

# THE CITY OF DAWSON



## COMMITTEE OF THE WHOLE MEETING #CW21-28

**DATE:** WEDNESDAY November 3, 2021

**TIME:** 7:00 PM

**LOCATION:** City of Dawson Council Chambers

### 1. CALL TO ORDER

### 2. ACCEPTANCE OF ADDENDUM & ADOPTION OF AGENDA

### 3. PUBLIC HEARING

- a) Subdivision Application #21-113

### 4. MINUTES

- a) Special Committee of the Whole Meeting Minutes CW21-27 of October 13, 2021

### 5. BUSINESS ARISING FROM MINUTES

- a) Special Committee of the Whole Meeting Minutes CW21-27 of October 13, 2021

### 6. FINANCIAL & BUDGET REPORTS

- a) Third Quarter O&M Variance report

### 7. SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS

- a) Latvia Flag Request
- b) Request for Decision: Consolidation Application #21-104-Lots 3,4,5,6,7, Block LD, Ladue
- c) Project and Priority Update

### 8. BYLAWS & POLICIES

- a) Harrington's Store Municipal Historic Site Bylaw (2021-07)- Third Reading
- b) Billy Biggs Municipal Historic Site Bylaw (2021-08)- Third Reading
- c) Zoning Bylaw Amendment No. 13 Bylaw (2021-12)- Third Reading

### 9. CORRESPONDENCE

### 10. PUBLIC QUESTIONS

### 11. IN CAMERA

- a) Land Related Matter

### 12. ADJOURNMENT

# THE CITY OF DAWSON

Box 308 Dawson City, YT Y0B 1G0  
PH: 867-993-7400 FAX: 867-993-7434  
[www.cityofdawson.ca](http://www.cityofdawson.ca)



## NOTICE OF PUBLIC HEARING: CONSOLIDATION APPLICATION

*Subdivision Application #21-113*

**Subject Property: Lots 4 + South ½ of 5, Block J, Ladue Estate, Plan #8338A**

**Date: November 3<sup>rd</sup>, 2021**

**Time: 7:00pm**

**Location: Council Chambers, City Hall**

**Listen to Public Hearing: Radio CFYT 106.9 FM or cable channel #11**

As per the Municipal Act, S. 319.4, upon receiving an application for lot consolidation, Council must give public notice of the application. Therefore, the City of Dawson is now requesting input from the public regarding the consolidation of Lots 4 and S ½ 5, Block J, Ladue Estate.



**Figure 1.** Location of lots to be consolidated

**For more information or to provide your input prior to the public meeting, please contact the Community Development and Planning Officer or Planning Assistant using the following contact information:**

**Stephanie Pawluk**

Community Development & Planning Officer  
Box 308, Dawson City YT Y0B 1G0  
[cdo@cityofdawson.ca](mailto:cdo@cityofdawson.ca)  
867-993-7400 ext. 414

**Stephani McPhee**

Planning and Development Assistant  
Box 308, Dawson City YT Y0B 1G0  
[planningassist@cityofdawson.ca](mailto:planningassist@cityofdawson.ca)  
867-993-7400 ext. 438

**MINUTES OF SPECIAL COMMITTEE OF THE WHOLE MEETING CW21-27** of the Council of the City of Dawson called for 7:30 PM on Wednesday, October 13, 2021, City of Dawson Council Chambers

---

<b>PRESENT:</b>	Mayor Councillor Councillor Councillor	Wayne Potoroka Stephen Johnson Molly Shore Bill Kendrick
<b>REGRETS:</b>	Councillor	Natasha Ayoub
<b>ALSO PRESENT:</b>	A/CAO EA PDA	Kim McMynn Elizabeth Grenon Stephanie McPhee

---

**Agenda Item:** Call to Order

---

The Chair, Mayor Potoroka called the meeting to order at 7:30 p.m.

---

**Agenda Item:** Agenda

---

**CW21-27-01** Moved by Councillor Johnson, seconded by Mayor Potoroka that the agenda for Special Committee of the Whole meeting CW21-27 be accepted as presented.  
Carried 4-0

---

**Agenda Item:** Minutes

---

a) Committee of the Whole Meeting CW21-26 of October 7, 2021

**CW21-27-02** Moved by Mayor Potoroka, seconded by Councillor Shore that the minutes of Committee of the Whole Meeting CW21-26 of October 7, 2021 be accepted as presented.  
Carried 4-0

---

**Agenda Item:** Bylaws & Policies

---

a) Official Community Plan Review

**CW21-27-03** Moved by Mayor Potoroka, seconded by Councillor Johnson that Committee of the Whole provide feedback/comments on the Official Community Plan review.  
Carried 4-0

---

**Agenda Item:** Adjournment

---

**CW21-27-04** Moved by Mayor Potoroka, seconded by Councillor Johnson that Committee of the Whole meeting CW21-27 be adjourned at 8:19 p.m. with the next regular meeting of Committee of the Whole being November 24, 2021.  
Carried 4-0

**THE MINUTES OF SPECIAL COMMITTEE OF THE WHOLE MEETING CW21-27 WERE APPROVED BY COMMITTEE OF THE WHOLE RESOLUTION #CW21-28-03 AT COMMITTEE OF THE WHOLE MEETING CW21-28 OF NOVEMBER 24, 2021.**

---

(name), Chair

---

Kim McMynn, A/CAO

**From:** [Finance Administration](#)  
**To:** [Executive Assistant](#)  
**Subject:** FW: Embassy of Latvia: Inquiry about the flag raising in the City of Dawson on special occasions  
**Date:** October 19, 2021 9:46:36 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

---



**Capri Zarowny**  
Administrative Assistant  
Finance Department | City of Dawson  
T 867-993-7400 (Ext. 403) | [cityofdawson.ca](mailto:cityofdawson.ca)

---

**From:** LATVIA Embassy in Canada <[Embassy.Canada@mfa.gov.lv](mailto:Embassy.Canada@mfa.gov.lv)>  
**Sent:** Thursday, October 14, 2021 9:43 AM  
**To:** Wayne Potoroka <[wayne.potoroka@cityofdawson.ca](mailto:wayne.potoroka@cityofdawson.ca)>; info <[info@cityofdawson.ca](mailto:info@cityofdawson.ca)>  
**Subject:** Embassy of Latvia: Inquiry about the flag raising in the City of Dawson on special occasions

Good morning,

I am writing to inquire about the flag raising policy in the City of Dawson on special occasions, such as national days.

The Embassy of Latvia would like to raise the flag of Latvia at the Dawson City Hall on 18 November 2021 to celebrate the Independence Day of Latvia.

Founded on 18 November 1918, Latvia will celebrate the 103rd anniversary this year. To mark this special day in Canada, the Embassy of Latvia is raising the Latvian flags at the City and Town Halls across Canada. By raising the flags, we celebrate the good relationship between Canada and Latvia and honour the Canadian Latvians for their contributions to this country. We are proud to recognize the special tie between the City of Dawson and Latvia – Mr. John Steins, former mayor of the City of Dawson, is Latvian. It would be a memorable moment to have the Latvian flag fly in the City of Dawson on the occasion of the Independence Day of Latvia.

We would appreciate to receive information on the flag raising policy, application procedure and flag specifications. Please contact the Embassy by e-mail [embassy.canada@mfa.gov.lv](mailto:embassy.canada@mfa.gov.lv) or by phone 1-613-238-6014 at your earliest convenience.

Thank you very much for your time and consideration, we look forward to your reply.

Sincerely,

**Solvita Rakitko**

Lietvede / Executive Assistant

Latvijas vēstniecība Kanādā / Embassy of Latvia in Canada  
350 Sparks Street, Suite 1200  
Ottawa, Ontario K1R 7S8  
CANADA

Tel.: +1 613-238-6014

E-pasts / E-mail: [embassy.canada@mfa.gov.lv](mailto:embassy.canada@mfa.gov.lv)

Mājas lapa / Homepage: [www.mfa.gov.lv/ottawa](http://www.mfa.gov.lv/ottawa)



---

Šis ir Latvijas Republikas Ārlietu ministrijas e-pasta sūtījums un paredzēts tajā norādītajam adresātam. Ja Jūs neesat šī sūtījuma adresāts vai persona, kas tiesīga šo sūtījumu saņemt, lūdzu, informējiet nosūtītāju un izdzēsiet šo e-pasta sūtījumu. Informējam, ka jebkāda šī sūtījuma satura izpaušana, kopēšana, izplatīšana vai darbība, pamatojoties uz tajā ietverto informāciju, ir aizliegta un var būt pretlikumīga.

This is the e-mail message of the Ministry of Foreign Affairs of the Republic of Latvia and its contents are intended solely for the attention and use of the intended recipient. If you are not the intended recipient or the person eligible to receive this message, please contact the sender and delete this e-mail message from your system. You are hereby notified that any disclosure, copying, distribution or taking any action in reliance on the contents of this information is strictly prohibited and may be unlawful.



# City of Dawson

## Flagpole Protocol Policy

### #2021-01

---

## POLICY STATEMENT

The National Flag of Canada and the flag of the Yukon, City, and Tr'ondëk Hwëch'in are symbols of honour and pride. This policy sets guidelines for the City of Dawson to ensure we treat flags we display with respect and follow customs and etiquette recommended by other orders of government.

### 1.00 Purpose

To establish the process for ensuring proper protocol for Canadian, Territorial, City, and First Nation and Other flags is followed by the City of Dawson.

### 2.00 Displaying Flags

- 2.01 Flags should always be shown, represented, or used in a dignified manner. They should not be used as a table or seat cover, to mask boxes or other items or to cover a statue, monument or plaque for an unveiling ceremony.
- 2.02 City, territorial, Canadian, and special occasion flags are flown or displayed at city hall and during special events. Care should be taken that the following practice is followed:
  - a) The National Flag of Canada takes precedence over all other flags. No other flag should be flown at a higher height than the National Flag. It should be raised first and lowered last unless all are being raised and lowered simultaneously.
  - b) When the National Flag is flown with one other flag it should be on the left of an observer facing the flags.
  - c) When three flags are displayed, the National Flag should be at the centre.
  - d) When there are more than three flags in a group, the National Flag should be flown on the left of an observer facing the flags.

### 3.00 Flags Flown at Half-Mast for Mourning

- 3.01 To half-mast the flag as a sign of mourning, the flag is brought to the half-mast position by first raising it to the top of the mast and then immediately lowering it slowly to the half-mast position.
- 3.02 The Canadian Department of Heritage provides direction as to occasions when the National Flag is to be flown at half-mast.
- 3.03 The Yukon Premier approves occasions when all Yukon Flags will fly at half-mast apart from those occasions dictated by national protocol.
- 3.04 A list of occasions and annual dates when flags are flown at half mast is included in Schedule A.

#### **4.00 Special Occasion Flags**

- 4.01 The City of Dawson may fly special occasion flags to celebrate a particular date or event of significance to the City. When new occasions with flags arise, the Mayor in consultation with council, will decide which flags will be flown for special occasions.
- 4.02 Community groups and organizations may request their flag be flown to raise public awareness of an initiative or event. When this type of flag is flown, it replaces the City of Dawson flag from the group of flags flown at City Hall.

#### **5.00 Disposal of Flags**

- 5.01 When a flag becomes tattered or faded and is no longer in a suitable condition for use, it should be destroyed in a dignified way by burning it privately.

#### **6.00 Responsibilities and Procedures**

- 6.01 Flag on the four flagpoles at City Hall are raised and lowered by the Fire Chief, Fire Department personnel, or the CAO.
- 6.02 The CAO, based on information received from the Executive Council Office of the Government of Yukon, will advise on occasions on which the flags are to be flown at half-mast.
- 6.03 Flags flown for special occasions, groups or events will be flown on the flagpole reserved for the City flag. At no time will the National Flag be replaced by a special occasion flag.
- 6.04 The City of Dawson will:
- a) maintain a supply of Canadian, territorial, City and other flags for use by departments or community groups.
  - b) respond to requests from community groups to fly their flags during special events and will advise the Fire Department of details.
  - c) arrange for replacement and disposal of flags which are faded, tattered, soiled and unfit for service.
- 6.05 The Mayor, in consultation with council if time permits, will have the authority to make a decision on any flag protocol not covered in the policy.

**POLICY TITLE:** *Flagpole Protocol Policy*

**POLICY #:** 2021-01

**EFFECTIVE DATE:** August 31, 2021

**ADOPTED BY COUNCIL ON:** August 31, 2021

**RESOLUTION #:** **C21-19-25**

**Original signed by:**

Wayne Potoroka, Mayor

Cory Bellmore, CAO

## SCHEDULE A

### Flags will be flown at half-mast on the following days:

<b>April 28</b>	National Day of Mourning for Persons Killed or Injured in the Workplace. Flags are half-masted from sunrise to sunset.
<b>November 11</b>	Remembrance Day. Flags are half-masted from 11:00 am to sunset.
<b>December 6</b>	National Day of Remembrance and Action on Violence Against Women. Flags are half-masted from sunrise to sunset.

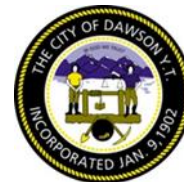
### Occasions for half-masting flags:

Flags will be flown at half-mast after the passing of people who hold the following positions:

- Commissioner of the Yukon (current and former)
- Premier of the Yukon (current and former)
- Klondike MLA (current and former)
- Yukon MP (current and former)
- Yukon Senator (current and former)
- Tr'ondëk Hwëch'in Chief (current and former)
- Tr'ondëk Hwëch'in Council member (current and former)
- City of Dawson Mayor (current and former)
- City of Dawson Council member (current and former)



# Report to Council



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

☐ In Camera

<b>SUBJECT:</b>	Consolidation Application #21-105: Lots 3,4,5,6,7, Block LD, Ladue Estate	
<b>PREPARED BY:</b>	Stephanie Pawluk, CDO & Stephani McPhee, PDA	<b>ATTACHMENTS:</b>
<b>DATE:</b>	October 25, 2021	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b> Municipal Act Subdivision Bylaw Official Community Plan Zoning Bylaw Heritage Bylaw		

## RECOMMENDATION

It is respectfully recommended that Council accept this report as information and forward the recommendation to Council to approve Consolidation Application #21-105 on the following conditions:

1. The applicant successfully passes a Zoning Bylaw amendment to rezone Lot 3 to from R1 to R2 in order to undergo consolidation, in line with the other four lots and to accommodate multi-unit residential as a new use, given that this is the intended direction of development.
2. The applicant submits a Stormwater Management Plan to the satisfaction of the CDO and Public Works Manager.
3. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
4. 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 / BACKGROUND

Subdivision Application #21-105 was received September 2021 and the applicant is applying to consolidate lots 3,4,5,6,7, Block LD, Ladue Estate. The final lot will be 2320m<sup>2</sup> (24,972ft<sup>2</sup>). The application passed a public hearing on October 7<sup>th</sup>, 2021.

Historically, Lots 4,5 and 6 hosted the Yukon Housing Corporation social housing development, known as the Korbo Apartments. In 2010, a significant oil leak was discovered to have occurred at the site. Approximately 22,000 liters of fuel had spilled from a faulty fuel line. Since, the Yukon Government has undergone remediation work to address this contamination.

In an October 2021 update, the applicant stated, "the site has been remediated as per YG protocols but remains on the contaminated sites list as monitoring of the ground water is on-going and the water monitoring wells will be remaining in place for the time being."

No concrete development plans are in place for future development and no development permits have been received for this site; however, the consolidation process has been initiated under the objective that redevelopment will consist of a multi-unit building that is appropriately sized to fit the 5 lots and be compliant to Zoning Bylaw regulations.

## Comments

Department heads have been asked to comment on this application for the purposes of assessing operational requirements such as access, lot grading, and slope stability, and at the time of writing this report, no concerns have been raised.

The application has been circulated to every property owner within a 100m radius of this property, inviting comments and questions. The following comment has been received at the time of submitting this report:

The Klondike Development Organization contacted the Planning Department with questions regarding the intention to consolidate. They commented that the property is more flexible in its current state as separate lots, to provide the opportunity for a variety of housing on the site. Additionally, they noted that if Yukon Housing Corporation were to lease properties to different housing providers and/or developers, KDO wonders if theoretically it would make more sense for the area to be legally separated.

## Subdivision Bylaw

Subdivision Control Bylaw s. 3.01 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. The existing vehicle access to the site is via 6<sup>th</sup> Ave, and there is no boardwalk in this area of Dawson. There is an existing rear alley that is legally and physically open and in use that provides additional access.

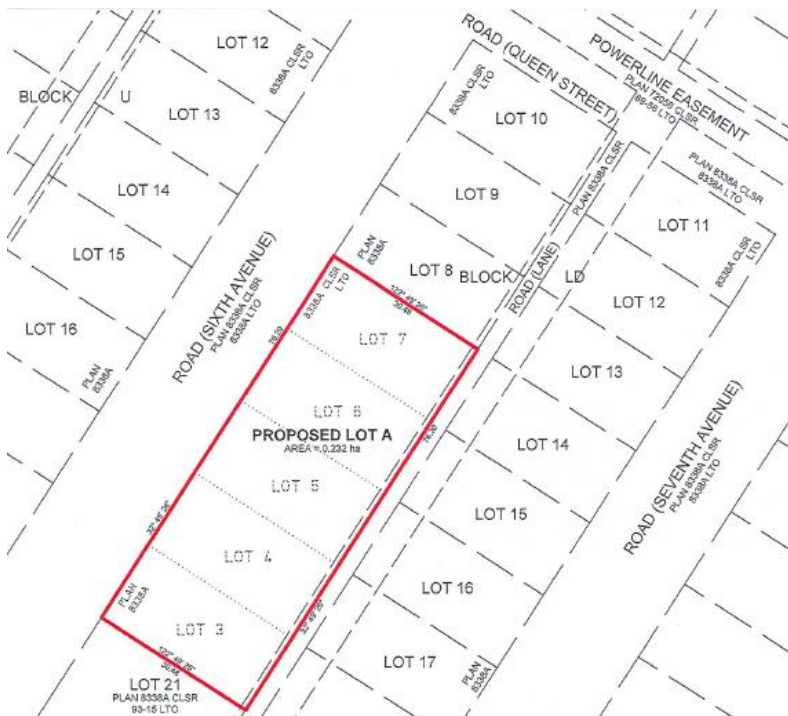


Figure 1: Existing and proposed lot configuration.



**Figure 2:** Context map showing location of lots under consideration.

**Note:** Satellite imagery is dated, buildings shown no longer exist on the lots in question.

### Official Community Plan


The properties are currently designated as UR – Urban Residential. Uses associated with this designation include residential lots that are smaller in size than Country Residential lots. While the area predominantly consists of low- and medium-density residential uses, small-scale open spaces are also permitted in these areas. The consolidated lot would retain the same designation and any new use or development on the proposed lot would be required to conform to the OCP designation, or else apply for an OCP Amendment.

### Zoning Bylaw

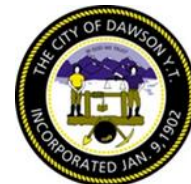
The Zoning Bylaw is intended to implement the goals of the OCP. Lot 3 is zoned R1 – Single Detached/Duplex Residential, and Lots 4,5,6 and 7 are zoned R2 – Multi-Unit Residential. A rezoning will be required on Lot 3 to R2 in order to undergo consolidation, to match the other four lots and to accommodate multi-unit residential as a new use, given that this is the intended direction of development. This is placed as a condition on the approval. Any future development of the proposed lots must also conform with the Zoning Bylaw.

### Heritage Bylaw

Lots 3,4,5,6, and 7, Block LD, Ladue Estate are situated in the Historic Townsite and thus are subject to the City's Heritage Bylaw. Any new development will be required to conform to the Design Guidelines for Historic Dawson and Heritage Management Plan as according to the Heritage Bylaw.

APPROVAL		
<b>NAME:</b>	Cory Bellmore	<b>SIGNATURE:</b> 
<b>DATE:</b>	2021-10-29	

# Report to Council



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

☐ In Camera

<b>AGENDA ITEM:</b>	<b>21-019 Harrington’s Store – Municipal Historic Site Designation</b>	
<b>PREPARED BY:</b>	Stephanie Pawluk, CDO	<b>ATTACHMENTS:</b> 1. Bylaw #2021-07 2. Letter from Minister Pillai
<b>DATE:</b>	October 26, 2021	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b> Official Community Plan Zoning Bylaw Heritage Bylaw Heritage Management Plan Historic Resources Act		

## RECOMMENDATION

It is respectfully recommended that Committee of the Whole forward the decision to Council for Third Reading to Bylaw #2021-07.

## ISSUE / PURPOSE

A nomination was submitted by Parks Canada for the designation of Harrington's Store (Lot 20 Block J Ladue Estate) as a Municipal Historic Site.



**Figure 1.** Harrington's Store

## BACKGROUND SUMMARY

As per S. 8 of *Heritage Bylaw 2019-04*, Council, may by petition by any person or group of persons, designate any site as a Municipal historic Site if it determines that the site 'is an important illustration of the historic development of the Klondike Valley, or the natural historic of the peoples and cultures of the Klondike Valley Cultural Landscape'.

Bylaw #2021-07 passed First Reading on May 18, 2021, successfully passed a Public Hearing on June 1, 2021, and passed Second Reading July 13, 2021. The Building Condition Report and Yukon Heritage Resources Board Evaluation Criteria was presented to Council on May 11, 2021.

Heritage Bylaw 2019-04 outlines the required steps for designation of a Municipal Historic Site once a nomination has been received. The high-level steps for Municipal Historic Site designation are as follows:

1. Nomination received by Administration, research conducted, report written
2. Heritage Advisory Committee convene to review the nomination
3. Committee of the Whole convene to review the nomination
4. 1<sup>st</sup> Reading of the Bylaw
5. Notice on Intent sent to the Land Titles Office and the Minister of Tourism and Culture
6. Public advertisement and Public Hearing
7. 2<sup>nd</sup> and 3<sup>rd</sup> Reading of the Bylaw

## ANALYSIS / DISCUSSION

The suitability for Harrington's Store becoming a Municipal Historic Site was assessed using the Yukon Heritage Resources Board evaluation criteria for designation of historic sites. The majority of this analysis can be found within the original application as HAC accepted this as written, noting that it was comprehensive and required little additional comment.

### Age

Excellent

### Comments

Harrington's Store was built in 1899 or 1900 as a single story building and converted into a two-storey building in 1902.

The first property title was issued to Mrs. John McDonald on September 15, 1899, by the Ladue Townsite Company. W. A. Harrington rented the building and ran a grocery store there from 1902-1903 and 1906-1917. In 1906 the building title was transferred to Andrew Rystogi, a real estate and financial agent, and Gustave Ortman. Rystogi later bought out Ortman. Billy Biggs purchased the property in 1950. Most likely after his death in 1955 the building was purchased by Fred Caley. Canada acquired the building most likely in 1968. However, the certificate of title was not obtained until November 1972.

Harrington's Store is associated with the development of Dawson City as a supply, service and distribution centre during and following the Gold Rush. It is also associated with the city's development as a territorial capital. Another association is with Fred Caley who owned the building before selling it and other buildings to Parks Canada. Fred Caley owned and saved some prominent heritage buildings in Dawson and associated cultural resources for example the collection of Dawson Daily News editions, contained in the building with the same name.

Harrington's store is a well-known Gold Rush landmark and supports Dawson's historic fabric through its associations: its evocation of the time and place of the Klondike Gold Rush; the concentration of frontier structures, which confirm the town's early nature, diversity, northern isolation, and links to mining activity during the 1896-1910 period.

### Composition

Very Good

### Comments

Harrington's Store is valued for its aesthetic design, materials and craftsmanship.

The building is of a wood frame construction, but what makes the building stand out is the Italianate architectural treatment, particularly the boxed cornice and panelled frieze, the square-sided oriel window placed at the salient angle, the richly ornamented double front door, and the painted cove shiplap siding. The second floor rooms are accessed by a flight of stairs rising to a single door on the Princess Street elevation. Awnings along both principal elevations and the dressed show windows, contribute to the Gold



Rush character of the streetscape. The Italianate architectural treatment and wood-frame construction complements the adjacent commercial buildings.

## **Integrity**

Very Good

## Comments

Harrington's Store underwent many changes over the past century. There is no information about the builder and there are no original drawings. Most of what is known about the building's evolution is derived from archival photographic evidence.

The earliest known image in which Harrington's is readily recognizable is from 1904, in the period when Harrington ran his grocery store from another location. There are many notable differences in this image from the Harrington's of today, including the following:

- Text on the south window (Princess Street elevation)
- Additional door and smaller window on northern half of the Third Avenue elevation
- Dark paint on the window and door frames and column beneath the oriel window.

Another photograph of the Harrington's Store building dates from 1935 when it would have been used by Biggs as a bicycle repair shop. From this image it is clear that between 1904 and 1935 the additional door on Third Avenue was removed and that there were changes to the window sizes and muntin on the lower level. This photo also illustrates that there was a single-storey annex behind the building along the Princess Street property line. It is not clear when this feature was added. No photos of the rear of the building have been found so there is no imagery depicting the rear stairs to access the second floor.

In 1944 there was most likely serious flood damage to the building. An image from 1944 shows flood waters that inundated the Third Avenue and Princess Street Intersection but does not show Harrington's store.

Photos of Harrington's Store from 1960 and 1961 show a derelict building with its lower floor boarded up. These images show that between 1935 and 1960, the windows on the lower level appear to have been changed again. In addition, nearly all glazing in the upper storey windows is broken, along with some of the muntins. The pillar supporting the oriel window was also removed. By the late 1960s, Harrington's was in very poor condition.

Between 1968 and 1972, the building was stabilized and the following changes took place:

- Removal of all existing siding and window units at the south and east elevations up to the height of the second floor;
- Replacement with plain horizontal boarding and a single recycled six-light fixed sash on south and east elevations;
- Demolition of the original shed roofed annex at the west elevation;
- Replacement of original foundation;
- Replacement of ground floor framing and flooring;
- Demolition of most internal partitioning.

In the late 1970s, Parks Canada created a master plan for the Klondike National Historic Sites. Within this document Harrington's is considered as part of the Princess Street cluster, which was intended for intensive development and interpretation. Accordingly, Parks Canada embarked on a restoration for Harrington's Store. In 1977, the Restoration team produced plans for a "Simulated Façade". This partial restoration does not follow the current practices in the Standards and Guidelines for Historic Places in Canada which call for

the return to a well-documented single point in time. Instead, the plans were an amalgam of features from the period spanning from 1904-1935.

The 1977 plans called for the following interventions:

- New sidewalk to match existing
  - New clapboard to match existing
  - Removal of window frames on 1st floor
  - Simulated windows the east and south elevations
  - Temporary removal of oil tank, signage frame and ladder of west wall and decorative roof supports of north wall, and their replacement after painting
  - Repair or remake window sashes from existing models
  - Replace all glazing
  - Scrape flaking paint and repaint using pale colour for clapboard, plank wall, window sashes, sills and jambs; using dark colour for facings near doors, windows and corners, drip caps and mouldings.
- Suggested colours: cream and bronze.

Most, if not all, of these changes took place.

In 1979 Dawson was struck by another disastrous flood but there were no major impacts to Harrington's Store. Those present at the time recall that Harrington's Store did not shift during the flood and that the building was cleaned to remove sediment and then put back into use. In the 1980s, the interior of the Harrington's lower level was retrofitted and turned into a public exhibit space featuring the history of Dawson and the Gold Rush. In 1987, a new commercial building was constructed immediately adjacent to the north side of Harrington's – the commercial building's downspout directs rain and melt water towards Harrington's foundation cribbing.

In 1989, Harrington's Store was designated as Recognized Federal Heritage Building. Also in that year, plans were produced to replace the foundation and surrounding boardwalk. However, Parks Canada was unable to implement these changes. A heritage recording of Harrington's Store was produced in 2012 by Public Works and Government Services Canada. No significant changes have been made to Harrington's Store since the FHBRO evaluation.

## **Context**

Excellent

## **Comments**

The manner in which Harrington's Store maintains an unchanged relationship to its site, reinforces the Gold Rush character of its commercial streetscape setting and is a well-known building in Dawson, as evidenced by:

- Its ongoing historic relationship to the corner of Third Avenue and Princess Street, given the proximity of the building to the lot lines and boardwalk;
- The awnings along both principal elevations and the dressed show windows, which contribute to the Gold Rush character of the streetscape;
- The Italianate architectural treatment and wood-frame construction which complements the adjacent commercial buildings;
- Its familiarity within the community, given its use as a drop-in centre, temporary visitor reception centre, and exhibition hall;
- Its visibility given its prominent location at a major Dawson intersection;
- Its location kitty-corner to Billy Biggs, and both building's connection to their former owner Fred Caley

## **Official Community Plan**

Section 9 of the Official Community Plan contemplates Heritage Preservation. This proposal is in line with the identified long-term goal: "*Dawson's gold rush history is showcased by preserving key historical resources where possible.*"

## **Zoning Bylaw**

The Zoning Bylaw contemplates heritage management only in areas that are impacted by the Heritage Management Plan character areas. The nominated site is situated in the Downtown Core of the character areas identified and thus would be subject to Heritage Advisory Committee review. The current property meets the setback requirements of ZBL 2018-19 thus exterior structural alteration would likely be possible.

## **Heritage Management Plan**

The nominated property is situated in the Downtown area of the Heritage Management Plan. This area best depicts the commercial core of Dawson during the Gold Rush and Harrington's would be considered one of the unique remaining Gold-Rush-era buildings. One of the recommendations for the Downtown Management Area is that all buildings and structures should be protected by designation under the provisions of the *Yukon Historic Resources Act*. Further, any future conservation work on Harrington's would be required to follow the *Design Guidelines for Architectural Conservation and Infill* and, should the building be subject to irreparable damage, reconstruction would be mandatory.

## **Heritage Resources Act**

S. 37(1) of the *Historic Resources Act* gives municipal Councils the authority to designate by bylaw a municipal historic site. Eligible sites are those which have significant historic significance as contemplated in S. 15(1) of the Act, as follows:

A site may be designated as a historic site when Council is satisfied that the site is,

*Whether in itself or because of historic resources or human remains discovered or believed to be at the site, an important illustration of*

a) *the historic or pre-historic development of the Yukon or a specific locality in the Yukon, or of the peoples of the Yukon or locality and their respective cultures; or*

b) *the natural history of the Yukon or a specific locality in the Yukon, and has sufficient historic significance to be so designated.*

APPROVAL		
NAME:	C Bellmore	SIGNATURE: 
DATE:	2021-10-28	





# THE CITY OF DAWSON

## *Harrington's Municipal Historic Site Bylaw*

Bylaw No. 2021-07

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

**WHEREAS** section 37(1) of the *Historic Resources Act* permits council to designate land and buildings as a Municipal Historic Site; and

**WHEREAS** council has given notice pursuant to Part 5, Section 39 of the *Historic Resources Act* of its intention to consider passing this bylaw; and

**WHEREAS** council considers that Harrington's Store has heritage value or heritage character as defined in the *Heritage Bylaw*.

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

### **PART I - INTERPRETATION**

#### **1.00 Short Title**

1.01 This bylaw may be cited as the ***Harrington's Store Municipal Historic Site Bylaw***.

#### **2.00 Purpose**

2.01 The purpose of this bylaw is to designate the building known as Harrington's Store and the land on which it stands on defined by the legal limits of Lot 20 Block J Ladue Estate Plan 8338A CLSR.

#### **3.00 Definitions**

3.01 In this Bylaw:

- (a) Unless expressly provided for elsewhere within this bylaw the provisions of the *Interpretations Act (RSY 2002, c. 125)* shall apply;
- (b) "CAO" means the Chief Administrative Officer for the City of Dawson;
- (c) "city" means the City of Dawson;



# THE CITY OF DAWSON

## Harrington's Municipal Historic Site Bylaw

Bylaw No. 2021-07

(d) "council" means the council of the City of Dawson.

### PART II – APPLICATION

#### 4.00 Municipal Historic Site

4.01 The building known as Harrington's Store and the land on which it stands on defined by the legal limits of Lot 20 Block J Ladue Estate Plan 8338A CLSR is hereby designated as a Municipal Historic Site.

### PART III – FORCE AND EFFECT

#### 5.00 Severability

5.01 If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder unless the court makes an order to the contrary.

#### 6.00 Enactment

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

#### 7.00 Bylaw Readings

Readings	Date of Reading
FIRST	May 18, 2021
PUBLIC HEARING	June 1, 2021
SECOND	July 13, 2021
THIRD and FINAL	

Wayne Potoroka, Mayor

**Presiding Officer**

Cory Bellmore, CAO

**Chief Administrative Officer**



# THE CITY OF DAWSON

## Harrington's Municipal Historic Site Bylaw

Bylaw No. 2021-07

### PART IV – APPENDIX (APPENDICES)

#### Appendix 1. Location Map showing the Harrington's Store Municipal Historic Site







September 16, 2021

Mayor Wayne Potoroka  
City of Dawson  
P.O. Box 308  
Dawson City, Yukon  
Y0B 1G0



Dear Mayor Potoroka:

Re: Harrington's Municipal Historic Site

Thank you for your letter dated July 28, 2021 informing me of the City of Dawson's intent to designate Harrington's Store as a Municipal Historic Site. Your letter satisfies the requirements of section 39(2)(a) of Yukon's Historic Resources Act.

I have forwarded your letter and documentation to the Historic Sites Unit, Cultural Services Branch. Should you require assistance with the designation process, please contact Rebecca Jansen, A/Manager, Historic Sites, at [Rebecca.jansen@yukon.ca](mailto:Rebecca.jansen@yukon.ca) or (867) 667-8258.

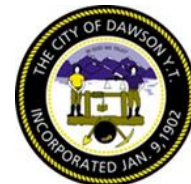
I look forward to seeing this important community landmark designated a Dawson Municipal Historic Site.

Sincerely,



Ranj Pillai  
Minister, Tourism and Culture

# Report to Council



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

☐ In Camera

<b>AGENDA ITEM:</b>	<b>21-018 Billy Biggs’ – Municipal Historic Site Designation</b>	
<b>PREPARED BY:</b>	Stephanie Pawluk, CDO	<b>ATTACHMENTS:</b>  - Bylaw #2021-08  - Letter from Minister Pillai
<b>DATE:</b>	October 26, 2021	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b> ZBL 2018-19 OCP Heritage Bylaw Historic Resources Act		

## RECOMMENDATION

It is respectfully recommended that Committee of the Whole forward the decision to Council to give Third Reading to Bylaw #2021-08.

## ISSUE / PURPOSE

A nomination was submitted by Parks Canada for the designation of Billy Biggs' (Lot 10 Block HE Ladue Estate) as a Municipal Historic Site.



**Figure 1.** Billy Biggs' Blacksmith Shop

## BACKGROUND SUMMARY

As per S. 8 of *Heritage Bylaw 2019-04*, Council, may by petition by any person or group of persons, designate any site as a Municipal historic Site if it determines that the site 'is an important illustration of the historic development of the Klondike Valley, or the natural historic of the peoples and cultures of the Klondike Valley Cultural Landscape'.

Bylaw #2021-08 passed First Reading on May 18, 2021, successfully passed a Public Hearing on June 1, 2021, and passed Second Reading July 13, 2021. The Building Condition Report and Yukon Heritage Resources Board Evaluation Criteria was presented to Council on May 11, 2021.

Heritage Bylaw 2019-04 outlines the required steps for designation of a Municipal Historic Site once a nomination has been received. The high-level steps for Municipal Historic Site designation are as follows:

1. Nomination received by Administration, research conducted, report written
2. Heritage Advisory Committee convene to review the nomination
3. Committee of the Whole convene to review the nomination
4. 1<sup>st</sup> Reading of the Bylaw
5. Notice on Intent sent to the Land Titles Office and the Minister of Tourism and Culture
6. Public advertisement and Public Hearing
7. 2<sup>nd</sup> and 3<sup>rd</sup> Reading of the Bylaw

## **ANALYSIS / DISCUSSION**

The suitability for Billy Biggs' becoming a Municipal Historic Site was assessed using the Yukon Heritage Resources Board evaluation criteria for designation of historic sites. The majority of this analysis can be found within the original application as HAC accepted this as written, noting that it was comprehensive and required little additional comment.

### **Age**

Excellent

#### Comments

Billy Biggs was erected in 1899, but there were subsequent additions added to the back between 1907 and 1924.

The first ownership information dates back to 1902. The proprietor of the Great Northern Hotel (Billy Biggs), at the time, was Douglas Hamilton. In 1907 the building was purchased by William Oakden. Following the death of William Oakden, Alexander Arkins "Billy" Biggs purchased the building by 1924. After Billy Biggs death in 1955, Fred Caley purchased the building no earlier than 1956. The Dawson City Museum and Historical Society looked after the building until it was purchased in 1970 by Parks Canada.

### **Composition**

Very Good

#### Comments

The Great Northern Hotel, was a two-and-a-half-storey gabled building with a partial false front, its parapet wall stepping up to reveal the upper floor gable, creating a triangular pediment. This false front with applied black lettering for signage and large grade-level windows, created an arresting section of streetscape. The building possessed a balloon frame and horizontally assembled wood siding on its exterior. Between 1907 and 1924, one frame annex and two log annexes were added to the rear of the building, likely existing structures moved there from another location.

### **Integrity**

Very Good

#### Comments

Character defining elements are:

- The building's relationship with Princess Street and Third Avenue, exemplified by it sitting flush to the sidewalk along Third Avenue, this sitting reflects the grid street layout and orientation of buildings typical of the 1897-98 survey;
- The building's low-height, and agglomeration of volumes that creates a largely continuous open volume of space and illustrates the building's evolution over time;
- The 'boomtown' type storefront and roof configuration in the single storey back portion of the building, that reflect the vernacular approach to building design typical of Dawson City in the years 1897-1913;

- The building's simple rustic wood exterior, wall and roof systems, the use (and reuse) of logs, rough-sawn planking, and other unadorned and minimally crafted materials, evidencing vernacular construction techniques and materials typical of utilitarian buildings in Dawson City in the years 1897-1913 and within the Dawson Historical Complex as a whole;
- The simple, symmetrical treatment of the Third Avenue façade, featuring large centrally-placed double doors flanked by pairs of multi lite windows.

## **Context**

Excellent

## **Comments**

Billy Biggs is one of the few remaining structures from the Klondike Gold Rush. The heritage value of the building lies in:

- Its connections and services to the goldfields;
- The agglomeration of additions and modifications to the original structure, typical of the many and varied uses to which the building was put.
- Its ongoing historic relationship to the corner of Third Avenue and Princess Street, given the proximity of the building to the lot lines and boardwalk;
- Its visibility given its prominent location at a major Dawson intersection
- Townscape features of the 1896-1910 era including the orientation of lot lines and buildings, and the spatial relationship of built groupings of similar form, age and /or function within the townsite, for example, the grouping, Mme. Tremblay's, Klondike Kate's, Old Post Office or the grouping Klondike Thawing Machine Company, Westminster Hotel on the same block.
- Its relationship to the surrounding retail stores, hotels, and bars;
- Its form, materials and details, particularly on the street frontage, which reinforce nearby historic buildings such as Harrington's Store, Third Avenue Complex, West Boilershop and others.

## **Official Community Plan**

Section 9 of the Official Community Plan contemplates Heritage Preservation. This proposal is in line with the identified long-term goal: *"Dawson's gold rush history is showcased by preserving key historical resources where possible."*

## **Zoning Bylaw**

The Zoning Bylaw contemplates heritage management only in areas that are impacted by the Heritage Management Plan character areas. The nominated site is situated in the Downtown Core of the character areas identified and thus would be subject to Heritage Advisory Committee review.

One issue to note is that the current building would be considered as non-conforming due to the absence of a rear setback (C1 zoning requires 5ft) and the encroachment into the alley. As per the *Municipal Act* and thus any structural alteration would not be permitted unless the whole property was brought into conformity with the Zoning Bylaw. Another issue to note is that there is currently an encroachment into the rear alley that would also impact any future development on the site.

## **Heritage Management Plan**

The nominated property is situated in the Downtown area of the Heritage Management Plan. This area best depicts the commercial core of Dawson during the Gold Rush and Billy Biggs' would be considered one of the unique remaining Gold-Rush-era buildings. One of the recommendations for the Downtown Management Area is that all buildings and structures should be protected by designation under the provisions of the *Yukon Historic Resources Act*. Further, any future conservation work on Billy Biggs' would

be required to follow the *Design Guidelines for Architectural Conservation and Infill* and, should the building be subject to irreparable damage, reconstruction would be mandatory.

### **Heritage Resources Act**


S. 37(1) of the *Historic Resources Act* gives municipal Councils the authority to designate by bylaw a municipal historic site. Eligible sites are those which have significant historic significance as contemplated in S. 15(1) of the *Act*, as follows:

A site may be designated as a historic site when Council is satisfied that the site is,

*Whether in itself or because of historic resources or human remains discovered or believed to be at the site, an important illustration of*

- a) the historic or pre-historic development of the Yukon or a specific locality in the Yukon, or of the peoples of the Yukon or locality and their respective cultures; or*
- b) the natural history of the Yukon or a specific locality in the Yukon,*

*and has sufficient historic significance to be so designated.*

APPROVAL		
NAME:	C Bellmore	SIGNATURE: 
DATE:	2021-10-29	





# THE CITY OF DAWSON

## *Billy Bigg's Municipal Historic Site Bylaw*

Bylaw No. 2021-08

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

**WHEREAS** section 37(1) of the *Historic Resources Act* permits council to designate land and buildings as a Municipal Historic Site; and

**WHEREAS** council has given notice pursuant to Part 5, Section 39 of the *Historic Resources Act* of its intention to consider passing this bylaw; and

**WHEREAS** council considers that Billy Bigg's has heritage value or heritage character as defined in the *Heritage Bylaw*.

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

### **PART I - INTERPRETATION**

#### **1.00 Short Title**

1.01 This bylaw may be cited as the ***Billy Bigg's Municipal Historic Site Bylaw***.

#### **2.00 Purpose**

2.01 The purpose of this bylaw is to designate the building known as Billy Bigg's and the land on which it stands on defined by the legal limits of Lot 10 Block HE Ladue Estate Plan 8338A CLSR.

#### **3.00 Definitions**

3.01 In this Bylaw:

- (a) Unless expressly provided for elsewhere within this bylaw the provisions of the *Interpretations Act (RSY 2002, c. 125)* shall apply;
- (b) "CAO" means the Chief Administrative Officer for the City of Dawson;
- (c) "city" means the City of Dawson;



# THE CITY OF DAWSON

## Billy Bigg's Municipal Historic Site Bylaw

Bylaw No. 2021-08

(d) "council" means the council of the City of Dawson.

### PART II – APPLICATION

#### 4.00 Municipal Historic Site

4.01 The building known as Billy Bigg's and the land on which it stands on defined by the legal limits of Lot 10 Block HE Ladue Estate Plan 8338A CLSR, as per Appendix 1 of this bylaw, is hereby designated as a Municipal Historic Site.

### PART III – FORCE AND EFFECT

#### 5.00 Severability

5.01 If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder unless the court makes an order to the contrary.

#### 6.00 Enactment

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

#### 7.00 Bylaw Readings

Readings	Date of Reading
FIRST	May 18, 2021
PUBLIC HEARING	June 1, 2021
SECOND	July 13, 2021
THIRD and FINAL	

Wayne Potoroka, Mayor

Presiding Officer

Cory Bellmore, CAO

Chief Administrative Officer



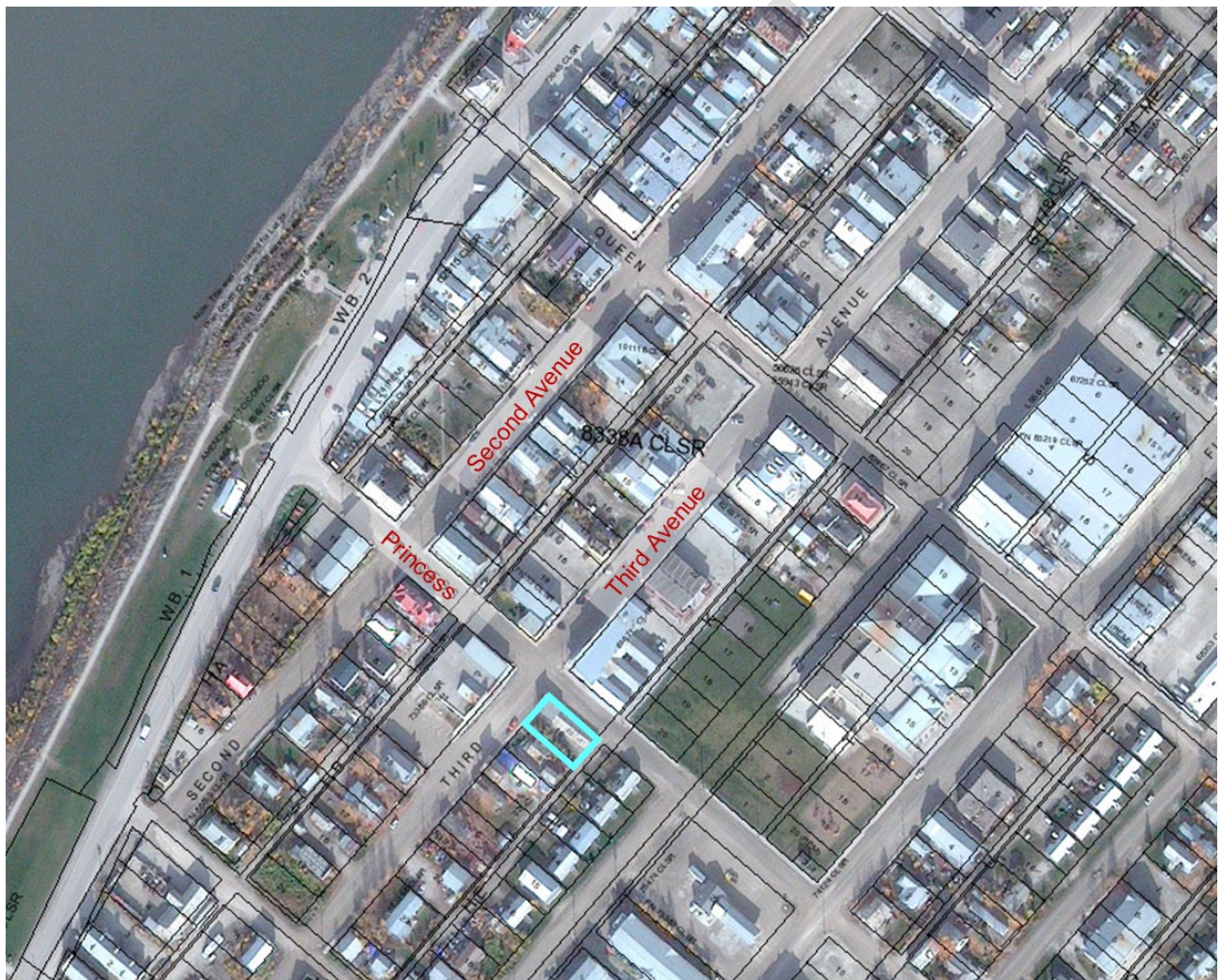
# THE CITY OF DAWSON

## *Billy Bigg's Municipal Historic Site Bylaw*

Bylaw No. 2021-08

### PART IV – APPENDIX (APPENDICES)

#### Appendix 1. Location Map showing the Billy Bigg's Municipal Historic Site







September 16, 2021

Mayor Wayne Potoroka  
City of Dawson  
P.O. Box 308  
Dawson City, Yukon  
Y0B 1G0



Dear Mayor Potoroka:

Re: Billy Bigg's Municipal Historic Site

Thank you for your letter dated July 28, 2021 informing me of the City of Dawson's intent to designate Billy Bigg's as a Municipal Historic Site. Your letter satisfies the requirements of section 39(2)(a) of Yukon's Historic Resources Act.

I have forwarded your letter and documentation to the Historic Sites Unit, Cultural Services Branch. Should you require assistance with the designation process, please contact Rebecca Jansen, A/Manager, Historic Sites, at [Rebecca.jansen@yukon.ca](mailto:Rebecca.jansen@yukon.ca) or (867) 667-8258.

I look forward to seeing this important community landmark designated a Dawson Municipal Historic Site.

Sincerely,



Ranj Pillai  
Minister, Tourism and Culture

# Report to Council



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

☐ In Camera

<b>SUBJECT:</b>	<b>Zoning Bylaw Amendment No. 13 (Application #21-091)</b>	
<b>PREPARED BY:</b>	Stephanie Pawluk, CDO	<b>ATTACHMENTS:</b> 1. Zoning Amendment Bylaw No. 13
<b>DATE:</b>	October 25, 2021	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b>	Municipal Act Official Community Plan Zoning Bylaw	

## RECOMMENDATION

It is respectfully recommended that Council accept this report as information and forward the recommendation to Council to give Third Reading to Zoning Bylaw Amendment No. 13 to amend Infill Area 3 from Future Planning to Industrial.

## ISSUE

Following Council direction, the Yukon Government Land Development Branch (LDB) submitted an application to rezone Infill Area 3 from Future Planning to Industrial, to facilitate industrial lot development.

## BACKGROUND SUMMARY

The applicant submitted zoning amendment application #21-091 on August 9<sup>th</sup>, 2021 following Council direction to pursue industrial lot development by releasing the parcel to the private sector. This Council direction was received at meeting C21-11 on April 28<sup>th</sup>, 2021 by resolution C21-11-11:

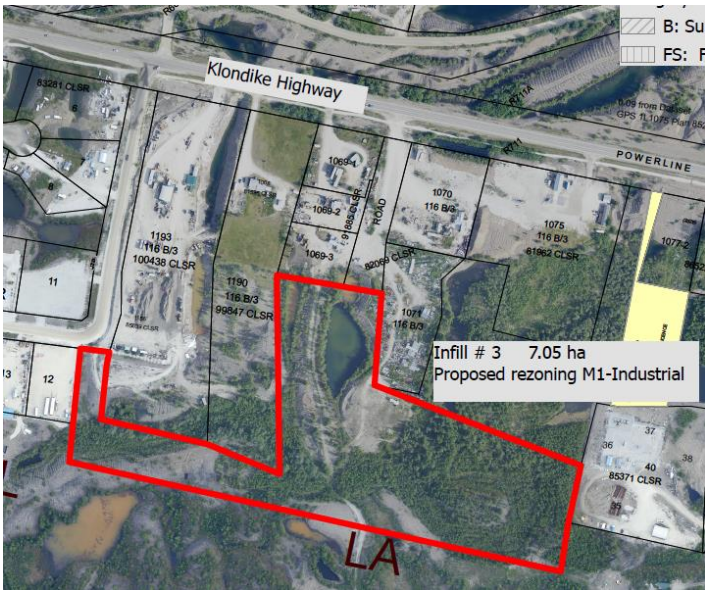
**C21-11-11** Moved by Councillor Shore, seconded by Mayor Potoroka that Council direct administration to pursue the potential option of releasing a raw land parcel (Infill #3) to the private sector for development.

Motion Carried 5-0

Work done by the LDB on Infill Area 3 includes environmental, geotechnical and heritage feasibility work. This work yielded results that influenced the parcel shape that has been applied for in this application. Infill Area 3 initially included the area as depicted in Figure 1, prior to these studies being conducted. Figure 2 shows the previous parcel shape iteration that was originally presented during First and Second Readings. Figure 3 shows the final parcel shape iteration -a 13.3 acre parcel that will be released for lot development. Figure 3 boundaries were changed in response to matters that arose during the Public Hearing, including access concerns to mining claims. The small section of untitled road right of way to the north was included in the parcel because this section needs to be upgraded in order to provide access to the parcel.



**Figure 1:** Infill Area 3 from 2019 Map



**Figure 2:** Previous Parcel Shape Iteration



**Figure 3:** Infill Area 3 to be Rezoned and Developed

Council passed First Reading of Zoning Amendment Bylaw No. 13 on August 31, 2021 via Resolution #C21-19-24 and Second Reading on September 21, 2021 via Resolution #C21-20-19.

## ANALYSIS / DISCUSSION

### Comments

Department heads have been asked to comment on this application for the purposes of assessing operational requirements and impacts, and at the time of writing this report, no concerns have been raised.

## **Municipal Act**

S. 289(2) of the *Municipal Act* states:

*The council of a municipality shall not pass a zoning bylaw or any amendment thereto that does not conform to the provisions of an existing official community plan.*

Therefore, this report will consider whether the proposed amendment is consistent with the OCP. Further, sections 294-296 (along with S. 17(5) of the ZBL) outline the process required for public consultation for a zoning bylaw amendment. A public hearing was held on September 14<sup>th</sup>, 2021, during which two members of the public raised concern over access to mineral claims and the small overlap of the proposed parcel over mineral claims. LDB addressed these concerns by changing the access from Rabbit Creek Road (where the mineral claims are accessed) to the existing road right of way to the north of the parcel.

## **Official Community Plan**

The property is currently designated as MU – Mixed Use. S.6.2 of the OCP explains the intent of this land use designation:

“an integrated mix of commercial and industrial uses complemented by residences and small-scale open spaces. These areas may include single uses per parcel or multiple land uses per parcel—a true reflection of Dawson’s unique nature wherein residents’ living and working spaces are often intertwined.”

This OCP land use designation supports this lot being zoned for Industrial use. New lots would retain the same designation, any development on the proposed lot would be required to conform to this designation.

## **Zoning Bylaw**

The Zoning Bylaw is intended to implement the goals of the OCP. The property is currently zoned FP - Future Planning. This application intends to change the FP zoning to M1 -Industrial. The purpose of the FP zone is to:

“preserve land as open space until such time as the land is required for development, and to identify potential future growth areas in the community. These areas may be suitable for one or more different land use designations. To determine the suitability of the areas for future development, additional planning must be completed.”

The need for Industrial lots has been identified and LDB has conducted feasibility studies to assess the suitability of lot development, in line with the intent of the Future Planning zone. This project is now at the point where a zoning change is required to proceed from the planning stage to the development stage.

The purpose of the M1 zone as per the Zoning Bylaw is to:

“permit industrial activities that provide industrial services, light manufacturing, warehousing, and storage. Permitted residential uses in this district are secondary to the principal industrial use.”

## **Zoning Bylaw Amendment No. 6 (Bylaw #2019-17)**

This zoning map amendment has a slight overlap with Quartz Claims YE79833 and YE79834, Placer Claim P35905 and recently passed Zoning Bylaw Amendment No. 6, which allows for time limited zoning of the parcel. The overlap is small; however, it is important to note that this zoning amendment would permanently zone that overlap as Industrial (Figure 4).





**Figure 4:** Overlap with time limited industrial zoning amendment (Zoning Bylaw Amendment No. 6)

LDB provided an overview of the environmental, geotechnical and heritage feasibility work that led to the removal of the north-east section of the original parcel. It was primarily geotechnical and environmental findings, with some influence from heritage findings that led to this decision.

### Environmental

There are off-site areas with environmental concerns (hydrocarbon containers and fuel storage containers) “directly on the East edge of the junkyard above the eastern body of water”. LDB discussed with YG Department of Environment, from which it was decided that it was most appropriate to avoid this area for development due to the potential of the eastern pond being contaminated. Of note, YG has completed some work this fall to remove the AST (above ground storage tank) indicated on Figure 5, conduct spot sampling, and excavate any contaminated soil resulting from sampling.

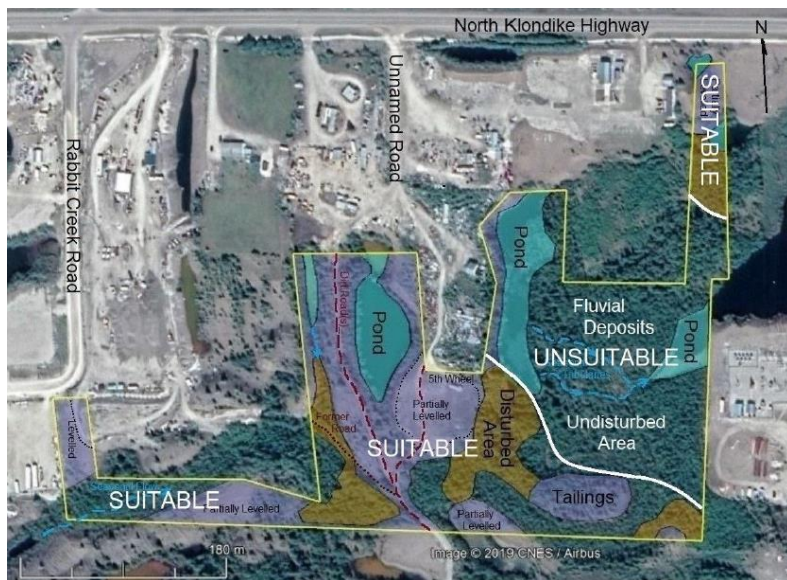


**Figure 5:** Environmental Feasibility Findings

### Geotechnical

The geotechnical work found that the north-east section of the original parcel is not suitable for development, as displayed in the map from the geotechnical report in Figure 6. This area was found to have poor ground conditions related to the presence of seasonal drainage courses, poorly draining soils, presence of organic deposits, and potential presence of permafrost. All these factors contributed to the report deeming this specific section as unsuitable for lot development. Developing this specific area would likely be very cost-prohibitive to a developer to bring it to a development standard.





**Figure 6: Geotechnical Feasibility Findings**

## Heritage

The following is an excerpt from the heritage feasibility findings:

“This review identified one area of elevated archaeological potential for surface/subsurface archaeological resource sites. This area of elevated potential for undocumented surface/subsurface archaeological resource sites is associated with an undisturbed raised landform. The majority of previously recorded Precontact and Historic sites in the greater Dawson area are in proximity to the main waterways, waterbodies, previous mining claims, and the Klondike Highway. Other common types of sites include areas of traditional use activities represented by the remains of cabins, trapping, hunting, temporary habitation and use sites, trails, CMTs, and isolated finds. Additionally, there is moderate potential for surficial historical, archaeological, and paleontological materials associated with previous mining activities and/or disturbed by these activities.”

The findings yielded the potential for heritage value in the area shaded pink in the Figure 7 map below.



**Figure 7: Heritage Feasibility Findings**

## **OPTIONS**

1. Forward the recommendation to Council to pass Third Reading of Zoning Bylaw Amendment No. 13 to amend Infill Area 3 from Future Planning to Industrial; OR
2. Do not forward the recommendation to Council to pass Third Reading of Zoning Bylaw Amendment No. 13 to amend Infill Area 3 from Future Planning to Industrial.

## **APPROVAL**

<b>NAME:</b>	Cory Bellmore, CAO	<b>SIGNATURE:</b>
<b>DATE:</b>	2021-10-29	<i>C. Bellmore</i>



# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 13 Bylaw

Bylaw No. 2021-12

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

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

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

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

### PART I - INTERPRETATION

#### 1.00 Short Title

1.01 This bylaw may be cited as the **Zoning Bylaw Amendment No. 13 Bylaw**.

#### 2.00 Purpose

2.01 The purpose of this bylaw is to provide for

- (a) An amendment to the Zoning Bylaw from FP: Future Planning to M1: Industrial.



# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 13 Bylaw

Bylaw No. 2021-12

### Table of Contents

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



# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 13 Bylaw

Bylaw No. 2021-12

### 3.00 Definitions

#### 3.01 In this Bylaw:

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

## PART II – APPLICATION

### 4.00 Amendment

- 4.01 This bylaw amends a section of Crown Land from FP: Future Planning to M1: Industrial in the Zoning Bylaw Schedule B: Valley, Confluence, and Bowl, as shown in Appendix A of this bylaw.

## PART III – FORCE AND EFFECT

### 5.00 Severability

- 5.01 If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder unless the court makes an order to the contrary.

### 6.00 Enactment

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



# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 13 Bylaw

Bylaw No. 2021-12

### 7.00 Bylaw Readings

Readings	Date of Reading
FIRST	August 31, 2021
PUBLIC HEARING	September 14, 2021
SECOND	September 21, 2021
THIRD and FINAL	

\_\_\_\_\_  
(Name of Presiding Officer), Mayor

**Presiding Officer**

\_\_\_\_\_  
Cory Bellmore, CAO

**Chief Administrative Officer**





# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 13 Bylaw

Bylaw No. 2021-12

### PART IV – APPENDIX A

Figure 1. Location Map





# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 13 Bylaw

Bylaw No. 2021-12

Figure 2. Amended area

