



THE CITY OF DAWSON

COUNCIL MEETING #C19-13

AGENDA

MONDAY, JUNE 24, 2019

7:00 p.m.

Council Chambers, City of Dawson Office

1. **CALL TO ORDER**
2. **ADOPTION OF THE AGENDA**
 - a) Council Meeting Agenda #C19-13
3. **DELEGATIONS AND GUESTS**
 - a) Conservation Klondike Society RE: Ban of Retail Plastic Bags
4. **BUSINESS ARISING FROM DELEGATIONS**
5. **ADOPTION OF THE MINUTES**
 - a) Council Meeting Minutes #C19-12 of June 10, 2019
6. **BUSINESS ARISING FROM MINUTES**
 - a) Council Meeting Minutes #C19-12 of June 10, 2019
7. **FINANCIAL AND BUDGET REPORTS**
 - a) 2019 Accounts Payable Report #19-07 RE: Cheques #53620 - 53628
 - b) 2019 Accounts Payable Report #19-08 RE: Cheques #53629 - 53655
 - c) 2019 Accounts Payable Report #19-09 RE: Cheques #53656 - 53707
 - d) 2019 Accounts Payable Report #19-10 RE: Cheques #53708 - 53757
8. **SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS**
 - a) Request for Decision RE: Subdivision Application – Lot 1047-2, Klondike Highway
 - b) Request for Decision RE: Dawson Daily News Alley Encroachment
9. **BYLAWS AND POLICIES**
 - a) *Zoning Bylaw Amendment No. 1 Bylaw #2018-06* – First Reading
 - b) DRAFT Development Incentive Policy and Development Cost Charge Program Design
10. **CORRESPONDENCE**
 - a) Jaime Mellott RE: Effective Date of Expanded Federal Leave Benefits
 - b) RCMP, Dawson Detachment, "M" Division – April 2019 Policing Report
 - c) Committee of the Whole Meeting Minutes #CW19-15
 - d) Heritage Advisory Meeting Minutes HAC 19-07 & HAC 19-08
11. **PUBLIC QUESTIONS**
12. **INCAMERA**
13. **ADJOURNMENT**

MINUTES OF COUNCIL MEETING #C19-12 of the council of the City of Dawson held on Monday, June 10, 2019 at 7:00 PM 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
CDO	Clarissa Huffman

Agenda Item: Call to Order

The Chair, Mayor Potoroka called council meeting #C19-10 to order at 7:00 PM.

Agenda Item: Agenda

C19-12-01 Moved by Mayor Potoroka, seconded by Councillor Ayoub that the agenda for council meeting # C19-12 of June 10, 2019 be adopted as presented.
Motion Carried 3-0

Agenda Item: Adoption of the Minutes

a) Council Meeting Minutes #C19-10 of May 13, 2019

C19-12-02 Moved by Mayor Potoroka, seconded by Councillor Shore that the minutes of council meeting #C19-10 of May 13, 2019 be approved as presented.
Motion Carried 3-0

b) Special Council Meeting Minutes #C19-11 of May 24, 2019

C19-12-03 Moved by Mayor Potoroka, seconded by Councillor Ayoub that the minutes of special council meeting #C19-11 of May 24, 2019 be approved as presented.
Motion Carried 3-0

Councillor Kendrick joined council at 7:02 PM

Agenda Item: Business Arising from the Minutes

Special Council Meeting Minutes #C19-11 of May 24, 2019:

Council noted the time in the header of the minutes was incorrect.

Agenda Item: Special Meeting, Committee, and Departmental Reports

a) Request for Decision RE: Subdivision Application #18-026 Request for Extension

- C19-12-04** Moved by Mayor Potoroka, seconded by Councillor Kendrick that Council approve an extension for Subdivision Application #18-023, until September 30, 2019.
Motion Carried 4-0

b) Request for Decision RE: CBC Hip Roof Cladding Stabilization Award

Council inquired about the budget amounts for the CBC NHS projects. The CAO confirmed to obtain the requested information and forward to council.

- C19-12-05** Moved by Mayor Potoroka, seconded by Councillor Shore that Council award the Canadian Bank of Commerce NHS: Hip Roof Cladding contract to Ultimate Construction Inc. for \$86,700.00 + GST.
Motion Carried 4-0

c) Request for Decision RE: CBC Wall Cladding Restoration Award

- C19-12-06** Moved by Mayor Potoroka, seconded by Councillor Kendrick that Council award the Canadian Bank of Commerce NHS: Wall Cladding Restoration contract to Ultimate Construction Inc. for \$138,800.00 + GST.
Motion Carried 4-0

d) Request for Decision RE: Recreation Grants and Community Grants

Council requested further information regarding reasons for the three applicants not receiving full request. The CAO confirmed to obtain requested information and forward to council. Council noted changes were made to policy a few years ago, and it may be time to review policy to see how it has been working.

- C19-12-07** Moved by Councillor Ayoub, seconded by Councillor Shore that Council approve the Community Grants, as recommended by the Community Grant Committee in the amount of \$11,783.80 and Council approve the Recreation Grants, as recommended by the Recreation Board in the amount of \$10,621.20.
Motion Carried 4-0

e) Request for Decision RE: Recreation Grants

- C19-12-08** Moved by Councillor Kendrick, seconded by Councillor Shore that Council approve the Recreation Grants, as recommended by the Recreation Board in the amount of \$1,880.
Motion Carried 4-0

f) Request for Decision RE: Crocus Concession Lease

- C19-12-09** Moved by Councillor Kendrick, seconded by Councillor Ayoub that Council direct administration to enter into a lease agreement between the City of Dawson and Tr'ondëk Hwëch'in, for use of the Crocus Bluff Concession Building.

- C19-12-10** Moved by Mayor Potoroka, seconded by Councillor Kendrick to add to resolution "and ensure that it does not conflict with weekday use of the Crocus Bluff Concession during DCMF by the DCMF". Carried 4-0
Main Motion Carried 4-0

g) Resolution RE: Location Cannabis Retail Stores

- C19-12-11** Moved by Mayor Potoroka, seconded by Councillor Kendrick that council confirms cannabis retail stores are allowed in areas zoned commercial, a designation which, at present, does not include any setbacks from elementary and post-secondary schools. For further clarity, the mayor will write a letter confirming any retailer operating a cannabis retail store in areas zoned commercial would be compliant with our zoning bylaw in its current form.
Motion Carried 4-0

h) Committee of the Whole Session RE: Detailed Priority Review

- C19-12-12** Moved by Councillor Kendrick, seconded by Councillor Shore that council move into the committee of the whole for the purposes of holding discussion RE: Detailed Priority Review.
Motion Carried 4-0

Committee requested “detailed priority review” be included as a priority agenda item for the June 17th Committee of Whole Meeting, and requested managers be invited to attend the meeting. The committee raised the following as topics they would like to discuss further:

- North End Project
- Block Q Planning
- Diversion Centre
- Solid waste & hazardous waste
- Advocating to get vacant lots to lottery
- Land planning and development priorities
- Water metering

- C19-12-13** Moved by Mayor Potoroka, seconded by Councillor Shore that committee of the whole revert to council to proceed with the agenda.
Motion Carried 4-0

Agenda Item: Correspondence

- C19-12-14** Moved by Councillor Kendrick, seconded by Councillor Shore that council acknowledge receipt of the following correspondence:
- Minister Frost RE: Amendments to the Smoke-Free Places Act
 - Tr’ondëk Hwëch’in RE: Request for No Sound Restriction at Crocus
 - Committee of the Whole Meeting Minutes #CW19-14
- For informational purposes.
Motion Carried 4-0
- C19-12-15** Moved by Mayor Potoroka, seconded by Councillor Ayoub that council approve the request received from Tr’ondëk Hwëch’in for a variance to Property Maintenance & Nuisance Abatement Bylaw #07-03, Part II 11(1), “Incessant Noise”.
Motion Carried 4-0

Agenda Item: Public Questions

- C19-12-16** Moved by Mayor Potoroka, seconded by Councillor Kendrick that council move to committee of the whole for the purposes of hearing public questions.
Motion Carried 4-0

Dan Davidson asked why TH would want no sound restrictions for Minto when the event they are holding is at Crocus Bluff. Council confirmed there was a typo and the no sound restrictions were for Crocus Bluff.

Dan Davidson asked council for an update regarding when the pool is going to finally be ready to be used. The CAO informed him that there were some additional plumbing repairs that needed to be done. The Recreation Department has been posting updates and will continue to keep the public informed.

Dan Davidson offered a thank you for the road patching work that was done behind his place. Council asked the CAO to pass along the thanks to Public Works.

Dan Davidson inquired when Front Street paving was expected to happen. Council informed him it was a YG project. The CAO noted that YG has not yet provided the city with a revised date.

Dan Davidson asked about staffing in city office as there has been a number of new faces. The CAO informed him some people have chosen to move along and the city has hired new staff.

- C19-12-17** Moved by Mayor Potoroka, seconded by Councillor Shore that committee of the whole revert to council to proceed with agenda.
Motion Carried 4-0

Agenda Item: Adjournment

- C19-12-18** Moved by Mayor Potoroka, seconded by Councillor Shore that council meeting #C19-12 be adjourned at 8:00 p.m. with the next regular meeting of council being June 24, 2019.
Motion Carried 4-0

THE MINUTES OF COUNCIL MEETING C19-12 WERE APPROVED BY COUNCIL RESOLUTION #C19-__-__ AT COUNCIL MEETING #C19-__ OF JUNE 24, 2019.

Wayne Potoroka, Mayor

Cory Bellmore, CAO

Cheque #	Vendor Name	Chq Amount	Distribution	Dept.	Detail	
The City of Dawson						
Cheque Run 19-07						
Apr 25 2019 - 2018 Invoice Clean Up						
53620	Scotia Securities	\$ 2,964.80		ADM	RRSP Program	
53621	Pitney Works	\$ 1,989.19		ADM	Postage	
53622	VOID				Wrong Amount, wrong recipient	Air North
53623	Aon Reed Stenhouse Inc.	\$1,056.50		ADM	Insurance Adjustment	
53624	MacDougall, M	\$190.25		REC	2018 Petty Cash Reconcile	
53625	Raven's Nook	\$183.75		PW	Safety-Winter Gear	
53626	Stantec Architecture	\$9,450.00		PW&PD	DC Community Plan & Zoning Bylaw Review	
53627	Trillium Sales Group Inc.	\$7,040.19	\$3,181.45	PS	Promo Matl	
			\$3,858.74	PS	Promo Matl	
			\$7,040.19			
53628	Trinus Technologies Inc.	\$2,458.58		ADM	Tech Support Aug-Nov-2018	

53656 VOID

Cheque #	Vendor Name	Chq Amount	Distribution	Dept.	Detail
The City of Dawson					
Cheque Run 19-08					
May 2 2019					
53629	Air North	\$376.48	\$ 100.67	PW	Freight-WtrSamples
			\$ 100.67	PW	Freight-WtrSamples
			\$ 91.22	PW	Freight-WtrSamples
			\$ 83.92	PW	Freight-WtrSamples
			\$ 376.48		
53630	Bonanza Market	\$ 579.64	\$ 38.18	REC	Program Supplies
			\$ 149.94	PW	Op Supplies
			\$ 24.99	REC	Program Supplies
			\$ 100.00	PW	Op Supplies
			\$ 266.53	REC	Pizza
			\$ 579.64		
53631	Buhler, T	\$ 1,314.44		PW	Training-Asset Management CommofPractice
53632	Canadian Freightways	\$ 803.67		PW	Freight
53633	VOID				Wrong Amount
53634	DC General Store	\$ 283.44	\$ 33.94	REC	Program Supplies
			\$ 56.51	REC	Program Supplies
			\$ 7.50	REC	Program Supplies
			\$ 79.79	REC	Program Supplies
			\$ 76.55	ADM	OpSupplies
			\$ 29.15	REC	Program Supplies
			\$ 283.44	REC	
53635	Dawson Hardware Ltd.	\$ 612.65			
53636	Diamond Software Inc.	\$ 3,724.88	\$ 2,370.38	ADM	ContSvs-Feb-Mar
			\$ 1,354.50	ADM	ContSvs-Mar
			\$ 3,724.88		
53637	Emco Corp	\$ 3,249.75		REC	OpSupp-Arena Fire Suppression
53638	Grenon Enterprises Ltd	\$ 19,449.43	\$ 157.50	PW	ContSvs-Manhole 5th&King
			\$ 11,439.76	PW	ContrSvs-Roads
			\$ 7,852.17	PW	Water Delivery
			\$ 19,449.43		
53639	Groundswell Industries Ltd.	\$ 14,574.00		REC	ContrSvs-Parks Master Plan
53640	Industrial Electric Services	\$ 2,205.00		PW	Equip Rental
53641	MacKenzie Petroleum	\$ 140.03		REC	OpSupplies-Propane
53642	Manitoulin Transport	\$234.20		PW	Shipping
53643	Master Pools Alta Ltd.	\$ 72,528.75		REC	ProgBilling #1
53644	Northern Industrial Sales	\$ 758.24	\$ 577.37	PW	Milwaukee Transfer Pump
			\$ 180.87	PW	Water Discharge Hose & Couplings
			\$ 758.24		
53645	Northern Superior Mechanical	\$ 448.61	\$ 4.12	PW	Vehicle R&M
			\$ 28.63	PW	Vehicle R&M
			\$ 106.34	PW	HvyEquip R&M
			\$ 309.52	REC	OpSuppliesAMFRC
			\$ 448.61		
53646	Northlands Wtr&Sewage	\$ 87.59		PW	OpSupplies
53647	Northern Outlooks	\$ 10,395.00		CD	Heritage Bylaw Review
53648	Office Supply Centre Ltd.	\$ 212.61		REC	OpSupplies
53649	Pacific Northwest Moving	\$ 59.63		PW	Shipping
53650	The Ravens Nook	\$ 719.25		REC	Safety Clothing
53651	Staples-WH	\$ 1,363.31		ALL	OpSupplies
53652	Trinus Technologies	\$ 263.81	\$ 225.75	ADM	TechSupp-Acrobat Pro
			\$ 38.06	ADM	TechSupp-Pwrd Reset
			\$ 263.81		
53653	Tr'ondek Hwech'in	\$ 50.00		REC	Deposit Return
53654	Turai, T	\$ 720.00		REC	Gymnastics Instructor
53655	YukonGovt-Finance	\$ 1,316.04		PS	Install thermor scanner

The City of Dawson
Cheque Run 19-12
May 15, 2019

53656 VOID					mis-print
53657 Advance North Mechanical	\$	517.54		PW	Vehicle R&M
53658 A Magee Photography	\$	1,140.00		ADM	Photos for Website
53659 Arctic Inland Resources	\$	824.61		PW	
53660 Auntie's Catering	\$	1,200.00		M&C	Catering
53661 Bellmore, C	\$	199.00		ADM	Reimbursements
53662 BHB Storage	\$	105.00		ADM	Archive Storage Unit
53663 BonTon Butcherie &I Charcuterie	\$	294.00		M&C	Catering
53664 Brenntag	\$	885.19		PW	Chemicals
53665 BubbleUP Marketing	\$	104.99		ADM	Contracted Svs
53666 Canadian Freightways	\$	310.53		PW	Freight
53667 Cotter Enterprises	\$	3,580.50		CABLE	Contracted Svs
53668 Crain Ventures	\$	275.63		PW	Contracted Svs
53669 DC General Store	\$	53.70	\$ 19.99	ADM	Promo
			\$ 33.71	ADM	Promo
			\$ 53.70		
53670 Dawson Hardware Ltd.	\$	50.42		ADM	
53671 Ed Repair & Service	\$	21,525.00		PW	March Garbage PU
53672 Egov Solutions Inc.	\$	14,129.81		PW	ProgOp
53673 Grenon Enterprises	\$	11,179.90	\$ 2,260.13	PW	Contracted Svs-Roads
			\$ 1,042.13	PW	Contracted Svs-Drainage
			\$ 3,018.75	PW	Contracted Svs-Drainage
			\$ 1,645.88	PW	Contracted Svs-Sewer
			\$ 328.13	PW	HvyEquip R&M
			\$ 2,884.88	PW	Contracted Svs-Roads
			\$ 11,179.90		
53674 Industrial Electric Services	\$	2,249.10	\$ 2,205.00	PW	EquipRental
			\$ 44.10	ADM	SerCharge
			\$ 2,249.10		
53675 Infosat	\$	81.28		PS	Contracted Svs
53676 KATTS	\$	170.10		REC	CCSki Club Prog Funding
53677 Kendrick, W	\$	1,355.29		M&C	AYC Haines Junc
53678 Klondike Sun Newspaper	\$	803.25	\$ 168.00	CABLE	Advertising
			\$ 52.50	CABLE	Advertising
			\$ 582.75	ADM	Advertising
			\$ 803.25		
53679 Klondike Valley Creamery	\$	250.00		REC	Contracted Svs
53680 Lawson Lundell LLP	\$	1,933.58		ADM	Legal Fees
53681 Manitoulin Transport	\$	1,111.22	\$ 542.42	PW	Freight
			\$ 568.80	PW	Freight
			\$ 1,111.22		
53682 Master Pools Alta. Ltd.	\$	718.20		REC	Bldg R&M
53683 McHugh, M	\$	200.00		REC	Grant Program
53684 Norm Grexton Inc.	\$	2,011.80		PW	Chemicals
53685 North 60 Petro	\$	48,796.59		ALL	OpSupplies-Fuel
53686 Northern Industrial Sales	\$	697.54	\$ 193.16	PW	OpSupplies
			\$ 236.88	PW	HvyEquip R&M
			\$ 267.50	REC	Janitorial Supplies
			\$ 697.54		
53687 Northern Superior Mechanical	\$	456.74	\$ 12.90	PW	Vehicle R&M
			\$ 34.37	PW	HvyEquip R&M
			\$ 409.47	PW	Tools
			\$ 456.74		
53688 Pacific Northwest Moving	\$	141.46		REC	Freight

53689 Peacock Sales Ltd-WH	\$	19.81		ADM	Freight
53690 Suttis, J	\$	2,146.00		REC	Dance, Gymnastics, Zumba
53691 Trinus Technologies Inc.	\$	359.63	\$ 283.50	ADM	IT Support
			\$ 76.13	ADM	TechSupp-Civil3D
			\$ 359.63		
53692 Joy Vall Occ Therapy Consulting	\$	1,662.25		PW	Assessment
53693 Yukon College	\$	1,000.00		PS	Training -FA-Edwards, S
53694 Yukon Energy	\$	31,207.14	\$ 2,734.21	ADM	Street Lights
			\$ 28,472.93	ADM	Building Lights
			\$ 31,207.14		
53695 Yukon Honda	\$	1,573.95		PW	Generator
53696 Arctic Inland Resources Ltd.	\$	48.05		PW	Op Supplies
53697 Brousseau, Leonie	\$	100.00		REC	ContSvs-Instructor
53698 Chief Isaac Incorporated	\$	5,719.62	\$ 3,077.82	ALL	Janitorial Svs
			\$ 914.55	REC	Janitorial Svs
			\$ 1,596.00	REC	Janitorial Svs-Pool To C-Can
			\$ 131.25	REC-PW	Safety Supplies-Communications
			\$ 5,719.62		
53699 Cliff, Janice	\$	1,260.00		REC	ContSvs-Instructor
53700 Ewing, Teagan	\$	125.00		REC	ContSvs-Instructor
53701 Kormendy, Rachel	\$	125.00		REC	ContSvs-Instructor
53702 Mueller Electric DivII Ltd.	\$	8,961.50		PW	ContSvs-Mechanical
53703 Northern Industrial Sales Ltd.	\$	505.82	488.64	ADM	Janitorial Supplies
			17.18	PW	OpSupplies
			505.82		
53704 Popady nec, Sasha	\$	100.00		REC	ContSvs-Instructor
53705 Stephens, Sara	\$	685.30		REC	ContSvs-Instructor
53706 Taylor, Emily	\$	100.00		REC	ContSvs-Instructor
53707 Yukon Govt-Finance	\$	16,254.05		ADM	Debenture Interest

Cheque #	Vendor Name	Chq Amount	Distribution	Dept.	Detail
The City of Dawson					
Cheque Run 19-10					
May 16 2019					
53708	VOID				Mis-print
53709	Advance North Mechanical	\$ 86.89		PW	Vehicle R&M
53710	Air North	\$ 327.23	\$ 100.67	PW	Freight
			\$ 58.72	PW	Freight
			\$ 83.92	PW	Freight
			\$ 83.92	PW	Freight
			\$ 327.23		
53711	Arctic Inland Resources Ltd.	\$ 659.11		PW	OpSupplies
53712	Assoc. of Yukon Communities	\$ 2,400.00		ADM-M&C	Membership Fees
53713	Aurora Office	\$ 52.50		ADM-M&C	Notary Service
53714	BHB Storage	\$ 105.00		ADM	Archive Storage Unit
53715	Black Press Group Ltd.	\$ 1,234.78		ADM	Advertising
53716	Bonanza Market	\$ 427.16		ALL	OpSupplies
53717	Chief Isaac Incorporated	\$ 1,829.11		ALL	Janitorial Svs
53718	Dancing Moose	\$ 293.89		M&C	Promo Matl
53719	DC General Store	\$ 484.44	\$ 115.91	REC	ProgSupplies
			\$ 19.02	REC	ProgSupplies
			\$ 90.64	REC	ProgSupplies
			\$ 233.88	REC	OpSupplies
			\$ 24.99	ADM	OpSupplies
			\$ 484.44		
53720	Dawson Firefighters Assoc.	\$ 11,705.00		PS	Fire Call outs
53721	Jamie Mann	\$ 137.50		ADM	Pro Fees
53722	Manitoulin Transport	\$ 598.22	\$ 519.54	PW	Freight-Chlorine
			\$ 78.68	ADM	Freight-Staples
			\$ 598.22		
53723	MacPhail, ME	\$ 537.94		ADM	Flight & Freight
53724	Klondike Sun Newspaper	\$ 1,480.50	\$ 52.50	CABLE	Advertising
			\$ 582.75	ADM	Advertising
			\$ 210.00	CABLE	Advertising
			\$ 52.50	CABLE	Advertising
			\$ 582.75	ADM	Advertising
			\$ 1,480.50		
53725	Klondike Business Solutions	\$ 119.46		ADM	Photocopier-Meter Count Chg
53726	Johnson, S	\$ 975.23		M&C	Reimbursements
53727	Husky Bus	\$ 123.90		M&C	Transportation
53728	Huffman, C	\$ 609.27		ADM	Accommodations
53729	High Coast Country Inn-WH	\$ 396.90		PS	Accommodations
53730	Ed Repair & Service	\$ 24,570.00		PW	Garbage PU-April
53731	Downtown Hotel	\$ 516.00		REC	Accommodations
53732	Dire Wolf Media	\$ 400.00		PW	Media Svs
53733	Master Pools Alta Ltd.	\$ 272,160.00		REC	Progress Billing #2
53734	Mazzam Analytics	\$ 173.78		PW	Wtr Sampling
53735	Mayes Enterprises	\$ 8,508.48	\$ 287.25	PS	Vehicle R&M-Install Suction on Portable Tank
			\$ 8,221.23	PW	ContSvs-Bleeder Lines
			\$ 8,508.48		
53736	McMynn, K	\$ 4,559.27		ADM	Pro Svs
53737	Mic Mac Motors	\$ 2,119.57		PS	Vehicle R&M-Tune Up
53738	Nordique Fire Protection	\$ 216.30		PS	Tools
53739	Northern Industrial Sales	\$ 934.58	\$ 433.29	REC	Camera Head Replacement
			\$ 287.24	PW	Batteries
			\$ 111.80	PW	Safety Supplies
			\$ 36.94	PW	Safety Supplies
			\$ 46.81	PW	OpSupplies
			\$ 18.50	ADM	CBC bldg R&M
			\$ 934.58		
53740	Northern Superior Mechanical	\$ 575.10	\$ 351.73	PW	HvyEquip R&M
			\$ 24.76	PW	Safety Supplies
			\$ 61.43	PW	OpSupplies
			\$ 104.58	PW	OpSupplies
			\$ 15.32	PW	HvyEquip R&M
			\$ 17.28	PS	Camlock - FireDept
			\$ 575.10		

53741 Pitney Works	\$ 3,000.00		AMD	Postage Meter & Supplies
53742 Pittman, C	\$ 20.00		PW	Training
53743 Raven's Nook	\$ 89.25		PW	Safety Supplies
53744 A Ray of Sunshine	\$ 31.80		REC	Safety Supplies
53746 Staples-WH	\$ 717.79		ALL	Office Supplies
53745 Small Town Automotive Inc.	\$ 1,385.33	\$ 853.24	PW	Vehicle R&M
		\$ 383.30	PW	Vehicle R&M
		\$ 148.79	PW	Vehicle R&M
		\$ 1,385.33		
53747 Yukon Govt-Territorial Treasurer	\$ 157.50		REC	Marine Svs-Lease
53748 Total North	\$ 1,165.50	\$ 582.75	ADM	IT Network Support-April
		\$ 582.75	ADM	IT Network Support-April
		\$ 1,165.50		
53749 Trinus Technologies Inc.	\$ 1,431.47		ADM	IT Network
53750 Tsunami Solutions	\$ 340.20	\$ 170.10	PW-REC	Safety Supplies-Communications
		\$ 170.10	PW-REC	Safety Supplies-Communications
		\$ 340.20		
53751				
53752 Yukon Govt-Hwys&PubWks	\$ 29,624.59		PW	Calcium
53753 Dawson Hardware	\$ 2,363.07	\$ 9.91	REC	30" Slider
		\$ 87.50	ALL	Janitorial Supplies
		\$ 128.51	REC	Shop Vacuum
		\$ 29.74	REC	3 Draw Slide
		\$ 20.01	PW	OpSupp-Mop & bleach
		\$ 11.03	REC	Wax Rings-3
		\$ 12.05	PW	OpSupp-Landfill
		\$ 39.85	REC	Janitorial Supplies
		\$ 64.65	REC	Janitorial Supplies
		\$ 47.23	PW	Safety Supplies-Gloves
		\$ 60.46	REC	Pool-Dremel & Chisel
		\$ 63.30	PW	PW Tools - Flashlight
		\$ 22.66	REC	Janitorial Supplies
		\$ 40.22	REC	M&R - Extension cord ends m&f
		\$ 8.49	REC	OpSupp-Heat Shrink
		\$ 43.14	PW	OpSupp-Car Wash
		\$ 19.32	PW	OpSupp-Shipping supplies
		\$ 4.71	PW	OpSupp-Clip
		\$ 28.33	PW	OpSupp-Duct tape
		\$ 13.22	PW	OpSupp-Car Wash
		\$ 137.84	REC	OpSupp-WFB Car plugs
		\$ 10.38	PW	OpSupp-Bleach
		\$ 43.45	PW	OpSupp-Carpet & Door Mat
		\$ 39.01	REC	OpSupp-Craft Supplies
		\$ 58.55	REC	OpSupp-Pool Benches Spruce Up for 2019
		\$ 240.63	REC	Janitorial Supplies & Carpet
		\$ 14.71	PW	OpSupp-Valve & Fitting
		\$ 37.78	REC	OpSupp-Pool Benches Spruce Up for 2019
		\$ 23.61	PW	Safety Supplies-Gloves
		\$ 57.61	PW	Safety Supplies-Gloves
		\$ 32.11	PW	Safety Supplies-Gloves
		\$ 10.36	PW	OpSupp-Tape
		\$ 3.77	PW	OpSupp-disconnect part
		\$ 3.07	ADM	R&M-6th Ave Rental
		\$ 4.02	PW	Nuts & boltsTape
		\$ 14.63	REC	OpSupp-Chain & quicklink
		\$ 10.86	REC	OpSupp-Spray foam
		\$ 14.64	REC	OpSupp-Battery
		\$ 12.75	PW	OpSupp-Zip Ties
		\$ 128.66	REC	Janitorial Supplies
		\$ 42.51	REC	OpSupp-Paint
		\$ 32.68	REC	OpSupp-screws & dust mask
		\$ 9.91	REC	OpSupp-Handle
		\$ 12.27	PW	OpSupp-Note book
		\$ 6.14	PW	OpSupp-Keys
		\$ 54.15	PW	OpSupp-Tape & clamps
		\$ 37.79	PW	OpSupp-Bags
		\$ 359.23	REC	OpSupp-toilet & supplies

		\$	1.41	PW	OpSupp-Coupling
		\$	16.05	REC	Safety Supplies-Gloves
		\$	17.02	REC	OpSupp-toilet & supplies
		\$	109.47	REC	OpSupp-Paint & Supplies
		\$	11.67	ADM	Interest-Service Charge
		\$	2,363.07		
53754 Kluane Freight Lines Ltd.	\$	363.91	\$	117.71	REC Freight-Fireworks
			\$	246.20	REC Freight-Blades
			\$	363.91	
53755 Northern Industrial Sales	\$	1,897.51			
53756 Small Town Automotive Inc.	\$	383.30		PW	Vehicle R&M
53757 Stantec	\$	1,002.60		PW	Pro Fees

Report to Council



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

☐ In Camera

SUBJECT:	Subdivision Application #19-027: Lot 1047-2 Klondike Highway	
PREPARED BY:	Clarissa Huffman, CDO	ATTACHMENTS: 1. Applications & Supporting Documentation 2. Further Correspondence from Applicant 3. Letter from RLD
DATE:	June 19, 2019	
RELEVANT BYLAWS / POLICY / LEGISLATION: Municipal Act Subdivision Bylaw Official Community Plan Zoning Bylaw		

RECOMMENDATION

It is respectfully recommended that Council:

1. Grant subdivision authority to consolidate a portion of Disposition 2018-3280 as outlined in Figures 4 and 5 with Lot 1047-2, subject to the following conditions:
 - 1.1. Final authority is not granted until third and final reading of the Zoning Bylaw amendment.
 - 1.2. The applicant submit a Stormwater Management Plan to the satisfaction of the CDO and Public Works Superintendent.
 - 1.3. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
 - 1.4. 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

The applicant has submitted applications for an Official Community Plan (OCP) amendment, a Zoning Bylaw (ZBL) amendment, and a subdivision in order to facilitate a lot enlargement at Lot 1047-2 Klondike Highway.

BACKGROUND SUMMARY

In September 2018, the applicant submitted an application for an expansion to the existing shop, at which time some existing non-compliant setbacks were identified. The existing shop was identified as non-conforming in two ways:

1. Legally non-conforming front-yard setback due to lawful construction prior to the Zoning By-Law.
2. Non-compliant side-yard setback due to a subdivision approved in error. The setback was not identified as non-compliant by the CDO at the time, causing Council to create a non-compliant lot.

The application to build an addition was heard by the Board of Variance (#18-100 and #18-116) and confirmed that the practical difficulties that the applicant was facing met the criteria for a variance, and that no significant negative impact was identified. This legitimized the two currently non-compliant setbacks, allowing the applicant to proceed with their development permit application now that the legally non-conforming status has been removed. In large part, this decision was based on the fact that the non-

compliant setback was caused by a municipal error and was not the fault of the applicant, meaning that the variance could not be considered special treatment. The applicant is aware that regardless of the outcome of this application, they need to confirm the location of the missing east property pin to confirm setback compliance prior to construction of the addition.

In November 2018, the applicant also applied to Yukon Government for a lot enlargement to resolve outstanding encroachment issues caused by a misunderstanding of property lines. The applicants have been occupying untitled Yukon Government land by using this land for parking and vehicle storage under the assumption that the occupied land was part of their titled property. The applicant is now wishing to resolve this issue and has requested to purchase the land, alongside some additional land for expansion.

When this application was discussed at Committee of the Whole in May 2019, Council asked for further information, and forwarded a partial approval. Based on the revised approval, the OCP amendment is administrative in nature and will proceed at a later date. The zoning bylaw amendment has been forwarded for first reading, and this RFD requests that Council grants subdivision authority, the final required piece for this application to proceed.

ANALYSIS / DISCUSSION / ALIGNMENT TO OCP & STRATEGIC PRIORITIES

Municipal Act

S. 277 of the *Municipal Act* states that “official community plans and related matters may be prepared and adopted to

(a) achieve the safe, healthy, and orderly development and use of land and patterns of human activities in municipalities;

(b) maintain and improve the quality, compatibility, and use of the physical and natural environment in which the patterns of human activities are situated in municipalities; and

(c) consider the use and development of land and other resources in adjacent areas

without infringing on the rights of individuals, except to the extent that is necessary for the overall greater public interest”.

Based on this, an amendment to the OCP could be considered if, in the opinion of Council, the proposed amendment meets the three listed criteria. If a proposed amendment is accepted for consideration by Council, the amendment must proceed through the same process as the passing of the OCP, namely three readings of a bylaw, a public hearing, and Ministerial approval, as per s. 285. Similarly, for the ZBL, the amendment must pass through three readings of a bylaw and a public hearing as per s. 294 and s. 296.

For simplicity, these two public hearings will be held together after first reading, should the application move forward. Based on the subject property’s location outside of the historic townsite, the notice will be circulated, after first reading, to all property owners within 1km of the subject property. Additionally, the application has been circulated to all department heads for comment, and no negative outcomes were identified at the time of writing this report. Further, s. 288(2) states that council must not adopt a zoning bylaw, or an amendment to a zoning bylaw, that is not consistent with an official community plan, and s. 288(3) goes on to state that “any part of a zoning bylaw that is inconsistent with an official community plan is of no force and effect to the extent of the inconsistency”.

The Municipal Act s. 314 also details the requirements for any proposed plan of subdivision to have direct access to the highway to the satisfaction of the approving authority. In this case, there is no new access, and therefore this section does not apply.

S. 319 stipulates that a subdivision 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.

Subdivision Bylaw

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.

Official Community Plan

The existing titled property is currently designated as MU – Mixed Use. Uses associated with this designation primarily include a range of commercial and industrial structures. Therefore, the consolidated lot would be required to retain the same designation. Any new use or development on the proposed lots would be required to conform to the OCP designation. For titled properties, designations follow property lines, so you cannot have one property with two designations – if this application moves forward, an Official Community Plan Amendment Application would need to be approved prior to subdivision approval by the City of Dawson. Figure 1 shows the OCP map with the land disposition currently requested for purchase shown as an overlay. The added polygon is the Disposition 2018-3280, which is the land requested for consolidation with Lot 1047-2.

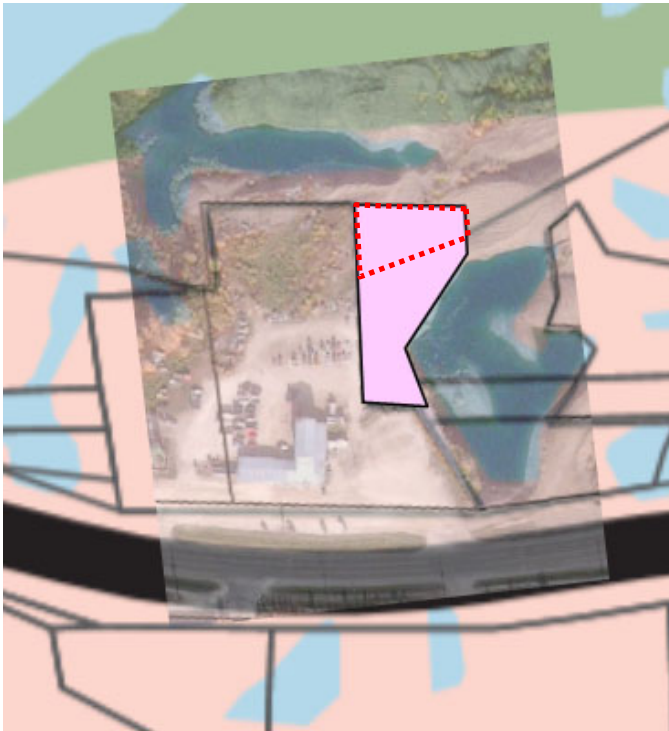


Figure 1. Current OCP Designation

It needs to be mentioned that in the process of constructing this overlay, administration identified a mapping error in the OCP that was not extremely noticeable until the maps were zoomed in and examined at a smaller scale. The consultant who worked on these maps in the review of the OCP and ZBL designated anything with an 'undevelopable' slope and anything within the ordinary high water mark of a river as P1 in the ZBL, acknowledging that it is not likely that that land would be developed, which was the rationale behind where the FP line was drawn; this can be seen in Figure 2. This is not explicitly clear in the mapping because some layers, such as topography, were turned off on the zoning maps to reduce visual clutter. However, this boundary appears to have been missed in the OCP, where the MU: Mixed Use designation creates a straight line, rather than following the same boundary line as the ZBL. Administration has assessed this situation and feels that the correct intent is displayed in the ZBL maps, rather than the OCP maps. However, this creates a situation in which the OCP is in contravention of s. 288 of the Municipal Act

for the portion of land where the OCP designates the space as MU: Mixed Use, but the ZBL designates it as P1: Parks. The area requested as part of this application that contravenes s. 288 is delineated with red hatch marks in Figures 1 and 2 for clarity. In order to resolve this situation, the recommendation presented in this report assume that this discrepancy needs to be addressed, whether the application is successful or not.



Figure 2. Current ZBL Configuration

Zoning Bylaw

Lot 1047-2 Quad 116B/3 North Klondike Hwy is currently zoned as C2 – Service Commercial. The main characteristic of a Service Commercial lot is the provision of services to local industries, specifically highway tourism. Examples of this would be auto body shops, motels and gas stations. Similar to the OCP, zone designations follow property lines, so a ZBA would be required to be approved prior to subdivision approval by the City of Dawson.

Additionally, s. 5.1.1 of the Zoning Bylaw states that “Council shall not approve any application for the subdivision of any land within any zone or on any site where the parcels do not meet the minimum requirements prescribed for that zone”. Therefore, a zoning assessment was conducted on this lot, and no new zoning discrepancies have been identified. It is worth noting that some discrepancies had been noted during the assessment period for Development Permit #18-100 for an addition to the shop, namely the structure is non-conforming, as identified in the background section above. From a subdivision perspective, this application is compliant.

However, s. 5.1.2 states that “spot land applications and parcel enlargements can be approved at the sole discretion of Council and will not be approved by Council unless the application conforms to the long-term plan for those lands, as described in the OCP or other applicable approved plans”. Therefore, this application needs to be assessed based on the current planning work being completed regarding industrial lot development. This area was identified as outside of the “Industrial Infill 2” in a recent planning exercise, as seen in Figure 3.

Based on all of the above information, a partial approval is recommended. In further correspondence from the applicant, it was indicated that a smaller portion of the disposition area would resolve the concerns of the applicant, and this may be a reasonable solution. The smaller area would create a straight line from property corner to corner on the east side of the property. This revised area would resolve the existing encroachment issues, create a clean property line, and would not result in the sale and consolidation of land in excess of what is needed to meet the needs of the applicant.

Partial approval would mean that the western portion of the disposition will be consolidated with Lot 1047-2 and designated as MU: Mixed Use in the OCP and SC: Service Commercial in the ZBL. The remainder of the disposition will not be consolidated with Lot 1047-2 and will be designated as P in the OCP and P1 in the ZBL or will remain as MU/FP depending on location, as seen in Figures 4 and 5. The outlined red portions of Figures 4 and 5 are the portions to be included in the sale and consolidation.

Approving the sale and consolidation of the P1 area may not be fully compliant with s. 277, specifically regarding safe development and use of land. Therefore, this recommendation posits that it would be rationale to decline the ZBL amendment/purchase for the much of the P1 area in order to preserve as much greenspace area given that the area, that without further detailed research, is considered to be undevelopable. A small sliver of P1 is included in the approval in order to create a clean and straight property line that encompasses the minimum amount of space required to resolve the identified encroachment issues. Through Industrial Infill 2 background research, it may be determined that this P1 area could be developed, and the non-consolidated portion is located in such a way that it may be able to be included in future lot development without the constraint of the large tailings pond.

By still approving the sale and consolidation of the FP area, this option would still improve the quality and compatibility of the physical environment by resolving the longstanding encroachment issue relating to vehicle parking and storage on the cleared portion of Yukon Government land and would facilitate the development of the addition. Administration believes there could be rationale to accept the ZBL amendment for the southern portion that is currently zoned FP because it is restricted by P1 space to the north, and a large tailings pond to the east which would likely be extremely expensive to fill completely for development. In our view, accepting this application would not hinder our ability to plan the "Industrial Infill 2" area, mainly due to the location of the tailings pond. This tailings pond means that it would be challenging to create an access point or a stand-alone lot in this location, thus allowing this land to be developed as an enlargement of an existing lot may be the best use of this land. This is contextually different than other spot land applications that have been recently refused or tabled by Council, where the dispositions being requested could plausibly be required for safe access or new lot development. Neither of these scenarios are considered to be particularly plausible or feasible in this context, making the land of little value to anyone other than the applicant. RLD agreed with administration's interpretation that filling the pond for development would be costly, and that this extension would not likely impact the "Industrial Infill 2" development area.

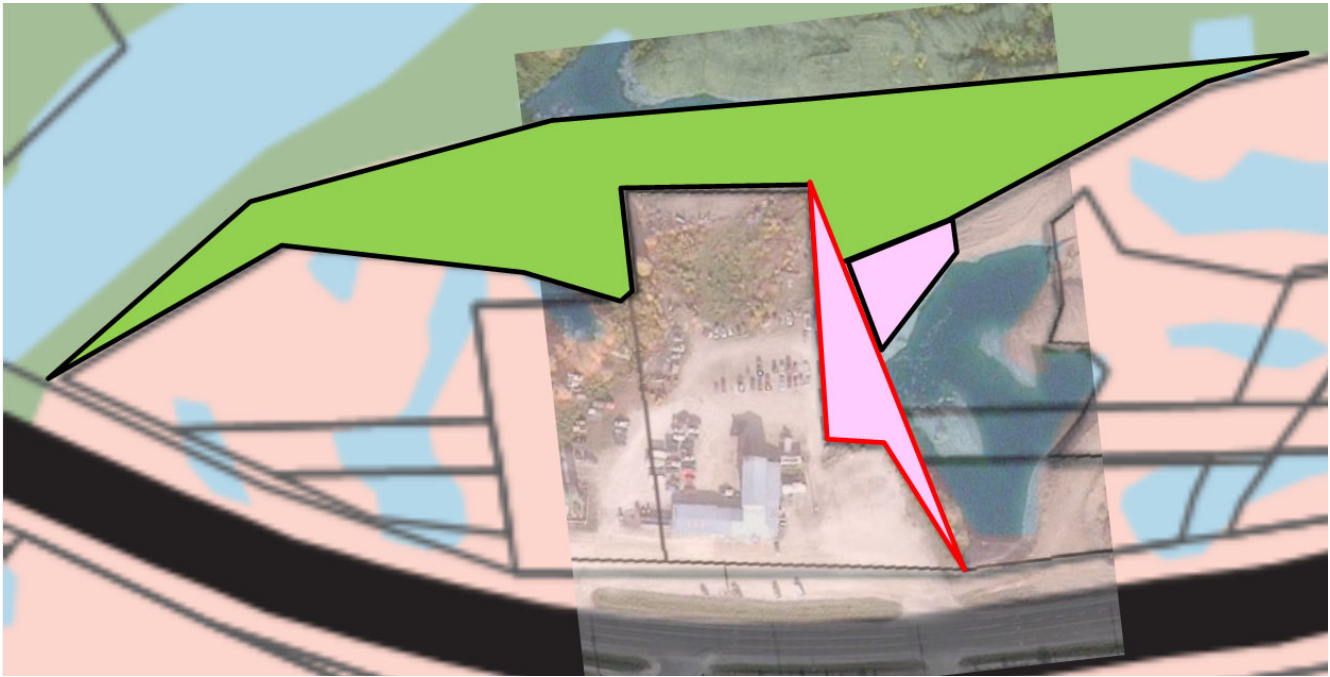


Figure 4. Proposed OCP Amendment Configuration

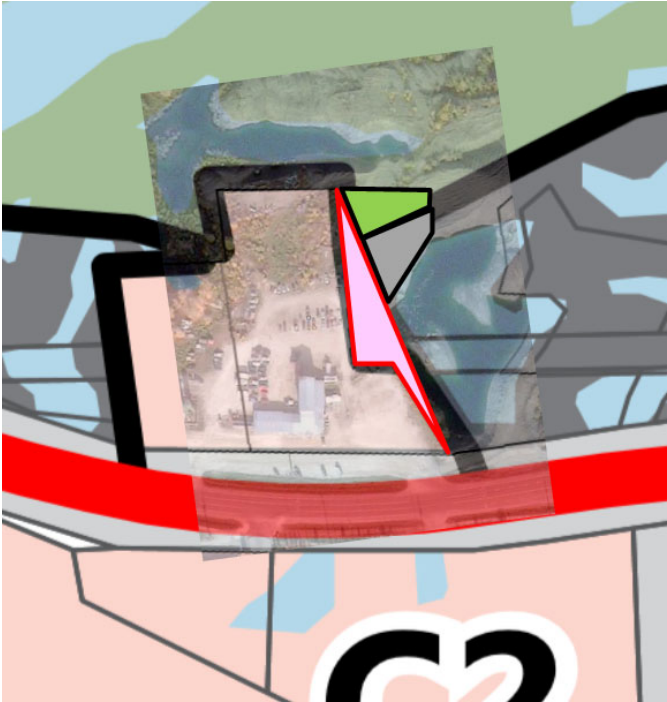


Figure 5. Proposed ZBL Amendment Configuration

APPROVAL		
NAME:	Cory Bellmore, CAO	SIGNATURE: <i>C. Bellmore</i>
DATE:	June 13, 2019	

Advance North Mechanical Ltd.
KM 712 North Klondike HWY
Dawson City, YT, Y0B 1G0
Ph: 867-993-5785
Email: service@ANMechanical.com



OCTOBER 4, 2018

To Whom it May Concern,

This letter is to accompany our application for a lot enlargement. Currently we operate a NAPA parts store that services miners, locals and tourists. In addition, we run the largest automotive repair facility in the Dawson area with 4 mechanic bays and a tire repair area. The business has been in operation since the early 1980s and during that time business has increased steadily. We are facing a major increase in tourist traffic and mining operations in the area have been expanding. In applying for a lot enlargement, we hope to be able to build an additional service bay and expand our tire repair area to accommodate demand. The proposed addition will be on the property currently owned by 536114 Yukon Inc. (we own this company, as well as Advance North).

The land being applied for has always been used as parking and storage (as you can see from the aerial shots). In securing the lot enlargement, the nature of the usage would not change much. We only require legal title of this land so we can construct the addition and adhere to the setback rules the City of Dawson has outlined.

Please contact Philip Biernaski or myself should you have additional questions or require further details regarding the proposed project.

Regards,


Katherine Dalgarno

Advance North Mechanical



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:	March 10 35
DATE PAID:	March 5
ADVERTISING FEE:	
DATE PAID:	
APPLICATION #:	19-010

OCP AMENDMENT APPLICATION

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

AUTHORIZED AGENT INFORMATION

APPLICANT / AUTHORIZED AGENT NAME(S): Katherine / Chris Dalgarno
COMPANY NAME: Northern Superior Mechanical (536114 Yukon Inc.)
MAILING ADDRESS: Box 7000, Dawson, YT, Y0B 1G0 POSTAL CODE: Y0B 1G0
EMAIL: Service@nsmechanical.com FAX #: _____
PHONE #: 867-993-5785 ALTERNATE PHONE #: _____

OWNER INFORMATION

OWNER NAME(S): Katherine / Christopher Dalgarno
MAILING ADDRESS: Box 944, Dawson, YT POSTAL CODE: Y0B 1G0
EMAIL: Katherinedalgarno@gmail.com FAX #: _____
PHONE #: 867-333-9355 ALTERNATE PHONE #: 867-993-3944

☐ DOCUMENTATION OF OWNERSHIP ATTACHED TO APPLICATION

PROPOSED AMENDMENT

A.) RE-DESIGNATION: (Attach map showing the scale, dimensions and proposed change in the context of adjacent land)

CIVIC ADDRESS: 32495 (Km 712) North Klondike PARCEL SIZE OR LAND AREA: 1.36 (hec)
LEGAL DESCRIPTION: LOT(S) 1047-2 BLOCK _____ ESTATE Quad 116 B/3 LTD PLAN# 2012-0181
PROPOSED AMENDMENT:

FROM ZONING DESIGNATION: Parks & Natural Space TO ZONING DESIGNATION: Service Commercial

REASON FOR PROPOSED AMENDMENT: Please provide justification of the proposed amendment.

Building extension / addition

B.) TEXT AMENDMENT: (Attach additional sheets if required)

DESCRIPTION OF PROPOSED AMENDMENT: Please provide a description of the proposed amendment.

Current proposed enlargement includes park / green space zoning & we would like it changed to Service Commercial

REASON FOR PROPOSED AMENDMENT: Please provide justification of the proposed amendment.

We would like to build an addition on our building to accommodate growing business but need the easement moved to comply & build



THE CITY OF DAWSON

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

APPLICATION #:

APPLICATION REQUIREMENT CHECK LIST


	Completed Development Application Form, in full, including written statement to describe and justify the proposed amendment.
	Application fee as per the City of Dawson Fees and Charges Bylaw
	Advertising fee as per the City of Dawson Fees and Charges Bylaw - required advertising associated with the application
	Documentation of Ownership
	Map showing scale, dimensions and the proposed change in the context of adjacent land
	Any additional information requested by the Development Officer.
♦	
♦	
♦	
♦	

DECLARATION


- I/WE hereby make application for a zoning amendment under the provisions of the City of Dawson Zoning Bylaw No. 12-27 and in accordance with the 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 an Official Community Plan amendment 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 an Official Community Plan amendment 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.

02/06/19
DATE SIGNED


SIGNATURE OF APPLICANT(S)

02/06/19
DATE SIGNED


SIGNATURE OF OWNER(S)

TO BE COMPLETED BY DEVELOPMENT OFFICER:

FOR OFFICE USE ONLY

DATE APPLICATION RECEIVED

SIGNATURE OF DEVELOPMENT OFFICER

OCP AMENDMENT INSTRUCTIONS AND GUIDELINES

IT IS IMPORTANT TO READ AND UNDERSTAND THE FOLLOWING INSTRUCTIONS PRIOR TO COMPLETING THE APPLICATION FORM.

1. OCP Amendments:

- a) Text Amendments: Any person may apply for an amendment to the text of the OCP by paying the required fees and submitting all text amendment application requirements.
- b) Re-Designation Amendments: An owner of land in the City, or an authorized agent of an owner, may apply to have the OCP designation of the land amended to another OCP designation by paying the required fees and submitting all amendment application requirements.
- c) If it appears that the proposed amendment is one that is applicable to, and for the benefit of the City at large, or most of the persons affected in the area, then Council may direct that the application fee be returned to the applicant.

2. Information Requirements:

- a) An application may not be considered to have been received until all application requirements have been submitted to the satisfaction of a Development Officer. Notwithstanding these requirements, the application may be considered if, in the opinion of a Development Officer, it is of such a nature as to enable a decision to be made without some of the required information.
- b) A Development Officer may request the applicant to provide an analysis by a qualified professional, of the potential impact on land use, traffic, utilities, and other City services and facilities if the amendment proposes an increase in density or other intensification of use.
- c) Failure to complete this form and to supply the required support information may result in delays in the processing of the application.

3. Review Process:

- a) Upon receipt of a completed application for a text amendment or re-designation, a Development Officer shall initiate or undertake an investigation and analysis of the potential impacts of development under the proposed designation. The analysis shall be based upon the full development potential of the uses and development regulations specified in the proposed designation and not on the merits of any particular development proposal. The analysis shall, among other factors, consider the following criteria:
 - i. relationship to and compliance with the Official Community Plan, and other approved municipal plans and Council policy;
 - ii. relationship to and compliance with municipal plans in preparation;
 - iii. compatibility with surrounding development in terms of land use function and scale of development;
 - iv. traffic impacts;
 - v. relationship to, or impacts on, services such as water and sewage systems, public transit and other utilities and public facilities such as recreational facilities and schools;
 - vi. relationship to municipal land, right-of-way, or easement requirements;
 - vii. effect on the stability, retention and rehabilitation of desirable existing uses, buildings, or both in the area;
 - viii. necessity and appropriateness of the proposed text amendment or zone in the view of the stated intentions of the applicant; and
 - ix. relationship to any documented concerns and opinions of area residents and land owners regarding the application.
- b) Subsequently, the Development Officer shall:
 - i. prepare a report on the proposed amendment; and
 - ii. submit a copy of the application, their recommendation and report to the Council.
- c) Before approving a text amendment or re-designation, Council shall comply with the requirements and notification procedures set out in the Municipal Act.

4. Resubmission Interval:

- a) Where an application for an amendment to this bylaw has been refused by Council, another application for the same or substantially the same amendment shall not be submitted within twelve months of the date of the refusal unless Council otherwise directs.

5. Public Notification:

- a) Written notification letters produced by the City of Dawson describing the area affected by the proposed amendment, stating the date, time and place for the public hearing and the reasons for the amendment and an explanation of it shall be mailed to all properties prior to the public hearing within the following radii of the subject property:
 - i. within the Historic Townsite, 100m (328 ft.); and
 - ii. all other areas, 1km (3,281 ft.).
- b) For amendments proposed for one property, an OCP amendment notification sign shall be placed on the subject property following First Reading until such time as Council has ruled on the application. The sign shall state the details of the amendment and the date, time and place of the public hearing as well as contact information of the City of Dawson.
- c) The applicant shall allow a sign manufacturer contracted by the City to install the sign on the subject property in a conspicuous location. The applicant shall pay the required fee for the sign as specified in the Fees Bylaw in addition to the application fee.



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:	410
DATE PAID:	march 5
ADVERTISING FEE:	
DATE PAID:	
APPLICATION #:	19-011

ZONING AMENDMENT APPLICATION

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

AUTHORIZED AGENT INFORMATION

APPLICANT / AUTHORIZED AGENT NAME(S): Katherine / Chris Dalgarno
COMPANY NAME: Northern Superior Mechanical (536114 Ynkon Inc)
MAILING ADDRESS: Box 7000 Dawson, YT POSTAL CODE: Y0B 1G0
EMAIL: Service@anmechanical.com FAX #:
PHONE #: 867-993-5785 ALTERNATE PHONE #:

OWNER INFORMATION

OWNER NAME(S): Katherine / Christopher Dalgarno
MAILING ADDRESS: Box 944, Dawson, YT POSTAL CODE: Y0B 1G0
EMAIL: Katherine.dalgarno@gmail.com FAX #:
PHONE #: 867-333-9355 ALTERNATE PHONE #: 867-993-3944

☐ DOCUMENTATION OF OWNERSHIP ATTACHED TO APPLICATION

PROPOSED AMENDMENT

A.) REZONING: (Attach map showing the scale, dimensions and proposed change in the context of adjacent land)

CIVIC ADDRESS: (#32495) Km. 712 North Klondike PARCEL SIZE OR LAND AREA: 1.36 (hec.)
LEGAL DESCRIPTION: LOT(S) 1047 - 2 BLOCK ESTATE Quand 116 B/3 LTD PLAN# 2012-0181

PROPOSED AMENDMENT:

FROM ZONING DESIGNATION: Parks & Natural Space TO ZONING DESIGNATION: Service Commercial

REASON FOR PROPOSED AMENDMENT: Please provide justification of the proposed amendment.

Building extension/addition

B.) TEXT AMENDMENT: (Attach additional sheets if required)

DESCRIPTION OF PROPOSED AMENDMENT: Please provide a description of the proposed amendment.

Current proposed enlargement includes park/green space zoning & we would like it changed to Service Commercial

REASON FOR PROPOSED AMENDMENT: Please provide justification of the proposed amendment.

We would like to build an addition on our building to accommodate growing business but need the set back to comply & build.



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APPLICATION #:

APPLICATION REQUIREMENT CHECK LIST

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	Advertising fee as per the City of Dawson Fees and Charges Bylaw - required advertising associated with the application
	Documentation of Ownership
	Map showing scale, dimensions and the proposed change in the context of adjacent land
	Any additional information requested by the Development Officer.
♦	
♦	
♦	
♦	

DECLARATION

- I/WE hereby make application for a zoning amendment under the provisions of the City of Dawson Zoning Bylaw No. 12-27 and in accordance with the 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 zoning amendment 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 zoning amendment 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.

02/06/19
DATE SIGNED


SIGNATURE OF APPLICANT(S)

02/06/19
DATE SIGNED


SIGNATURE OF OWNER(S)

TO BE COMPLETED BY DEVELOPMENT OFFICER:

FOR OFFICE USE ONLY

DATE APPLICATION RECEIVED

SIGNATURE OF DEVELOPMENT OFFICER

ZONING AMENDMENT INSTRUCTIONS AND GUIDELINES

IT IS IMPORTANT TO READ AND UNDERSTAND THE FOLLOWING INSTRUCTIONS PRIOR TO COMPLETING THE APPLICATION FORM.

1. Bylaw Amendments:

- a) Text Amendments: Any person may apply for an amendment to the text of the City of Dawson zoning bylaw by paying the required fees and submitting all text amendment application requirements .
- b) Rezoning Amendments: An owner of land in the City, or an authorized agent of an owner, may apply to have the zoning designation of the land amended to another zoning designation by paying the required fees and submitting all rezoning application requirements .
- c) If it appears that the proposed amendment is one that is applicable to, and for the benefit of the City at large, or most of the persons affected in the area, then Council may direct that the application fee be returned to the applicant.

2. Information Requirements:

- a) An application may not be considered to have been received until all application requirements have been submitted to the satisfaction of a Development Officer. Notwithstanding these requirements, the application may be considered if, in the opinion of a Development Officer, it is of such a nature as to enable a decision to be made without some of the required information.
- b) A Development Officer may request the applicant to provide an analysis by a qualified professional, of the potential impact on land use, traffic, utilities, and other City services and facilities if the amendment proposes an increase in density or other intensification of use.
- c) Failure to complete this form and to supply the required support information may result in delays in the processing of the application.

3. Review Process:

- a) Upon receipt of a completed application for a text amendment or rezoning, a Development Officer shall initiate or undertake an investigation and analysis of the potential impacts of development under the proposed zone. The analysis shall be based upon the full development potential of the uses and development regulations specified in the proposed zone and not on the merits of any particular development proposal. The analysis shall, among other factors, consider the following criteria:
 - i. relationship to and compliance with the Official Community Plan, and other approved municipal plans and Council policy;
 - ii. relationship to and compliance with municipal plans in preparation;
 - iii. compatibility with surrounding development in terms of land use function and scale of development;
 - iv. traffic impacts;
 - v. relationship to, or impacts on, services such as water and sewage systems, public transit and other utilities and public facilities such as recreational facilities and schools;
 - vi. relationship to municipal land, right-of-way, or easement requirements;
 - vii. effect on the stability, retention and rehabilitation of desirable existing uses, buildings, or both in the area;
 - viii. necessity and appropriateness of the proposed text amendment or zone in the view of the stated intentions of the applicant; and
 - ix. relationship to any documented concerns and opinions of area residents and land owners regarding the application.
- b) Subsequently, the Development Officer shall:
 - i. prepare a report on the proposed amendment; and
 - ii. submit a copy of the application, their recommendation and report to the Council.
- c) Before approving a text amendment or rezoning, Council shall comply with the requirements and notification procedures set out in the Municipal Act.

4. Resubmission Interval:

- a) Where an application for an amendment to the zoning bylaw has been refused by Council, another application for the same or substantially the same amendment shall not be submitted within twelve months of the date of the refusal unless Council otherwise directs.

5. Public Notification:

- a) Written notification letters produced by the City of Dawson describing the area affected by the proposed amendment, stating the date, time and place for the public hearing and the reasons for the amendment and an explanation of it shall be mailed to all properties prior to the public hearing within the following radii of the subject property:
 - i. within the Historic Townsite, 100m (328 ft.); and
 - ii. all other areas, 1km (3,281 ft.).
- b) For zoning amendments proposed for one property, a zoning amendment notification sign shall be placed on the subject property following First Reading until such time as Council has ruled on the application. The sign shall state the details of the amendment and the date, time and place of the public hearing as well as contact information of the City of Dawson.
- c) The applicant shall allow a sign manufacturer contracted by the City to install the sign on the subject property in a conspicuous location. The applicant shall pay the required fee for the sign as specified in the Fees Bylaw in addition to the application fee.



THE CITY OF DAWSON

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

32262

OFFICE USE ONLY	
APPLICATION FEE:	
DATE PAID:	
PERMIT #:	19-027

SUBDIVISION/CONSOLIDATION APPLICATION

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

PROPOSED DEVELOPMENT

CIVIC ADDRESS: Lot 1097-2, Quad 116B/103 VALUE OF DEVELOPMENT: _____
EXISTING USE OF LAND / BUILDINGS: Automotive Parts Store / Repair Garage + Veh. Storage yard
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.

No building will take place on the proposed enlargement. We require the land to add on to our existing building & be within setback (easement?). Land in question is currently used as vehicle parking/storage.

APPLICANT INFORMATION

APPLICANT NAME(S): Chris & Katherine Dalgarno
COMPANY NAME: 536114 Yukon Inc. COIA Northern Superior Mechanical
MAILING ADDRESS: Box 1319, Dawson, YT POSTAL CODE: Y0B 1G0
EMAIL: Service@ANMechanical.com FAX #: _____
PHONE #: 993-5785 ALTERNATE PHONE #: 333-9355

OWNER INFORMATION

OWNER NAME(S): Katherine & Chris Dalgarno (536114 Yukon Inc.)
MAILING ADDRESS: Box 1319, Dawson, YT POSTAL CODE: Y0B 1G0
EMAIL: Service@ANMechanical.com FAX #: _____
PHONE #: 993-5785 ALTERNATE PHONE #: 333-9355

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.

No, access will be through existing driveway/road



Legend

- ☐ Surveyed Land Parcels (<80k)
- ☐ Surveyed Easements (<80k)



0.1 0 0.03 0.1 Kilometers

Yukon Albers
Produced from: EMR Internal Viewer

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.
Date Printed: 24-Aug-2018

Notes

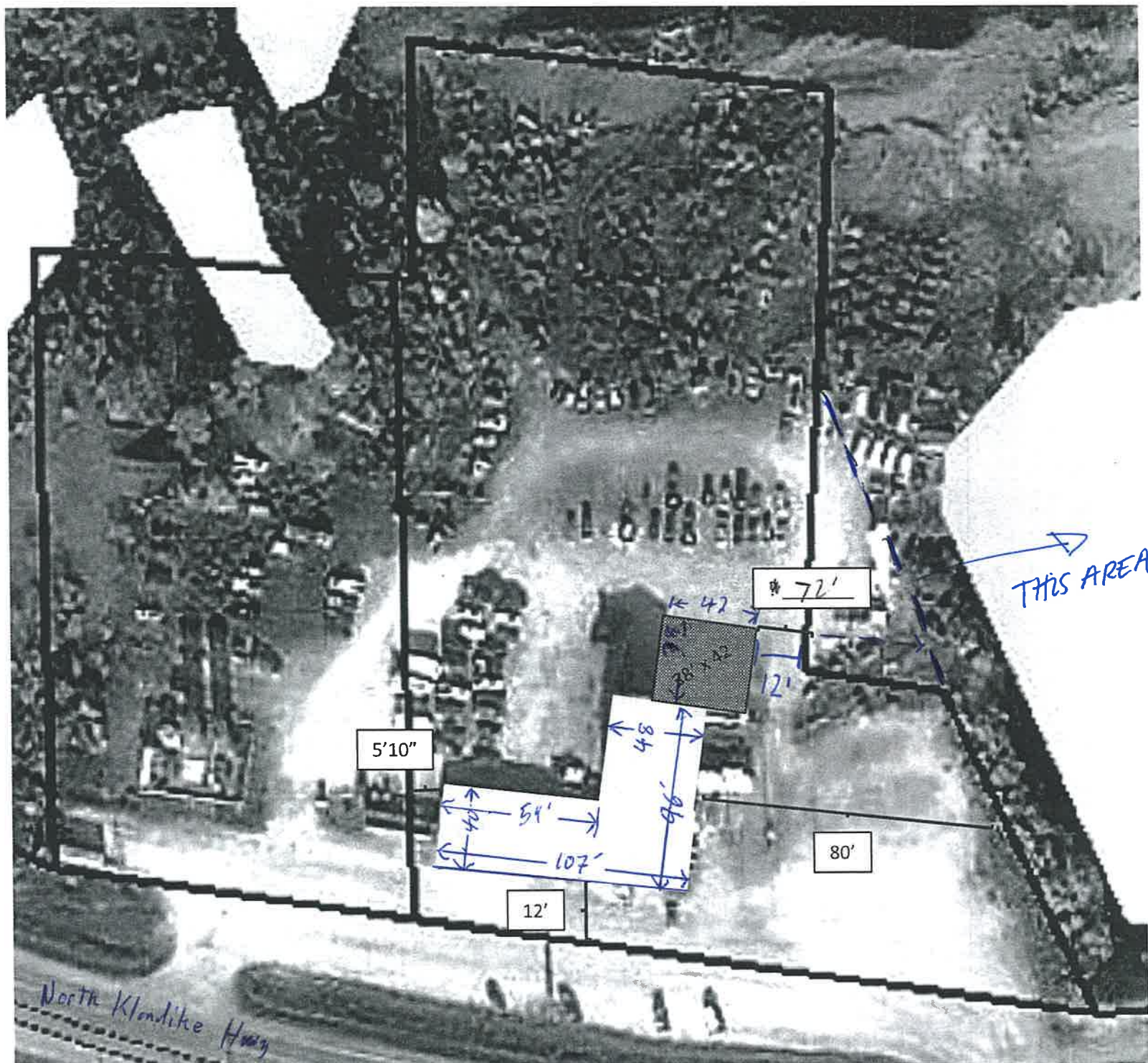
Current Address:

Lot 1047-2

Quad 116 B/3 LTO

Plan #2012-0181

(Km 712 North
Klondike Hwy.)





CANADA
YUKON TERRITORY
TERRITOIRE DU YUKON

CERTIFICATE OF TITLE CERTIFICAT DE TITRE

YUKON LAND REGISTRATION DISTRICT
LAND TITLES OFFICE
CIRCONSCRIPTION D'ENREGISTREMENT DES
BIEN-FONDS DU YUKON

Title: 2013Y0516
Titre

Consideration: \$22,000.00
Considération

Certificate: 131324
Enlargement: 212081

I hereby certify that this is a true copy
of the original Certificate of Title.

19 Feb 2016 at 1522 Hours

for REGISTRAR

TO WIT: This is to certify that
La présente certifie que

NORTHERN SUPERIOR MECHANICAL LTD

Post Office Address:

Adresse postale

NORTHERN SUPERIOR
MECHANICAL LTD

BOX 7000 DAWSON CITY YUKON TERRITORY Y0B 1G0

NOW OWNS AN ESTATE IN Fee Simple OF AND IN:

est le/la propriétaire actuel(le) du domaine en FIEF SIMPLE dans le territoire du Yukon suivant:

Lot	Portion	Block/Bloc	Quad	Group	Plan No/# de Plan
1047-2			116 B/03	Dawson City	2012-0181
					Yukon Territory

Particulars/Particuliers:

NO DUPLICATE CERTIFICATE OF TITLE HAS BEEN ISSUED;

subject to the encumbrances, liens and interests notified by memorandum underwritten or endorsed hereon, or which may hereafter be made in the Register.
sous réserve des charges, privilèges et droits énoncés dans la note ou le memorandum inscrit à la suite du présent certificat, ou qui peut être à l'avenir inscrit dans le registre.

In witness whereof, I have hereunto subscribed my name and affixed my official seal,
En foi de quoi, j'ai apposé aux présentes ma signature et mon sceau officiel.

From: Philip Biernaski

(for Advanced North Mechanical;

Chris & Katherine Dalgarno)

To: Miranda.Adams@gov.yk.ca

Cc: Clarissa Huffman, Community Development

And Planning Officer, City of Dawson

Sent: June 11, 2019

Subject: FW: 2018-3280 536114 Yukon Inc.

Hi Miranda:

In reference to your letter dated May 28, 2019 3:10 PM, the City of Dawson Mayor, Wayne Potoroka visited the property. The existing trailer with septic tank and electricity, and asphalt pad with used oil drums and tanks were observed and deemed important to the lot enlargement. It seemed to both parties the most reasonable lot line would be a straight and continuous line from the south border end point to the north border end point on the east side of the property. Both parties strongly feel that a visit to the property is the preferred method of evaluation.

As per map Yukon Lands Viewer Advanced North Mechanical, June 10, 2019 "A" indicates the space used for the waste oil storage. This area is outside of the present lot. It is important that the waste oil storage remain here as it is the only area on asphalt, facilitating easier clean-up of leakage and overflow of oil drums. This is the area that has continuously been used for this purpose since before purchase by the present owner.

Area shown as "B" on the map includes the trailer, septic tank, water line and electrical line hook-ups. This was also a preexisting condition before purchase by the present owner.

Area "C" includes a RV/Bus dumping station, flush out and underground holding tanks which are not fully on Advance North property.

The proposed lot line revision would address the concerns of all parties involved. This plan has been drawn up to remedy past actions over which we had no control. It has no impact on the proposed addition to Advance North's vehicle repair facility, as all setbacks are within the allowed parameters.

Thank you for your time and consideration in this matter.

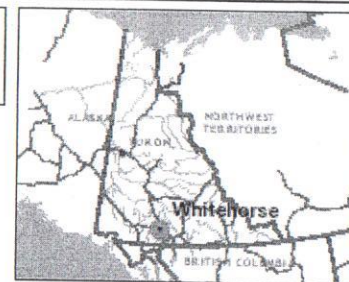
Philip Biernaski

June 10, 2019



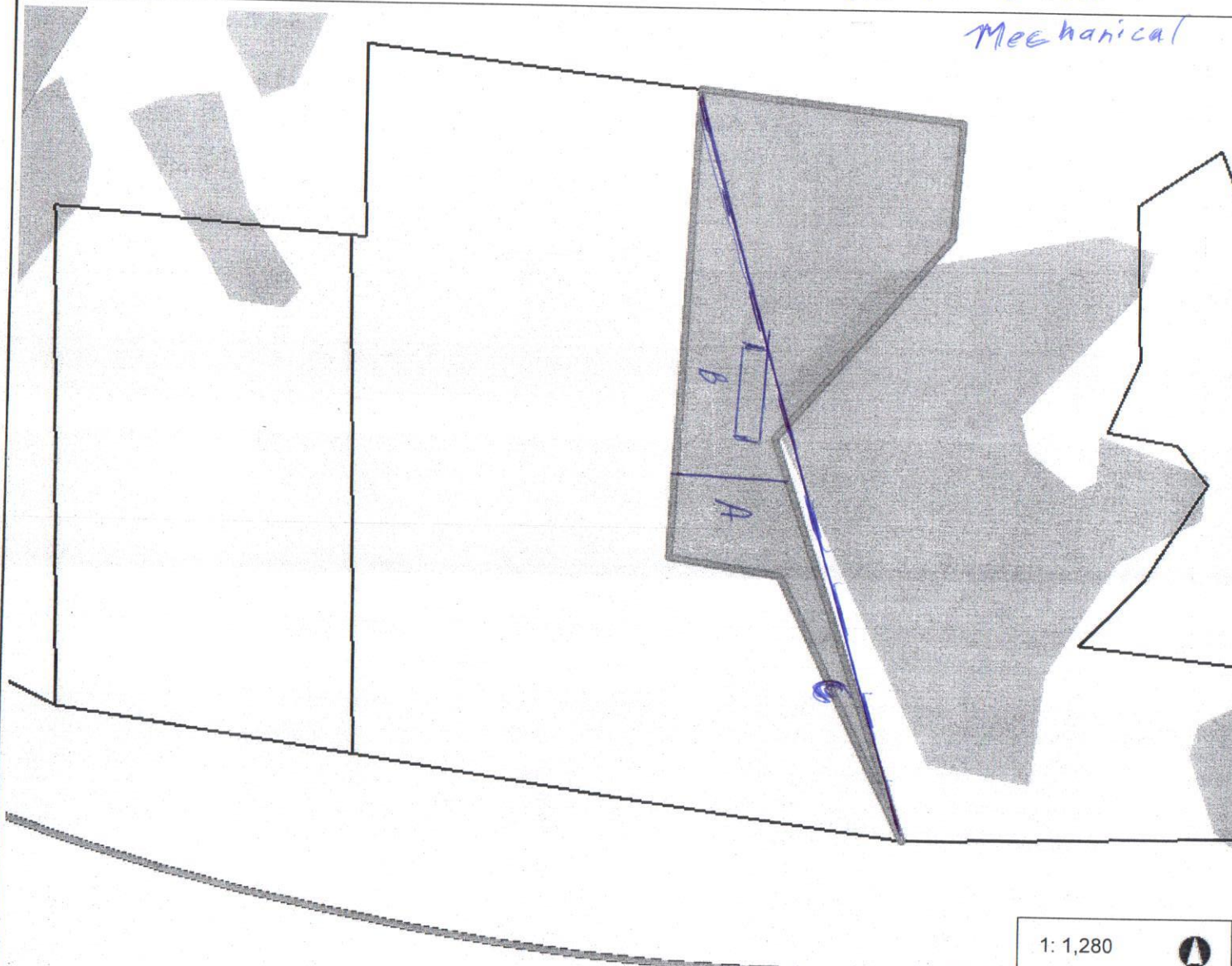
Yukon Lands Viewer

Advanced North
Mechanical



Legend

- ☒ Land Applications - Active
- Land Dispositions
 - ☐ Transfer Request
 - ☐ Agreement for Sale
 - ☐ Easement
 - ☐ Lease
 - ☐ Reservation
- ☐ Land Licences
- ☐ Lots for Sale
- ☐ Notations
- ☐ Development Hold Areas
- ☒ Agricultural Planned Land App
- Agricultural Land Applications
 - ☐ Agricultural
 - ☐ Grazing
- Agricultural Land Dispositions
 - ☐ Agricultural
 - ☐ Grazing
- ☐ Surveyed Land Parcels (<80k)
- Settlement Lands (Surveyed)
 - ☒ A: Surface and Subsurface Rights
 - ☐ B: Surface Rights
 - ☐ FS: Fee Simple
 - ☐ 4.1.1 Retained Reserve
- Settlement Lands (Unsurveyed)
 - ☐ A: Surface and Subsurface Rights
 - ☐ B: Surface Rights
 - ☐ FS: Fee Simple



1: 1,280



0.1 0 0.03 0.1 Kilometers

Yukon Albers
Produced from: Yukon Lands Viewer

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.
Date Printed: 28-May-2019

Notes



June 10, 2019

To: Clarissa Huffman
Community Development and Planning Officer – City of Dawson

From: Kevin Fisher, Senior Program Manager
Land Development Branch, Community Services – Government of Yukon

RE: Proposal Infill Development near Lot Enlargement Application 2018-3280

Land Development Branch, in coordination with the City of Dawson, is currently considering proposed infill development on an approximately 25 acre area within an existing developed area north of the Klondike Highway, across from Bonanza Road. Refer to attached drawing "Dawson City Industrial Infill Area 2" identifying the boundary of the area under consideration for infill development.

The 25 acre boundary for this infill development area was determined based on available land at the time we identified potential areas for industrial infill development. The Lot Enlargement application 2018-3280 was already in place when we identified potential infill areas, and therefore the lands under application were not available to Land Development Branch in order to be included in our proposal development area.

If the City of Dawson decides to decline the application or postpone a decision on the application pending further planning and assessment work of the greater area, Land Development Branch can include the area currently under Lot Enlargement application 2018-3280 within the area to be considered for planned infill development.

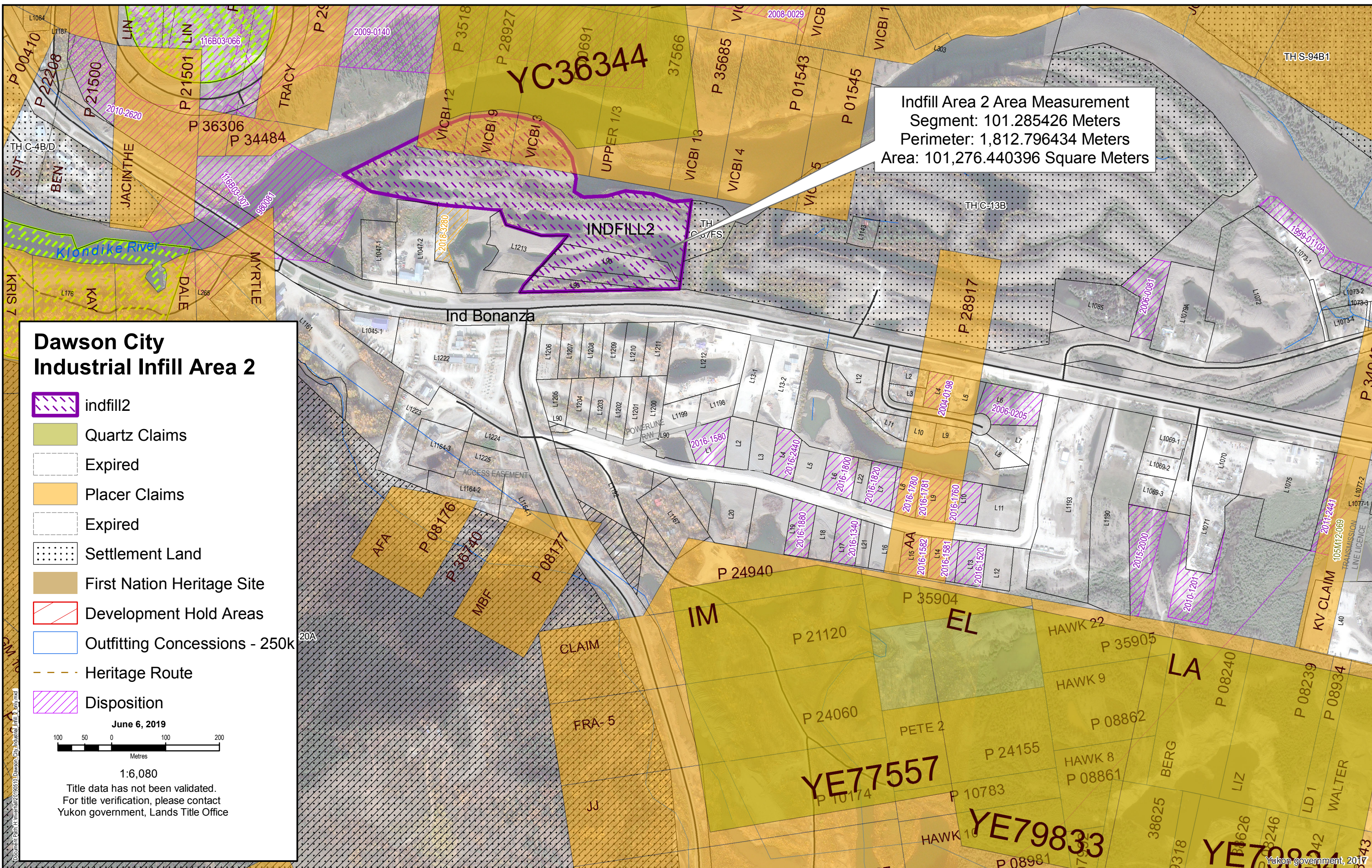
A potential access point to this infill development area via the old Hunker Road right-of-way has already been identified, and any development in this area would require a turn-around. Until we complete assessment and planning work for this area, we can't determine if a second access to this development area is warranted or if there is a viable access point from the Klondike Highway within the lands under application.

Should the City of Dawson wish to include the lands under application 2018-3280 within the larger planned infill development area, please advise so that a new boundary for infill development area 2 can be confirmed.

Regards,

Kevin Fisher, Senior Program Manager
Land Development Branch, Community Services
Government of Yukon

Attachment: drawing entitled "Dawson City Industrial Infill Area 2" - June 6, 2019



Report to Council



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

☐ In Camera

SUBJECT:	Dawson Daily News Alley Encroachment		
PREPARED BY:	Clarissa Huffman, CDO	ATTACHMENTS: 1. Parks Canada Email 2. DDN Site Plan	
DATE:	June 11, 2019		
RELEVANT BYLAWS / POLICY / LEGISLATION: Encroachment Policy			

RECOMMENDATION

It is respectfully recommended that Council:

1. Direct administration to enter into a Licence of Occupation for the portion of alley adjacent to Lot 5, Block L, Ladue Estate for the purposes of remedying an encroachment, subject to Parks Canada submitting an information package confirming the status of the building and the addition, including a detailed site plan to the satisfaction of the CDO.

ISSUE

Parks Canada and the City of Dawson are seeking a mutually satisfactory resolution to the Dawson Daily News (DDN) alley encroachment.

BACKGROUND SUMMARY

In 2018, a resident came forward to request an alley closure for the northern portion of the alley bounded by Lots 6-15, Block L, Ladue Estate. This request was ultimately declined after much conversation, though one follow-up action item from Council was to direct administration to research how and why the southern portion of this alley had become 'informally' closed.

Research and anecdotal evidence indicate that the main reason this alley has been informally closed (i.e. the alley is blocked but is not legally closed by bylaw) is due to the addition that was built on the DDN building during its rehabilitation in the 1980s. The building was rehabilitated according to its original footprint, with a small addition that encroached approximately 8 inches onto City of Dawson property. This small encroachment caused the alley to, over time, move east to accommodate this encroachment, which resulted in a portion of the alley crossing private property behind DDN. This conflict resulted in boulders being placed to restrict access and prevent people from driving on the portion of alley that crosses private property.

It is timely to discuss a resolution to this issue, as Parks Canada is looking to conduct further rehabilitation work on DDN this summer. The City of Dawson would be unable to approve a development permit for this work without first resolving the encroachment issue. Therefore, Parks Canada, Public Works, and Planning had a joint meeting to discuss potential options based on the situation on the ground and the options laid out in the Encroachment Policy.

ANALYSIS / DISCUSSION / ALIGNMENT TO OCP & STRATEGIC PRIORITIES

The Encroachment Policy is intended to be read sequentially, i.e. one would only move to the next option if the first option is not recommended or not possible. The analysis section of this report considers options in the order they appear in the Policy.

1. Closure and Sale of Alley

For reasons discussed in previous reports, it has been previously recommended that this alley not be permanently closed. Reasons include traffic flow, historic streetscapes, and emergency services. In fact, a solution suggested by Council to reduce pressure on the north end of this alley was to research ways that the south end of the alley could be re-opened. Therefore, recommending closure and sale of this alley for consolidation with adjacent properties for the purposes of resolving this encroachment would be counter to previous assessments of the public interest.

A second option within this section would be to sell only the portion of the alley occupied by DDN to Parks Canada and negotiate a purchase agreement with the adjacent property owner whose land the alley currently crosses. This would allow the alley to (legally) bend around DDN and be open along its entire length. This would be an ideal option, however based on responses to recent requests that this owner consider selling their land, it is not likely that this option would be successful.

2. Moving of the Structure off City of Dawson Property

If Council agrees that full closure and sale of the alley is not the ideal option for the reasons listed above, the next option would be to require the building be moved out of the ROW to effectively remove the encroachment. This option is not likely to be palatable to Parks Canada. To move the entire building forward is not possible, as the building as it is takes up almost its entire 50x100 lot. Therefore, to move the building forward would solve the problem on the rear property line but would create a new encroachment on the front property line and restrict the boardwalk.

The second option within this section would be to remove the modern addition. Parks did not indicate support for this option, and it has not been explored fully. Council could direct administration to explore this option if there was consensus that this was the most appropriate way to move forward.

3. Licence of Occupation (recommended)

If Council is not interested in requiring Parks to remove the addition, the final option would be a Licence of Occupation. Administration does not typically recommend a Licence of Occupation unless all other options have been exhausted, because it is an interim rather than a permanent solution to a problem. However, in this case, both Public Works and Planning feel that this is the ideal solution to move forward at this time.

First, this option removes the liability of having a structure occupying City land without permission, as Parks Canada would be required to assume liability for the portion of land that they are occupying. Second, this option does not necessitate the removal of a portion of the structure (historic or otherwise). Third, the Licence of Occupation is by nature temporary, so if the situation changes at any point, the situation could be revisited and renegotiated. Finally, this option keeps the alley legally open (though it will remain informally closed for now). By keeping the alley legally open, it leaves room to potentially negotiate a land sale to reopen the alley at some point in the future should the ownership of adjacent properties change hands. While this option does not fully resolve the problem, and the alley could not be opened immediately, it does lay the groundwork for future negotiations to resolve this problem.

APPROVAL

NAME: Cory Bellmore, CAO

DATE: June 12, 2019

SIGNATURE:



From: [Bunbury, Theresa \(PC\)](#)
To: [Clarissa Huffman](#)
Subject: DDN info for Dawson City
Date: June 11, 2019 4:18:54 PM
Attachments: [DDN Pl, Easement and Bldg. distances.pdf](#)

Hello Clarissa,

Below is some information for consideration of Dawson City Council regarding the issue of encroachment of the building Dawson Daily News (DDN), a part of the Dawson Historical Complex and managed by Parks Canada.

Stabilization work proposed/planned for Dawson Dailey News (DDN) - 2019:

The proposed scope of work for Dawson Daily News includes upgrades to the foundation, roof, and structure and abatement for all hazardous materials. The foundation replacement for Dawson Daily News includes excavation and backfill with native granular materials. As part of the foundation replacement, DDN needs to be temporarily relocated off of the property. Once the foundation work is complete, the building will be returned to the property, and aligned to the property boundaries. PCA is working with local property owners for permission for temporary storage locations for DDN with the goal of minimizing transportation distance for the structure. The elevations of the building will be raised and the lots graded for proper water management, in order to create positive drainage away from the structure to promote proper storm water management. Structural upgrades to the building are to enhance the internal structural members, which will promote future occupancy for adaptive re-use options for the buildings. The roof will be stabilized, protected with water proofing membrane and re-surfaced with historic metal roofing materials. Eavestroughs will be added to both buildings to collect water runoff and divert it to an appropriate discharge locations.

The challenge is preparing to complete this work is the size of the building on the lot space and meeting requirements for effective stabilization while also respecting the heritage character of the building and the standards established in Dawson City.

Image of site plan for DDN attached. Also attached as PDF.

Some detailed information about sizes/distances will be available tomorrow.

Parks Canada looks forward to working with Dawson City in the delivery of this project.

Thanks

Theresa

Theresa Bunbury
A/Site Superintendent | Directrice pi
Parks Canada Agency | Agence Parcs Canada

Klondike National Historic Site | Lieux historiques nationaux du Klondike
Box 390 | CP 390
Dawson City, YT

Email: theresa.bunbury@canada.ca
Courriel : theresa.bunbury@canada.ca
Telephone 867-993-7224
téléphone 867-993-7224





THE CITY OF DAWSON

Zoning Bylaw Amendment No. 1 Bylaw

Bylaw No. 2019-06

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

WHEREAS section 288 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that a council, within two years after the adoption of an official community plan, or as soon as is practicable after the adoption of an amendment to an official community plan, a council must adopt a zoning bylaw.

WHEREAS section 288 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that no person shall carry out any development that is contrary to or at variance with a 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. 1 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 C2: Service Commercial.
- (b) An amendment to the Zoning Bylaw from P1: Parks and Natural Space to C2: Service Commercial.



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 1 Bylaw

Bylaw No. 2019-06

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THE CITY OF DAWSON

Zoning Bylaw Amendment No. 1 Bylaw

Bylaw No. 2019-06

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) " Bylaw Enforcement Officer" means a person employed by the City of Dawson to enforce bylaws;
- (c) "CAO" means the Chief Administrative Officer for the City of Dawson;
- (d) "city" means the City of Dawson;
- (e) "council" means the Council of the City of Dawson.

PART II – APPLICATION

4.00 Amendment

- 4.01 This bylaw amends a portion of land adjacent to Lot 1047-2 Klondike Highway from FP: Future Planning to C2: Service Commercial in the Zoning Bylaw Schedule B: Valley, Confluence and Bowl, as shown in Appendix A of this bylaw.
- 4.02 This bylaw amends a portion of land adjacent to Lot 1047-2 Klondike Highway from P1: Parks and Natural Space to C2: Service Commercial 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.



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 1 Bylaw

Bylaw No. 2019-06

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	
PUBLIC HEARING	
SECOND	
THIRD and FINAL	

Original signed by

Name of Presiding Officer, Title

Presiding Officer

Name of CAO (or designate), Title

Chief Administrative Officer

PART IV – APPENDIX (APPENDICES)

Appendix 1.



Figure 1. Location Map



Figure 2. Amended area

Development Incentives Policy and Development Charges Review

Follow-Up Report #2 to Council
Submitted by Groundswell Planning
June 20, 2019

1) Development Incentives Policy

Overview of Proposed Revisions

A draft revised Development Incentives Policy is attached for Council review and incorporates the high-level direction received from Council on June 17 in a number of ways:

- **Improved clarity and simplicity** – The former categories of Minor, Standard, and Major have been eliminated and the incentives are named to reflect their intent and focus. This change should help the City better communicate about and promote the incentives program.
- **Hierarchy of development priorities** – The incentives framework places highest priority, and confers maximum incentives, on secondary suites and lowest priority on market rental housing.
- **Increased incentives for secondary suites** – With cash grants ruled out by Council, an expanded selection of other incentive options has been included for consideration. This includes tax relief on the principal residence up to a maximum of \$10,000.
- **Built-in flexibility** – In the interests of helping developers maximize the value of their incentives and leverage matching funds amidst land constraints, the revised policy builds in new flexibility. This flexibility applies to project phasing, the consideration of a development across multiple and non-contiguous properties, and inclusion of government-owned properties. Similarly, maximum caps have been removed so as to better encourage 6-unit buildings, which reportedly achieve an optimal compromise between density and on-site parking on a standard City lot. Built-in flexibility will also support administration in applying the policy consistently and fairly.
- **Student and staff housing** – As the policy is currently written, both student and staff housing developments are accommodated. Unless Council wishes to award a different type or level of incentive to these than either affordable or market rentals, specifying these end uses may needlessly complicate the policy.
- **Vacant/derelict property incentive** – An incentive to address vacant and derelict properties has been proposed. The incentive is designed to apply to currently vacant or derelict properties (to discourage property owners from intentionally abandoning properties so as to later benefit from a tax incentive). It could apply to the entire Historic Townsite should Council wish to offer a “carrot” to counterbalance the current building removal policy “stick” that has caused recent concern from property owners. Prioritizing the Downtown Core with this incentive would be sound policy should such a “carrot” be lower priority for Council.

- **Geographic eligibility** – In response to stakeholder requests and alignment with Smart Growth principles, the geographic eligibility is proposed for the fully serviced portions of the Historic Townsite. The policy clearly states that compliance with the Zoning Bylaw is required; as such, site specific issues around streetscape impacts and heritage character of higher density developments can be duly considered by neighbouring residents, City administration, Heritage Advisory Committee, and Council.
- **Program funding cap** – A maximum annual cap of \$100,000 is proposed for the tax grant component of the incentives program (versus waiver of fees and charges) in order to partially address concerns about the potential for incentives to compromise City operational capacity and levels of service. On the basis of actual and estimated assessment values for properties which have already received the incentive, a *\$100,000 cap would effectively accommodate all of the larger multi-unit buildings which have or are about to receive incentives to date* (KDO's two 8-plexes, Chief Isaac's 14-plex, KVA's proposed 4-plexes) *and leave about \$45,000 to incentivize other multi-unit buildings and/or secondary suites.*

There could be rationale for including Load Capacity Charge (LCC) waivers under a maximum program cap, as these amounts can be substantial for larger multi-unit buildings. For example, KDO's first 8-plex had \$16,600 in LCCs levied against it. Including LCC waivers for affordable multi-unit housing under a \$100,000 program cap could mean that even one or two larger affordable housing developments could "max out" the program, leaving little room for the secondary suite incentives that Council is prioritizing.

- **Increased reporting** – The policy requires administration to report to Council on an annual basis on the financial commitments made via incentives.

Per Development Basis Implications

If the proposed revised DIP was to be retroactively applied to developments that were processed under the original policy:

- The value of KDO's Post Office affordable rental 8-plex financial incentives would total about \$110-\$120,000 (not including the mortgage guarantee) over the 10-year period;
- The value of Chief Isaac's market rental 14-plex financial incentives would total between \$140,000 and \$180,000; and,
- The value of total financial incentives received by property owners who developed secondary suites would range from about \$6500 to \$19,000 over the 10-year period.

Council must consider whether the policy achieves an appropriate balance of facilitating development, respecting City administrative and fiscal capacity, and fairness. Further, it should consider whether or not the policy is sufficiently clear, flexible and comprehensive to minimize the need for ongoing exceptions, as has occurred to date.

2) Development Charges

Council did not have time to deliberate on the matter of development charges on June 17. Given the tight timelines remaining for the review, Groundswell is recommending that Option #1 (status quo) be pursued for now, which leaves open the option to update or revise the charge in the future.

Should Council determine that the incentives being proposed are inadequate to facilitate development, Groundswell recommends that Option #6 be revisited as a potential funding source for cash grants that can be “stacked” on top of tax grants and fee/charge waivers (refer to the next section).

Option #1. Maintain the Load Capacity Charge

The Load Capacity Charge (LCC) is levied against any development requiring a new water/sewer connection, *separate from and in addition to* the machine and labour time that the City charges to install the pipes. The LCC is a one-time flat rate charge that theoretically helps to recover the costs of increased load on the City’s water and sewer infrastructure.

LCC rates are set out in the Fees and Charges Bylaw at \$1550 per single family dwelling (with 2 bathrooms) and \$415 per water outlet for multi-family or commercial properties (or additional single family dwelling bathroom). It is extremely difficult to attribute the costs of an individual new water/sewer connection on the entire system’s operating costs, nor is there corporate memory as to the origins of the \$1550 charge. For all intents and purposes, the amount of the charge is arbitrary. However, the amount does not seem to have triggered any specific concern from developers during this review, or prior to it.

LCCs collected by the City are deposited into the LCC Reserve, which currently totals \$180,478.15. The past three years have seen almost \$47,000 in LCCs collected.

Year	LCCs Collected	Notes
2016	\$15,150	All single family dwellings and secondary suites
2017	\$8740	All single family dwellings and secondary suites
2018	\$22,900	Includes KDO’s first 8-plex
TOTAL	\$46,790	

Should the proposed revised DIP be accepted, LCCs would no longer be collected for affordable multi-unit rental developments or secondary suites. In a theoretical year in which one affordable rental 8-plex and four secondary suites are built, this would amount to \$22,000 not being deposited into the LCC Reserve.

The actual impacts of this foregone reserve allocation are difficult to quantify. The fact remains that significant upgrades to the water and sewer system, including those that accommodate increased load

from new development, are likely to be funded by Government of Yukon, versus the LCC, Water or Sewer reserves. Administration reports that the reserve is best suited to funding new equipment purchases. (It is not known whether or not the reserve has been drawn down to date; this information was not available in the timeframe available for follow-up reporting).

Option #6. Implement a development charge combining elements of Options #3-5.

The following table (presented previously but recently updated with more accurate information) represents a range of development charge scenarios in a fiscal year in which KDO's estimated (and pro-rated) 2018-2030 housing needs are actually being built.

Scenario	Charge	Total revenues	% Cost Increase for 1-bdm owned	% Cost Increase for 2-bdm owned	% Cost Increase for 3-bdm owned	Equivalent LCC amount
1 – Median Income	\$26.25	\$61,202.14	3.25	95.13	212.9	\$79,080
2 – CPSI	\$27.55	\$64,233.10	8.36	104.79	228.40	
3 – Median Income + CPSI	\$20.66	\$48,169.00	-18.74	53.57	146.27	
4 – 100% Cost Increase Cap	\$16.75	\$39,052.79	-34.12	24.51	99.66	

Should Council wish to consider creating a source for cash funding development-related grants in the future, Groundswell recommends adopting the Scenario 3 charge of \$20.66/m² for development across all land use categories to which LCCs are currently applied. Half of fees collected under a new Development Charge could be allocated to the Water and Sewer reserves and the remaining half could be allocated to a new Strategic Development Reserve through which cash grants can be funded. Such a reserve and accompanying grant system would require administrative capacity in the form of a new stand-alone or updated DIP which outlines eligibility criteria, the evaluation process, and how funding is allocated.

Implementing a \$20.66/m² development charge would represent a significant increase to what homeowners currently developing 2 or 3-bedroom single family dwellings pay in LCCs. However, this increase could be completely offset or significantly reduced with smaller building footprints and/or the construction of a secondary suite, which are mutually supportive strategies for prospective homeowners.

It should be noted that the basis for the \$20.66 charge is the proposed updated City of Whitehorse Development Cost Charge, which has yet to be adopted.



City of Dawson Development Incentives Policy # 2019-02

BACKGROUND

There is currently a need for housing – including supportive, affordable rental, and market rental - in the City of Dawson. These needs can be addressed through a variety of options including mixed-use and multi-unit residential buildings, secondary suites, and other types of housing developments. Increased Historic Townsite development would further the City's sustainability objectives for a more compact development pattern and take advantage of existing services; further, the conversion of derelict and vacant properties increases economic and community vitality. These types of development help to meet the Official Community Plan goals and policies.

Council recognizes that land constraints, high construction costs, and other factors pose serious constraints to the supply of housing in Dawson City, and that a subsidy may be required. The City does have a role in land development, permitting, and taxation, through which it may encourage development where it is not being initiated under normal market conditions.

City of Dawson fees and charges are low relative to other jurisdictions, and many fees are based on cost recovery, making it challenging to reduce or grant these costs without impacting operating budgets. It is desirable for the City to use a model that provides significant financial incentives for strategic development, while limiting the short-term financial impact on the operational budget.

POLICY STATEMENT

The City of Dawson will provide financial incentives for projects that provide rental units, supportive housing, and multi-unit residential buildings and/or convert vacant and/or derelict properties into more beneficial land uses.

Undeveloped or run-down properties essentially provide little more than the land value. This policy provides economic development incentives to encourage targeted residential development and increase future tax income for the City.

1.00 Definitions

1.1. The following terms are used within this policy and are defined as follows:

- a. “affordable rental housing” means rental housing that is provided at or below the median market housing rents for comparable housing as presented by the Yukon Bureau of Statistics in the Yukon Rent Survey. In the event that this definition conflicts with that of a funding program through which an owner is seeking financial support for the same development, the definition of the other funding program shall apply.
- b. “base rate” means the rate calculated as the value of the tax levy for improvements on the property paid on July 2nd in the year that the Development Permit for the eligible development is issued. In the case where existing buildings or structures were demolished prior to issuance of a Development Permit for an eligible development, the base rate will be zero.
- c. “development fee” means the fee(s) associated with development permit and development incentive applications.
- d. “derelict property” means a property occupied by a principal building, as defined in the Zoning Bylaw, that has not been used for three or more years, is in a poor state of repair, and negatively impacts aesthetic, human health and safety, community vitality, property and/or other values in the surrounding neighbourhood.
- e. “development incentive” means contributions made by the City of Dawson for developments meeting the eligibility criteria provided in this policy.
- f. “Downtown” means refers to the area defined within the Official Community Plan as the Downtown Core.
- g. “preferred tax grant” means a yearly monetary in the amount that the developer paid in municipal tax as a result of improvements to the property in the assessment year prior to new development for which a Tax Grant applies.
- h. “tax grant” means a yearly monetary grant in the amount that the developer would have paid in annual municipal taxes as a result of improvements to the property. The base amount is determined at the time of issuance of a Development Permit.
- i. “historic townsite” means the area defined within the Official Community Plan as the Historic Townsite.
- j. “load capacity charge” means the charge, as listed in the *Fees and Charges Bylaw*, levied against new development by the City of Dawson to recover costs associated with increased load on the water/sewer system.
- k. “market rental housing” means housing that is provided at above the median market housing rents for comparable housing as presented by the Yukon Bureau of Statistics in the Yukon Rent Survey.
- l. “mixed-use” means a building containing a mixture of commercial and residential uses.

- m. “rental housing” means any formation of multi-unit residential housing development that is retained by a single owner, with units that are available to rent on a monthly or semi-monthly basis. Rental units must be retained as one legal entity and cannot be subdivided through a condominium process, even if all units are retained by one owner.
- n. “secondary suite” means a secondary suite as defined by the City of Dawson Zoning Bylaw.
- o. “supportive housing” means the use of a building for residential dwelling units that is owned and operated by a non-profit agency or non-government organization and designed to accommodate tenants who require assistance. Typical uses would include assisted housing for seniors or assisted housing for people with disabilities.
- p. “short term vacation rental” means....
- q. “vacant property” means a property that does not contain a primary building or structure. A property may be considered vacant if an accessory building or structure, as defined in the Zoning Bylaw, is present.

2.00 DEVELOPMENT INCENTIVES – GENERAL

2.1. Based on the eligibility criteria listed in this policy, an applicant may apply for a development incentive as follows:

- a. Incentives as outlined in the following section will be considered by the City and, if granted, will be incorporated in a Development Incentive Agreement.
- b. Taxes applied to the value of improvements may be reduced in a diminishing pattern annually (graduated or sliding scale) or in full, for a specified timeframe.
- c. Taxes applied to the value of land are not available for reduction or grant.
- d. The annual value of each Development Incentive will be calculated by subtracting the Base Rate and the portion of the tax levy on the value of the land from the full annual tax levy paid on July 2nd for the duration of the Development Incentive Agreement.
- e. Payment of Development Incentives will begin once an eligible development has received occupancy for all units. Any taxes paid to the City prior to occupancy will not be eligible for a grant under this policy.
- f. The Development Incentive will be implemented through a grant to the property owner. Incentives will be processed after July 2nd annually.
- g. Development Incentives will not be applied retroactively for projects which have already received a Development Permit. This includes permits that have been cancelled or lapsed and reapplied for in an effort to receive an incentive.
- h. The terms of payment of the Development Incentives will be specified in Development Incentive Agreement between the City and the applicant.
- i. If an eligible development becomes part of a condominium corporation or ceases to

function as rental or supportive housing prior to completion of the term set out in the Development Incentives Agreement, the Agreement will become void and the owner will be required to repay the Incentives received to date.

- j. The use of secondary suite, affordable rental, market rental or supportive housing units for short-term vacation rentals at any point during the term of the Development Incentives Agreement without the permission of the City of Dawson will render the Agreement for the entire development void and the owner will be required to repay the Incentives received to date.
- k. Receipt of a development incentive outlined in this policy does not disqualify an applicant from receiving a different Development Incentive provided for by another bylaw or policy. An individual or organization may receive more than one development incentive, as per the terms of this policy.
- l. Council may not exceed \$100,000 in active tax grants (including both Standard and Preferred) in any fiscal year. Administration shall report on the total amounts of tax grants and fee/charge waivers applied through Development Incentives on an annual basis and update Council on the tax granting room available in January of each year.
- m. Applications will be accepted and processed on first-come, first-serve basis.
- n. For development in which a principal residence and secondary suite are constructed during the same timeframe, the City shall endeavor to differentiate the improvement values attributed to each and apply the Preferred Tax Grant to the value of the principal residence and Standard Tax Grant to the value of the secondary suite.
- o. No exceptions shall be made to this policy without the consent of Council.

3.00 GENERAL ELIGIBILITY CRITERIA

3.1. The following eligibility criteria apply to all developments receiving a Development Incentive:

- a. Any development receiving a Development Incentive must be in compliance with the Official Community Plan and the Zoning Bylaw prior to the signing of a Development Incentive Agreement.
- b. A development proposal that includes more than one eligible property, contiguous or otherwise, will be considered in its entirety for a development incentive so long as all applicable Development Permits are obtained within a two-month period, all development components are undertaken by the same developer/owner, and all construction has commenced within one year of issuance of Development Permits.
- c. Housing-related incentives apply to the creation of new housing units in renovated, redeveloped and/or newly constructed buildings.
- d. Rental and supportive housing units that are part of a mixed-use development in the Downtown Core may be eligible for the applicable housing-related Development Incentive subject to the ability of the City of Dawson to calculate the portion of

improvements attributable to the commercial use, for which no Development Incentive shall apply.

- e. Any rental or supportive housing developments that are part of a condominium corporation will be ineligible for Development Incentives.
- f. Government agencies, at all levels of government, will not be eligible for the Development Incentives under this policy. First Nation development corporations are eligible.
- g. Organizations that enter into a long-term lease (minimum 20 years) for development and/or use of a government-owned property and will be registered with the City of Dawson as the taxpayer for the leased property are eligible.
- h. Any recipient of a Development Incentive shall be in good standing with the City of Dawson.

4.00 TYPES OF DEVELOPMENT INCENTIVES

4.1. Based on the number of eligibility criteria a proposal meets, there are five types of incentive that can be acquired as follows:

Type	Incentive	
a) Secondary Suite Incentive	<ul style="list-style-type: none">• Secondary suite located anywhere within the municipality	<ul style="list-style-type: none">• 3 years Preferred Tax Grant up to a maximum of \$10,000• Waiver of parking requirements• Waiver of LCC• Waiver of Development Fees• 10 years Standard Tax Grant
b) Affordable Rental Housing	<ul style="list-style-type: none">• Minimum of four Affordable Rental Housing units in the Historic Townsite	<ul style="list-style-type: none">• Waiver of LCC• Waiver of Development Fees• 10 years Standard Tax Grant
c) Supportive Housing	<ul style="list-style-type: none">• Minimum of four Supportive Housing units located anywhere within the municipality	<ul style="list-style-type: none">• Waiver of LCC• Waiver of Development Fees• 10 years Standard Tax Grant
d) Market Rental Housing	<ul style="list-style-type: none">• Minimum of four Market Rental Housing units in the Historic Townsite	<ul style="list-style-type: none">• 10 years Standard Tax Grant
e) Vacant and/or Derelict Property	<ul style="list-style-type: none">• New development with a minimum construction value of \$100,000 in the Historic Townsite	<ul style="list-style-type: none">• 5 years Standard Tax Grant

5.00 SPECIFIC ELIGIBILITY CRITERIA AND CONDITIONS

5.1. Secondary Suite Incentive

- a. To acquire a Secondary Suite Incentive the following specific criteria and conditions must be met:

- 5.1.a.1. A new secondary suite must be provided within the City of Dawson municipal boundaries.

5.2. Affordable Rental Housing Incentive

- a. To acquire an Affordable Rental Housing Incentive, the following specific eligibility criteria must be met:

- 5.2.a.1. A minimum of four new Affordable Rental Housing residential units must be provided anywhere within the fully serviced portions of the Historic Townsite;

- 5.2.a.2. Rents must be kept affordable for the entire duration of the Standard Tax Grant. Rents should be compared on an annual basis against the most recent Rent Survey. Rents must be reduced if found to exceed median market rates, whereas owners are encouraged to maintain current rents should they be below median market rates. Recipients are to provide this information with their grant request on an annual basis.

5.3. Supportive Housing Incentive

- a. To acquire a Supportive Housing Incentive the following specific criteria and conditions must be met:

- 5.3.a.1. A minimum of four new Supportive Housing units must be provided within the City of Dawson municipal boundaries.

5.4. Market Rental Housing Incentive

- a. To acquire a Market Rental Housing Incentive the following specific criteria and conditions must be met:

- 5.4.a.1. A minimum of four new Market Rental Housing units must be provided within the City of Dawson municipal boundaries.

5.5. Vacant and/or Derelict Property Incentive

- a. To acquire a Vacant and/or Derelict Property Incentive the following specific criteria and conditions must be met:

- 5.5.a.1. The property in question must have met the definition of derelict and/or vacant as of (date of policy passing) and be located within the Historic Townsite;

- 5.5.a.2. The Incentive is not stacked with another housing-related incentive; and,

- 5.5.a.3. The minimum construction value of the planned development is \$100,000.

6.00 PROCEDURE

- 6.1. Application – To receive a Development Incentive as laid out in this policy, Developers must complete a Development Incentive Application, available from the City of Dawson.
- 6.2. Screening – Applications must include a preliminary development plan. Applications will not be eligible for consideration unless they are in compliance with the Official Community Plan and the Zoning Bylaw and meet the minimum eligibility criteria as listed in this policy.
- 6.3. Approval – The terms of Secondary Suite Incentives will be approved by the Community Development Officer. Development Incentives totaling \$100,000 or less in combined value will be approved by the Chief Administrative Officer, and all other Development Incentives will be approved by Council.
- 6.4. Administration – For a Preferred or Standard Tax Grant, the City will provide a grant in the applicable amount each year until the end of the Incentive term, following an annual request from the recipient in writing. Grants will be processed after property owners have paid their taxes in full. If a property owner is in arrears of their property taxes they will no longer be eligible for the Incentive.
 - a. Annual requests must include the following:
 - 6.4.a.1. A request for the annual grant amount;
 - 6.4.a.2. A declaration confirming compliance with this policy; and
 - 6.4.a.3. A list of rents demonstrating compliance with s. 5.2.a.2 of this Policy.

7.00 EXPIRATION OF DEVELOPMENT INCENTIVE

- 7.1. The Development Incentive Agreement may be revoked and cancelled if construction has not commenced within one year of issuance of Development Permits.
- 7.2. The Development Incentive Agreement may be revoked and cancelled if there are outstanding open Building Permits remaining one year after occupancy is given for the development.

POLICY TITLE:	<i>Development Incentives Policy</i>
POLICY #:	2019-02
EFFECTIVE DATE:	July XX, 2019
ADOPTED BY COUNCIL ON:	July XX, 2019, 2019
RESOLUTION #:	C19-XX-XX

Original signed by:

DRAFT



Employment Standards
PO Box 2703 (C-7), Whitehorse, Yukon
Y1A 2C6

May 18, 2019

City of Dawson
PO Box 308
Dawson City, YT Y0B 1G0



Dear Mayor Wayne Potoroka:

RE: Effective date of expanded federal leave benefits

On May 8, 2019, the Government of Yukon brought into effect Bill 31 – Act to Amend the Employment Standards Act. These amendments provide job security for Yukon employees who access new and amended benefits provided under Canada's Employment Insurance program.

These leaves include:

- **Parental Leave** – Parents may take up to 63 weeks of unpaid leave. As well, if a second parent is sharing either standard or extended parental leave, they have the option of taking an additional five or eight weeks, depending on the type of parental leave selected.
- **Definition of family is expanded** – "Family member" is now defined to include immediate family and other relatives, as well as other individuals considered to be like a close relative, whether or not they are married, in a common-law partnership, or in a legal parent-child relationship.
- **Compassionate Care** – A family member may take up to 28 weeks of unpaid leave out of a 52-week period to provide end-of-life care or support for a gravely ill person.
- **Leave Related to Critical Illness of a Child** – A family member may take up to 37 weeks of unpaid leave over a 52-week period to care or support a terminally ill child.
- **Leave Related to Critical Illness of an Adult** – A family member may take up to 17 weeks of unpaid leave to provide care or support to a person who is critically ill or injured.

Please see the attached chart for more information. If you have questions about these amendments or have any specific questions about employment standards in Yukon, please contact us at 867-667-5944 or toll free at 1-800-661-0408 local 5944.

Sincerely,

Jaime Mellott
Director, Employment Standards



New and Expanded Leave – Effective May 8, 2019

Federal Program	Yukon Leave	Rationale
Extended Parental Benefit	<p><u>Parental Leave</u></p> <p>Parental Leave now includes up to 63 weeks of unpaid leave for parents wishing to opt for either the Standard Parental Benefit of 35 weeks at 55% of the claimant's average weekly insurable earnings, or the new Extended Parental Benefit of 61 weeks, at 33% of the claimant's average weekly insurable earnings.</p>	<p>It supports healthy families, reduces childcare costs and offers employees greater flexibility to manage family responsibilities, while protecting their employment.</p> <p>Employers may be better able to hire and if need be train interim personnel, have extended consistency of their workforce, and provide additional employment for temporary employees.</p>
Parental Sharing Benefit	<p><u>Parental Leave</u></p> <p><u>The time period in which Parental Leave must be taken has been extended</u> - two-parent families, including adoptive and same-sex couples can access the federal Parental Sharing Benefit of 5 or 8 weeks if they both share the parental leave.</p> <p><u>Standard Parental Benefit</u> – an additional 5 weeks of unpaid leave where the second parent agrees to take a minimum of 5 weeks</p> <p><u>Extended Parental Benefit</u> – an additional 8 weeks of unpaid leave where the second parent agrees to take a minimum of 8 weeks</p>	<p>Encourages both parents to take an active role in family responsibilities, supports family health (assistance with post-partum depression, infant health, adjustment for sibling(s), and long term healthy family outcomes) and consistency in care.</p> <p>It supports changing expectations that women are the primary caregiver and indirectly supports women in the workforce, assists with sibling care, and supports interim workers to gain experience and exposure in the workforce.</p>
Definition of 'family member'	<p>'Family member' includes immediate family and other relatives, as well as other individuals considered to be like family regardless of marriage, common-law partnership, or legal parent-child relationships as defined in <i>Employment Insurance Regulations</i> (Canada).</p>	<p>Including 'individuals considered 'like family' supports non-traditional family members and close friends to provide support or care for a critically ill or injured child.</p>

Family Caregiver Benefit for Adults	<p><u>Leave Related to Critical Illness of an Adult</u></p> <p>Provide up to 17 weeks unpaid leave within a 52-week period (or the death of the individual) for eligible persons to provide care or support for an adult family member (18 or over) who is critically ill or injured.</p> <p>'Family member' includes immediate family and other relatives, as well as other individuals considered to be like family regardless of marriage, common-law partnership, or legal parent-child relationship.</p>	<p>Fortunately, none of these leaves is frequently used. They provide support for family and close friends to provide care or support to a critically ill or injured person.</p> <p>Including 'individuals considered to be like family' supports non-traditional families and single persons who are also in need of care and support by a loved-one.</p> <p>It will likely provide a better quality of personal care for the critically ill or injured person and could reduce demands on government services such as Home Care, especially with an aging population.</p>
Compassionate Care	<p><u>Compassionate Care</u></p> <p>Provide up to 28 weeks unpaid leave within a 52-week period for family members of a gravely ill person with significant risk of death within 28 weeks (approximately 6 months).</p> <p>'Family member' includes immediate family and other relatives, as well as other individuals considered to be like family regardless of marriage, common-law partnership, or legal parent-child relationship.</p>	
Family Caregiver Benefit for Children	<p><u>Leave Related to Critical Illness of a Child</u></p> <p>Provide up to 37 weeks unpaid leave within a 52 week period (or the death of the individual), for eligible persons to provide care or support for a child (under 18) family member who is critically ill or injured.</p> <p>'Family member' includes immediate family and other relatives, as well as other individuals considered to be like family regardless of marriage, common-law partnership, or legal parent-child relationship.</p>	

**MONTHLY
MAYOR'S / CHIEF'S
POLICING REPORT
April, 2019**

**Dawson City RCMP Detachment
“M” Division Yukon**



The Dawson City RCMP Detachment responded to a total of 52 calls for service during the month of , 2019.

OCCURRENCES	<u>April/2019</u>	<u>Year to Date 2019</u>	<u>April/2018</u>	<u>Year Total 2018</u>
Assaults (including common assault, assault with a weapon, assault causing bodily harm etc.)	4	20	5	69
Sexualized Assaults	0	1	1	5
Break and Enters	1	3	2	16
Thefts (all categories)	6	12	1	43
Drugs (all categories)	0	0	4	19
Cause Disturbance	2	4	3	51
Mischief	6	22	10	119
Impaired Driving	2	5	2	49
Vehicle Collisions	3	20	2	73
False Alarms	0	5	2	19
Mental Health Act	0	7	0	25
Assistance to General Public	3	9	1	43
Missing Persons/Requests to Locate/Well Being Checks	4	25	0	57
Other Calls for Service	21	79	30	618
Total Calls for Service	52	212	63	1264
Total Criminal Code Charges laid	6	6	3	84
Total Territorial Act Charges ie: Liquor Act/Motor Vehicle Act	1 Motor Vehicle Act	1 Liquor Act 3 Motor Vehicle Act	1 Motor Vehicle Act	1 Liquor Act 19 Motor Vehicle Act

	April/ 2019	Year to Date 2019	April/2018	Year Total 2018
Prisoners held locally	2	11	1	80
Prisoners remanded	0	1	0	3
Total Prisoners	2	11	1	83

Justice Reports	April/2019	Year to Date 2019	April/2018	Year Total 2018
Victim Services Referrals Offered	2	6	5	45
Youth Diversions	1	2	n/a	n/a
Adult Diversions	1	1	n/a	n/a

Annual Performance Plan (A.P.P.'S) Community Priorities

Community approved priorities are:

- (1) Substance Abuse
- (2) Road Safety
- (3) Youth Initiatives
- (4) Attendance at THFN and Community Events
- (5) Restorative Justice

After consultation with community governance and partners it was clear that the consensus is that the main policing priorities for the new fiscal year should remain the same; albeit with some changes in the way these priorities are approached.

(1) Substance Abuse

The top priority in the area of alcohol and drug abuse will remain at trying to reduce harm. To this end, we will continue to do proactive patrols to ensure the safety persons suffering from the effects of alcohol and drugs. Frequency of patrols of the riverfront and downtown areas are being increased in order to discourage public consumption. We have launched an information campaign with the help of Yukon Government, whereby we will be distributing information regarding cannabis consumption and the new Territorial Legislation during patrols in order to educate the public to the new laws. Violators can also be warned or ticketed for violating these laws and these interactions will be tracked to evaluate the success of this initiative. Laws regarding distributing drugs to youth will be strictly enforced.

Our approach to targeting illicit drugs will remain the same as this needs to be intelligence led. Partners will be encouraged to share information with the police. The more information we receive, the clearer the picture is regarding drugs entering the community.

We have already started to increase foot patrols to the Riverfront and downtown areas and there have been many instances when vulnerable persons have been taken to a safe location or for medical assessment for their wellbeing.

(2) Road Safety

There will be more emphasis placed on road safety this year. Clear direction and expectations have been communicated to Dawson City Detachment members in this regard. Dawson City residents will notice an increase in vehicle stops and checkpoints this year. This is not meant to harass the public, but to increase awareness, and reduce injuries associated with high risk driving behavior. This year's focus will be on the "Big 4", impaired driving, seatbelt use, and all aspects related to speed and distracted driving (eg. cellphone use) which are the main causes of death and injury on Canadian roadways. We will also continue to monitor the school zones in order to ensure the safety of the school children walking and boarding buses.

Regular patrols are being scheduled for the Goldfields and the Dempster Highway as resources allow. Last year saw an increase in the number of commercial vehicles involved in crashes, particularly on the Dempster Highway. Speed is believed to be a contributing factor in these incidents so it is hoped that higher police visibility in these areas will help reduce this problem.

During April, there were several violation tickets issued including one for passing a school bus while its red lights were flashing. One charge for impaired driving was also laid.

(3) Youth Initiatives

Youth initiatives for this year will look similar to last year's initiatives with the Top Cop reading program continuing, involvement in youth sports, and engagement at the Youth Centre, First Hunt, etc. We are also looking at some more formal programs for substance abuse education and awareness.

In April, members continued to engage youth at sporting events and youth centre. Although it has not taken place yet, arrangements have been made to have the Yukon RCMP Police Service Dog visit the school. This will be taking place shortly. Cst. Tower is now in the process of organizing a bicycle rodeo now that the weather is warming and things are drying out.

(4) Attendance at THFN and Community Events

Over the past year, all our detachment members have repeatedly commented on how they have been invited and always made to feel welcome at the plethora of TH and other community events that take place. Member involvement will continue over this next year in the same manner. With two new detachment members arriving in May, this is a great way for them to get to know and engage with members of the community.

Throughout this month our staff attended a number of community events. Cst. Popescul attended a meeting with all of the employees of the "Goldrush" TV production to give them a run down on the local laws and what is expected of them with regards to being respectful to the local community. The same type of meeting took place with the Diamond Tooth Gerties employees. These are meetings that are requested annually by both organizations.

Members continued to attend the Support Centre on a regular basis and assist with calling Elders Bingo. Other events attended were the Dawson City International Short Film Festival, and the Humane Society Auction.

Dawson City Detachment set the date of our Annual Police BBQ for Friday, May 24th, so please spread the word and come over for a hot dog or burger and meet the new members.

(5) Restorative Justice

This is a priority that was added by the Detachment this year. Although we do restorative justice, both re-charge and post-charge, on an ad hoc basis, we would like to have a formal protocol/agreement in place. This will lend itself to greater consistency in the process during through the inevitable turnover of detachment personnel. This will require the consultations with TH and the community to develop a process that works for Dawson.

Some discussions were already held with TH in April and some existing agreements from other communities have been looked at. Even though a formal agreement has not been put in place yet, there are currently two matters that are going through the restorative justice process.



Fun Fact

Taken from Dawson City Mounted Police Arrests and Complaints Log for April 19th 1900:

Constable James - Arrested H. Belsmere for being insane.

Tried by Inspector Starnes 10 AM 1900-04-20 to await the pleasure of the Commissioner

Constable Stutt - Arrested Jack Merchant for Assault.

Sentenced to 4 months in gaol (jail) and a fine of \$100 & costs by Superintendent Primrose 10 AM 1900-05-14.

Regards,

Sgt. Rob MORIN
N. C. O. In Charge
Dawson City RCMP-GRC
Box 159
Dawson City, Yukon
Y0B 1G0

Dawson City RCMP

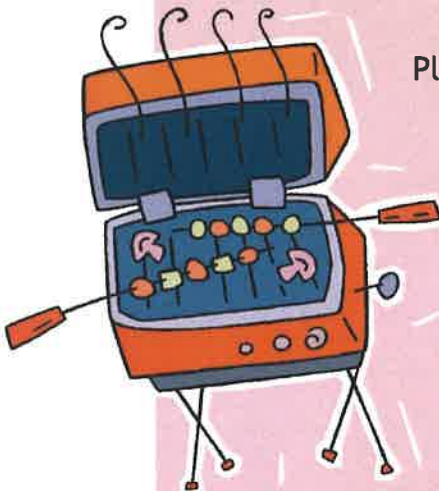
Police Week Community Barbeque

**Friday,
May 24th, 2019**

11:30 am to 1:30 pm

Location: RCMP Detachment
402 Front Street,
Dawson City, Yukon

Please join us for a burger or a smokie!



See you there!

MINUTES OF COMMITTEE OF WHOLE MEETING CW19-15 of the council of the City of Dawson called for 7:00 PM on Monday, May 27, 2019 in the City of Dawson Council Chambers.

PRESENT:	Mayor Councillor Councillor Councillor	Wayne Potoroka Natasha Ayoub Stephen Johnson Molly Shore
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REGRETS:	Councillor	Bill Kendrick
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ALSO PRESENT:	A/CAO EA CDO	Marta Selassie Heather Favron Clarissa
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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

CW19-15-01 Moved by Mayor Potoroka, seconded by Councillor Shore that the agenda for committee of the whole meeting #CW19-15 be accepted as amended. Carried 4-0

Agenda Item: Delegations and Guests

a) Sarah Cooke RE: Set Backs for Cannabis Retail Stores

Sarah Cooke explained to the committee that YG regulations require a cannabis retail store to be 150 m from any school. The property where her building is located and where she is proposing to operate a cannabis retail store is 132 m from the school property line being 18 m short of the regulation. Under the Act municipalities were given the authority, by bylaw, to vary some of the regulations and the setback from schools is one those regulations. Under the new *Zoning Bylaw* recently adopted by council, cannabis retail stores are an allowable use in all Core Commercial zones including those located under the 150 m setback.

Sarah Cooke explained she was in attendance to seek clarification on whether the intent of the newly adopted *Zoning Bylaw* was to allow cannabis retail stores in all core commercial zones no matter their location, and to also request council consider her situation when contemplating any future bylaws or setbacks.

Agenda Item: Business Arising from Delegations

CW19-15-02 Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole take a 3-minute recess. Carried 4-0

CW19-15-03 Moved by Mayor Potoroka, seconded by Councillor Shore that committee of whole recommends to council they confirm cannabis retail stores are allowed in areas zoned commercial, a designation which, at present, does not include any setbacks from elementary and post-secondary schools. For further clarity, the mayor will write a letter confirming any retailer operating a cannabis retail store in areas zoned commercial would be compliant with our zoning bylaw in its current form. Carried 4-0

Agenda Item: Adoption of the Minutes

- a) Committee of Whole Meeting Minutes CW19-14 of May 6, 2019

CW19-15-04 Moved by Mayor Potoroka, seconded by Councillor Shore that the minutes of committee of the whole meeting #CW19-14 of May 6, 2019 be accepted as presented. Carried 4-0

Agenda Item: Special Meeting, Committee and Departmental Reports

- a) Request for Decision RE: Subdivision Application #18-023 Request for Extension

CW19-15-05 Moved by Mayor Potoroka, seconded by Councillor Ayoub that committee of the whole forwards the request for decision RE: Subdivision 18-023: Extension Request to council with a recommendation to approve. Carried 4-0

- b) Request for Decision RE: Official Community Plan Bylaw Amendment, Zoning Bylaw Amendment and Subdivision Application #19-027 – Lot 1047-2, Klondike Highway

Committee raised concerns regarding process and how an applicant is able to apply for an OCP and zoning bylaw amendment when they are not the owner of the property. Committee requested further information regarding access and how the proposed development fits in with the broad planning of the area.

The CDO informed the committee that the City of Whitehorse recently entered into an MOU with Government of Yukon regarding process for spot land applications. She has requested to meet with the person who negotiated the MOU to find out if there is a possibility of negotiating a similar one for the city so that the process is clearly outlined as to what we can expect moving forward in terms of spot land applications and lot enlargements. To date it has been a bit ad hoc and having that clarity would be very important in moving forward.

The CDO offered to request a letter from the Lands Department stating they formally support the development and that the development does not conflict with the planning being done on the Industrial Infill 2 area.

CW19-15-06 Moved by Councillor Johnson, seconded by Mayor Potoroka that committee of the whole forwards the request for decision RE: Official Community Plan Amendment #19-010, Zoning Bylaw Amendment #19-011, and Subdivision Application #19-027: Lot 1047-2 Klondike Highway to council with a recommendation to approve option 2.

CW19-15-07 Moved by Mayor Potoroka, seconded by Councillor Ayoub that committee of the whole refer the matter to next committee of whole meeting. Carried 4-0

- c) Request for Decision RE: Official Community Plan Bylaw Amendment and Zoning Bylaw Amendment – Mining Claims included under WUL PM17-019 and MLU AP17019

CW19-15-08 Moved by Mayor Potoroka, seconded by Councillor Shore that committee of the whole forwards the request for decision RE: Official Community Plan Amendment #18-140 & Zoning Bylaw Amendment #18-141 to council with a recommendation to approve.

CW19-15-09 Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of whole move in camera for the purposes of discussing a legal matter. Carried 4-0

- CW19-15-10** Moved by Mayor Potoroka, seconded by Councillor Ayoub that committee of the whole move to an open session of committee of the whole. Carried 4-0
- CW19-15-11** Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole postpone matter to next committee of whole meeting. Carried 4-0

Agenda Item: Bylaws and Policies

- a) Request for Direction RE: Draft Development Incentive Policy and Development Cost Charge Program Design

Committee provided the following input:

Page 17: interested to see what bylaws exist that would allow us to take possession of derelict buildings without compensation to the owner as well as incentives for vacant and derelict buildings.

Page 22, #8: suggested addition of student housing, housing be available year-round, and defining the type of housing eligible under the policy.

Survey responses: very limited sample size, and some comments provided were not accurate.

The CDO asked the committee a list of questions to assist in gathering desired comments and input.

- 1) Have the policy's original objectives been met and are they still valid?
- 2) If yes to above, what potential changes could make the policy more effective and/or reflective of 2019 circumstances around housing, specifically?
- 3) Given City financial and administrative capacity, are there other pressing development issues in Dawson that warrant incentives to address?
- 4) What is your response to the consultant's recommendations? Are there ones you disagree with and do not want pursued any further?
- 5) Given the background and rationale for DCCs as charged in other jurisdictions, do you think this approach is appropriate in general for Dawson?
- 6) Which of the options presented do you prefer? What would make the introduction of a development-related charge worthwhile and successful in your opinion?

The CDO confirmed to forward the list of questions to the committee.

- CW19-15-12** Moved by Mayor Potoroka, seconded by Councillor Shore that committee of the whole extend meeting #CW19-15 no longer than 1 hour. Carried 3-1
- CW19-15-13** Moved by Councillor Johnson, seconded by Mayor Potoroka that committee of the whole acknowledges receipt of the Draft Development Incentive Policy and Development Cost Charge Program Design. Carried 4-0

Agenda Item: Correspondence

Committee of the whole requested Sue Lancaster's letter be forwarded to Public Works for consideration and a report back.

CW19-15-14 Moved by Mayor Potoroka, seconded by Councillor Shore that committee of the whole acknowledges receipt of the following correspondence Kelli Taylor, ADM RE: Yukon University Legislation, and Sue Lancaster RE: Request for Garbage Bin at Guggieville Subdivision. Carried 4-0

Agenda Item: In camera Session

CW19-15-15 Moved by Mayor Potoroka, seconded by Councillor Shore that committee of the whole move into a closed session for the purposes of discussing human resource and land related matters as authorized by section 213 (3) of the Municipal Act. Carried 4-0

CW19-15-16 Moved by Mayor Potoroka, seconded by Councillor Shore that committee of the whole reverts to an open session of committee of the whole and proceeds with the agenda. Carried 4-0

Agenda Item: Adjournment

CW19-15-17 Moved by Mayor Potoroka, seconded by Councillor Shore that committee of the whole meeting CW19-15 be adjourned at 10:50 p.m. with the next regular meeting of committee of the whole being June 17, 2019. Carried 4-0

THE MINUTES OF COMMITTEE OF WHOLE MEETING CW19-15 WERE APPROVED BY COMMITTEE OF WHOLE RESOLUTION #CW19-17-02 AT COMMITTEE OF WHOLE MEETING CW19-17 OF JUNE 17, 2019.

Original signed by:
Wayne Potoroka, Chair

Cory Bellmore, CAO

Committee Minutes

WEDNESDAY April 17th 2019

19:30

Mayor's Office

Meeting Type: Regular

Meeting: # HAC 19-07

Facilitators: Sylvia Soulliere

Attendees: Jim Williams (chair), Angharad Wenz, Patrik Pikálek

Regrets: Eve Dewald, Dylan Meyerhoffer

Meeting Called to order at 19:40

Minutes

Agenda Item: Agenda Adoption

Presenter: Jim Williams

Resolution: #19-07-01

Second: Angharad Wenz

THAT the Agenda for Heritage Advisory Committee Meeting HAC 19-07 has been **amended** to table items 12a) and 13a).

Discussion: none

Votes For: 3

Votes Against: 0

Abstained: 0

CARRIED

Agenda Item: Conflict of Interest

Discussion: none.

Agenda Item: Committee of the Whole

Resolution: #19-07-02

THAT the Heritage Advisory Committee move into the Committee of the Whole to hear delegations.

Discussion: none.

Agenda Item: Delegates

Presenter: Tyson Cutler

Resolution: #19-07-03

Discussion:

- Delegate Tyson Cutler attended the meeting in order to describe the secondary suite he plans on constructing at his home. A story and a half, 10x20 grey corrugated tin secondary suite with trimmed corners and casement windows with horizontal muntins. Corrugated tin skirting with a base breaker board and a picket staircase.

Agenda Item: Revert to Heritage Advisory Committee

Presenter: Jim Williams

Resolution: #19-07-04

Second: Angharad Wenz

THAT the Committee of the Whole revert to the Heritage Advisory Committee.

Discussion: none.

Agenda Item: Business Arising from Delegations
Resolution: #19-07-05

Presenter: Jim Williams
Seconded: Angharad Wenz

Discussion:

- The Committee would like to see small design elements such as a circular or square vent installed facing 2nd Ave, suspended spindles and finials implemented into the staircase. Due to the proximity to the Downtown core the committee would like to see development that has a higher degree of 'Dawson Charm'.
-

Agenda Item: Adoption of the Minutes
Resolution: #19-07-06

Presenter: Jim Williams
Seconded: Angharad Wenz

THAT the Minutes for HAC meeting 19-06 are accepted as presented.

Discussion: none

Votes For: 3

Votes Against: 0

Abstained:0

CARRIED

Agenda Item: Business Arising from the Minutes
Resolution: #19-07-07

Presenter: Jim Williams
Seconded: Angharad Wenz

Discussion:

- The Committee discussed how the members could prepare for the upcoming meeting with City Council. They compiled what topics they want to present for consideration versus what topics they want to present for discussion. Facilitator Sylvia Soulliere compiled a rough draft which they will narrow down at the next meeting.

Votes For: 3

Votes Against: 0

Abstained:0

CARRIED

Agenda Item: Applications: #19-019
Resolution: #19-07-08

Presenter: Jim Williams
Second: Angharad Wenz

THAT the Heritage Advisory Committee moves to approve development permit application #19-019 subject to the following conditions:

Discussion:

- The applicant is to submit to the City a door schedule, as well as any changes to this project for further assessment and approval.
- Design elements such as a circular or square vent, suspended spindles, finials, 1x6 trim and a 1x8 base breaker board are to be implemented.

Votes for: 3

Votes Against: 0

Abstained: 0

Agenda Item: Unfinished Business:

Presenter: Jim Williams
Second: Angharad Wenz

Resolution: #19-07-09

Discussion:

- York Street Lift Station has some historical design issues including the windows, roofing and the lack of painting of the signage. The sill of the windows should 1 inch on each side of the window.

Agenda Item: New Business: Desktop Review
Resolution: #19-07-10

Presenter: Jim Williams
Second: Angharad Wenz

Discussion: none.

TABLED

Agenda Item: Adjournment
Resolution: #19-07-11

Presenter: Jim Williams
Second: Angharad Wenz

That Heritage Advisory Committee meeting HAC 19-07 be adjourned at 20:30 hours on the 17th of April.

Discussion: None.

Minutes accepted: HAC 19-08 on May 15, 2019

Committee Minutes

WEDNESDAY May 15, 2019

19:30

City Council Chambers

Meeting Type: Regular

Meeting: # HAC 19-07

Facilitators: Libby Macphail

Attendees: Jim Williams (chair), Angharad Wenz, Patrik Pikálek, Eve Dewald, Dylan Meyerhoffer

Meeting Called to order at 19:00

Minutes

Agenda Item: Agenda Adoption

Presenter: Jim Williams

Resolution: #19-08-01

Second: Angharad Wenz

THAT the Agenda for Heritage Advisory Committee Meeting HAC 19-07 has been **amended** to add item 10. f) Roof on the Rectory at 466 King Street.

Discussion: none

Votes For: 5

Votes Against: 0

Abstained: 0

CARRIED

Agenda Item: Conflict of Interest

Discussion:

- Conflict of interest indicated by Dylan Meyerhoffer regarding his Parks Canada delegation.

Agenda Item: Committee of the Whole

Resolution: #19-08-02

THAT the Heritage Advisory Committee move into the Committee of the Whole to hear delegations.

Discussion:

- Delegates Theresa Bundburry and Jocelyn Gray Re: Parks Canada conservation of Dawson Daily News & Ruby's Place
- Jeremy Lancaster (Not in Attendance) Re: Redevelopment of Dancer's house
- Brad Whitelaw Re: Solar Panels on the Triple J Hotel

Agenda Item: Delegates

Presenter: Theresa Bundburry and Jocelyn Gray

Resolution: #19-08-03

Discussion:

- Delegates Theresa Bundburry and Jocelyn Gray attended the meeting to discuss their conservation projects on the Dawson Daily News building and Ruby's Place. Both buildings are recognized Federal Heritage Buildings. They attended this meeting to provide more information

regarding how they wish to conserve the buildings and to establish a connection with the board prior to submitting the required permits with the City of Dawson. Structural upgrades will be taking place on both buildings and these upgrades will not have an impact on the streetscape of Dawson when the project is completed. While the conservation work is being done, the two buildings will have to be moved to adjacent sites in order to stabilize the soil below.

- Delegate Brad Whitelaw discussed with the committee the importance of solar panels in Dawson in order to reduce the burden on the grid during the summer, which is when the electrical draw is highest. However, the committee must be mindful of how they look and change the heritage character while also not discouraging solar development.

Agenda Item: Revert to Heritage Advisory Committee

Resolution: #19-08-04

Presenter: Jim Williams

Second: Angharad Wenz

THAT the Committee of the Whole revert to the Heritage Advisory Committee.

Discussion: none.

Agenda Item: Business Arising from Delegations

Resolution: #19-08-05

Presenter: Jim Williams

Second: Angharad Wenz

Discussion:

- The Dawson Daily News is encroaching on the alley due to the addition and poses a safety hazard. The committee asks that Parks Canada works closely with the City of Dawson Planning Staff to rectify this issue.

Agenda Item: Adoption of the Minutes

Resolution: #19-08-06

Presenter: Jim Williams

Second: Angharad Wenz

THAT the Minutes for HAC meeting 19-06 are accepted as amended.

Discussion: none

Votes For: 5

Votes Against: 0

Abstained: 0

CARRIED

Agenda Item: Applications: #19-028

Resolution: #19-08-07

Presenter: Jim Williams

Second: Angharad Wenz

THAT the Heritage Advisory Committee moves to approve development permit application #19-028

Discussion:

- The committee is satisfied with the design of the solar module system on the roof of the Triple J hotel. If possible, they would like to see the top row of the solar module system be turned vertical if there is room to do so.

Votes For: 5

Votes Against: 0

Abstained: 0

CARRIED

Agenda Item: Applications: #19-031
Resolution: #19-08-08

Presenter: Jim Williams
Second: Angharad Wenz

THAT the Heritage Advisory Committee moves to approve development permit application #19-031 subject to the following conditions:

Discussion:

- The applicant is to submit to the City a window, door, and railing schedule.
- Include a circular or square vent design element.

Votes for: 5

Votes Against: 0

Abstained: 0

CARRIED

Agenda Item: Applications: #19-032
Resolution: #19-08-09

Presenter: Jim Williams
Second: Angharad Wenz

THAT the Heritage Advisory Committee table Application 19-032 until further information is included in the application.

Discussion:

- The applicant is to submit details regarding the trim, sash, sills, and how the windows open.

Votes for: 5

Votes Against: 0

Abstained: 0

CARRIED

Agenda Item: Applications: #19-XXX; KVA Housing
Resolution: #19-08-10

Presenter: Jim Williams
Second: Angharad Wenz

THAT the Heritage Advisory Committee moves to approve development permit application #19-XXX; KVA housing.

Discussion:

- The committee is satisfied with the design of the two duplexes. When selecting rails from the railing schedule, the committee prefers turned spindles and 1x3 spindles.

Votes for: 5

Votes Against: 0

Abstained: 0

CARRIED

Agenda Item: Applications: #19-034

Presenter: Jim Williams

Resolution: #19-08-11

Second: Angharad Wenz

THAT the Heritage Advisory Committee moves to approve development permit application #19-031.
subject to the following conditions:

Discussion:

- The applicant is to submit the height and dimensions of the patio fence.
- The boards on the bottom of the fence are to stay vertical as shown in the photos provided.

Votes for: 5

Votes Against: 0

Abstained: 0

CARRIED

Agenda Item: Applications: #19-038

Presenter: Jim Williams

Resolution: #19-08-12

Second: Angharad Wenz

THAT the Heritage Advisory Committee moves to approve development permit application #19-038.

Discussion:

- The committee does not see an issue with the current selected material for the roof, as it will match the church.
- The committee recommends the use of corrugated tin rather than standing seam roofing.

Votes for: 3

Votes Against: 0

Abstained: 2

CARRIED

Agenda Item: Unfinished Business: Council Meeting Debrief

Presenter: Jim Williams

Resolution: #19-08-13

Second: Angharad Wenz

Discussion:

- The committee debriefed on the meeting with Council that took place April 30th, 2019. The main concerns were regarding process and policy surrounding the destruction of heritage buildings, enforcement of development, the historic inventory and funding.

Agenda Item: Unfinished Business: Council Meeting Debrief

Presenter: Jim Williams

Resolution: #19-08-14

Second: Angharad Wenz

Discussion:

- York Street Lift Station design was reviewed and discussed.
- To be added to next meeting's agenda.

Agenda Item: New Business: Shirley Pennell Caveat Removal

Presenter: Jim Williams

Resolution: #19-08-15

Second: Angharad Wenz

THAT the Heritage Advisory Committee move to table this item for next meeting's agenda.

Discussion: none.

TABLED

Agenda Item: Adjournment

Presenter: Jim Williams

Resolution: #19-07-16

Second: Angharad Wenz

That Heritage Advisory Committee meeting HAC 19-08 be adjourned at 21:00 hours on the 16th of May.

Discussion: None

Minutes accepted: HAC 19-09 on June 5th, 2019