linear tailing piles present along the local river floodplains.

Excavating stream gravel deposits in search for gold, then redepositing the waste material in large tailings piles has led to major redistribution of material along the former river floodplain. This placer gold mining technique has impacted the local landscape; forest and the topsoil removal, impacted drainage and altered soils properties being a few. Additional information on the impact of dredging on soils are provided in the following sections.

More recently, residential expansion has taken place in this portion of the valley with the development of the Dredge Pond subdivision around 2002.

Figure 2-2 Historical photograph of Dredge mining (by George Hunter²)



² Photograph obtained from https://www.pc.gc.ca/en/lhn-nhs/yt/klondike/culture/lhn-nhs_dn4

2.2 PHYSIOGRAPHY AND BEDROCK GEOLOGY

Dawson City is located within the Klondike Plateau Ecoregion (Smith et al., 2004), which is a Tertiary-aged upland that has undergone variable uplift and stream dissection, resulting in rounded summits and ridges, and deep, V-shaped valleys (McKillop et al., 2013). These valleys, characteristic of an area that remained unglaciated throughout the Pleistocene, distinguish the Klondike Plateau from adjacent ecoregions (Benkert et al., 2015).

Baseline information on bedrock geology is available from a number of maps and publications (e.g., Colpron 2014; Benkert et al., 2015). The Yukon Geological Survey also recently compiled detailed and regional geology information and published the Yukon Bedrock Geology Map (OF 2016-1), built upon the digital bedrock compilation of Gordey and Makepeace (1999, 2001). A map showing the geology at all three sites is presented in **Appendix A, Figure A-1**. GIS dataset behind this open file map is regularly updated and can be downloaded from the Yukon Geological Survey's website at www.geology.gov.yk.ca/update_yukon_bedrock_geology_map.html.

2.2.1 Dome Road East and Dome Road West sites

Based on available data, underlying bedrock lithology at the Dome Road East and Dome Road West sites consist mainly of dark green to black basalts and greenstone, some pillowed, with minor amount of argillite, siltstone, sandstone. Some quartzite and schist might be present further east towards Thomas Gulch.

Information gathered by the Yukon Environmental and Socio-Economic Assessment Board (YESAB) as part as an evaluation report for Dawson's Dome Gravel Pit Subdivision 2009-0200 (YESAB 2010) suggest that the depth to bedrock in the disturbed terrain of Dome Road West ranges from 2.5 m or less along the southern portion of the site, to approximately 3.5 m further north. No such information is available for the Dome Road East site; however, based on apparent similar terrain conditions, the depth to bedrock in the area could average similar depths. Note that this estimate only account for areas where considerable amounts of aggregate have been removed, therefore making the actual depth to bedrock in undisturbed terrain likely much deeper.

2.2.2 Dredge Pond site

Bedrock at the Dredge Pond site is assumed to consist of carbonaceous metasedimentary rocks (quartzite and schist). No background data relevant to depth to bedrock was encountered for the site. However, based on local topography and on previous mining activities, the underlying bedrock at the Dredge Pond site is expected to reach several meters below ground surface.



2.3 LANDFORMS AND SURFICIAL GEOLOGY

Landforms in the general area of Dawson City reflect impacts from tectonic activities, Pliocene and Pleistocene glaciers as well from a series of geomorphic processes (e.g., weathering, mass movement, erosion, deposition). Human processes further shaped the local landscape, especially for the low-lying terrain found alongside the Klondike River. Surficial geology is a key resource which provides information on the physical properties and characteristics of the surface materials, the morphology (shape) of the landscape and the genesis or origin of the landforms. Information relevant to the surficial geology of Dawson City is available from a number of documents, including (but not limited) to:

- Vernon, P., and Hughes, O. L., 1966. Surficial geology, Dawson, Larsen Creek and Nash Creek map-areas, Yukon Territory, Geological Survey of Canada, Bulletin no. 136
- Duk-Rodkin, A., 1996. Surficial Geology NTS 116B&C, Dawson, Yukon Territory. Geological Survey of Canada, Open File 3288, 1:250 000 scale.
- McKenna, K. and Lipovsky, P., 2014. Surficial geology, Dawson region, Yukon (parts of NTS 1150/14 and 15 and 116B/1, 2, 3 and 4. Yukon Geological Survey, Open File 2014-12.

A map presenting the regional surficial geology and terrain conditions at the study areas is presented in **Appendix A, Figure A2**. The GIS dataset used to create this map can be downloaded from the Yukon Geological Survey's website at http://www.geology.gov.yk.ca/digital_surficial_data.html. A summary description of the surface materials present at the three sites is below.

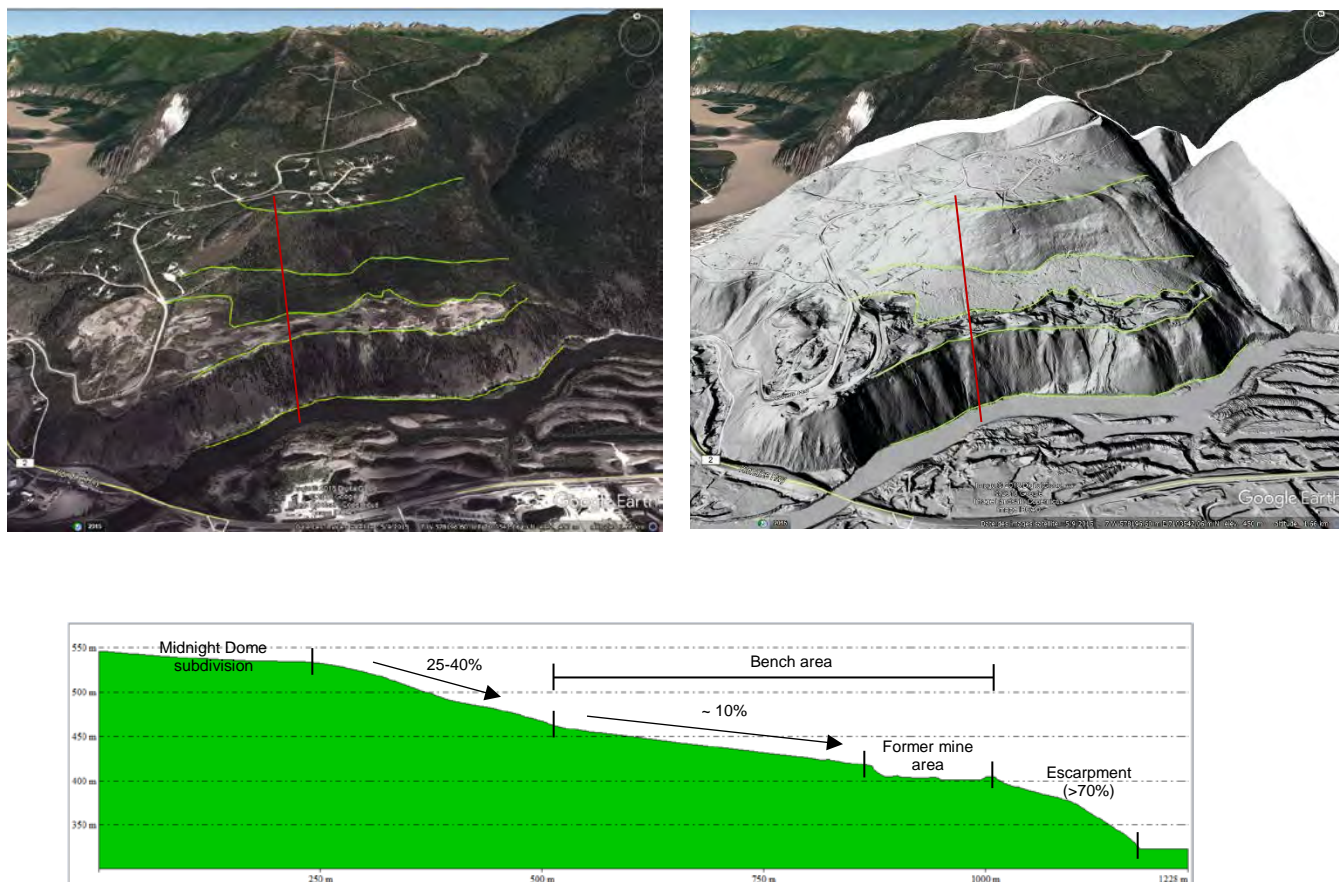
2.3.1 Dome Road East and Dome Road West sites

The main landscape feature at the Dome Road sites consists of a large terrace, or bench, which origin results from gradual incision of the Klondike Plateau by Tertiary streams (Lowey 1998). It is on similar terraces, throughout the Klondike, that placer gold has been recovered. This placer deposit is commonly referred as the White Channel Gravel (Westgates and all 2002). At the Dome Road sites, the surface of the terrace slopes towards the Klondike River, at an average slope of 10%. The lower portion of the terrace matches the footprint of the former mining operations, which is located approximately 100 m above the modern valley-floor.

Detailed stratigraphic descriptions of the near-vertical exposures present at the former mine site are available from Froese and Hein (1996) and from Froese et al. (2001). These papers describe how the local material consists of fluvial and glaciofluvial gravel (with interbedded sand) directly overlying bedrock. In some areas, the gravel is covered by 10 to 14 m of loess and colluvial deposits. Thanks to a rich sedimentary record including the presence of tephra and pollen from three interglacial periods, the sedimentary sequences present at the site were observed to date as far as 1.5 Ma before present. The slope above from the terrace leads range from 25 to 40 % and towards the Midnight Dome subdivision. Surficial geology consists of colluviated eolian (loess) deposits. The area is mostly vegetated, with only a few trails visible at the ground surface. Below from the terrace is a steep bedrock-control slopes with grades reaching above 70%. **Figure 2-3** below present the main terrain units present at the Dome Road East site. Topographic cross-sections are derived from LiDAR data.



Figure 2-3 Surface topography at the Dome Road East site (transect location in red)



2.3.2 Dredge Pond site

As mentioned earlier, the Dredge Pond site has gone through a major disturbance phase associated to the industrial gold dredging operations that took place in the area in the early 1900s. Prior to the initiation of gold mining, the area consisted of a flat to very gently undulating floodplain, which surface materials consisted of fluvial and glaciofluvial origin overlaid with variable amounts of organic material.

Local topography now consists of a series of linear, often discontinuous, tailing piles (up to several hundred meters in length) which elevation ranges between five (5) and 10 m above the actual river channel (i.e., approximately 337 and 342 m above sea level). Within the area of interest, the narrower piles average approximately 30 m in width, with some of the largest ones reaching up to approximately 70 m. The piles are characterized with arcuate profiles, which average side slopes range from 50 to 60%. In between the waste piles is a network of ponds, some of which are interconnected. No data on the depth of the pond was available at the time of writing this report; however, they are believed to be shallow, three to four meters at the most.



2.4 HISTORICAL DREDGING ACTIVITIES AND IMPACTS ON SURFICIAL GEOLOGY

The following paragraphs provide baseline information on the dredging activities and their impact on local terrain.

Site preparation - The ground in front of the dredge had to be prepared so to facilitate the dredging process. This involved clearing all vegetation, including organic topsoil and peat deposits, as well as clearing the uppermost layer of mineral soils, or overburden, so to expose the gold-bearing deposits. This process was painstaking and involved a lot of effort due to the initial presence of permafrost.

Dredging, sediment processing and disposal – Placer mining in alluvial gravel involved the use of large floating dredges. Once in a pond of its own making, the dredge would lower its large bucket line, or bucket ladder, which was lifting material from the bottom of the pond, upward into the washing plant. The plant was equipped with trommels and sluice boxes. Oversize particles were discharged from the lower end of the trommel onto a stacker which formed the tailings piles at the rear of the washing plant, and the undersize clasts would pass through the holes of the trommel into sluice boxes where the gold was recovered.

This mining method resulting in the separation of fine versus coarse material; where sand, silt and fine gravels would be redeposited at the base of much coarser gravels to cobbles materials, this latest material forming the visible portion of the tailing piles. The following sketch from Siddall (1992) illustrates the distinct material sorting that results from the disposal of mining waste behind the dredge.

Figure 2-4 Sketch of a typical bucket line dredge showing material redistribution following dredging³

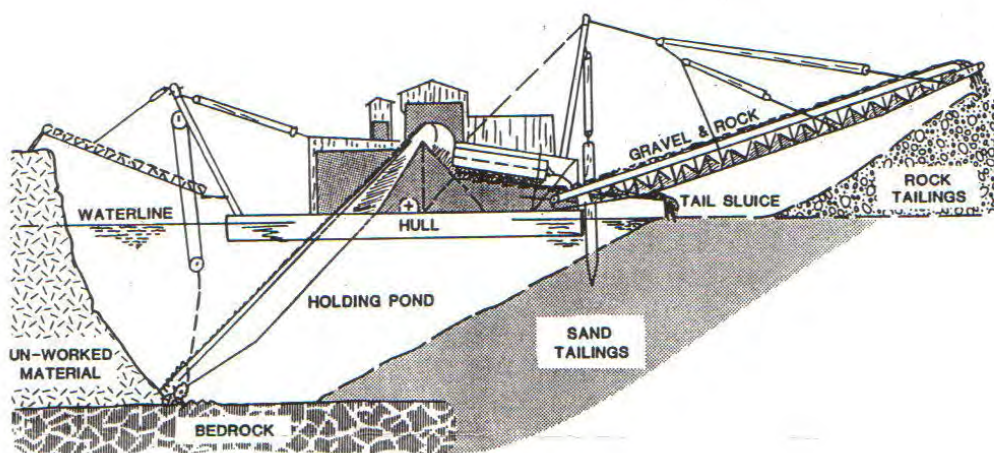


Image obtained from: <https://ir.library.oregonstate.edu/downloads/is956j05g>

2.5 CLIMATE AND PERMAFROST

Dawson is located at the northwestern extent of the Central Yukon Basin climate region, an area characterized with warm summers and very cold winters (Smith et al. 2004). Based on 30-year (1981-2010) climate normal data collected from the Dawson Airport weather station (Environment Canada, 2014), the average January and July temperatures are -26.0°C and 15.7°C, respectively. The average annual precipitation is of 324 mm, which approximately one-third consists of snow fall.

Based on the Permafrost Map of Canada (Heginbottom et al., 1995) Dawson City is located in the extensive discontinuous permafrost zone (50-90% of the land is underlain by permafrost). The presence and distribution of permafrost in and around Dawson City was discussed in Benkert et al. (2015) hazard assessment. Researches conducted as part of this study suggested that near-surface permafrost is in degradation in the Dawson region, and that this degradation has been occurring since the area was first settled, as a result of development, land clearing and climate change.

Although information is available on permafrost conditions within the general Dawson area, no site-specific data falling within the footprint of the three study areas was available at the time of writing this report. The extensive excavations and movements of materials that occurred at all three sites during decades suggest that permafrost is now absent. Permafrost, however, is expected to be present within the undisturbed portion of Dome Road East site (i.e., upslope and downslope from the former mine site). In this area, a geotechnical investigation should be conducted to assess: 1) the potential presence of ice within the soil or rock and 2), potential impacts of climate change in relation with ground warming and its effects on ground stability.



2.6 HAZARD AND SLOPE STABILITY

Hazard assessment and mapping utilizes a variety of scientific data in order to arrive at a hazard risk ranking. The combination of surficial material type (glacial deposits and soils), landform shape and slope, permafrost nature and distribution, hydrological conditions, as well as the present climate regime are used to rank hazard risk (Benkert et al. 2015). A sample of the landscape hazard map produce for Dawson City is presented in **Appendix A, Figure A3**.

2.6.1 Dome Road East and Dome Road West sites

Site assessment conducted as part of a study by Inukshuk Planning & Development Ltd. (2008) highlighted the presence of steep slopes above from the main bench present at the Dome Road East site (referred as Bench #2 in that report). The report suggest that these slopes represent a major impediment to site development, but that Bench #2 itself is suitable for development. Similarly, the land evaluation report produced by McIntire (2017) identified major sloughing along the southern and western limits of the Dome Road West site, i.e., at the location of the escarpment marking the edge of the bench.

Based on recent hazard mapping from Benkert et al. (2015), most of the Dome Road East and Dome Road West sites are located within a low risk hazard area (i.e., the areas characterized with slopes under 15%). Moderate to steeply sloping terrain found above and below from the bench area; however, are assigned a moderate risk hazard. This classification relates to mass movements and potential permafrost thaw degradation that affect the area.

2.6.2 Dredge Pond site

Based on Benkert et al. (2015), the terrain surrounding Dredge Pond site is located within a low risk hazard area, with the exception of low-lying (undisturbed) terrain located within the active portion of the Klondike River floodplain. In this area, riverbank erosion and channel migration could affect the edge of the river floodplain.

Another hazard assessment study containing information relevant to flood potential is available for the Dredge Pond site (Beasley 2010). The assessment, also citing a study by Inukshuk Planning & Development Ltd. (2000), describes how past dredging activities could lead to localized flooding:

“The [mining] process has led to an increase in ground permeability and loss of isostatic pressure in lower portions of the floodplain. As a result, areas characterized by tailings can be inundated from the ground-up since high river levels produce a corresponding rise in the groundwater table. This principle can be observed in the rise and fall of tailing ponds which correspond directly with the Klondike River”.



3.0 TERRAIN MAPPING

The availability of high resolution satellite imagery and LiDAR data allowed for a review of the terrain conditions at the three sites. Maps presenting the surficial geology and overall terrain conditions at the three sites are presented in **Appendix A, Figure A4 to A7**.

Findings of the terrain mapping exercises are in accordance with the information compiled from the review of background data. Refined mapping at the Dome Road sites highlighted the presence of unstable terrain along the steep escarpment slope marking the lower edge of former mine site, especially along the concave slope portions where a number of gullies are present (examples circled in red on **Figure 3-1**). No signs of unstable ground were observed along the upper portion of the bench (i.e., ski trail area), with the exception of some minor gullying along the short but steep slope marking the northern edge of the mine site (also in red on the figure below).

Figure 3-1 Unstable slope below the former mine site at the Dome Road East site



Review of the LiDAR data showed no clear evidences of active mass movements processes above from the bench area; however, undulating topography suggesting slow periglacial wasting mechanisms such as solifluction and slopewash is visible (highlighted in yellow on the figure above). A site visit should be conducted to confirm if the processes are still active.

At the Dredge Pond site, sings of fluvial erosion are visible along the active portion of the river channel. No other unstable terrain was identified from satellite imagery and LiDAR data at the site.



4.0 SUITABILITY TO LAND DEVELOPMENT

Although no site-specific geotechnical data was available for review as part of this desktop assessment, some general comments can be made on the overall suitability of the study areas to future residential land development.

4.1.1 Dome Road East site

Observations made as part of this desktop assessment suggest that the terrain found within the bench area is suitable for land development. Aside from erosion and potential slumping likely taking place along the steep pit face, the overall gently sloping topography (~10% slope) does not present active signs of active ground movements. The excavated slope face present at the mine site would need to be recontoured and/or stabilized if land were to be developed in the area. The stability of this slope should be further investigated. Note that it is as part of this field investigation that the terrain stability would be confirmed and that a proper development setback would be established (see recommendation section).

As reported by Inukshuk Planning & Development Ltd. (2008), while road grades to 11% may be allowed, grades in excess of 7-8% are generally discouraged. This does not impede land development in the upper portion of the bench area; however, would require appropriate layout of future road network.

Coarse, granular surface material (sand and gravel) and rocks without ice inclusions are typically the best material on which to construct a foundation in northern environments (Benkert et al. 2015). These soils are usually well drained, not frost-susceptible, and mechanically stable upon thawing. The presence of fine-grained soils (colluviated loess deposits) in the undisturbed portion of the bench area could however represent challenges to land development. These materials are frost-susceptible and if characterized with the presence of permafrost (most-likely), then needs to be assumed as thaw sensitive.

Surface materials within the disturbed portion of the bench are well drained due to the elevated porosity/permeability of the gravel. Drainage of the upper, currently undisturbed, portion of the bench area are expected to be moderately well drained, mainly in relation with the presence of organic topsoil, subsurface fine-grained soils and expected presence of permafrost. This means that water is removed from the soil somewhat slowly in relation to supply. Seasonal seepage is expected to occur. If developed, the area will require appropriate drainage features (e.g., ditches and culverts) so that surface and groundwater flow doesn't negatively impact the area.

The moderately steep to steep slope present above the bench area is considered unsuitable for land development.

4.1.2 Dome Road West site

The Dome Road West site present overall similar terrain condition to the Dome Road East side by the fact that the area is located on the same terrain units. The entire area of interest has been transformed by decades of mining activities, with its current topography resulting from recent grading activities. Steep slopes segments are still present along the perimeter, which is due to the position of the sites along the edge of the bench. These slopes remain potentially unstable to stable, with erosion and slumping expected to occur until proper side remediation is conducted.



4.1.3 Dredge Pond site

As mentioned throughout this report, the overall landscape of the Dredge Pond site has been transformed due to former placer mining activities. This implies that the geotechnical properties of the local soils also changed, therefore triggering important considerations when assessing the suitability of a site to land development.

Floodplain deposits such as the one of the Klondike River are typically dominated by gravel-cobble deposits, with variable amounts of sand and silt. The clay fraction is generally absent, mainly due to the high stream velocity which limits the sedimentation of fine grained particles. The deposits are usually well drained, not frost-susceptible, and mechanically stable upon thawing. Permafrost is no longer expected to be present at the site, therefore further reducing potential risk related to thaw degradation.

From a landscape hazard perspective, the Dredge Pond site is assumed to be suitable for land development. Note, however, that this excludes the northernmost portion of the site located immediately in contact with the active portion of the river floodplain as this area is susceptible to bank erosion and channel migration. Some development could take place along the remaining portion of the tailing piles, although the narrow width of some piles, combined to the steepness of the side slopes (generally over 50% or 2:1), would limit the total area available for development. Although important recontouring activities would be required, land development is feasible.

During the dredging process, most of the fine material was separate from the coarser gravel and cobbles, repositioning fines at the bottom of the piles and coarse material at the top (**Figure 2-4**). The removal of the organic topsoil and fine-grained fraction made that the reworked soil matrix is not suitable for re-vegetation. It also made the surface material to be unusually porous and subject to high rates of groundwater movement. Subsurface gravels are most likely saturated, as indicated by the numerous ponds present throughout the area. As previously mentioned, challenges related to ground permeability were previously raised for the area (Inukshuk Planning & Development Ltd. 2000; Beasley 2010). Mitigating potential flood in the area would start by ensuring that final grade elevations of future infrastructures are above from the estimated 200-year flood mark.

The separation of fines versus coarse materials within the tailing has considerably modified the initial mechanical property of native surficial materials. The suitability of local soils to land development therefore require further investigations so to confirm current conditions (See Recommendation Section). This site-specific geotechnical information would then confirm which potential soil condition improvements is required to safely develop the area (e.g., adequate soil compaction, dynamic compaction, soils substitution).



5.0 SUMMARY OF KEY FINDINGS

The following provides a summary of key baseline information gathered as part of this assignment. The interpretations and inferences provided herein are based primarily on desktop review of publicly available information, without inputs from field reconnaissance observations. Detailed geotechnical investigations/assessments are strongly recommended (see Recommendation Section below) so to confirm and complement the conditions discussed herein.

Table 5-1 Study areas information summary

Site name	Dome Road East	Dome Road West	Dredge Pond
Disturbance history	Mining and borrow aggregate production along the south fringe; recreational trails in the forested terrain to the north.	Mining and borrow aggregate production. Recently graded.	Intense ground disturbance from past dredging activities. Recent lands development.
Topography	The study area is comprised of an inclined river terrace, or bench, (~10%), siting approximately 100 m above the current river level. Above from the terrace is a 25 to 40% slope covered with colluviated soils. Steep slopes reaching over 70% are present below the borrow area marking the lower edge of the terrace.	Disturbed topography associated to past mining activities. Gently undulating terrain (0-10%) resulting from grading, with moderately steep to steep slopes along the perimeter of the site (up to 60%).	Local site topography directly related to the past dredging activities. The discontinuous tailing piles range in length from less than 100 m to approximately 500 m, and in width, from 20 to privately 50 m. Most piles average 10m above surrounding water level, with side slopes ranging anywhere between 40 and 70%.
Surficial geology	Variable. Sediment on the terrace consists mainly of sand and gravel overlying bedrock; above the terrace are meters of colluviated loess consisting of a mixture of sand and silt with organic inclusions. Colluvial above bedrock along the escarpment leading to the river.	Variable. Mainly sand and gravel overlying bedrock; some colluvial along the slopes marking the edge of the bench; some exposed bedrock	Anthropogenic deposits. The dredging and sluicing activities has considerably impacted local material stratigraphy, resulting in a fine-grained matrix (silt, sand and fine gravels) present at depth below the water table, with a gravelly to cobbly deposits present at the
Drainage conditions	Well drained soils within the disturbed footprint. Moderately-well drained soils above from the bench area. Seasonal seepage expected; especially following snow melt.	Mostly well drained soils, some shallow bedrock that might lead to localized ponding.	Well drained tailing piles, however, increased ground permeability of tailing deposits may lead to high rates of groundwater movement.
Permafrost	Suspected permafrost in the undisturbed areas.	No permafrost.	No permafrost.
Constraints and geohazards	<ul style="list-style-type: none"> Steep, unstable, slopes along the escarpment marking the edge of the bench area; potentially unstable slope above from the bench area. Potential presence of permafrost in currently undisturbed terrain units and associated risk related to thaw degradation and ground movements. 	Mostly stable, with the exception of unstable terrain along the edge of the site.	<ul style="list-style-type: none"> Constraints related to anthropogenically disturbed materials. Potential for riverbank erosion, scour and groundwater movements.



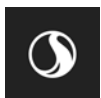
6.0 CONCLUSIONS AND RECOMMENDATIONS

Landforms, materials and/or geoprocesses described in this report are based on currently available information gathered by Stantec at the time of the work and through interpretation of digital imagery and LiDAR data, without general fields observations or detailed geotechnical investigations. A number of terrain and geotechnical considerations have been highlighted at all three study areas. Until further investigations are completed, it is premature to confirm land suitability at a development scale. From a geotechnical perspective, site specific investigations are required.

Targeted site investigations are recommended to further characterize site conditions, to better understand some key geotechnical risks and to enable the refinement developments concepts. Based on the current level of information available, the primary objectives of a site investigations would include:

- Geotechnical site investigation (test holes and sampling) and laboratory testing in support of soils and rocks characterization in both disturbed and undisturbed terrain,
- The investigation of slope stability at Dome Road East and Dome Road West area,
- The investigation and characterization of near surface permafrost at the Dome Road East area,
- The investigation of subsurface materials at the dredge pond site,
- The investigation of groundwater movements, as well as of potential fluvial erosion (scour) and flooding at the dredge pond site.

The collection of geotechnical data will allow to confirm and complement the findings of the current desktop study, and will allow for the formulation of data-supported recommendations regarding the design of proposed land layout, buildings, water, sewer, drainage, and access road.



7.0 STATEMENT OF GENERAL CONDITIONS

USE OF THIS REPORT: This report has been prepared for the sole benefit of the Client and may not be used by any third party without the express written consent of Stantec, which may be withheld at Stantec's discretion. Any use which a third party makes of this report is the responsibility of such third party.

BASIS OF THE REPORT: The information, opinions, and/or recommendations made in this report are in accordance with Stantec's present understanding of the specific site and project scope as described by the Client. The contents of this report are applicable only to the site conditions encountered at the time of the investigation or study. If the proposed project differs or is modified from what is described in this report or if the site conditions are altered, this report is no longer valid unless Stantec is engaged by the Client to review and revise the report to reflect the differing or modified project specifics and/or the altered site conditions.

STANDARD OF CARE: Preparation of this report, and all associated work, was carried out in accordance with the reasonable skill and diligence required by customarily accepted professional practices and procedures normally provided in the performance of such services at the time when and the location in which the services were performed. No other warranty is made.

INTERPRETATION OF SITE CONDITIONS: Landform and material descriptions, and statements regarding their condition, made in this report are based on currently available information gathered by Stantec at the time of the work and through interpretation of digital imagery and LiDAR data without geotechnical investigation and general field observation. Classifications and statements of condition have been made based on anticipated behavior of the materials or geomorphic processes and are interpretive in nature; no specific description should be considered exact, but rather should be considered reflective of the anticipated behaviour of materials or geomorphic processes. Extrapolation of in situ conditions can only be made to some limited extent beyond the observed locations. The extent depends on variability of the soil, superficial materials, bedrock, soil moisture and groundwater conditions as influenced by geological processes, construction activity, and land use.

VARYING OR UNEXPECTED CONDITIONS: Should any site or subsurface conditions be encountered that are different from those described in this report, Stantec must be notified immediately to assess if the varying or unexpected conditions are substantial and if reassessments of the report conclusions or recommendations are required. Stantec will not be responsible to any party for damages incurred as a result of failing to notify Stantec that differing site or sub-surface conditions are present.

PLANNING, DESIGN, OR CONSTRUCTION: Development or design plans and specifications should be reviewed by Stantec, sufficiently in advance initiating the next project stage (property acquisition, tender, construction, etc.), to confirm that this report adequately addresses the elaborated project specifics and that the contents of this report have been properly interpreted. Specialty quality assurance services (field observations and testing) during construction are a necessary part of the evaluation of sub-subsurface conditions and site preparation works. Site work relating to the recommendations included in this report should only be carried out in the presence of a qualified engineer or geoscientist; Stantec cannot be responsible for site work carried out without its representative being present.



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DESKTOP TERRAIN AND GEOTECHNICAL ASSESSMENT - DOME ROAD EAST, DOME ROAD WEST AND DREDGE POND SITES

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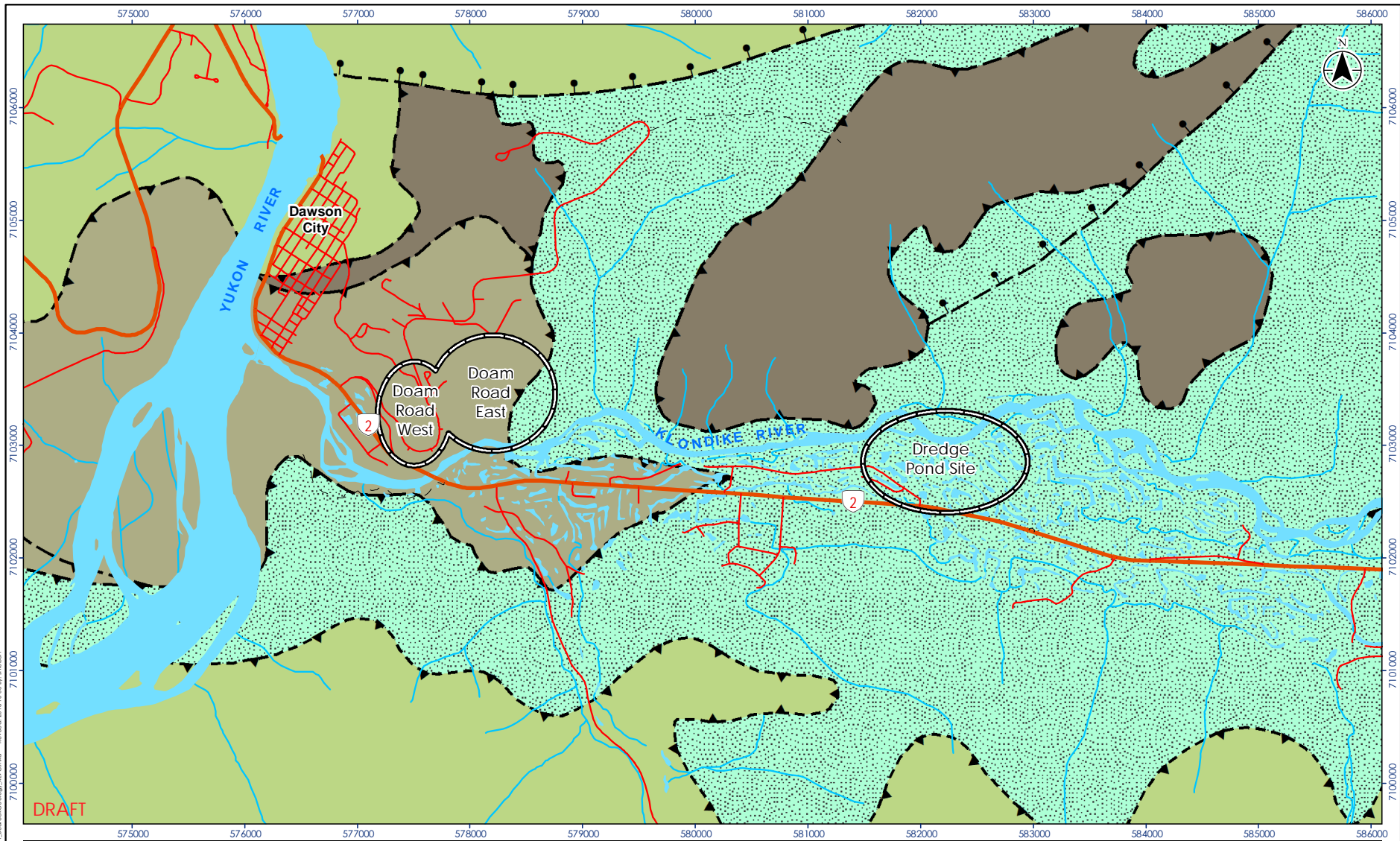
Westgate, J.A., Sandhu, A.S., Preece, S.J. and Froese, D.G., 2003. Age of the gold-bearing White Channel Gravel, Klondike district, Yukon. In: Yukon Exploration and Geology 2002, D.S. Emond and L.L. Lewis (eds.), Exploration and Geological Services Division, Yukon Region, Indian and Northern Affairs Canada, p. 241-250.

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APPENDIX A – SITE FIGURES





Terrain Analysis Areas

Faults

Type, Reliability

Normal, Approximate

Thrust, Approximate

Thrust, Inferred

Bedrock Geology

MIDDLE TO LATE PERMIAN

PK2: KLONDIKE SCHIST: silvery grey muscovite-chlorite quartz phyllite, micaceous quartzite

CARBONIFEROUS TO PERMIAN

CPSM2: CAMPBELL RANGE: dark green to black basalt, greenstone, locally pillowed

CPSM4: SLIDE MOUNTAIN: brown weathering, variably serpentinized ultramafic rocks

DEVONIAN, MISSISSIPPIAN AND(?) OLDER

DMF3: FINLAYSON: dark grey to black carbonaceous metasedimentary rocks, metachert

0 500 1,000 metres
1:50,000 (A1 original document size of 8.5x11)

Notes
1. Coordinate System: NAD 1983 UTM Zone 7N
2. Base information obtained from the Yukon Government and the Yukon Geological Survey 2018.



Project Location 144902601_001_REV0
Dawson City, Yukon Prepared by JH on 2018-10-03
Technical Review by OP on 2018-10-03

Client/Project

City of Dawson
Terrain & Geotechnical Analyses

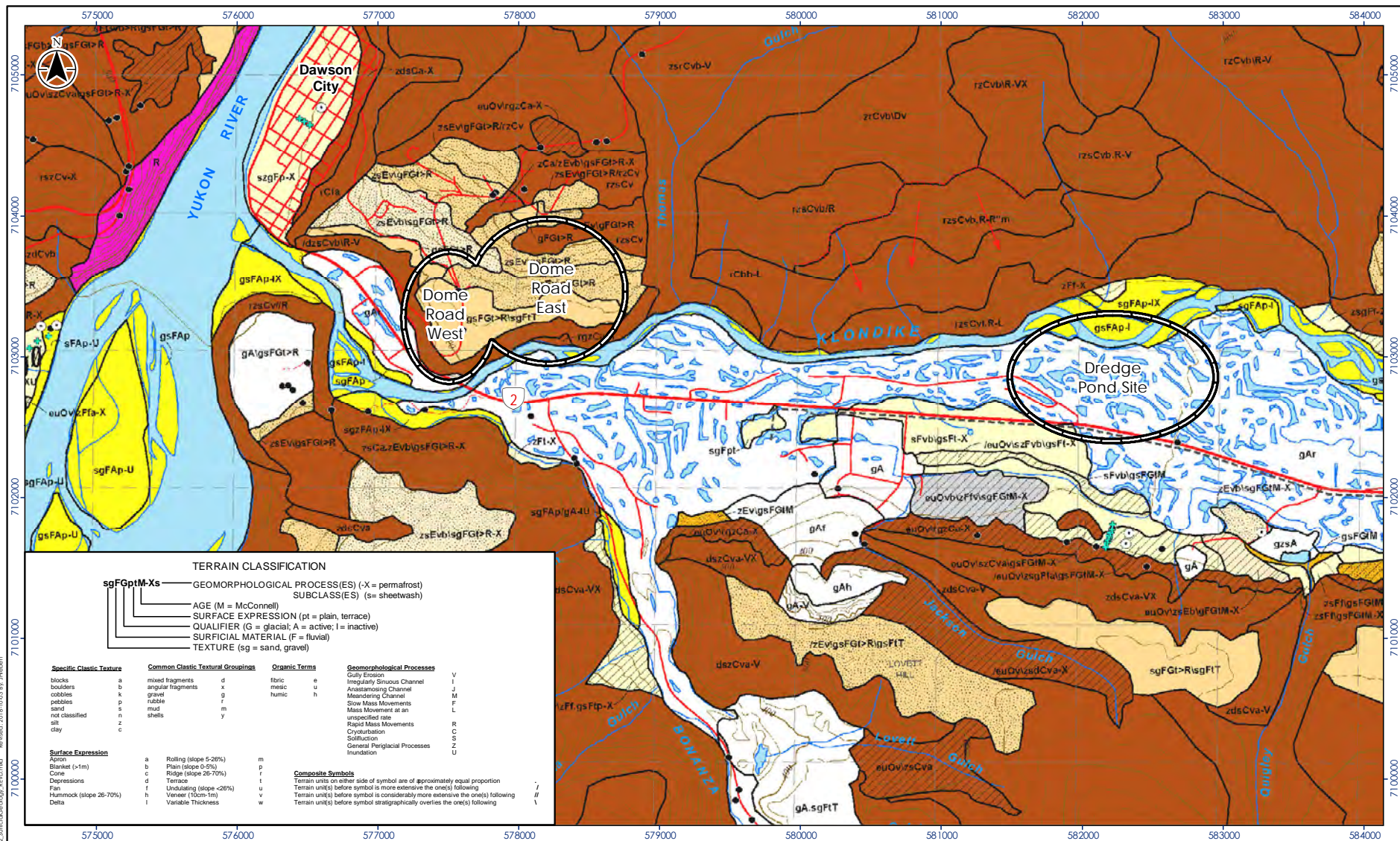
Figure No.

A1

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Title
Bedrock Geology

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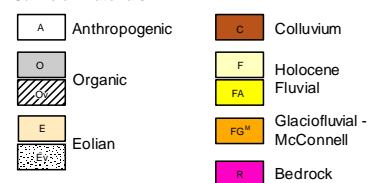


Terrain Analysis Areas



- Field Station
- Stratigraphic Section
- Permafrost Borehole
- Electrical Resistivity Tomography (ERT) Profile Station
- Collapsed Open System Pingo
- Thermokarst Pond

Surficial Materials



Notes

- Coordinate System: NAD 1983 UTM Zone 7N
- Surficial Geology obtained from: McKenna, K.M. & Upovsky, P.S. 2014. Surficial geology, Dawson region, Yukon; parts of NTS 1150/14 & 15, and 1168/1-4. Yukon Geological Survey, Energy, Mines and Resources, Government of Yukon, Open File

Project Location 144902601_002_REV3
 Dawson City, Yukon
 Prepared by JH on 2018-10-03
 Technical Review by OP on 2018-10-03

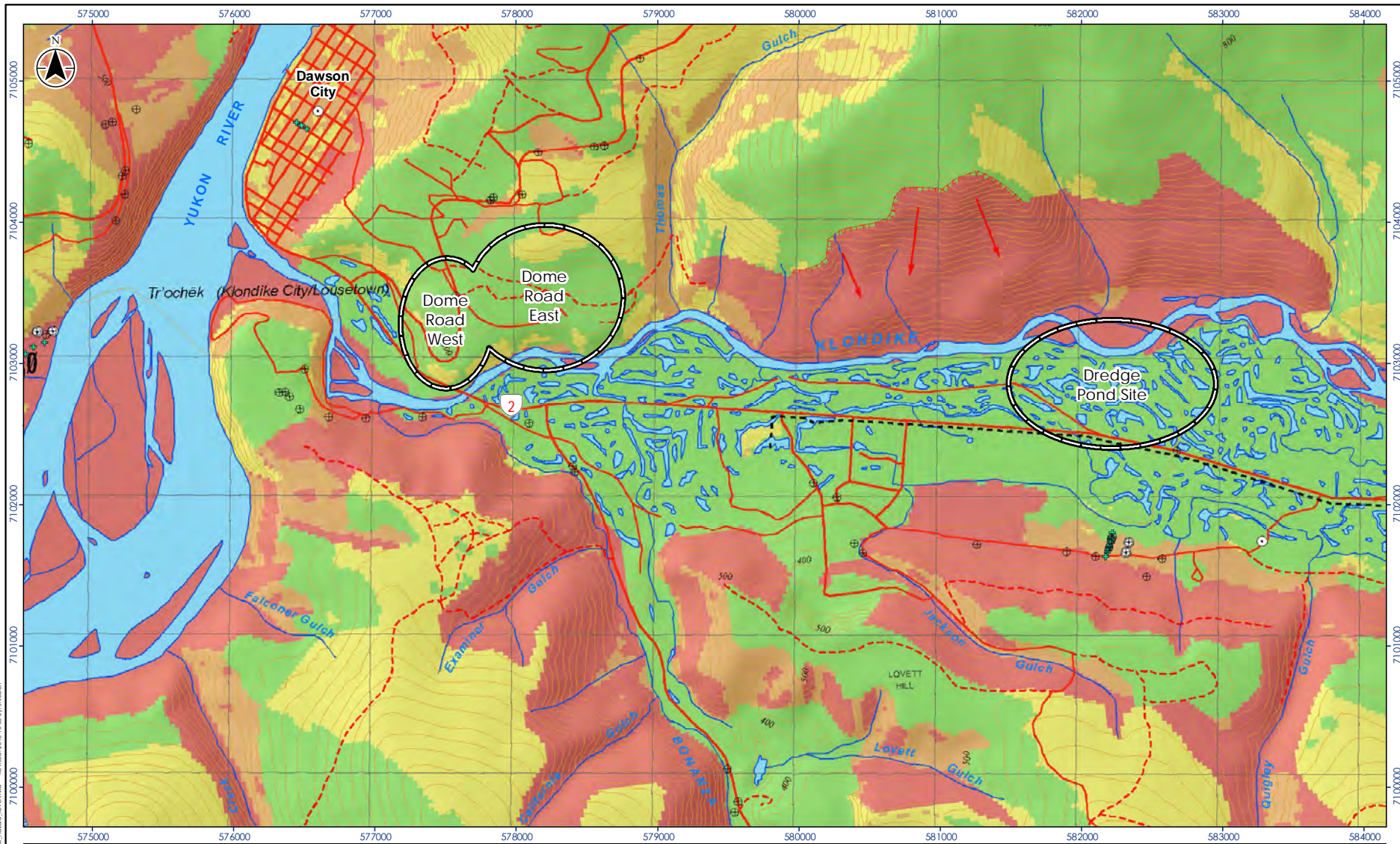
Client/Project
 City of Dawson
 Terrain & Geotechnical Analyses

Figure No. A2
 Title
 Surficial Geology

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- Terrain Analysis Areas**
- Roads
 - - - Trails
 - - - Transmission
 - Contours
 - Streams
 - Waterbodies
- Geological Field Station**
- + Permafrost Borehole
 - + Electrical Resistivity Tomography (ERT) Profile Station
 - + Collapsed Open System Pingo
 - + Thermokarst Pond

- Hazard Classifications**
- Low Risk
 - Moderate Risk
 - Moderately High Risk
 - High Risk

0 500 1,000 metres
1:40,000 (A1 original document size of 8.5x11)

Notes
1. Coordinate System: NAD 1983 UTM Zone 7N
2. Hazard Classifications obtained from:
Benkert B.E., et al., 2015, Dawson City Landscape Hazards: Geoscience Mapping for Climate Change Adaptation Planning. Northern Climate Exchange, Yukon Research Centre, Yukon College.

Project Location 144902601_003_REV.C
Dawson City, Yukon Prepared by JH on 2018-10-03
Technical Review by OP on 2018-10-03

Client/Project
City of Dawson
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Figure No. A3
Title Landscape Hazard Risk



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TERRAIN CLASSIFICATION	
Surficial Material	
Anthropogenic	A
Fluvial	F
Glacioluvial	FG
Eolian	E
Colluvium	C
Organic	O
Bedrock	R
Surficial Material Texture	
Rubble	r
Mixed Fragments	d
Sand	s
Silt	z
Gravel	g
Surface Expression	
Veneer	v
Blanket (>1m)	b
Cone	c
Depression	d
Fan	f
Ridge	r
Plain (0-5%)	p
Gentle Slope (5-26%)	j
Moderate Slope (26-50%)	a
Hummock (26-70%)	h
Moderately Steep Slope (50-70%)	k
Steep slope (75-100%)	s
Undulating (<26%)	u
Geomorphological Processes	
Gully Erosion	V
Surface Seepage	L
Rapid Mass Movement	R
Solifluction/Slopewash	S
Washing	W
Permafrost Processes	X
Composite Symbol	
Terrain unit before symbol stratigraphically overlies the one following	\

- Terrain Analysis Areas
- Terrain Mapping Unit
- Major Roads
- Local Roads
- Other Roads

- TERRAIN CLASSIFICATION**
- GEOMORPHOLOGICAL PROCESS(ES)** (V = Gully Erosion)
SUBCLASS(ES) (R = Rapid Mass Movement)
 - DOMINANT SUBSURFACE MATERIAL & EXPRESSION**
R = Bedrock, a = Moderate Slope
 - SURFACE EXPRESSION** (v = veneer)
 - SURFICIAL MATERIAL** (C=Colluvium)
 - TEXTURE** (dzs = Mixed Fragments, Silt, Sand)

0 125 250 metres

1:10,000 (A1 original document size of 8.5x11)

Notes
 1. Coordinate System: NAD 1983 UTM Zone 7N
 2. Base information and imagery (2011) obtained from the Yukon Government.

Project Location 144902601_007_REVE
 Dawson City, Yukon
 Prepared by JH on 2018-10-03
 Technical Review by OP on 2018-10-03

Client/Project
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 Terrain & Geotechnical Analyses

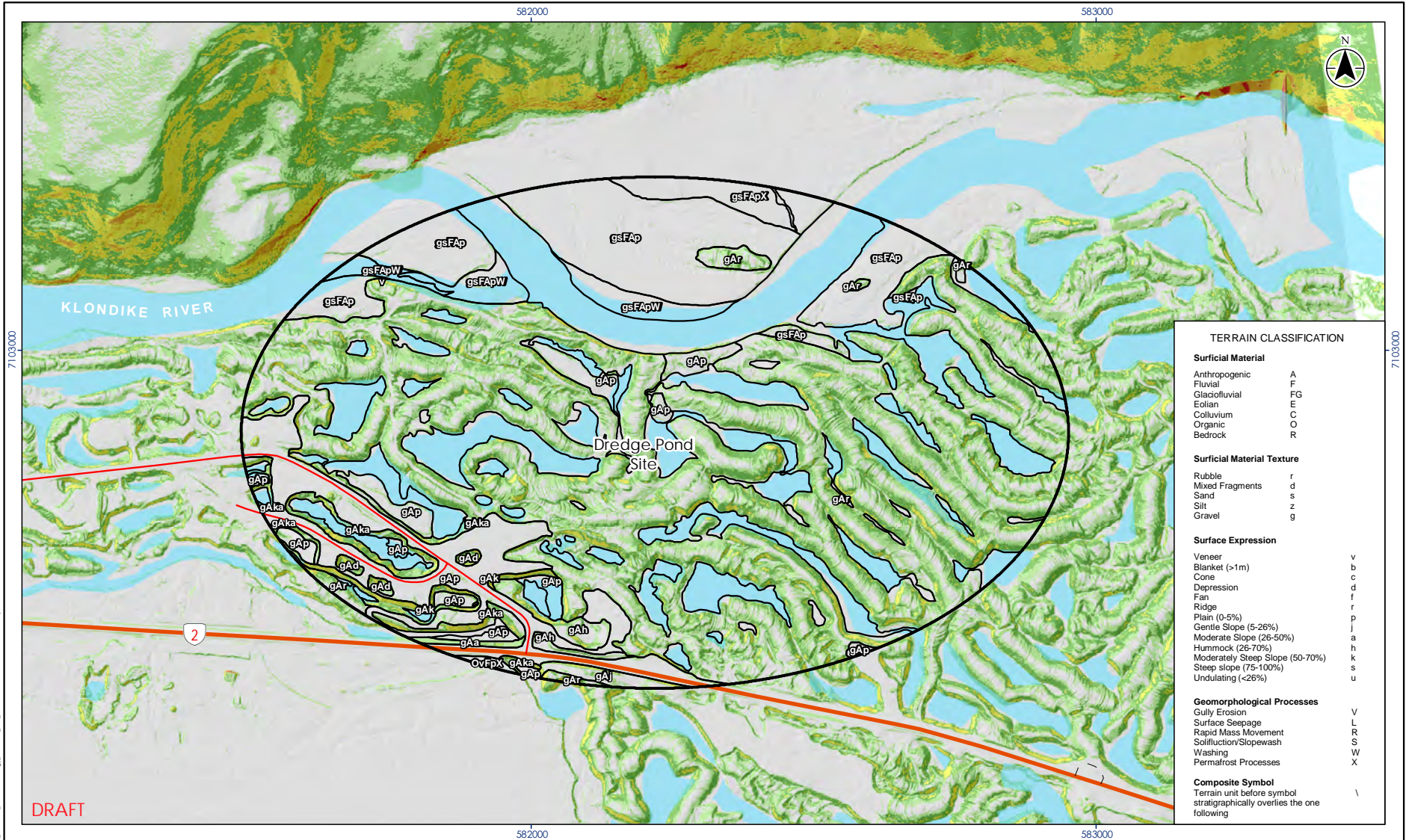
Figure No. A6 DRAFT

Title
 Detailed Surficial Geology -
 Dredge Pond Site



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Terrain Analysis Areas

- Terrain Mapping Unit
- Waterbody
- Major Roads
- Local Roads
- Other Roads

Slope (%)

- 0 - 10
- 10 - 20
- 20 - 30
- 30 - 40
- 40 - 50
- 50 - 70

TERRAIN CLASSIFICATION

GEOMORPHOLOGICAL PROCESS(ES) (V = Gully Erosion)
SUBCLASS(ES) (R = Rapid Mass Movement)

DOMINANT SUBSURFACE MATERIAL & EXPRESSION
R = Bedrock, a = Moderate Slope

SURFACE EXPRESSION (v = veneer)

SURFICIAL MATERIAL (C=Colluvium)

TEXTURE (dzs = Mixed Fragments, Silt, Sand)

Notes

- Coordinate System: NAD 1983 UTM Zone 7N
- Base information obtained from the Yukon Government.

Scale

0 125 250 metres

1:10,000 (A1 original document size of 8.5x11)

Project Location

Dawson City, Yukon

Client/Project

City of Dawson
Terrain & Geotechnical Analyses

Figure No.

A7

Title

Detailed Surficial Geology (Hillshade & Slopes) - Dredge Pond Site

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Association of Yukon Communities

Strategic Plan 2015-2020

Status update for September, 2018

Accomplished

Not accomplished

Ongoing

Goal	Strategies	Objectives	Status
1. Advocacy & Partnerships	<ul style="list-style-type: none"> ○ Take a proactive, constructive advocacy role ○ Identify key strategic priorities to focus effort 	<ul style="list-style-type: none"> ➤ Work directly with GY to assist in the development of a comprehensive waste management program for the territory ➤ Engage with GY on the issue of legalization of cannabis ➤ Provide input on Carbon tax pricing ➤ Provide input to Financial Advisory Panel 	<ul style="list-style-type: none"> ➤ Accomplished-Ministerial Solid Waste Advisory Committee, recommendations accepted. 5 municipalities formally endorsed recommendations. ➤ Ongoing--GY held meetings in all municipalities ➤ Accomplished- Municipalities will get some form of rebate ➤ Accomplished- -Report released in Nov. 2017
	<ul style="list-style-type: none"> ○ Ensure that municipal issues are on the Federal and Yukon agendas 	<ul style="list-style-type: none"> ➤ Continue advocating at the Federal level with FCM 	<ul style="list-style-type: none"> ➤ Ongoing-Jeff O'Farrell represented AYC on a cannabis technical task force; FCM focus on 1/3 tax exemption; 2 asset management technical group representatives
	<ul style="list-style-type: none"> ○ Improve Community Services' staff value 	<ul style="list-style-type: none"> ➤ Advocate for more consistent Community Advisory staffing stability 	<ul style="list-style-type: none"> ➤ Not accomplished - no influence over staff seeking promotions

	<ul style="list-style-type: none"> ○ Develop small working groups to focus on results 	<ul style="list-style-type: none"> ➤ Identify potential projects for a Community Development Team ➤ 	<ul style="list-style-type: none"> ➤ Not accomplished-pilot project in Faro successful; no word on additional projects
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Goal	Strategies	Objectives	Status
2. Financial Sustainability	<ul style="list-style-type: none"> ○ Increase income from current financial sources ○ Demonstrate the real dollar value of the services delivered by municipalities 	<ul style="list-style-type: none"> ➤ Lobby for a general and/or annual grant increase for AYC, comparable to similar organizations ➤ Lobby for an increase in the CMG through formula revisions and add-ons 	<ul style="list-style-type: none"> ➤ Not accomplished. request for increase denied in December 2017. Cannot compare AYC to other organizations-different GY departments. Other GY funding boosts revenue. ➤ Accomplished -increase achieved; more work to follow
	<ul style="list-style-type: none"> ○ Explore diversifying sources of revenue 	<ul style="list-style-type: none"> ➤ Investigate other appropriate and feasible sources of funding for AYC 	<ul style="list-style-type: none"> ➤ Accomplished. -secured funding over and above core from GY. ➤ Accomplished. CDF and FCM applications successful

Goal	Strategies	Objectives	Status
3. Identity & Engagement	<ul style="list-style-type: none"> ○ Raise the profile of AYC with public, GY and Federal gov't 	<ul style="list-style-type: none"> ➤ Promote the use of the AYC office for members to meet others ➤ Meet regularly with the Minister of Community Services and other Ministers when appropriate 	<ul style="list-style-type: none"> ➤ Accomplished. -a few CAOs use the office while in town. ➤ Ongoing. President met with Minister post- election; meets quarterly

	<ul style="list-style-type: none"> ○ Strengthen the relationship between AYC and its members ○ Improve participation and accessibility of AYC meetings 	<ul style="list-style-type: none"> ➤ Devote time at AYC meetings to checking in on the relationship ➤ Provide opportunities at the AGM to allow for more idea exchanges between members 	<ul style="list-style-type: none"> ➤ Ongoing-roundtables added to board meetings ➤ Accomplished-social time built into agenda
	<ul style="list-style-type: none"> ○ Encourage participation of LACs and First Nation gov'ts 	<ul style="list-style-type: none"> ➤ Directly engage LACs and , where appropriate, FNs to identify areas of common interests ➤ Include LACs, and where appropriate FNs, on mail-outs and group e-mails ➤ Seek financial support from GY for LACs to participate in AYC meetings 	<ul style="list-style-type: none"> ➤ Accomplished-LACs indicate a having one main representative very useful ➤ Accomplished - email lists kept current ➤ Accomplished - new travel budget for LAC representative working well

Goal	Strategies	Objectives	Status
4. Training & Resources	<ul style="list-style-type: none"> ○ Provide elected mayors and councils with the appropriate amount of training and support to govern effectively 	<ul style="list-style-type: none"> ➤ Continue with training for elected officials post fall elections ➤ Provide training opportunities and sessions for elected officials at AYC's annual conferences" ➤ Provide pre-election advertising and information 	<ul style="list-style-type: none"> ➤ Ongoing- plans in place for November 15-17th sessions in Whitehorse ➤ Accomplished. -Some form of training provided at each AGM ➤ Ongoing -Collaboration with GY on election awareness for October 2018 municipal elections underway

		➤ Foster ongoing linkages between elected officials to generate a peer support system	➤ Not accomplished -potential there; interest uncertain Discussion board available on web site but underutilized
	○ Assist communities with training for locally needed skills and job related requirements/certifications	➤ Continue to administer the Community Training Trust Society (CTTS) funding ➤ Continue to be a member of committees at Yukon College that address community operations training needs	➤ Accomplished. -also sit on GY Labour Market Framework committees ➤ Ongoing -attend meetings and share information
	○ Provide resources to support municipal operations ○ Provide resources on coordinated approach for Asset Management	➤ Develop a “skills bank” that lists areas of expertise of AYC members ➤ Foster networking between CAOs to identify and address operational issues and needs ➤ Develop a handbook for municipalities that addresses asset management as key role of council	➤ Not accomplished - perhaps more interest after next election ➤ Accomplished -re-established AYC hosting quarterly COAs phone conferences ➤ Accomplished –“The Joy of Governing” will be handed out to all election candidates



Strategic Plan

2015 - 2020

PREPARED BY:



Cambio

**#208 4103 4th Ave.
Whitehorse YT
Y1A 1H6
(867) 335-3499**

**www.cambioconsulting.ca
mnelson@cambioconsulting.ca**

TABLE OF CONTENTS

1. BACKGROUND, VISION & MISSION	3
2. TAKING STOCK - AYC OVER THE LAST FIVE YEARS.....	4
Success in Positive Partnerships.....	4
OTOF and MARC.....	4
Community Advisor Turnover	4
Proactive Approach	4
3. NEEDS AND ROLES FOR AYC	5
4. GOALS FOR 2015 - 2020.....	6
1. Advocacy & Partnerships.....	6
2. Financial Stability	6
3. Identity & Engagement.....	6
4. Training & Resources.....	6
5. OBJECTIVES AND STRATEGIES	7
6. APPENDIX: List of Participants.....	11

LIST OF ACRONYMS

CDT	Community Development Team
CS	Community Services
FCM	Federation of Canadian Municipalities
LAC	Local Advisory Committee
MARC	Municipal Act Review Committee
OTOF	Our Towns, Our Futures
YG	Yukon Government

1. BACKGROUND, VISION & MISSION

The Association of Yukon Communities (AYC) is an umbrella organization that supports and works on behalf of Yukon communities to help them provide strong governance and services for their citizens. This plan reflects the work done by AYC members at a planning session in Faro on Sept 20, 2014, which was then refined by the Executive Committee.

While it is time to consider new goals and objectives for the next five years, AYC continues to work towards the **vision** for the future outlined in its 2009-2014 strategic plan:

The Association of Yukon Communities is a strong and vibrant organization respected by federal, territorial and First Nation governments. With AYC's support, AYC members are effectively and sustainably governing their communities, thereby improving the quality of life for all Yukoners.

AYC also continues to operate under its **existing mission** (what AYC does to make the vision a reality):

The Association of Yukon Communities works to build and sustain strong and effective local governments through its program and services, by serving as a spokesperson on common issues of concern.

This document presents the Goals, Objectives and Strategies for the next five years, 2015 - 2020, along with summaries of key ideas and discussion points from the planning session (see the Appendix for a list of participants). Please note that detailed notes from the planning session are available in a separate document entitled *AYC Strategic Planning 2015 - 2020: Workshop Notes*.

2. TAKING STOCK - AYC OVER THE LAST FIVE YEARS

Before setting the course for the next five years, it is important to take stock of what happened during the last five. Key points and highlights from this exercise at the planning workshop are presented below.

Success in Positive Partnerships

AYC has achieved a good deal when working in a positive collaboration (as opposed to confrontational) approach, particularly with the Yukon Government. While members still feel a need to advocate for municipal interests at the Territorial and Federal levels, it is important to them to do so using a solution-oriented approach.

OTOF and MARC

The Our Towns, Our Futures (OTOF) and Municipal Act Review Committee (MARC) processes have been very significant for AYC, and will continue for some time to come. Both processes have been empowering for AYC and its members in terms of having a strong voice and having attention on community interests. It is important that AYC continues to have a strong role in both processes.

Community Advisor Turnover

There has been significant turnover in the Community Advisor positions at YG Community Services. This has caused frustration with stalled projects, lost momentum, and the need to continually develop new relationships. AYC members have sometimes had to deal directly with Assistant Deputy Ministers, which is inefficient for all concerned. AYC would like to see more stability in these positions.

Proactive Approach

Members are generally happy with how AYC has taken advantage of opportunities that have arisen, but would like to see more of a proactive approach to setting priorities and advocating for them. AYC meetings should devote more time for this purpose so as to avoid operating in a reactive mode. This would require times that are specifically devoted to strategic thinking, and checking back in on the progress of the strategic plan.

3. NEEDS AND ROLES FOR AYC

What do you most value about AYC? What would you miss if the doors closed?

AYC member's value the united advocacy role played by the association and the opportunity it provides to have a collective voice. The AGM is seen as a forum to come together and share ideas and identify common needs. AYC is a key link between Yukon communities and the Yukon Government, particularly in Whitehorse where a significant amount of discussion and decision-making occurs. Members also value the informal connections that happen during meetings in different communities. These are opportunities to build relationships among members, and to participate in local activities and events.

AYC is valued training resource for new councilors and managers in the communities. Further, AYC provides resources to address costly technical training required for local service delivery (e.g. waste water treatment). The association also provides a venue for sharing best practices, success and resources among the members.

Where could AYC play a different or stronger role for you?

Members would like to see more direct engagement with AYC about their specific priorities and issues. Regular AYC meetings generally focus on business at hand, and do not allow much opportunity for proactive strategizing. To this end, members would like to see a specific time for discussing strategic priorities that would guide AYC's advocacy and lobbying efforts.

AYC can play a role in offsetting turnover and the lack of capacity at the municipal level in several ways. Regular updates on the AYC strategic plan will increase engagement with members, and help to address local turnover. Common resources such as skills banks (of AYC members) and best practices directories help expand local capacity by directing members where to go for different issues.

Where is AYC's role unclear?

It is not clear whether AYC's mandate is limited to topics and issues of common concern among all members, or whether AYC also has a role supporting municipalities on specific, individual needs. Some issues are shared by all communities, but their solutions have unique, specific characteristics in each community (e.g. waste management). Clearly, the capacity of AYC staff needs to be considered in regards to this question. AYC members would like support from their association without pushing it past its limits. Some members are concerned that a focus on smaller, individual issues that look like "easy wins" could distract AYC and its partners from broader, more system-wide goals.

4. GOALS FOR 2015 - 2020

The broad goals below encompass the desired future for AYC in five years. They were developed by asking “Where do you want AYC to be in five years? What has been accomplished? What does the organization look like?”

1. Advocacy & Partnerships

AYC advocates for the strategic priorities identified by its members in a proactive, collaborative fashion. AYC works in partnership with other governments and agencies to address the issues of importance to Yukon communities.

2. Financial Stability

AYC is a financially sustainable organization, with adequate resources to meet its operational needs, and to provide the services and resources desired by members.

3. Identity & Engagement

AYC is known as the main umbrella agency working on behalf of Yukon communities, with a strong identity and image. Members think of AYC as the “go-to” agency for addressing municipal issues, and feel engaged and empowered through their participation.

4. Training & Resources

AYC offers training to communities that empowers their elected officials and staff to do their jobs well. AYC also supports training around the provision of local municipal services, and serves as an information center for members to access resources that help them address their needs and issues.

Looking back, these broad goals are largely congruent with those identified in the previous strategic plan for 2009 - 2014. This reflects that AYC’s overall mandate and reason for existing remains consistent with what was developed by previous members. Current members have developed new strategies and objectives to reflect where AYC is at in terms of reaching these goals, and what needs to happen over the next five years.

5. OBJECTIVES AND STRATEGIES

Each goal identified above is paired with general strategies to help address barriers to success, and with specific objectives that will move them forward over the next five years.

Goal	Strategies	Objectives
1. Advocacy & Partnerships	<ul style="list-style-type: none"> ○ Identify key strategic priorities to focus effort ○ Take a proactive, constructive advocacy role 	<ul style="list-style-type: none"> ➤ Devote specific time at meetings and AGMs for strategic discussions ➤ Continue to participate in OTOF and MARC processes ➤ Work directly with YG to assist in the development of a comprehensive waste management program for the territory
	<ul style="list-style-type: none"> ○ Ensure that municipal issues are on the Federal and Yukon agendas 	<ul style="list-style-type: none"> ➤ Advocate for AYC issues at debates and forums during next election ➤ Continue advocating at the Federal level with FCM ➤ Ask MP candidates if they are Hometown Champions
	<ul style="list-style-type: none"> ○ Improve Community Services' staff value 	<ul style="list-style-type: none"> ➤ Advocate for more consistent Community Advisory staffing stability
	<ul style="list-style-type: none"> ○ Develop small working groups to focus on results 	<ul style="list-style-type: none"> ➤ Identify potential projects for a Community Development Team ➤ Explore the development of issue specific AYC internal working groups

Goal	Strategies	Objectives
2. Financial Sustainability	<ul style="list-style-type: none"> ○ Increase income from current financial sources ○ Demonstrate the real dollar value of the services delivered by municipalities 	<ul style="list-style-type: none"> ➤ Lobby for a general and/or annual grant increase for AYC, comparable to similar organizations ➤ Increase AYC membership to generate more revenue from fees ➤ Lobby for an increase in the CMG through formula revisions and add-ons
	<ul style="list-style-type: none"> ○ Explore diversifying sources of revenue 	<ul style="list-style-type: none"> ➤ Investigate other appropriate and feasible sources of funding for AYC

Goal	Strategies	Objectives
3. Identity & Engagement	<ul style="list-style-type: none"> ○ Raise the profile of AYC with public, YG and Federal gov't 	<ul style="list-style-type: none"> ➤ Promote the use of the AYC office for members to meet others ➤ Meet regularly with the Minister of Community Services and other Ministers when appropriate
	<ul style="list-style-type: none"> ○ Strengthen the relationship between AYC and its members ○ Improve participation and accessibility of AYC meetings 	<ul style="list-style-type: none"> ➤ Conduct community visits to build personal relationships ➤ Devote time at AYC meetings to checking in on the relationship ➤ AYC members to forward copies of meeting minutes to the office ➤ Develop options for moderate use of video-conferencing for members to attend meetings ➤ Provide opportunities at the AGM to allow for more idea exchanges between members
	<ul style="list-style-type: none"> ○ Encourage participation of LACs and First Nation gov'ts 	<ul style="list-style-type: none"> ➤ Directly engage LACs and , where appropriate, FNs to identify areas of common interests ➤ Include LACs, and where appropriate FNs, on mail-outs and group e-mails ➤ Seek financial support from YG for LACs to participate in AYC meetings

4. Training & Resources

Goal	Strategies	Objectives
	<ul style="list-style-type: none"> ○ Provide newly elected mayors and councils with the appropriate amount of training and support to govern effectively 	<ul style="list-style-type: none"> ➤ Continue with training for newly elected officials post fall elections ➤ Develop and provide elected officials with access to a virtual “tool kit” of resources and supports ➤ Foster ongoing linkages between elected officials to generate a peer support system
	<ul style="list-style-type: none"> ○ Assist communities with training for locally needed skills and job related requirements/certifications 	<ul style="list-style-type: none"> ➤ Continue to administer the Community Training Trust Society (CTTS) funding ➤ Advocate for secure, and increasing CTTS funding ➤ Continue to be a member of committees at Yukon College that address community operations training needs
	<ul style="list-style-type: none"> ○ Provide resources to support municipal operations 	<ul style="list-style-type: none"> ➤ Assess topic areas to develop “best practices” inventories ➤ Develop a “skills bank” that lists areas of expertise of AYC members ➤ Foster continued networking between CAOs to identify and address operational issues and needs

6. APPENDIX: List of Participants

NAME	COMMUNITY	POSITION/ROLE
Cory Bellmore	Carmacks	CAO
Scott Bolton	Mayo	Mayor
Deb Carreau	Faro	Mayor
Angie Charlebois	Haines Junction	Councilor
Gord Curran*	Teslin	Councilor/AYC 1 st VP
Dan Curtis	Whitehorse	Mayor
Laura Eby	AYC - Whitehorse	Manager of Operations
Paul Gudaitis	AYC - Whitehorse	Executive Director
Betty Irwin*	Whitehorse	Councilor/AYC 2 nd VP
Bill Kendrick	Dawson	Councilor
Clara Jules	Teslin	Mayor
Wayne Potoroka *	Dawson	Mayor/AYC President
Diana Rogerson*	Faro	Councilor/AYC VP at Large
Lisa Snyder	Faro	Councilor
Richard Durocher	Watson Lake	Mayor
John Streicker	Whitehorse	Councilor
Shelley Hassard	Teslin	CAO
Tara Wheeler	Carmacks	Councilor

* Denotes AYC Executive Committee member

AYC Strategic Planning, 2019-2021

Pre-Planning Interview Questions

Note: It would be valuable to review AYC's last strategic plan (2015-20) before answering these questions. It can be found on AYC's website [through this link](#).

1. Looking back over the past few years, where do you think AYC has been effective and valuable?

- *Response:*

2. What should AYC ultimately be trying to accomplish? What do you see as its purpose?

- *Response:*

3. What would you change about AYC and its work if you could?

- *Response:*

4. What do you think should be priority areas for AYC over the next few years? Looking back at the last strategic plan, what objectives still remain to work on?

- *Response:*

5. How do you see the roles of AYC staff, Board members and CAOs playing out? In your view, who has what responsibilities?

- *Response:*