

THE CITY OF DAWSON



COMMITTEE OF THE WHOLE MEETING #CW21-01

DATE: WEDNESDAY January 13, 2021

TIME: 7:00 PM

LOCATION: City of Dawson Council Chambers – Safe Spacing rules apply

- 1. CALL TO ORDER**
- 2. ACCEPTANCE OF ADDENDUM & ADOPTION OF AGENDA**
 - a) Committee of Whole Agenda CW21-01
- 3. MINUTES**
 - a) Committee of Whole Meeting Minutes #CW20-18 of December 2, 2020
- 4. BUSINESS ARISING FROM MINUTES**
 - a) Committee of Whole Meeting Minutes #CW20-18 of December 2, 2020
- 5. SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS**
 - a) RFI- Lot 33-2 Dome Road, Driveway: License of Occupation
 - b) RFD- Material for New Water reservoirs
- 6. BYLAWS & POLICIES**
 - a) Zoning Bylaw Amendment No. 11 (2021-001)
- 7. CORRESPONDENCE**
 - a) RCMP Monthly Policing Report- November 2020
 - b) HAC Minutes #20-21
 - c) Sara Davis, Fund Administrator, Community Services, Infrastructure Development RE: Dawson Infrastructure Priorities
 - d) John Streicker, Minister of Community Services RE: Municipal Safe Re-start Funding
 - e) John Streicker, Minister of Community Services RE: Proposed Energy-Efficiency Retrofit Loan Program
- 8. PUBLIC QUESTIONS**
- 9. IN CAMERA**
 - a) Land related matters
- 10. ADJOURNMENT**

MINUTES OF COMMITTEE OF WHOLE MEETING CW20-18 of the Council of the City of Dawson called for 7:00 PM on Wednesday, December 2, 2020, City of Dawson Council Chambers

PRESENT:	Mayor	Wayne Potoroka
	Councillor	Stephen Johnson
	Councillor	Bill Kendrick
	Councillor	Natasha Ayoub
	Councillor	Molly Shore (by phone)

REGRETS:

ALSO PRESENT:	CAO	Cory Bellmore
	EA	Elizabeth Grenon
	CDO	Stephanie Pawluk

Agenda Item: Call to Order

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

Agenda Item: Agenda

CW20-18-01 Moved by Mayor Potoroka, seconded by Councillor Johnson that the agenda for Committee of the Whole meeting #CW20-18 be accepted as presented.
Carried 4-0

Agenda Item: Delegations & Guests

a) Property Assessment & Taxation Presentation

Kelly Eby and Kathryne Janz gave a presentation on Property Assessment and Taxation in the Yukon

Points discussed:

- Assessed Value (governed by legislation) vs Market value (private real estate market)
 - Sections 9-11 of the Assessment and Taxation Act
 - Land is assessed at Fair Value
 - Part of the equation for Fair Market Value is calculating the average price per square foot
 - Depreciation is a part of the calculation of Improvements
 - Reassessments occur every 2 years alternating between municipal and rural areas
-

Agenda Item: Minutes

a) Committee of Whole Meeting Minutes CW20-17 of November 4, 2020

CW20-18-02 Moved by Councillor Kendrick, seconded by Mayor Potoroka that the minutes of Committee of the Whole meeting #CW20-17 of November 4, 2020 be accepted as amended.
Carried 5-0

Pg1 Add last names of anyone who is on delegation. Change Eleanor to Lenore

Pg2 "...20% increase in wage"- replace "wage" with "hourly rate"
Misspelled Councillor Kendricks' name
CW20-17-04- replace Councillor Johnson with Council

Agenda Item: Business Arising from Minutes

- a) Committee of Whole Meeting Minutes CW20-17 of November 4, 2020

Council asked when the 5th Avenue Zoning Bylaw Amendment was coming back in front of Council- Will on the agenda for the next meeting.

Council asked if City staff were collecting data on waste collection- CAO will look into it

- CW20-18-03** Moved by Mayor Potoroka, seconded by Councillor Johnson that Committee of the Whole forward a recommendation to Council to provide a letter of support for the Tr'ondëk-Klondike World Heritage Site bid.
Carried 5-0

Agenda Item: Special Meeting, Committee and Departmental Reports

- a) RFD- 2021 Council Meeting Dates

- CW20-18-04** Moved by Mayor Potoroka, seconded by Councillor Johnson that Committee of the Whole recommends Council establish regular meeting dates for Council and Committee of the Whole for 2021 as presented.
Carried 5-0

- b) RFD- Deputy Mayor Appointments

- CW20-18-05** Moved by Councillor Johnson, seconded by Councillor Kendrick that Committee of Whole recommends Council make the following appointments for the 2021 calendar year with respect to the position of Deputy Mayor:
Councillor Johnson for months January, February and March,
Councillor Shore for the months April, May and June,
Councillor Kendrick for the months July, August and September,
Councillor Ayoub for the month of October.
Carried 5-0

- c) RFD- Covid Relief Funding

- CW20-18-06** Moved by Councillor Johnson, seconded by Mayor Potoroka that Committee of the Whole forward to Council to direct administration to receive applications from City of Dawson businesses for Covid Relief Funding and process as outlined in the Analysis/Discussion section.
Carried 5-0

Council asked administration to confirm with Dawson City Chamber of Commerce that this funding would meet the needs of businesses affected by Covid.

- d) RFD- Dome Road Lot 33-2 Driveway- License of Occupation

- CW20-18-07** Moved by Mayor Potoroka, seconded by Councillor Kendrick that Committee of the Whole forward the decision to Council to direct administration to enter into a License of Occupation with the Owners of Lot 33-2, Dome Road Subdivision for the purpose of formalizing the property's access plan, as per subdivision application #19-048.
Carried 5-0

Council wanted a clause added to the LOO and the resolution that guaranteed recreation and trail access.

e) RFD- Recreation Centre Engagement Plan

CW20-18-08 Moved by Councillor Kendrick, seconded by Mayor Potoroka that Committee of the Whole receives the Dawson City Recreation Center Engagement Strategy Draft and provides comments to the final Draft.
Carried 5-0

Community Survey Comments:

Q 1- Does there need to be a breakdown between Rock Creek, Bear Creek, Henderson, West Dawson?

Q 5- Capital cost...., Operational cost...., Environmental sustainability...., will there be information provided to people on these points in the survey question? People need to have all the information before they can make an informed decision.
This question is also missing language around satisfying unmet demand or need for increasing recreation options.

Q 6- Why is sauna room and steam room broken out separately when multipurpose and gym are grouped together?

Survey General Comments:

Should the survey have the name of a business in it (Goldrush Campground)? People know how to identify the site because of the business name as opposed to the legal land description. Should both sites be renamed to Site A and Site B and include maps? Maps should be included regardless of what names are used for the sites.

Method of distribution: use all methods listed, if possible.

Engagement should be as broad as possible.

Recording demographics is important for analysis purposes.

Agenda Item: Correspondence

CW20-18-09 Moved by Councillor Kendrick, seconded by Councillor Ayoub That Committee of the Whole acknowledges receipt of correspondence from
a) Paul McConnell, Deputy Minister of Highways & Public Works- Update on the Yukon Motor Vehicles Act Rewrite
provided for informational purposes.
Carried 5-0

Agenda Item: In Camera

CW20-18-10 Moved by Mayor Potoroka, seconded by Councillor Johnson that Committee of the Whole move into a closed session for the purposes of discussing a land related matter as authorized by section 213 (3) of the *Municipal Act*.
Carried 5-0

- CW20-18-11** Moved by Mayor Potoroka, seconded by Councillor Ayoub that Committee of the Whole reverts to an open session of Committee of the Whole and proceeds with the agenda.
Carried 5-0
- CW20-18-12** Moved by Mayor Potoroka, seconded by Councillor Johnson that Committee of the Whole extend meeting #CW20-18 no longer than 1 hour.
Carried 5-0
- CW20-18-13** Moved by Mayor Potoroka, seconded by Councillor Johnson that Committee of the Whole move into a closed session for the purposes of discussing a land related matter as authorized by section 213 (3) of the *Municipal Act*.
Carried 5-0
- CW20-18-14** Moved by Mayor Potoroka, seconded by Councillor Ayoub that Committee of the Whole reverts to an open session of Committee of the Whole and proceeds with the agenda.
Carried 5-0
- CW20-18-15** Moved by Mayor Potoroka, seconded by Councillor Kendrick that Committee of the Whole forward to Council to authorize administration to enter into a 5-year lease agreement with Dawson City Farmer's Market Society with the term ending December 31, 2025.
Carried 5-0
- CW20-18-16** Moved by Mayor Potoroka, seconded by Councillor Shore that Committee of the Whole forward to Council to authorize administration to enter into a 25-year lease agreement with Klondike Development Organization.
Carried 5-0

Agenda Item: Adjournment

- CW20-18-17** Moved by Councillor Johnson, seconded by Mayor Potoroka that Committee of the Whole meeting CW20-18 be adjourned at 10:56 p.m. with the next regular meeting of Committee of the Whole being January 13, 2021.
Carried 5-0

THE MINUTES OF COMMITTEE OF WHOLE MEETING CW20-18 WERE APPROVED BY COMMITTEE OF WHOLE RESOLUTION #CW21-01- [REDACTED] AT COMMITTEE OF WHOLE MEETING CW21-01 OF JANUARY 13, 2021.

Wayne Potoroka, Chair

Cory Bellmore, CAO

Report to Council



For Council Decision For Council Direction For Council Information

In Camera

SUBJECT:	Dome Road Lot 33-2 Driveway: Licence of Occupation	
PREPARED BY:	Stephanie Pawluk, CDO	ATTACHMENTS: 1. LOO 2. Approved subdivision permit & approval letter
DATE:	December 8, 2020	
RELEVANT BYLAWS / POLICY / LEGISLATION:	Official Community Plan Zoning Bylaw Encroachment Policy	

RECOMMENDATION

It is respectfully requested that Committee of the Whole:

A) review the License of Occupation

B) forward the issue to Council for approval of the amended access plan on the condition that the property owner constructs a 12 inch culvert at the intersection of the driveway and the Dome Road, and

C) forward the issue to Council to direct administration to enter into a License of Occupation with the Owners of Lot 33-2, Dome Road Subdivision for the purposes of formalizing the property's access plan, as per subdivision #19-048 and guaranteeing public recreation and trail access along buffer B-5.

ISSUE

To enter into a License of Occupation with Melanie Fellers, the property owner of Lot 33-2, to allow the construction of a driveway through the City of Dawson owned buffer B-5. This report is being presented to Committee of the Whole for review of the LOO prior to being brought forward to Council for approval.

BACKGROUND SUMMARY

Council approved the subdivision and driveway access via resolution C19-14-08 on July 15, 2019.

C19-14-08: "Moved by Councillor Kendrick, seconded by Mayor Potoroka that Council grant subdivision authority to subdivide for Subdivision Application #19-048, "Plan A", subject to

the conditions as presented in the Request for Decision RE: Subdivision Application #19-048: Lot 33, Dome Road Subdivision.”

Now the subdivision is complete and registered with the LTO, the applicant is in the final stages of completing the driveway and ensuring adequate access to the newly created Lot 33-2.

The proponent is requesting final approval for their driveway, which includes entering into a License of Occupation with the City of Dawson.

This issue was brought to Committee of the Whole on December 2nd, 2020. Administration was directed to draft the LOO and include language in both the LOO and proposed resolution about the protection of recreation and trail access. See s. 5.02 of the LOO which states: *“The Licensee will not inhibit recreation and trail access on or over the Land.”* This is to ensure that recreation uses including snow machines and quads can cross the driveway access when travelling along the B-5 buffer.

ANALYSIS / DISCUSSION

In the original application, several options for access were considered by Council (see Figure 1). The subdivision was ultimately approved with access ‘Plan A’.

In August 2020, the applicant contacted administration with a plan showing the final proposed access for Lot 33-2. This plan is a slight adjustment as the shape of the land and the entry point of the originally proposed driveway were found to impact services such as fuel and water delivery. The final proposed driveway is shown in Figure 2.

When the subdivision was originally approved, Council was concerned that any direct access from Dome Road could interrupt the trails in the area. The Recreation Manager has confirmed that the new access would continue to ensure no impediment to the trail network. Additionally, this is assured by s. 5.02 of the LOO, as noted above.

Public Works reviewed the amended access and approved it with the requirement of a 12 inch culvert at the intersection of the driveway and the Dome Road for the purpose of water flow.

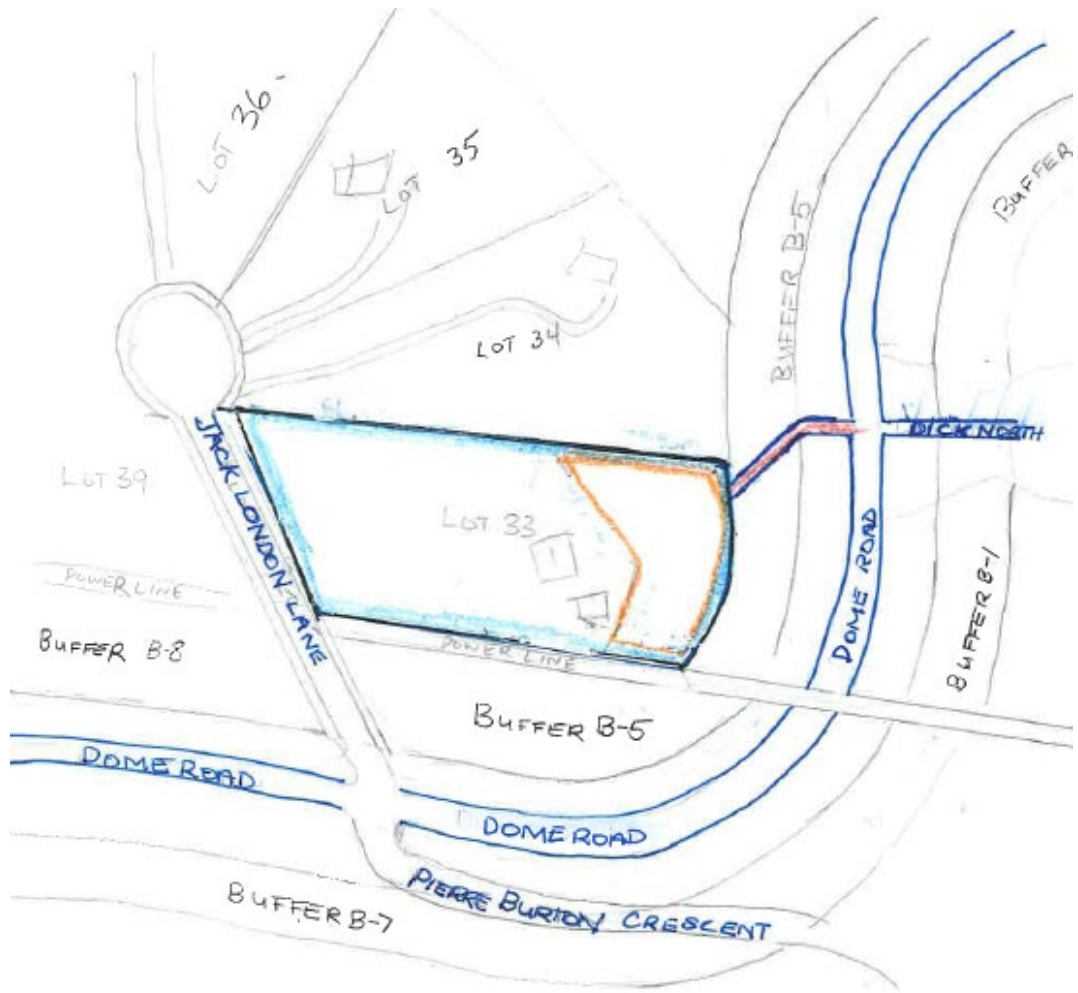


Figure 1 Original Plan A access

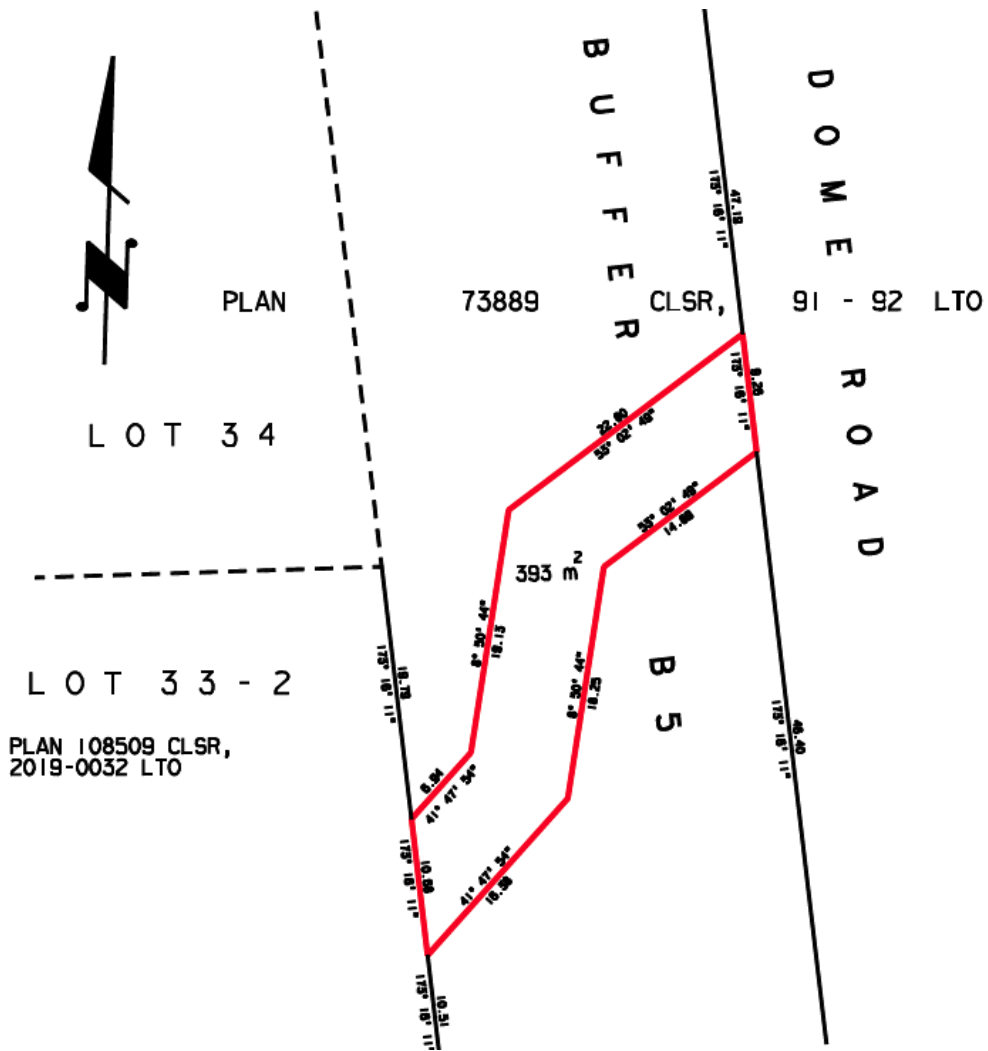


Figure 2 Proposed access

IMPLICATIONS

General: This application will not adversely affect the OCP or Zoning Bylaw. Further, administration has confirmed that no trails will be affected by the new driveway.

Financial: The applicant is responsible for all associated fees and charges, therefore there is no financial cost to Dawson City.

Communication: Notice of decision will be provided to Melanie Fellers, and administration will facilitate the signing of the agreement if direction is given to do so by resolution.

APPROVAL

NAME: Cory Bellmore, CAO

DATE: Jan 7, 2021

SIGNATURE:



THE CITY OF DAWSON

Licence of Occupation: Lot 33-2 Dome Road Subdivision

BETWEEN:

THE CITY OF DAWSON
a municipal corporation
(the "City")

AND:

MELANIE FELLERS (the "Licensee")

IN RESPECT OF:

The Portion of Buffer B5 being used for driveway access to Lot 33-2 Dome Road Subdivision
Dawson City, Yukon Territory
Plan # 108509
(the "Land")

1.00 NO INTEREST IN THE LAND

1.01 This licence does not convey any exclusive right, privilege, possession, property or interest with respect to the Land.

2.00 USE

2.01 The Licensee shall use the Land solely for the following purpose(s):

The driveway access going across Buffer B5 to be used to provide access from Lot 33-2 to the road right of way, as depicted in Appendix 10.01.

3.00 TERMS

3.01 This licence shall be for a period of **five (5) years** commencing on the **First (1st) day of February, 2021** and ending on the **Thirty First (31st) day of December, 2026**.

3.02 YIELDING AND PAYING THEREFORE, annually, a license fee in the sum of One Dollar (\$1.00) plus GST.

3.03 The Licensee shall not use of the Land for any other purpose than use specified in term 2.01.

3.04 The breach of any clause shall be a fundamental breach of the licence and may result in termination.



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Licence of Occupation: Lot 33-2 Dome Road Subdivision

4.00 RENEWAL

4.01 Subject to the Licensee having performed and observed all of the terms and conditions on the part of the Licensee to be performed and observed, and upon a renewal being requested by the Licensee, in writing, at least ninety (90) days prior to the date of expiry of this licence, the City of Dawson may grant to the Licensee a renewal of this licence for a further term of five (5) years upon essentially the same terms and conditions as are herein contained except as to licence fees and this right of renewal.

5.00 IMPROVEMENTS

5.01 The Licensee shall not place anything permanent upon, in, or under the Land, except as necessary for the exercise of the rights granted under this licence, without the written approval of the City. Furthermore, the Licensee will construct, operate and maintain such necessary improvements in a good, workmanlike and proper manner.

5.02 The Licensee will not inhibit recreation and trail access on or over the Land.

5.03 The Licensee will not cut or damage any timber on the Land or open, lay down or construct any roads or trails on or over the Land, or do any act to impair the natural beauty of the Land, except in the manner and to the extent that the City may allow for the reasonable exercise of the rights granted under this licence.

5.04 The Licensee shall assume responsibility for ensuring the safety and stability of all improvements at the subject property in the event that the City of Dawson or those contracted by the City of Dawson require access to the surface or subsurface.

5.05 On the termination or expiration of this licence, the Licensee will remediate the Land to a condition satisfactory to the City of Dawson. In particular, the City of Dawson may require the Licensee to remove any improvements affixed to or placed on the Land, and otherwise to restore the Land. In the event the Licensee does not carry out such removals and restoration within ninety (90) days of termination of the licence, despite being requested to do so, the City of Dawson may carry out the removals and restoration and may recover the cost of doing so from the Licensee.

6.00 ENVIRONMENTAL

6.01 The Licensee shall dispose of all timber and slash cleared on the Land in accordance with direction from the Government of Yukon Forest Management Branch and satisfactory to the City.

6.02 The Licensee will not cut any trees or shrubs outside the Land boundaries.

6.03 If the Licensee by its operations on the Land has contributed to any detrimental environmental change, the Licensee shall pay its proportionate share of any costs of remedial action which may be considered necessary, as determined by the City.



THE CITY OF DAWSON

Licence of Occupation: Lot 33-2 Dome Road Subdivision

7.00 ASSIGNMENTS

7.01 This License of Occupation shall inure to the benefit of and be binding upon the parties, their heirs, executors, administrators, successors, and permitted assigns.

8.00 GENERAL

8.01 The Licensee shall conform to all applicable federal, territorial, and municipal laws.

8.02 This licence does authorize a right of access to a highway right-of-way but it does not authorize right of access over, upon, or along a highway right-of-way.

8.03 That the Licensee shall hold the City free of all liabilities concerning the Land during the term of this licence, and shall indemnify and save harmless the City from and against all actions, claims, judgments, liabilities, damages, demands, losses and costs whatsoever resulting from all uses of the Land, or anything done or omitted to be done by, the Licensee, their servants, agents and employees, save and except for damages caused by the City.

8.04 The Licensee shall, at their own expense, maintain insurance in the name of the Licensee and the City including the City as additional insured against liabilities or damages in respect of injuries to persons (including injuries resulting in death) and in respect to damage to property (including the facilities and property of the City) arising out of the performance of this Agreement until completion of this Agreement, including, without limiting the generality of the foregoing, public liability and property damage insurance.

8.05 The insurance policies maintained under sub-Section 8.04 above shall:

- (a) include the following "Cross Liability" clause: "the insurance as is provided by this policy shall apply in respect to any claim or action brought against any one Insured by any other Insured. The coverage shall apply in the same manner and to the same extent as though a separate policy had been issued to each Insured. The inclusion herein of more than one Insured shall not operate to increase the limit of the Insurer's Liability".
- (b) cover the cost of defense or adjustment of claims over and above the money limitations of the policies;
- (c) be in an amount of not less than \$2,000,000.00 (Two Million Dollars) for any one accident for general public liability to third parties, property damage and automobile, and other vehicular coverage for public liability and property damage if the Licensee is utilizing their equipment;
- (d) require the insurers to give thirty (30) days' notice, to the City, prior to cancellation or expiry of the insurance or of any proposed material changes in such policies.



THE CITY OF DAWSON

Licence of Occupation: Lot 33-2 Dome Road Subdivision

- (e) provide proof to the City by way of "Certificate of Insurance" issued by the Insurance Company.
 - (f) the insurance policies maintained under sub-section 8.03 above may be issued with a deductible amount of not more than \$2,500.00 (two thousand five hundred dollars). The amount of any loss up to the deductible limit shall be borne by the Licensee.
 - (g) upon signing of this agreement, the Licensee shall deposit with the City a Certificate of Insurance verifying the insurance requirements of this contract.
- 8.06 That unless a waiver is given in writing by the City, the City will not be deemed to have waived any breach by the Licensee of any terms of the licence, and a waiver relates only to the specific breach to which it refers.
- 8.07 Termination of this licence will not prejudice a right of action by the City with respect to the breach of any terms and conditions contained in the licence.
- 8.08 In the event that any portion of the licence fee remains unpaid after it becomes due, whether formally demanded or not, or if the Licensee is in default of any other term of this licence, upon serving the notices and if the default is not remedied to the satisfaction of the City, the City may cancel this licence. Such cancellation will be effective immediately.

9.00 NOTICES

- 9.01 Whenever, under the provision of this License, any notices, demands, or requests are required to be given by either party to the other, such notice, demand, or request may (except where expressly otherwise herein provided) be given by delivery by hand to, by sending the same by facsimile, or by registered mail sent to, the respective addresses or facsimile number hereinafter provided for, and if given by mail shall be deemed to have been served and given on the second business day following the date of mailing by registered mail and provided such addresses or facsimile number may change upon five (5) days notice. In the event that notice is served by mail at the time when there is an interruption of mail service affecting the delivery of mail, the notice shall not be deemed to have been served until one (1) week after the date that the normal service is restored.

The respective addresses and facsimile number of the parties being, in the case of the City:

THE CITY OF DAWSON
ATTENTION: Chief Administrative Officer
PO BOX 308
Dawson City, Yukon
Y0B 1G0



THE CITY OF DAWSON

Licence of Occupation: Lot 33-2 Dome Road Subdivision

Fax: (867) 993-7434

And in the case of the Licensee:

MELANIE FELLERS

PO Box 234
Dawson City, Yukon
Y0B 1G0

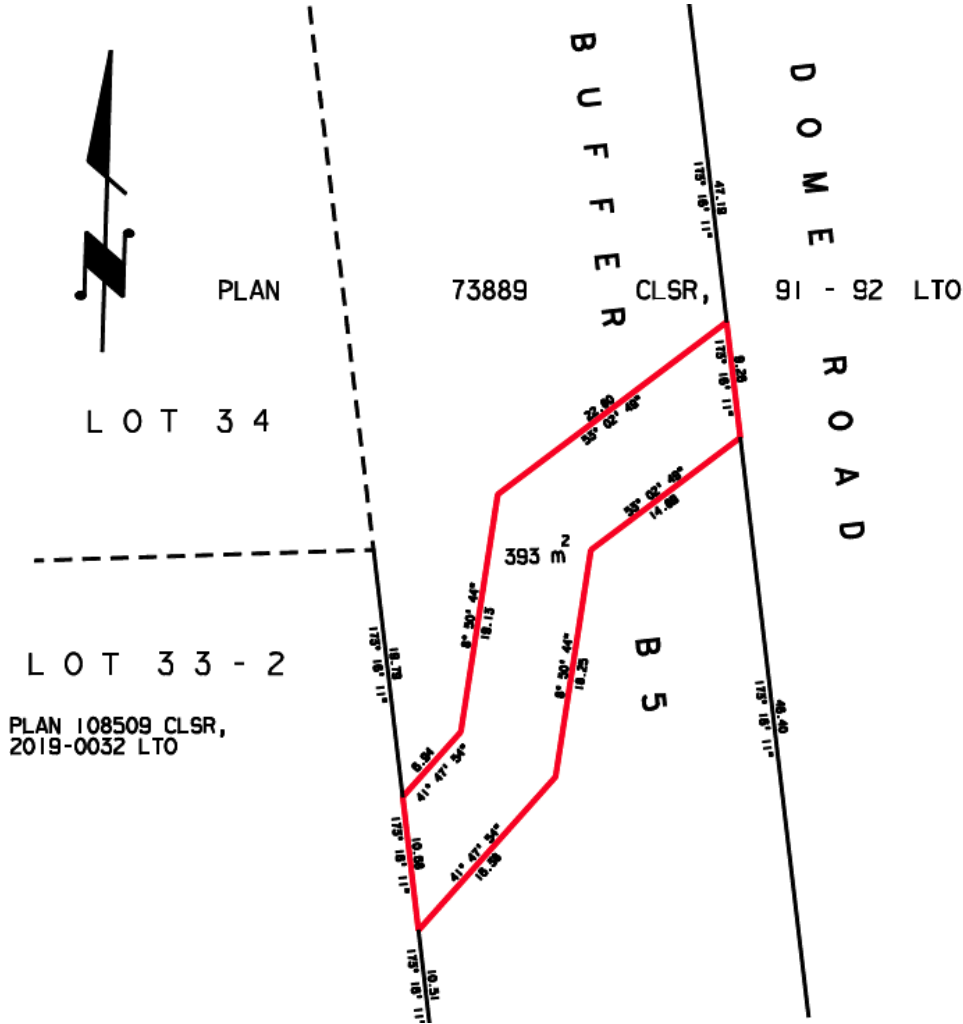


THE CITY OF DAWSON

Licence of Occupation: Lot 33-2 Dome Road Subdivision

10.00 APPENDICES

10.01 Site Plan





THE CITY OF DAWSON

Licence of Occupation: Lot 33-2 Dome Road Subdivision

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the day and year first above written.

THE CITY OF DAWSON

By:

Wayne Potoroka, Mayor

Date

Witness

MELANIE FELLERS

By:

Melanie Fellers

Date

Witness



THE CITY OF DAWSON

P.O BOX 308, DAWSON CITY, YUKON Y0B 1G0
PH: (867) 993-7400, FAX: (867) 993-7434



July 18th, 2019

Melanie Fellers
Box 234
Dawson City, YT
Y0B 1G0

Re: NOTICE OF APPROVED SUBDIVISION APPLICATION

Dear Melanie Fellers,

You are receiving this letter as the individual listed at the applicant on Subdivision Application #19-048. I am pleased to inform you that your Subdivision Application #19-048 was approved on July 15th, 2019, subject to the following conditions:

1. The application successfully passes through a public hearing.
2. The applicant submit a Stormwater Management Plan to the satisfaction of the CDO and Public Works Superintendent.
3. The applicant submit an access plan that demonstrates commitment to either driveway configuration A or A1 to the satisfaction of the CDO and Public Works Superintendent.
4. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
5. The applicant shall, on approval of the subdivision plan by the City of Dawson, take all necessary steps to enable the registrar under the Land Titles Act to register the plan of subdivision.

Please note that as per the Municipal Act Chapter 154 S. 322(3), "*the period of time for which the plan of subdivision approval is effective and within which the plan of subdivision must be submitted to the land titles office must not exceed 12 months from the date of approval of the application unless the applicant and the approving authority agree to a further 12 month period*".

Therefore, you are required to provide documentation to the City of Dawson by no later than July 15, 2020 that your plan of subdivision, including all appropriate caveats or easements as per the conditions listed above, has been fully registered with the Land Titles Office. Failure to comply with this provision renders your approval void.

If you have any further questions, please feel free to contact me using the information listed below.

Sincerely,

Clarissa Huffman
Community Development Officer
Box 308, Dawson City YT Y0B1G0
edo@cityofdawson.ca
867-993-7400 ext. 414

32393



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:	210.00 + GST
DATE PAID:	May 27 th /19
PERMIT #:	19-048

SUBDIVISION/CONSOLIDATION APPLICATION

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

PROPOSED DEVELOPMENT

CIVIC ADDRESS: 1 JACKLONDON LANE, DOME ^{ROAD SUBDIVISION} VALUE OF DEVELOPMENT: _____

EXISTING USE OF LAND / BUILDINGS: COUNTRY RESIDENTIAL - SINGLE FAMILY DWELLING

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.

LEGAL DESCRIPTION OF EXISTING LOT - LOT 33, DOME ROAD SUBDIVISION, DAWSON CITY
LTO PLAN 91-92 CLR 73889

NEW VACANT LOT WILL ALSO BE COUNTRY RESIDENTIAL - SINGLE FAMILY DWELLING

APPLICANT INFORMATION

APPLICANT NAME(S): MELANIE FELLERS

COMPANY NAME: _____

MAILING ADDRESS: BOX 234 DAWSON CITY, YT POSTAL CODE: Y0B 1G0

EMAIL: WMFELLERS@NORTHWESTEL.NET FAX #: /

PHONE #: 869-993-3444 ALTERNATE PHONE #: 993-6579

OWNER INFORMATION

OWNER NAME(S): SAME AS ABOVE

MAILING ADDRESS: _____ POSTAL CODE: _____

EMAIL: _____ FAX #: _____

PHONE #: _____ ALTERNATE PHONE #: _____

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.

PREFERRED - PLAN "A" - YES - SEE ATTACHED LETTER - DOME ROAD

PLAN "B" - NO

wmfellers@n

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

N/A

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

LAND - SLOPED WITH BRUSH + SPRUCE TREES
SOIL - CLAY AND BEDROCK

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

EXISTING 3500 SQ FT HOME AND 1600 SQ FT SHOP ON ONE 2.7 ACRE PARCEL AND 1.1 ACRE PARCEL^{OF} VACANT LAND FOR SINGLE FAMILY DWELLING DEVELOPMENT.

DECLARATION

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

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

MAY 25, 2019
DATE SIGNED

M. Fullers
SIGNATURE OF APPLICANT(S)

MAY 25, 2019
DATE SIGNED

M. Fullers
SIGNATURE OF OWNER(S)



THE CITY OF DAWSON

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

PERMIT #:	
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TO BE COMPLETED BY DEVELOPMENT OFFICER

OFFICE USE ONLY

LEGAL DESCRIPTION: LOT(S) _____ BLOCK _____ ESTATE _____ PLAN# _____

ZONING: _____ DATE APPLICATION RECEIVED: _____

TYPE OF APPLICATION: _____ PERMITTED USE: _____

APPLICANT NAME(S): _____

OWNER NAME(S): _____

APPLICATION REJECTED

COMMENTS / REASONS	

DATE: _____ SIGNATURE: _____

APPLICATION APPROVED / PERMIT ISSUED

PERMIT CONDITIONS	
see attached letter	

DATE: 19-07-19 SIGNATURE:

Clarissa Huffman

From: Clarissa Huffman
Sent: July 17, 2019 2:08 PM
To: 'Melanie Fellers'
Cc: Libby Macphail; Public Works Manager
Subject: RE: Two plan "a's"?

Hi Melanie,

Thanks for your inquiry. Sorry that I haven't had time to connect with you again about an update to your application: it has been a very hectic summer.

I've attached the drawing we presented to Council about the different access options. I spoke with Mark about the potential of the access going through the Dome Road buffer. From the municipality's perspective, this option is generally more supportable than an easement, as easements can get messy and complicated over time.

However, Mark wanted to make sure that the driveway you proposed meets the YG service standards regarding sightlines on a curve, driveways on an arterial road, et cetera. Therefore, the secondary option proposed by Mark was a driveway that crosses the buffer onto Jack London Lane (thus avoiding the potential arterial road and sightlines issues).

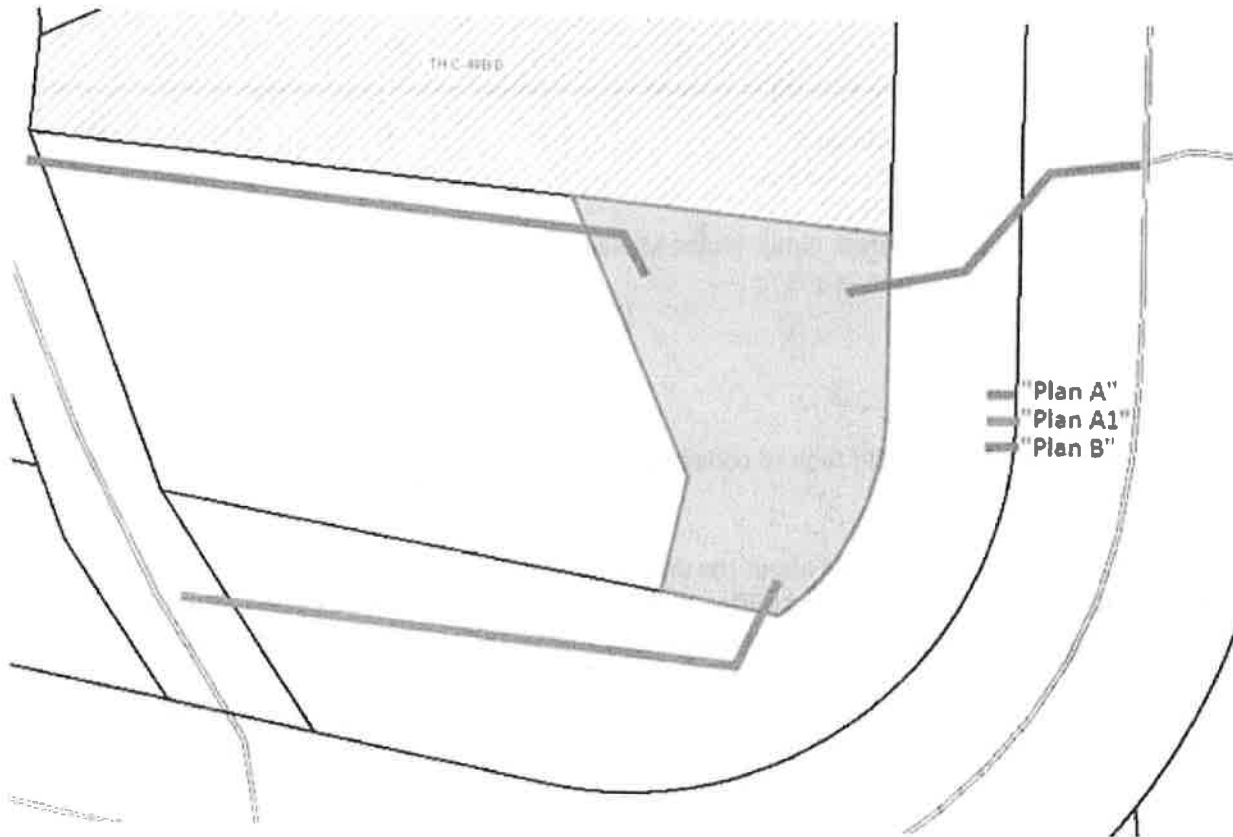
Two issues were raised in general about the buffer access option that we need to be cognizant of when deciding what option is best:

1. The trail network. Council expressed concerns about disruption to trails, and as such we need to show that the driveway through the buffer is not disrupting the trail network.
2. Having the driveway cut in front of a different privately titled property. It will warrant further conversations about whether A is supportable in itself, despite crossing in from of TH C-49B/D, or if a further variant of A that is a straight line to Dome Road would be ideal.

So, what was supported by Council was that 'Option A' was given subdivision authority broadly, in the sense that they approved the subdivision with an access through the buffer. What we need to do now is figure out which access option, is mutually agreeable between yourself, City of Dawson Public Works, and YG HPW. This might be driveway A, A1, or another slight variant.

If, for some reason, we cannot come to an agreement about access through the buffer, we will need to go back to Council again to obtain subdivision authority for Option B.

I hope this all makes sense to you, please feel free to contact me if you want to talk about this further. I'm passing this file back to Libby for processing of the conditional approval, however I am still available for questions as needed. I've also cc'd Mark into this email chain, as the three of us will need to work together collaboratively to come up with the best access option.



Thanks and have a great day,

Clare

Clarissa Huffman, BA, BURPI
Community Development and Planning Officer
City of Dawson
(867) 993-7400 ext.414
cdo@cityofdawson.ca

-----Original Message-----

From: Melanie Fellers <wmfellers@northwestel.net>
Sent: July 16, 2019 10:02 AM
To: Clarissa Huffman <cdo@cityofdawson.ca>
Subject: Two plan "a's" ?

Hi Clarissa,

Thanks for all your help and time on this.

I'm curious about the 2nd plan A you were speaking of at the meeting last night.

Do I need to forward you my application for road access permit to YG that I originally sent before I applied for subdivision ?

Thanks,

Melanie

Sent from my iPhone



THE CITY OF DAWSON

P.O BOX 308, DAWSON CITY, YUKON Y0B 1G0
PH: (867) 993-7400, FAX: (867) 993-7434



SUBDIVISION/CONSOLIDATION APPLICATION CHECKLIST

Permit #: 19-048

Applicant Name: Melanie Fellers

Legal Description: Lot 33 Dome Road
Subdivision

Mailing Address: Box 234 Y0B 1G0

Step	Signature	Date
Completed Application and Supporting Documentation Submitted	<i>LM</i>	May 27, 2019
Permit Paid, Stamped, and Listed in Permit Database	<i>LM</i>	May 27
Public Notice <ul style="list-style-type: none"> • Copy of Public Notice emailed to Heather and added to RFD folder • Mailed to affected property owners [], posted at COD office [], posted at Post Office [], COD website [], E-news [], Klondike Sun [] • Circulation to Other Depts (Public Works, Fire, By-Law, Recreation) • Posted at site 	<i>LM</i>	
Public Hearing Date: <u>July 15</u>	CH	July 9
CDO Report	CH	July 10
Permit Decision <ul style="list-style-type: none"> • Council makes decision based on Public Hearing and CDO Report • Letter detailing decision drafted 		
Permit Filing <ul style="list-style-type: none"> • Original Permit, letter, & supporting documentation in open subdivisions file • Scanned in to CDO Z: drive & Saved in appropriate location • Copy of permit only put in binder • Copy of letter & permit mailed to applicant • Conditions tracked in subdivision/consolidation tracking database 		
Finalization <ul style="list-style-type: none"> • Legal survey received from applicant and filed in land file with original permit, letter, and supporting documentation • Copy of survey sent to Protective Services for Civic Addressing 		

Subdivision/Consolidation Notice Process

Decision Required By: August 27 2019

Action	Date
1. Notice of a Public Hearing released to public (refer to S.1 below)	
2. Committee of the Whole	July 8, 2019
3. Public Hearing (refer to S.2 below)	July 15, 2019
4. Council	

Section 1. Notice of a public hearing.

The notice must be circulated, in the method approved by Council, once a week for two successive weeks. The notice shall:

- a) describe the area affected by the proposed Subdivision;
- b) state the date, time, and place for the public hearing respecting the proposed Subdivision;
- c) include a statement of the reasons for the amendment and an explanation of it.

'Method approved by Council' includes the City of Dawson website, the Klondike Sun, the City and Post Office Bulletin Boards, and written notification as detailed below.

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 subdivision and an explanation of it shall be mailed to all properties prior to the public hearing within the following radii of the subject property:

- A) within the Historic Townsite, 100m (328 ft.);
- B) all other areas, 1km (3,281 ft.).

A 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 subdivision and the date, time and place of the public hearing as well as contact information of the City of Dawson.

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.

Section 2. Public Hearing

Before making a decision, Council shall hold a public hearing to hear and consider all submissions respecting the proposed subdivision. The public hearing shall be held not earlier than 7 days after the last date of publication of the notice.

Section 3. Notice Requirements

- Klondike Sun
- Bulletin Board/Post Office
- Website/E-News
- Sign on Property
- Letters
- Public Works



THE CITY OF DAWSON

P.O BOX 308, DAWSON CITY, YUKON Y0B 1G0
 PH: (867) 993-7400, FAX: (867) 993-7434

Zoning Assessment

File Number: 19-048

Date: July 2, 2019

Zone: R3

Assessment Completed By: Libby M.

1. Application Type

<input type="checkbox"/> OCP Amendment	<input type="checkbox"/> Variance
<input type="checkbox"/> Zoning Amendment	<input type="checkbox"/> Development
<input checked="" type="checkbox"/> Subdivision	<input type="checkbox"/> Other

2. Official Community Plan Designation: Dome Subdivision
 Does the proposed development meet OCP requirements? yes no unknown

3. Zoning By-Law Designation: R3-Country Res.
 Does the proposed development meet ZBL requirements? yes no unknown

4. Heritage Management Plan Designation: Bowl Character Area
 Does the proposed development require HAC review? yes no unknown

5. Zone Specific Regulations:

Provision	Permitted	Proposed	Compliant	Variance Required
Permitted Use	Single detached		Y/N	
Minimum Parcel Size	1 acre	"old lot" = 2.64 acres "new lot" = 1.16 acres	Y/N	
Maximum Parcel Size	4 acres	✓	Y/N	
Minimum Parcel Width	—		Y/N	
Minimum Setback (Front)	4.57m	? ✓	Y/N	
Minimum Setback (Side) ^{int.}	4.57m	23m	Y/N	
Minimum Setback (Side) ^{ext.}	4.57m	20m	Y/N	
Minimum Setback (Rear)	4.57m	27.5m 12.6m	Y/N	
Minimum Floor Area	900 sq. ft.	3500 sq. ft.	Y/N	



THE CITY OF DAWSON

P.O BOX 308, DAWSON CITY, YUKON Y0B 1G0

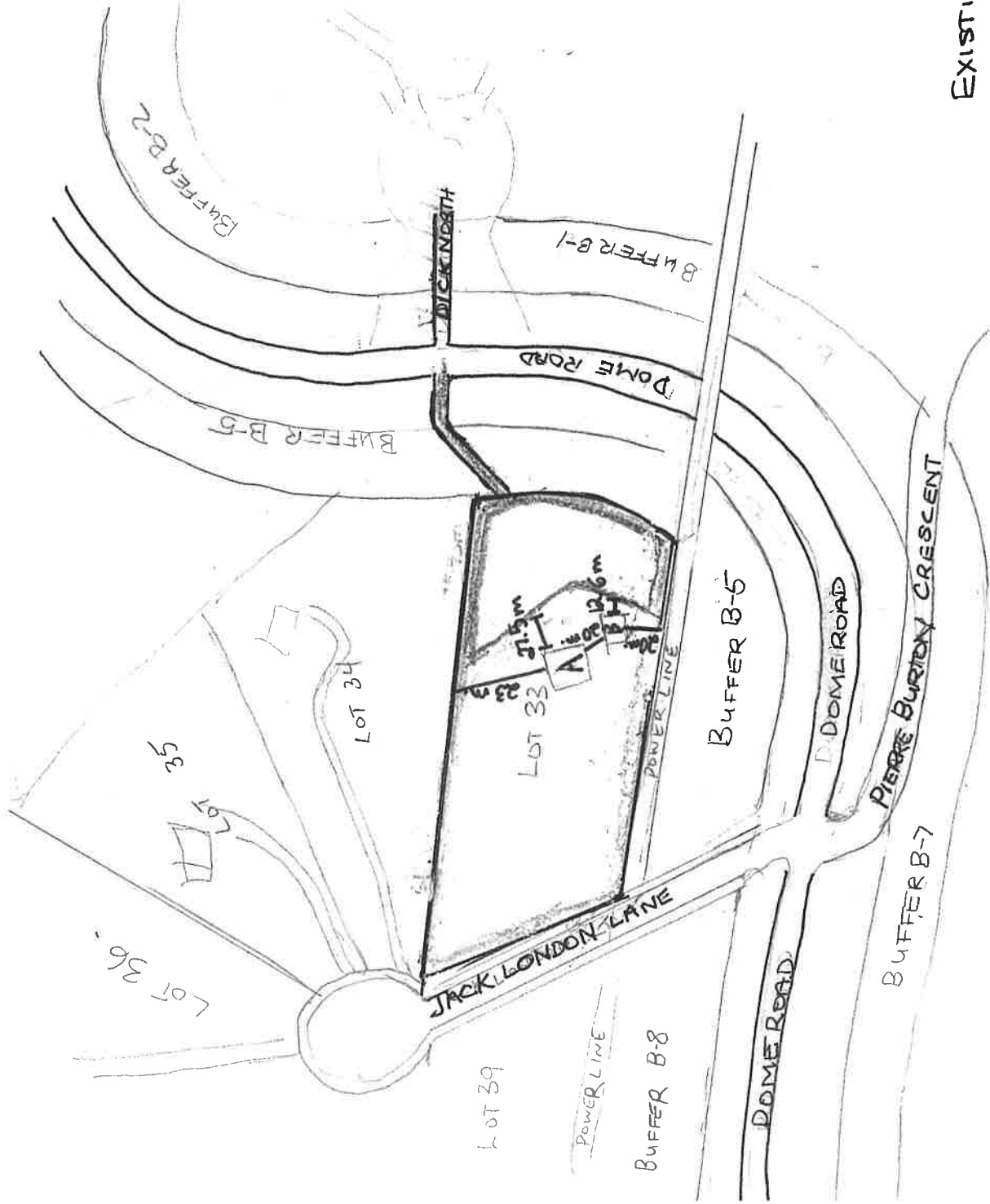
PH: (867) 993-7400, FAX: (867) 993-7434

Maximum Height (Principal)	10.67m/35ft.	27 ft.	Y/N	
Maximum Height (Accessory)	6.10m/20ft.	20 ft.	Y/N	
Maximum Parcel Coverage	—	—	Y/N	
Maximum Floor Area Ratio (FAR)	—	—	Y/N	
Minimum Off-Street Parking Spaces	—	—	Y/N	
Minimum Setback (Between Principal and Accessory)	4.57m	20m	Y/N	
Zone Specific: _____			Y/N	
Zone Specific: _____			Y/N	

6. Notes:



[Faint handwritten notes and signatures are visible in this section, including the name 'Dawson City' and various illegible scribbles.]

PLAN "A"




Dimensions of Structures
 A: L=28', H=41', W=46'
 B: L=40', W=40', H=

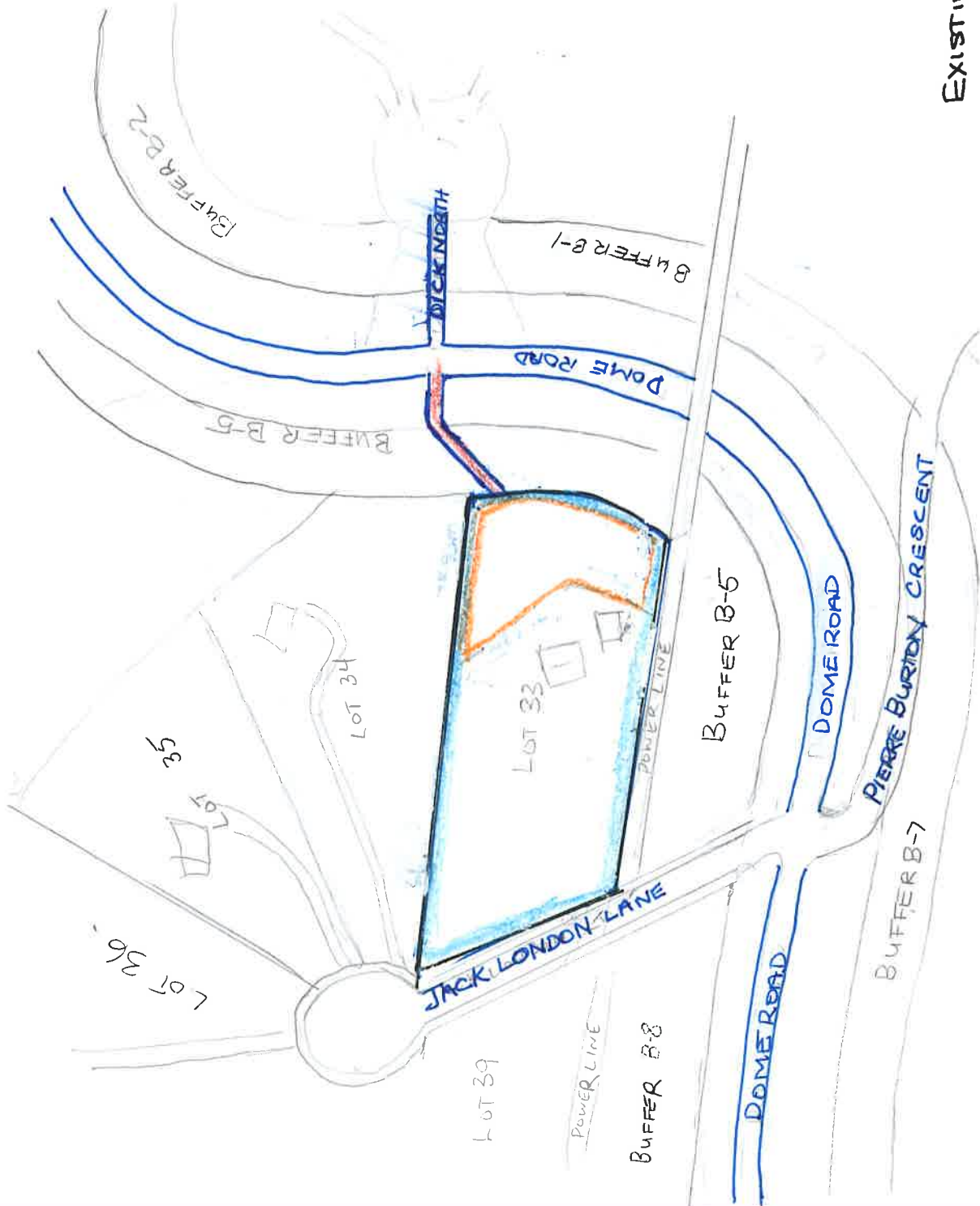
PLAN "A"

PROPOSED ACCESS - 
 EXISTING PROPERTY LIMITS - 

PROPOSED ACCESS IS 3.2 KM
 UP THE DOME ROAD FROM
 ITS INTERSECTION OFF THE
 NORTH KLONDIKE HWY.

PROPOSED PROPERTY LIMITS 

PLAN "A"

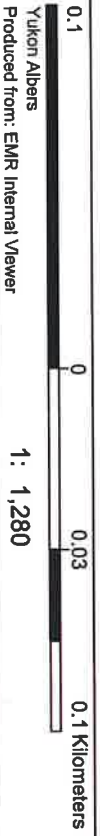
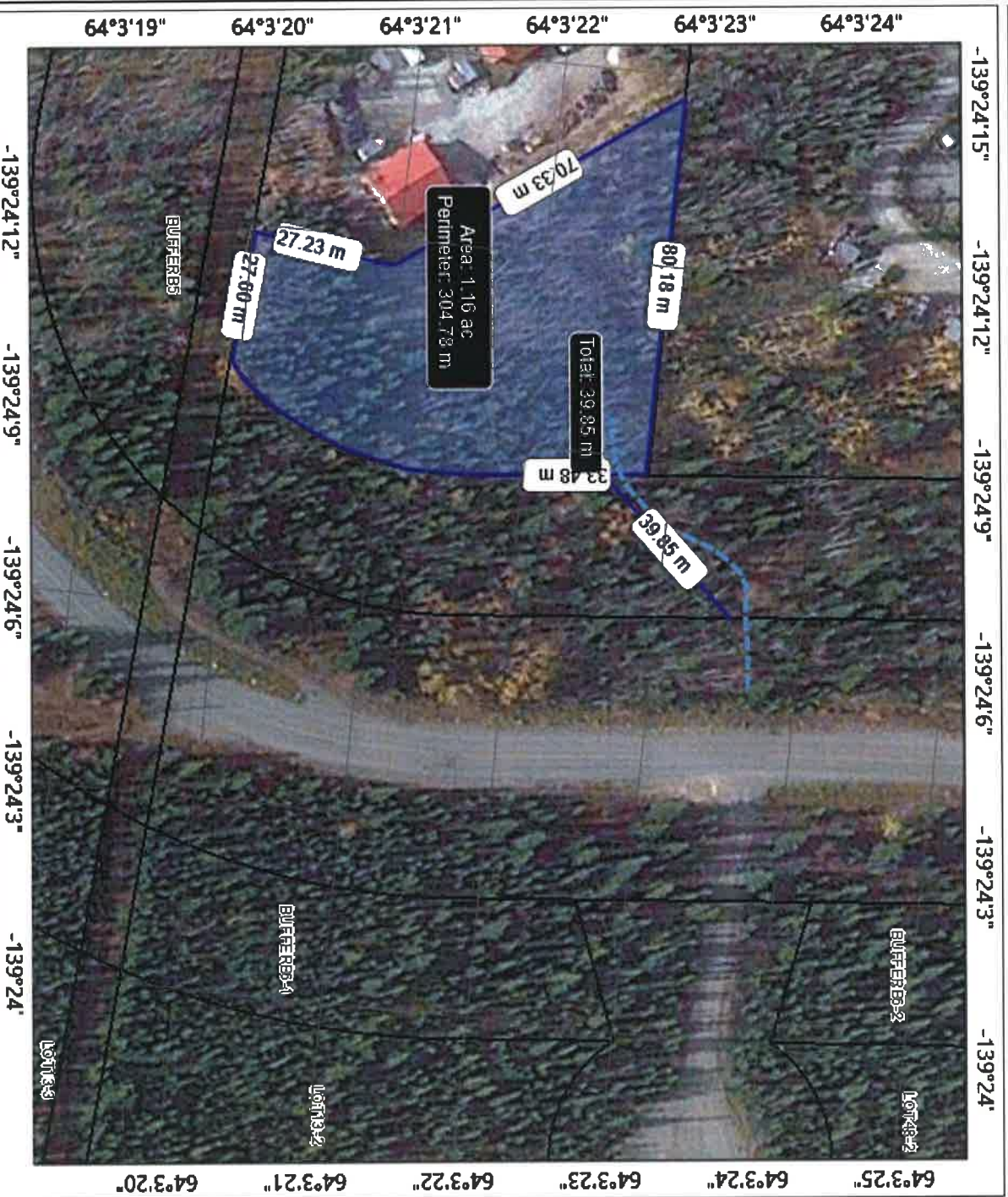


PLAN "A"

PROPOSED ACCESS - [Red line symbol]
 EXISTING PROPERTY LIMITS - [Blue line symbol]

PROPOSED ACCESS IS 3.2 KM
 UP THE DOME ROAD FROM
 ITS INTERSECTION OFF THE
 NORTH KLONDIKE HWY.

PROPOSED PROPERTY LIMITS
 USING ACCESS - [Orange line symbol]



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: 23-May-2019

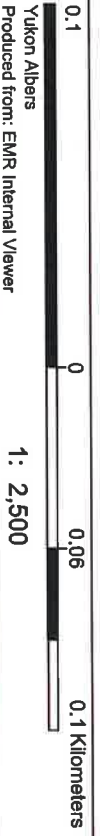
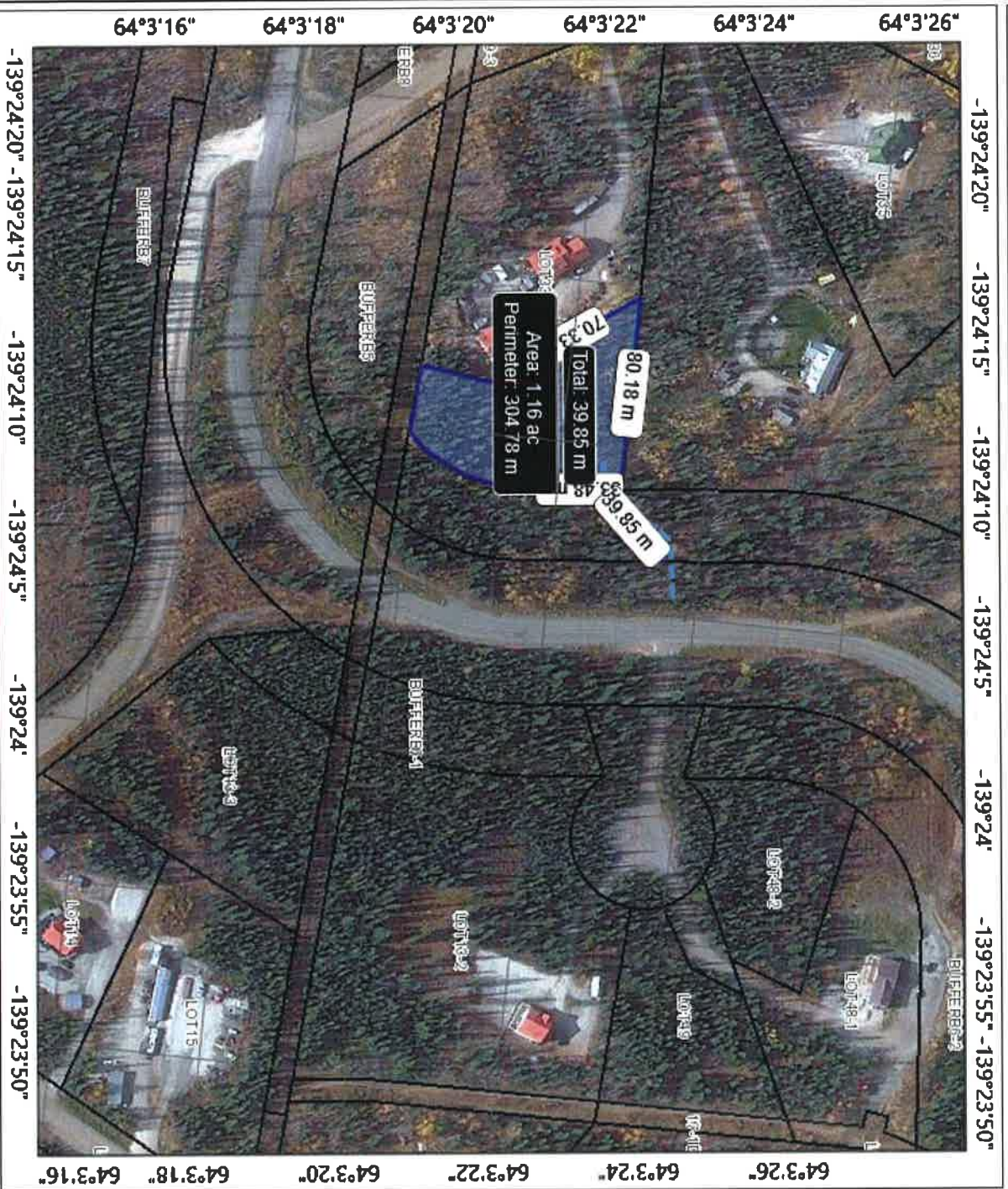


- Legend**
- Lot Numbers
 - Surveyed Land Parcels (<80k)
 - Surveyed Easements (<80k)
 - Lot Numbers
 - Surveyed Land Parcels (<80k)
 - Surveyed Easements (<80k)

PLAN "A"
 Preferred
 Option



Notes



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: 23-May-2019

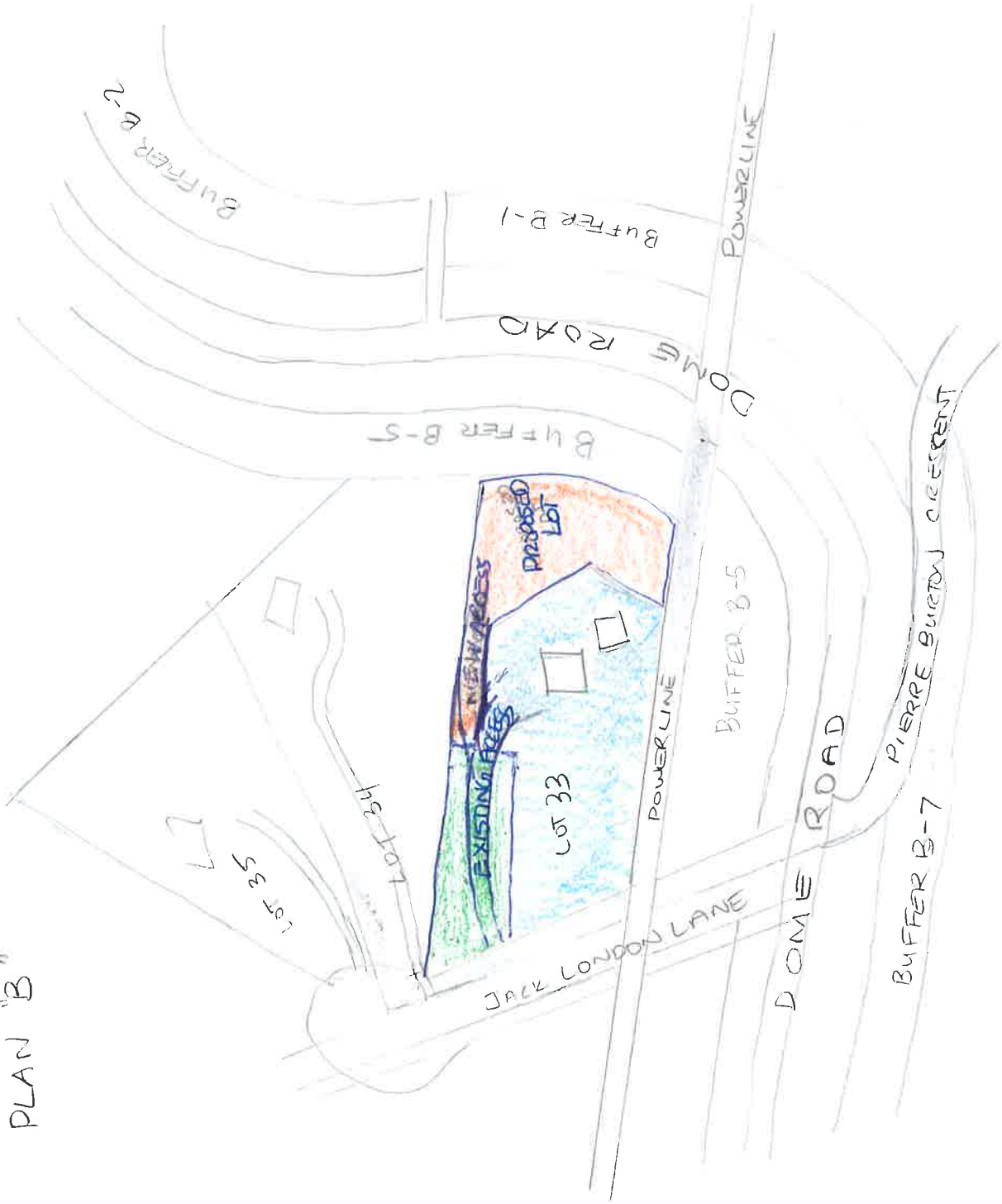


- Legend**
- Lot Numbers
 - Surveyed Land Parcels (-S00)
 - Surveyed Easements (-S00)
 - Lot Numbers
 - Surveyed Land Parcels (-S00)
 - Surveyed Easements (-S00)

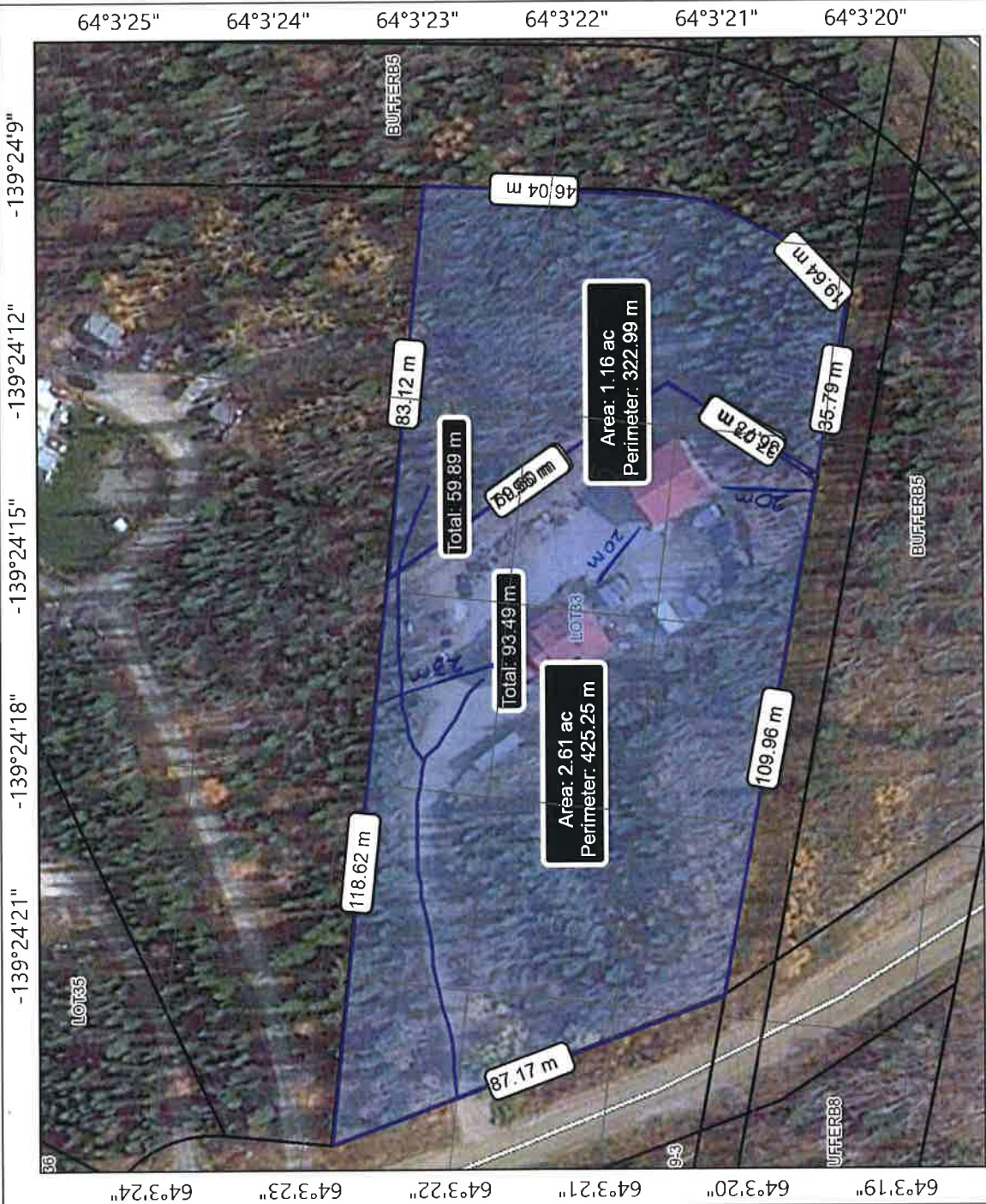


Notes

PLAN "B"



PLAN "B"



64°3'25" 64°3'24" 64°3'23" 64°3'22" 64°3'21" 64°3'20"

-139°24'21" -139°24'18" -139°24'15" -139°24'12" -139°24'9"



- Legend**
- Lot Numbers
 - Surveyed Land Parcels (<80k)
 - Surveyed Easements (<80k)
 - Lot Numbers
 - Surveyed Land Parcels (<80k)
 - Surveyed Easements (<80k)

PLAN "B"

Notes



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: 21-May-2019

0.1 Kilometers

0 0.03 1: 1,280

ACCESS:

PLAN "A" - (PREFERRED OPTION) - SEE MAP.

IDEALLY, EVERY LOT WOULD HAVE ITS OWN PRIVATE ACCESS. TO BEST ACCOMPLISH THIS I AM ASKING THE CITY OF DAWSON TO CONSIDER PERMITTING ACCESS TO THE PROPOSED LOT VIA AN EASEMENT THROUGH BUFFER B-5, COMING OFF THE DOME ROAD DIRECTLY ACROSS FROM DICK NORTH ROAD TO THE TOP END OF THE LOT.

THIS WOULD NEGATE THE NEED FOR A SHARED ACCESS OR CONGESTED DRIVEWAYS OFF OF JACK LONDON LANE, AS WELL AS PROVIDING COMPLETE PRIVACY.

PLAN "B" - ALTERNATIVELY, THIS PLAN ALLOWS SHARED ACCESS USING THE EXISTING DRIVEWAY. THE "SHARED" ACCESS WOULD BEST BE "SURVEYED OUT" AS IN THE ONE COMING OFF OF DICK NORTH ROAD BETWEEN LOTS 48-2, 48-1, +49.

THANK YOU FOR YOUR CONSIDERATION,

Melanie Fellers
May 24, 2019

PS. I HAVE SPOKEN WITH KATE FRASER AT YESAB AND SHE BELIEVES THIS PLAN "A" WOULD NOT REQUIRE A PERMIT FROM THEM AS IT DOES NOT INVOLVE VACANT CROWN LAND. I SUBMITTED AN APPLICATION ^{FOR ACCESS PERMIT} TO THE TRANSPORTATION AND ENGINEERING BRANCH AT H&PW AND WAS TOLD BY JOHN MACDOUGALL THAT DOME ROAD IS UNDER MUNICIPAL JURISDICTION DEBATE

WHAT IT SAYS IN THE HIGHWAY REG'S REDONERD #701 - SEE ATTACHED EMAILS.

From: Katie.Fraser <Katie.Fraser@yesab.ca>
Sent: Thursday, May 23, 2019 1:25 PM
To: Melanie.Fellers <Melanie.Fellers@gov.yk.ca>
Subject: RE: Application for road access permit - Dome Rd

Hi Mel,

To reiterate our conversation yesterday:

My understanding of the project is that you would like to construct an access road from the Dome Road that crosses the Dome Buffer (91 92 LTO YT) in order to access the top part of your property (attached image). As the road in question crosses two surveyed land parcels: the Dome Road ROW, and the Dome Road Buffer B5 (which is titled to the City of Dawson as indicated below and from the land's office), my understanding is that no activities are proposed on crown land or settlement land for this project. I understand that no land use permit is required, although a HPW permit to work within the ROW is, as well as some authorization from the City for work within the buffer. I am uncertain as to what activity would be considered the trigger for an assessment under YESAA.

I would clarify with HPW (John McDougall) what trigger this project would fall under for requiring an assessment under YESAA.

Let me know if you have any questions,

Katie

From: Melanie.Fellers
Sent: Wednesday, May 22, 2019 4:47 PM
To: Katie.Fraser
Subject: FW: Application for road access permit - Dome Rd

From: Wendy.Holway <Wendy.Holway@gov.yk.ca>
Sent: Tuesday, May 14, 2019 2:50 PM
To: Melanie.Fellers <Melanie.Fellers@gov.yk.ca>
Subject: FW: Application for road access permit - Dome Rd

Hi Melanie
Please see the following email from John at TEB regarding your access permit application.
Thanks,



Wendy Holway

Junior Maintenance Technician

Highways & Public Works | Transportation Maintenance Branch, Maintenance & Planning W-12

T 867-667-8250 | wendy.holway@gov.yk.ca | F 867-667-3648 | Yukon.ca

From: John.MacDougall <John.MacDougall@gov.yk.ca>
Sent: Tuesday, May 14, 2019 2:46 PM
To: Wendy.Holway <Wendy.Holway@gov.yk.ca>
Cc: Jim.Regimbal <Jim.Regimbal@gov.yk.ca>
Subject: RE: Application for road access permit - Dome Rd

I see a lot of problems here:

- Dome Road is within the Town of Dawson municipal limits so the road is under municipal jurisdiction (despite what it says in the Highway Regulations for Dome Road # 701)
- They want cross buffer B-5, titled to Dawson
- Dawson is the subdivision authority
- No access permit until the subdivision is approved and the survey is registered at Land Titles Office
- Will need to go to YESAA for road construction on the buffer B-5



John MacDougall

Senior Highways Land Management Advisor
Highways and Public Works | Transportation Engineering Branch
T 867-633-7962 | C 867-633-7962 | F 867-393-6447 | Yukon.ca

From: Wendy.Holway <Wendy.Holway@gov.yk.ca>
Sent: May 14, 2019 1:59 PM
To: John.MacDougall <John.MacDougall@gov.yk.ca>
Cc: Jim.Regimbal <Jim.Regimbal@gov.yk.ca>
Subject: FW: Application for road access permit - Dome Rd

Hi John

This is Access Permit application #12092 to Lot 33 Dome Road. Does this have an existing access, maybe off Jack London Lane? She plans to subdivide and sell the large part with the house.

Does she have to wait until subdivision is approved to apply for this permit?

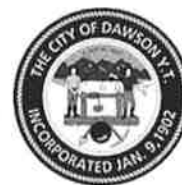
Thanks,
Wendy

From: Melanie.Fellers <Melanie.Fellers@gov.yk.ca>
Sent: Monday, May 13, 2019 3:30 PM
To: highway.permits <highway.permits@gov.yk.ca>
Cc: Wendy.Holway <Wendy.Holway@gov.yk.ca>; 'Melanie Fellers' <wmfellers@northwestel.net>
Subject: Application for road access permit

Good afternoon,

Please find enclosed my application for a road access permit and the required documents. Please call my cell for payment by visa.

Report to Council



For Council Decision For Council Direction For Council Information

In Camera

SUBJECT:	Subdivision Application #19-048: Lot 33 Dome Road	
PREPARED BY:	Libby Macphail and Clarissa Huffman, Planning and Development Department	ATTACHMENTS: 1. Subdivision Application #19-048 2. Map of Proposed Subdivision
DATE:	July 2, 2019	
RELEVANT BYLAWS / POLICY / LEGISLATION:	Municipal Act Official Community Plan Zoning Bylaw Subdivision Bylaw	

RECOMMENDATION

1. That Council approve authority to subdivide for Subdivision Application #19-048, "Plan A" subject to the following conditions:
 - 1.1. The application successfully passes through a public hearing.
 - 1.2. The applicant submit a Stormwater Management Plan to the satisfaction of the CDO and Public Works Superintendent.
 - 1.3. The applicant submit an access plan that demonstrates commitment to either driveway configuration A or A1 to the satisfaction of the CDO and Public Works Superintendent.
 - 1.4. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
 - 1.5. The applicant shall, on approval of the subdivision plan by the City of Dawson, take all necessary steps to enable the registrar under the Land Titles Act to register the plan of subdivision.

ISSUE

Subdivision Application #19-048 was received on May 27, 2019. The applicant is requesting to subdivide their residential lot into two lots to facilitate the sale of the second lot.

ANALYSIS / DISCUSSION / ALIGNMENT TO OCP & STRATEGIC PRIORITIES

Comments

Department heads were asked to comment on this application for purposes of assessing operational requirements such as access, lot grading, and slope stability, and no negative comments or concerns were raised. It was noted by Protective Services that from a civic addressing perspective, Plan A would be preferred, as it is complex to assign addresses in a shared driveway scenario. Public Works expressed concerns about the proposed driveway accessing the Dome Road, to be discussed further in the following sections.

The application was also circulated to every property owner in a 1km radius of this property, inviting comments and questions. No comments in opposition to this application were received at the time of writing this report.

Subdivision By-Law

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

Municipal Act

The Municipal Act S. 314 details the requirements for any proposed plan of subdivision to have direct access to the highway to the satisfaction of the approving authority. In this case, "Plan A", the applicant's preferred option, creates direct access to Dome Road. However, this option requires further assessment. PW indicated that prior to approving an access, YG Highways and Public Works should weigh in to confirm the classification of the Dome Road and the standards for sightlines on a curve. Answers to both of these questions will impact the viability of a driveway access on Dome Road. PW suggested an alternate driveway configuration, shown as "Plan A1", where the driveway passes through the buffer to Jack London Lane, which would meet access requirements in the event that the original proposal is not viable.

If Council were to recommend "Plan B", there is no new access, and therefore this section doesn't apply. However, an easement is proposed in order to access the new lot. Therefore, if Plan B is the option chosen by Council, condition 1.3 would need to be updated to require the easement to be registered on title.

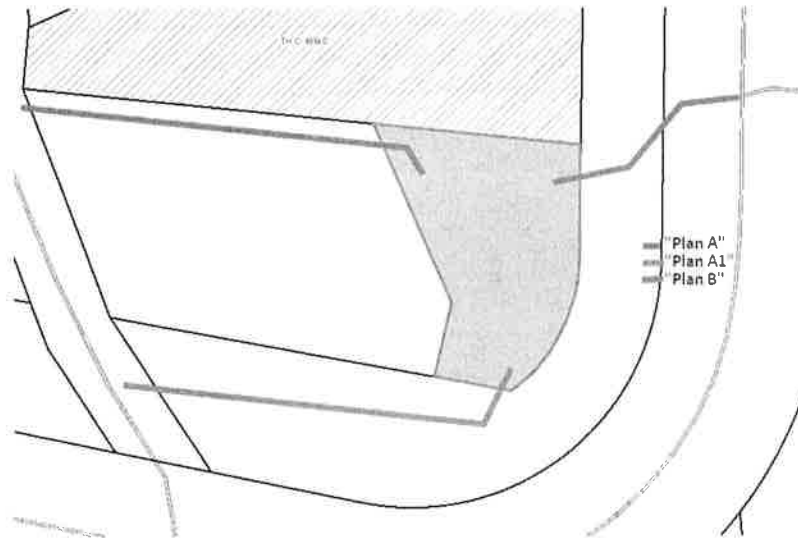


Figure 1. Proposed Driveway Configurations

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

Official Community Plan

The property is currently designated as R3 – Country Residential. Uses associated with this designation include primarily low density single detached dwellings. Therefore, the two proposed lots would retain the same designation. Any new use or development on the proposed lots would be required to conform to the OCP designation, or else apply for an OCP Amendment.

Zoning By-Law

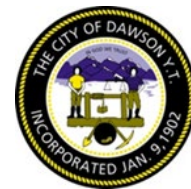
The property is currently zoned R3 – Country Residential. The Zoning By-Law is intended to implement the goals of the OCP. Therefore, the purpose of the R3 zone as per the Zoning By-Law is to permit low density, privately serviced residential dwellings. A full range of permitted uses and associated provisions are contained in the Zoning By-Law, and any future development of the proposed lots must also conform with the Zoning By-Law. Both lots would also be required to meet the minimum lot size of 1 acre; the two lots are proposed to be approximately 2.64 acres and 1.16 acres respectively.

A preliminary zoning assessment was conducted and no discrepancies were identified, therefore administration is comfortable recommending approval of “Plan A” of this subdivision.

APPROVAL	
NAME: Cory Bellmore, CAO	SIGNATURE: <i>C. Bellmore</i>

DATE:	July 4, 2019	
--------------	--------------	--

Report to Council



For Council Decision
 For Council Direction
 For Council Information

In Camera

AGENDA ITEM:	Material for New Water Reservoirs	
PREPARED BY:	Gagan Sandhu, Public Works Manager	ATTACHMENTS:
DATE:	January 13, 2021	
RELEVANT BYLAWS / POLICY / LEGISLATION:		

RECOMMENDATION

That Committee of the Whole forward to Council to approve steel bolted tanks as the tank construction material for the new reservoirs to be constructed at the corner of Dugas street and 5th Ave and direct administration to proceed with the design and construction.

ISSUE / PURPOSE

The City of Dawson requires new reservoirs. Staff has reviewed the project history and there is a strong desire by the City of Dawson to have these reservoirs constructed of steel, as documented in the Project Proposal. Associated Engineering was contracted to conduct conceptual design for the location and material of the reservoirs, with the aim of least Capital and Operations & Maintenance (O & M) costs.

BACKGROUND SUMMARY

New reservoirs are needed to provide adequate storage for population growth and fire flow as well as increased disinfection contact time. The current reservoirs are under sized and are at the end of their lifecycle. Construction of these new reservoirs is the next step of the overall Program for Dawson City Drinking Water Treatment Facility Upgrades/Replacement.

Council previously approved the reservoir location recommended by Associated Engineer (AE) at the location of the old pumphouse and at the time questioned when construction material would be discussed. Administration indicated that the construction material decision would be brought forward in the near future when the project team moved to the design phase.

AE provided a 20-year Life Cycle Cost (LCC) analysis for concrete and steel construction materials for the reservoirs and assumed that life expectancy for steel tanks is 30 years and for the concrete tanks is 75 years.

The total 20-year LCC = 2020 Capital Cost + the O & M cost over the 20-year life of the system (i.e., Net Present Value (NPV)).

AE also recognized that at the end of the 20-year life cycle, a steel reservoir has 10 more service years, whereas concrete tanks have an additional 55 years. To account for this, the remaining life/value of the asset is deducted from the LCC.

$LCC = \text{Capital Cost} + (\text{NPV of 20-year O \& M}) - (\text{Asset Residual Value})$

The below table provides a 20-year LCC Estimate of Reservoir Material options:

20-Year Life Cycle Cost Estimate of Reservoir Options

	Pumphouse Site Bolted Steel Tank	Pumphouse Site Concrete Tank
Capital Cost (2020 dollars)	\$6,400,000	\$8,300,000
NPV of O&M	\$201,000	\$247,000
Residual Value	\$(634,000)	\$(1,957,000)
20-Year Life Cycle Cost (Rounded)	\$5,967,000	\$6,590,000

ANALYSIS / DISCUSSION

Between steel and concrete reservoirs, the lowest 20-year LCC is for a steel reservoir. In addition, generally, bolted steel tanks are easier to construct, and there may not be available suppliers of concrete in the Dawson City area. Steel tanks can be cladded in several ways, one of them being the current cladding of the existing steel tanks, which is accepted by the community.

Much larger capital cost for the concrete reservoirs brings with it additional logistical constraints with respect to arranging funding, requirement for more environmental assessment etc.

APPROVAL

NAME:	Cory Bellmore	SIGNATURE: 
DATE:	January 7, 2021	

Report to Council



For Council Decision For Council Direction For Council Information

In Camera

AGENDA ITEM:	ZBL Text Amendment: Renewable Energy System	
PREPARED BY:	Stephanie Pawluk, CDO	ATTACHMENTS: Bylaw No. 11, #2021-01
DATE:	January 7, 2020	
RELEVANT BYLAWS / POLICY / LEGISLATION:	Zoning Bylaw OCP Municipal Act	

RECOMMENDATION

THAT Committee of the Whole forward Zoning Bylaw Amendment No. 11, #2021-01 to Council for First Reading.

ISSUE / PURPOSE

Through the Klondike Development Organization (KDO)'s proposed solar farm project, it was found that renewable energy systems do not fall under any of the current permitted uses listed in the M1: Industrial zone.

A renewable energy system is an appropriate use in the M1: Industrial zone and is fitting with Council strategic goals; therefore, it is proposed that Council initiate a text amendment to Zoning Bylaw #2018-19 to add 'renewable energy system' to the list of permitted uses in the M1: Industrial zone (S. 13.1.1: Permitted Uses).

BACKGROUND SUMMARY

The Klondike Development Organization has sought support from Council to install a solar farm for renewable energy in Dawson City. They have expressed the desire to lease a portion of the old landfill (Lot 1029 Quad 116B/03) owned by the City of Dawson for this installation. Following initial Council support for the project, the KDO submitted a development permit application for the project (#20-091); however, the application cannot proceed until this amendment is passed due to current zoning constraints.

ANALYSIS / DISCUSSION

Zoning Bylaw

As per S. 17.1.1 of Zoning Bylaw #2018-19, "Council may initiate any text amendment to this bylaw. Any such amendment shall be reviewed in accordance with section 3.0 (Duties and Responsibilities)." In order to support this community project, it is proposed that Council initiate this text amendment.

S. 4.04 of the 2019 Housekeeping Zoning Amendment Bylaw No. 2019-15 (passed Second Reading) adds 'renewable energy system' to the list of definitions in the zoning bylaw, as follows:

"Insert the following definition to s. 2.2: "RENEWABLE ENERGY SYSTEM means a system or device where energy is derived from sources that are not depleted by using them and transformed

for use. Renewable energy systems include but are not limited to solar-electric or solar-thermal panel systems.”

As such, this proposed addition to the permitted uses in the M1: Industrial zone does not require any additional changes to the Zoning Bylaw.

Official Community Plan

The proposed use (renewable energy systems in the M1: Industrial zone) conforms with the Official Community Plan’s Economic Development (S. 8) and Environmental Stewardship (S. 10) goals. Specifically, the Economic Development goals that support this proposed use include:

- “New economic sectors have an opportunity to succeed.”
- “A range of industrial development types are accommodated”

Under S. 10: Environmental Stewardship, it is stated that “addressing local environmental impacts is essential to Dawson’s overall sustainability”. Renewable energy systems, such as solar infrastructure, address local environmental impacts, contributing to Dawson’s overall sustainability.

Lands zoned M1 are designated in the OCP as MU: Mixed Use. The Mixed Use definition is intentionally broad, allowing a diversity of uses, which this proposed use adheres to. The Mixed Use designation is described as:

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

No changes to the OCP are required as the proposed text amendment adheres to the OCP, as demonstrated.


Municipal Act

The Municipal Act outlines the requirements and notification procedures of passing a zoning bylaw amendment. Should Council pass First Reading of the proposed bylaw, as per S. 294, public notification of the intention to pass this zoning bylaw amendment will be administered for two successive weeks prior to holding a public hearing on the issue.

S. 288(2) of the *Municipal Act* states that “a council must not adopt a zoning bylaw, or an amendment to a zoning bylaw, that is not consistent with an official community plan”. The proposed change to the Zoning Bylaw Amendment will be consistent with the OCP, as demonstrated above.

Options

1. THAT Committee of the Whole forward Zoning Bylaw Amendment No. 11, #2021-01 to Council for First Reading.
2. THAT Council not initiate the proposed text amendment as per S. 17.1.1 of Zoning Bylaw #2018-19.

APPROVAL	
NAME: Cory Bellmore, CAO	SIGNATURE: 
DATE: Jan 7, 2021	



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 11 Bylaw

Bylaw No. 2021-01

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

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

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

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

PART I - INTERPRETATION

1.00 Short Title

This bylaw may be cited as the **Zoning Bylaw Amendment No. 11 Bylaw**

2.00 Purpose

2.01 The purpose of this bylaw is to provide for:

(a) A text amendment.



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 11 Bylaw

Bylaw No. 2021-01

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DRAFT



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 11 Bylaw

Bylaw No. 2021-01

3.00 Definitions

3.01 In this Bylaw:

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

PART II – APPLICATION

4.00 Amendment

4.01 Insert “renewable energy system” in S. 13.1.1 as a permitted use.

PART III – FORCE AND EFFECT

5.00 Severability

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

6.00 Enactment

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



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 11 Bylaw

Bylaw No. 2021-01

7.00 Bylaw Readings

Readings	Date of Reading
FIRST	
PUBLIC HEARING	
SECOND	
THIRD and FINAL	

Wayne Potoroka, Mayor
Presiding Officer

Cory Bellmore, CAO
Chief Administrative Officer



MONTHLY POLICING REPORT November, 2020

Dawson City RCMP Detachment “M” Division Yukon



The Dawson City RCMP Detachment responded to a total of 103 calls for service during the month of November, 2020.

OCCURRENCES	<u>November</u> <u>2020</u>	Year to Date 2020	<u>November</u> <u>2019</u>	Year to Date 2019	Year Total 2019
Assaults (including common assault, assault with a weapon, assault causing bodily harm etc.)	4	50	9	77	79
Sexualized Assaults	0	5	0	4	3
Break and Enters	1	10	4	36	35
Thefts (all categories)	3	54	6	88	90
Drugs (all categories)	2	27	0	9	4
Cause Disturbance	8	62	9	133	136
Mischief	15	135	14	150	158
Impaired Driving	2	32	0	40	41
Vehicle Collisions	5	44	3	77	80
Mental Health Act	2	37	5	41	43
Assistance to General Public	4	73	1	32	35
Missing Persons (including SAR)/Requests to Locate/Well Being Checks	6	96	9	87	93
<p>Check Stops</p> <p>Check stop numbers have been adjusted as per policy. Each number represents the number of vehicles as a contact. ie 439 means 439 vehicles were checked</p>	3	502	0	265	373

Other Calls for Service	48	869	47	822	875
Total Calls for Service (Numbers are adjusted (higher) because of the way checkstop contacts are now reported)	103	1996	107	1861	2067
Total Criminal Code Charges Laid	2 Criminal Code	47 Criminal Code	7 Criminal Code	47 Criminal Code	57 CC
Total Territorial Act Charges (ie : Liquor Act/Motor Vehicle Act)	0	2 Motor Vehicle Act	1 Motor Vehicle Act 0 Liquor Act	12 Motor Vehicle Act 4 Liquor Act	5 Liquor Act 14 Motor Vehicle Act

	November, 2020	Year to Date 2020 Total	November, 2019	Year Total 2019
Prisoners held locally	4	44	1	65
Prisoners remanded	0	3	0	0
Total Prisoners	4	44	6	65

Justice Reports	November, 2020	Year to Date 2020	November 2019	Year Total 2019
Victim Services Referrals Offered	4	48	8	52
Youth Diversions	0	1	0	2
Adult Diversions	0	2	0	1
Restorative Justice Total	0	3	8	55



November 2020

Back row - Cpl. Dustin GRANT, Cst. Josh TOWER, Cst. Vince MADORE, Cst. Marc TREMBLAY
Front row – Cst. Phil PREMIERL, Sgt. Rob MORIN, Cst. Lee POPESCU

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

(1) Substance Abuse

Members are still conducting proactive patrols around local licensed establishments to ensure responsible consumption takes place and to dissuade impaired driving. During those patrols, members have been ensuring customers have a safe way to return home as the weather gets colder and at times have provided safe rides to intoxicated patrons.

(2) Road Safety

Multiple daily school zone patrols are still being conducted by members of the Dawson City RCMP to ensure drivers respect the posted speed limit and do not drive past school buses with activated stop lights while they are waiting for students to embark.

Members have also conducted Check Stops to prevent impaired driving and remind drivers to drive in accordance with road conditions during the winter months.

(3) Youth Initiatives

Cst. TOWER went to the Robert Service School and gave a presentation to students from kindergarten to grade 4 about interactions with strangers and the difference between appropriate and inappropriate touching.

Cst. POPESCU and Cst. TREMBLAY assisted in delivering the Youth Skills and Drills Hockey Lessons to local youth at the arena.

(4) Attendance at THFN and Community Events

Members of the Dawson City RCMP attended the Remembrance Day Ceremonies that were held at the Cenotaph this year to respect social distancing measures due to COVID-19.

Cpl. GRANT and Cst. PREMIERL attended TH101 and appreciated the opportunity to learn about the history, customs and traditions of the THFN community and as a result will be able to provide better service to the community. More members were scheduled to attend TH101 in December, unfortunately they were unable to do so as TH101 had to be canceled due to COVID-19.

(5) Restorative Justice

Members of the Dawson City RCMP participated in an information session on the Restorative Justice process given by the Restorative Community Conference Coordinator. Members were informed about the resources available to them to help facilitate Restorative Justice.

Fun Fact

On December 27th 1901, the first annual patrol between Dawson and Fort McPherson was undertaken. Sgt. Harry Mapley and a guide on dog sled carried the mail over the Mackenzie Mountains and arrived at Fort McPherson on February 2nd 1902.

They traveled a distance of 765 kilometers and endured temperatures of over 50 degrees below zero. The patrols became an annual event and continued for many years.

Kindest regards,

A handwritten signature in cursive script, appearing to read "Vince Madore", with a long horizontal flourish extending to the right.

Cst. Vince MADORE

For

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

Committee Minutes

THURSDAY 3rd DECEMBER, 2020

19:00

Meeting Type: Regular

Meeting: # HAC 20-21

Facilitators: Charlotte Luscombe, Planning Assistant

Attendees: Megan Gamble, Angharad Wenz, Eve Dewald (Chair), Jim Williams, Rebecca Jansen, Stephanie Pawluk (CDO)

Regrets: Patrik Pikálek

Meeting Called to order at 7:14 PM.

Minutes

Agenda Item: Agenda Adoption

Presenter: Eve Dewald

Resolution: #20-21-01

Secunder: Megan Gamble

THAT the Agenda for Heritage Advisory Committee Meeting 20-21 has been adopted.

Discussion:

- None

Discussion: None.

Votes For: 4

Votes Against: 0

Abstained: 0

CARRIED

Agenda Item: Conflict of Interest

Discussion: None.

Agenda Item: Committee of the Whole

Resolution: #20-21-02

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

Discussion:

- None

Agenda Item: Delegations

Presenter: Eve Dewald

Resolution: #20-21-03

Secunder: Megan Gamble

Discussion:

- Applicants Alan Terry and Michael Zuccharini attended the meeting to discuss applications 20-120 and 20-121 regarding the construction of a new modular classroom building for Robert Service School and the demolition of the existing classroom building.
- HAC queried some of the proposed designs, noting some changes were required:
 - A metal door is fine but should be pressed / panelled (the drawings do not indicate this)
 - Lattice skirting is not appropriate and should be 1 x 6 vertical.
 - Railings need to be suspended between two horizontal bars

Agenda Item: Revert to Heritage Advisory Committee

Presenter: Eve Dewald

Resolution: #20-21-04

Secunder: Megan Gamble

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

Discussion: None.

Agenda Item: Business Arising from Delegations
Resolution: #20-21-05

Presenter: Eve Dewald
Seconder: Megan Gamble

Discussion: None.

Agenda Item: Adoption of the Minutes
Resolution: #20-21-06

Presenter: Eve Dewald
Seconder: Megan Gamble

THAT the Minutes for HAC meeting 20-19 are accepted as amended – M&M acronym to be defined as Muntins and Mullions.

Discussion:

- None

Votes For: 4

Votes Against: 0

Abstained: 0
CARRIED

Agenda Item: Business Arising from the Minutes
Resolution: #20-21-07

Presenter: Eve Dewald
Seconder: Megan Gamble

Discussion:

- Some discussion around Muntins and Mullions and how to define.

Agenda Item: Applications
Resolution: #20-21-08

Presenter: Eve Dewald
Seconder: Megan Gamble

THAT the Heritage Advisory Committee move to approve development permit 20-120 with conditions.

Discussion:

- Conditions to be attached to the permit:
 - Railings must be suspended
 - Skirting should be vertical 1 x 6 painted wood
 - Metal door is fine but must be pressed / panelled

Votes For: 4

Votes Against: 0

Abstained: 0
CARRIED

Agenda Item: Applications
Resolution: #20-21-09

Presenter: Eve Dewald
Seconder: Megan Gamble

THAT the Heritage Advisory Committee move to approve demolition permit 20-121.

Discussion:

- None.

Votes For: 4

Votes Against: 0

Abstained: 0
CARRIED

Agenda Item: New Business

Presenter: Eve Dewald

Future Dome Road Subdivision

Discussion:

- CDO updated HAC on Master Planning process; things kicked off in October, community engagement is planned to begin in the new year and HAC will be consulted formally. The City would like to begin conversation now to give time to prepare.
- CDO advised that Council want the highest number of lots as possible – this will be largely determined by servicing.
- HAC raised following questions / items to consider:
 - How can we encourage less cookie-cutter and how can we encourage people to design their own homes?
 - How would the density of lots impact trails? What would it mean for traffic?
 - The Downtown Core is part of history; Dawson does not have satellite communities and developing the new subdivision to be more independent would be detrimental to refurbishing and encouraging growth in Historic Townsite.
 - The proximity of cemetery is crucial as it is a vulnerable area and should be formally protected
 - The subdivision will be one of the first views you get of Dawson and will set the tone / experience of visitors – suggested that there should be guidelines for designs, perhaps something ‘Heritage light’
 - What kinds of buildings will there be? Will there be mixed use?
 - The lots will likely be a valuable due to proximity to Dawson but environment being rural and having an amazing view

Agenda Item: New Business

Resolution: #20-21-11

Presenter: Eve Dewald

Seconded: Megan Gamble

Heritage Homes in Commercial Zones

Discussion:

- Council is seeking HAC’s advice regarding Heritage Homes in the Core Commercial (C1) zone as the current Zoning Bylaw Amendment (*No. 2020-08*) application under consideration may not be a one-off; the decision potentially affects other heritage homes as well.
- Is the use of these structures as important as the structure itself? HAC advised that maintaining historic use is a part of the heritage guidelines; however, the use of a historic structure can change, as long as the exterior of the structure itself is maintained. Upkeeping historic structures is of more importance than the uses of them. The zoning of the street should be the overriding force that dictates how a historic structure is used.
- The zoning of the historic homes is dependent on the context of the zoned surroundings. For historic homes right in the core of the C1 zone, it is only sensible that they be zoned C1. However, historic homes on the periphery may warrant consideration of residential zoning.
- The Heritage Management Plan advises that it is preferable that a property owner construct a replica of the building in the event of a disaster, but this is not necessarily enforceable. This applies regardless of use, meaning if a historic homes was destroyed but being rebuilt to accommodate a commercial use, it should still replicate the historic home from the streetscape. It was requested that the CDO look into the inclusion of requiring an exact replica in the event of disaster as a ‘caveat’ to the zoning.
- JW’s main concern was that the exterior remains as historic as possible, and what use goes on behind the structure isn’t of strong concern. Another member countered that increased foot traffic from a higher intensity use on a vulnerable building could result in damage.
- MG suggested that if something happens to an historical residence then the current zoning should take precedence. Noted that if houses disappear downtown, Commercial property would be desirable to ensure streetscape remains consistent. Commercial zoning should be consistent (ie. Not alternate between commercial and residential) to ensure the streetscape’s consistency.

- CDO asked more specifically about what HAC’s view of the 5th avenue corridor is, i.e. what should 5th look like in 50 years? Is commercial/institutional-residential transitional important? Or should it be transitioned to commercial/institutional? MG thinks transitional given the context of the school. JW advised that it’s an institutional and commercial corridor that becomes residential from King St. north.
- For the Caley house, there was a general consensus that the building should be supported to continue as residential; however, a commercial use is sensible for the property moving forward into the future.
- To the larger discussion of all heritage homes zoned C1, there was a general consensus that HAC’s interests primarily surround the maintenance of the historic structures, not the uses. It would be acceptable for a commercial use to occur in a former historic residence.

Agenda Item: Unfinished Business

Resolution: #20-21-12

Presenter: Eve Dewald

Seconded: Megan Gamble

Discussion:

- None

Agenda Item: Adjournment

Resolution: #20-21-13

Presenter: Eve Dewald

Seconded: Megan Gamble

That Heritage Advisory Committee meeting HAC 20-21 be adjourned at 8:37 pm on the December 3rd, 2020.

Discussion: None.

Minutes accepted on: 17th December 2020

From: [CAO Dawson](#)
To: [Executive Assistant](#)
Subject: FW: Dawson Infrastructure Priorities
Date: December 14, 2020 2:06:28 PM
Attachments: [image001.png](#)

Can you put this on an agenda for the new year.

Thanks
Cory

From: Sara.Davis@gov.yk.ca [mailto:Sara.Davis@gov.yk.ca]
Sent: November-19-20 10:57 AM
To: CAO Dawson <cao@cityofdawson.ca>
Cc: Kirsti.Devries@gov.yk.ca; Rick.Kent@gov.yk.ca
Subject: Dawson Infrastructure Priorities

Hello Cory,

To assist with Infrastructure Development branch planning, and YG overall capital planning, IDB is reaching out to Municipalities and First Nations to update Infrastructure Priorities list. In 2018 we visited communities to discuss priorities. We would like to ensure our list is up to date. In the next couple of weeks please get back to us to let us know if this list is still accurate or if any additional projects need to be added. Also, if possible please note the most important projects for your community and projects you would like to move forward in the next 5 years.

Here is our current list of Infrastructure Priorities: Note – this list may be outdated and not accurate. Please make changes where applicable. Apologies if this information does not capture your recent discussions with IDB.

Current List of Infrastructure Priorities

Community	Category	Description	Estimated Costs	Comments
Dawson	Solid Waste	Recycling Depot & Diversion		Pending discussion of upgrades for regionalization w/Ops
Dawson	Wastewater	Stormwater mains & flood gates	\$1,000,000.00	Improvements for catchbasins & grade, includes gates to prevent backflow
Dawson	Water	King St Forcemain	\$2,800,000.00	Pending assessment; linked to new lift station development
Dawson	Water	Reservoir replacement	\$4,526,427.00	Planning underway. Next phase after treatment facility
Dawson	Water	Water Metering Program	\$1,000,000.00	Install water meters to facilitate billing.
Dawson	Water	Water Main Loop 4	\$4,000,000.00	
Dawson	Water	Dawson Drainage Basins Upgrades		
Dawson	WSR	Future land dev. - Slinky, Dome area, Dredge Pond		
Dawson	WSR	Industrial lots	\$4,000,000.00	
Dawson - Dempster	Wastewater	Pit feasibility and decommissioning	\$2,125,642.00	YG project

Work completed or on-going

Community	Fund	Description	Federal Funding Approval	Comments
Dawson	CWWF	Dawson Front Street Infrastructure Upgrades	\$4,420,000	Project Complete
Dawson	CWWF	Water and wastewater line upgrades	\$8,070,000	Project Complete
Dawson	SCF	Dawson Water Treatment Upgrades and Pumphouse Replacement	\$15,000,000	Project Complete
Dawson	SCF	Dawson Water & Wastewater Upgrades Phase 2	\$15,700,000	Work-ongoing
Dawson	ICIP	Dawson Turner St upgrades	\$2,500,000	Project Complete
Dawson	ICIP	Dawson North End	\$3,400,000	Work-ongoing
Dawson	Scoping	Dawson Recycling Depot		Cancelled - with CoD
Dawson	Scoping	Dawson Reservoir		\$8,000,000 - Scoping Complete. Pending ICIP allocation
Dawson	Pending ICIP	Dawson Lagoon		\$30,500,000 - Scoping Complete. Pending ICIP allocation
Dawson	Pending ICIP	Dawson City Recreation Centre		\$25,000,000 - Pending ICIP allocation
Dawson	Scoping	Dempster Pit		YG Scoping
Dawson	Scoping	Dawson Flood Protection of Collection System		YG Scoping

Total \$49,090,000

Please let me know if you have any questions or concerns.

Thank you, have a great day.



Sara Davis
Fund Administrator
Community Services | Infrastructure Development
T 867-393-6417 | F 867-393-6216 | Yukon.ca



December 3, 2020

Mayor Wayne Potoroka
potoroka@northwestel.net

Dear Mayor Potoroka,

Re: Municipal Safe Re-start Funding

I am reaching out to you to share positive news regarding municipal support funding during COVID-19. Earlier this year the Minister of Infrastructure and Communities Canada announced that the Safe Re-Start Agreement would include federal funding for municipalities and transit. The announcement noted that *“Provincial and territorial governments will continue to support municipalities, and will cost-match federal supports with investments made this fiscal year.”*

For the Yukon, we have negotiated total funding for Yukon municipalities of \$3.85 M, plus an additional \$0.5 M for public transit. The \$4.35 M total is jointly provided for and cost-matched by the federal and territorial governments. This funding will help support COVID-19 related operating and maintenance costs incurred in the 2020-21 fiscal year to March 31, 2021.

I trust this will be welcome news for municipalities and I am pleased to advise that the Government of Yukon has recently approved a process that will allow me to flow funding to you as quickly and efficiently as possible.

Based on the 2020 Comprehensive Municipal Grant (CMG) formula below, I am able to flow 50% of the funding up front. In the interim, I ask municipalities to collectively consider the allocation of the \$3.85 M. Please confirm the CMG breakdown, or if you prefer a different distribution then please let me know and we will adjust the allocation as you direct. Please note that I thought it might also be appropriate to direct a small portion to assist the Association of Yukon Communities (AYC). Again this would be subject to your approval.

Yukon proposed Safe Re-Start Funding (in 000's)		
Municipal Funding		\$3,850
Public Transit (Whitehorse)		\$500
Total		\$4,350

Municipal Safe Re-Start Funding (in 000's)		
AYC	2%	\$77
Remainder for municipalities	98%	\$3,773
Subtotal		\$3,850

CMG allocation for Safe Re-Start Funding (in 000's)		
Carmacks	6.87%	\$259
Dawson	12.18%	\$459
Faro	8.67%	\$327
Haines Junction	8.94%	\$338
Mayo	7.70%	\$290
Teslin	6.83%	\$258
Watson Lake	10.68%	\$403
Whitehorse	38.13%	\$1,439
Subtotal		\$3,773

Yukon government wants to ensure that the funding flows as soon as possible, that the ultimate allocation of funds be at the discretion of municipalities, and that we work with you to identify eligible costs and reporting. The first half (50%) of the funding will be released to municipalities on January 15, 2021, including the transit portion to the City of Whitehorse. Could you please advise us of any proposed reallocation of the \$3.85 M municipal funding by February 15, 2021.

If you have any questions regarding the Re-Start program for municipalities, please contact Phil MacDonald, Director of Finance or Carolyn Moore, acting Director of Community Affairs. Phil can be reached at Phillip.MacDonald@gov.yk.ca or (867) 332-4011. Carolyn can be reached at Carolyn.Moore@gov.yk.ca or (867) 336-0496. Our Community Affair reps will work with you on eligible costs and reporting.

Sincerely,

John Streicker
Minister of Community Services

c. Gord Curran, President of Association of Yukon Communities



October 16, 2020

Wayne Potoroka
Mayor
City of Dawson
Box 308
Dawson City, Yukon Y0B 1G0
cao@cityofdawson.ca

VIA EMAIL

Dear Mayor Potoroka,

Re: Proposed energy-efficiency retrofit loan program

We continue work toward creation of an energy retrofit loan program that will provide low-cost financing for Yukoners to invest in their properties to make them more efficient and to reduce greenhouse gas emissions. This important initiative will support the targets outlined in *Our Clean Future: A Yukon strategy for climate change, energy and a green economy*.

Thank you for the opportunities to discuss this program with you to date. Our officials have begun work to examine options based on your feedback. At the most recent meeting held September 23, 2020, officials with Community Services heard from senior representatives from the City of Whitehorse, Village of Teslin, Village of Haines Junction, Town of Faro, Village of Carmacks, Village of Mayo, and the Association of Yukon Communities. We heard both general support for the concept while at the same time, we heard specific concerns from municipalities regarding the burden of administering a new local improvement tax. We are interested in continuing dialogue to address your concerns and find a way that compensates for the burden on municipal governments.

In fact, I have asked the Department of Community Services to look for a solution(s), which would be a net improvement to municipalities. Through this program, we see a possibility to make improvements to other shared programs. Recognizing legislated boundaries and respecting taxation authorities, I have asked my officials to be innovative and open to considering other options for implementing the local improvement tax model.

Improving energy efficiency is a shared commitment for all of us and this program offers our governments the opportunity to make a difference on climate change by enabling and incentivizing

significant investments in residential and commercial buildings in our communities. Municipal governments are vital partners in the approach going forward and we look forward to a collaborative solution that will help our residents to improve efficiency in their homes, and to reduce climate impacts. We recognize that property tax collection can be challenging. We want to work with your government to ensure that the administrative burden of providing this important program is well understood and addressed in a way that improves the overall situation for you.

I propose a joint working group be established at the officials' level to develop potential details of a local improvement tax program that can be adopted by municipal governments and Yukon government within our respective taxing authorities. I ask that you please identify an official as lead for your community, and our team will work to organize a workshop in the coming weeks to give you information on the energy retrofit program, work through administrative concerns about the local improvement tax, and identify other opportunities to improve the administrative burden to municipalities. The workshop could include a presentation from the Energy Branch to provide more information and answer questions about the energy retrofit program and how it would be made available to Yukoners.

Your officials' participation and input are invaluable to ensure that the program can be structured in a way that addresses your concerns and improves the impact on municipal governments. Ben Yu Schott, Director Community Affairs, will reach out to your Chief Administrative Officer and AYC to develop this path forward.

If you have any questions or concerns, please reach out to me, or have your officials reach out to their counterparts in Community Services. I look forward to working together in support of our mutual goal of reducing Yukon's energy use and providing affordable comfort to our citizens.

Sincerely,



John Streicker
Minister of Community Services

Encl. Program overview
c. CAO

ps. I encourage you and your officials to review the attached energy efficient retrofit loan program discussion document, consider partnering in this program, and help us work out potential administrative details of the local improvement tax.