



# THE CITY OF DAWSON

## AGENDA - COUNCIL MEETING #C22-02 WEDNESDAY, February 16, 2022 at 7:00 p.m. Via Zoom

Meeting ID: 895 1171 5932

Passcode: 146979

<https://us02web.zoom.us/j/89511715932?pwd=Q29qSHVPNUhmWCtGSmp6b3ZGck4wUT09>

### 1. CALL TO ORDER

### 2. ADOPTION OF THE AGENDA

- a) Council Meeting Agenda #C22-02

### 3. BUSINESS ARISING FROM DELEGATIONS & GUESTS

- a) Dawson Regional Planning Commission

### 4. ADOPTION OF THE MINUTES

- a) Council Meeting Minutes C22-01 of January 19, 2022

### 5. BUSINESS ARISING FROM MINUTES

- a) Council Meeting Minutes C22-01 of January 19, 2022

### 6. Financial Reports

- a) 2022 Properties Subject to Tax Lien
- b) Accounts Payable 22-01 Cheques #53889-53929 & EFT's
- c) Accounts Payable 22-02 Cheques #57391-57439

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

- a) Request for Decision: Tr'ondëk-Klondike UNESCO MOU & TOR
- b) Request for Decision: Community and Rec Grants
- c) Request for Decision: FCM attendance and Travel Approval
- d) Request for Decision AYC – Additional Council Honorarium
- e) Request for Decision CAMA & FCM Travel Approval - CAO
- f) Request for Decision: Alleyway Request- Block 8, Days Addition
- g) Request for Decision Subdivision Application #20-076
- h) Request for Direction Vacant Lots Review
- i) Request for Decision LeFevre Land Sale Request

### 8. BYLAWS & POLICIES

- a) Bylaw 2022-01 Zoning Bylaw Amendment No. 15 – Second Reading
- b) Bylaw 2022-01 Zoning Bylaw Amendment No. 15- Third Reading

### 9. CORRESPONDENCE

- a) Roberta Joseph, Hähkè, Tr'ondëk Hwëch'in RE: Congratulations on Election
- b) Andre Zadrazil RE: Laundry Services
- c) RCMP Monthly Policing Report- December
- d) Greg Hakonson RE: 35% Residential in Commercial

### 10. PUBLIC QUESTIONS

### 11. IN CAMERA

- a) Legal Related Matter

### 12. ADJOURNMENT



**MINUTES OF COUNCIL MEETING C22-01** of the Council of the City of Dawson held on Wednesday, January 19, 2011 at 7:00 p.m. via Zoom video conferencing

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<b>PRESENT:</b>	Mayor	William Kendrick
	Councillor	Elizabeth Archbold
	Councillor	Alexander Somerville
	Councillor	Patrik Pikálek
	Councillor	Brennan Lister

**REGRETS:**

<b>ALSO PRESENT:</b>	CAO	Cory Bellmore
	CFO	Kim McMynn
	Rec Manager	Paul Robitaille
	CDO	Stephanie Pawluk
	Project Manager	Brodie Klemm

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**Agenda Item:** Call to Order

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The Chair, Mayor Kendrick called council meeting C22-01 to order at 7:00 p.m.

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**Agenda Item:** Agenda

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- C22-01-01** Moved by Mayor Kendrick, seconded by Councillor Pikálek that Council accepts 8g) Update on Better Building Program and the request for Dawson Participation as time sensitive items pursuant to Bylaw #11-12 being the Council Proceedings Bylaw; and adds this item to the agenda.  
Motion Carried 5-0
- C22-01-02** Moved by Mayor Kendrick, seconded by Councillor Somerville that the agenda for Council meeting C22-01 of January 19, 2022, be accepted as amended.  
Motion Carried 5-0
- Add – 8g) Update on Better Building Program and the request for Dawson Participation
  - Delete- 8b) RFD: LeFevre Land Sale Request
  - Amend 8f) Council meeting approval-extra and special budget meetings

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**Agenda Item:** Delegations & Guests

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- a) Richard Mastschuch, WSP RE: Art & Margaret Fry Rec Centre (AMFRC) Report

- C22-01-03** Moved by Mayor Kendrick, seconded by Councillor Somerville that Council move into Committee of the Whole for the purposes of hearing delegations.  
Motion Carried 5-0

- Mr. Mastschuch gave an overview of the report.

- C22-01-04** Moved by Mayor Kendrick, seconded by Councillor Somerville that the Committee of the Whole revert to Council and proceed with the agenda.  
Motion Carried 5-0

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**Agenda Item:** Minutes

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- a) Council Meeting Minutes C21-25 of December 8, 2021

- C22-01-05** Moved by Councillor Somerville, seconded by Councillor Pikálek that the minutes of Council Meeting Minutes C21-25 of December 8, 2021, be accepted as presented.  
Motion Carried 5-0



b) Special Council Meeting Minutes C21-26 of December 20, 2021

**C22-01-06** Moved by Mayor Kendrick, seconded by Councillor Somerville that the minutes of Special Council Meeting Minutes C21-26 of December 20, 2021, be accepted as presented.  
Motion Carried 5-0

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**Agenda Item:** Business Arising from Minutes

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b) Special Council Meeting Minutes C21-26 of December 20, 2021

- update on dates for the RFP

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**Agenda Item:** Financial and Budget Reports

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a) Accounts Payable Run 21-23 Cheques #57079-57143

**C22-01-07** Moved by Mayor Kendrick, seconded by Councillor Somerville that Council acknowledges receipt of the Accounts Payables 21-23 - Cheques #57079-57143; provided for informational purposes.  
Motion Carried 5-0

b) Accounts Payable Run 21-24 Cheques #57144-57200 and EFT'S

**C22-01-08** Moved by Councillor Somerville, seconded by Councillor Pikálek that Council acknowledges receipt of the Accounts Payables 21-24- Cheques #57144-57200 & EFT's; provided for informational purposes.  
Motion Carried 5-0

c) Accounts Payable Run 21-25 Cheques #57201-57262

**C22-01-09** Moved by Mayor Kendrick, seconded by Councillor Pikálek that Council acknowledges receipt of the Accounts Payables 21-25- Cheques #57201-57262; provided for informational purposes.  
Motion Carried 5-0

d) Accounts Payable Run 21-26 Cheques #57263-57337

**C21-24-10** Moved by Councillor Pikálek, seconded by Councillor Somerville that Council acknowledges receipt of the Accounts Payables 21-26-Cheques #57263-57337; provided for informational purposes.  
Motion Carried 5-0

e) Accounts Payable Run 21-27 Cheques #57338-57390 and EFT's

**C22-01-11** Moved by Councillor Pikálek, seconded by Councillor Somerville that Council acknowledges receipt of the Accounts Payables 21-27-Cheques #57338-57390 & EFT's; provided for informational purposes.  
Motion Carried 5-0



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**Agenda Item: Special Meeting, Committee and Departmental Reports**

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- a) Request for Decision: Request to Purchase Land: Section of ROW Adjacent to South ½ Lot 20 Block LA, Ladue Estate

**C22-01-12** Moved by Councillor Somerville, seconded by Councillor Pikálek that Council deny the request to purchase a portion of York St. adjacent to Lot 20, Block LA, Ladue Estate, Plan #8338A.  
Motion Carried 5-0

- b) Request for Decision: Development Permit Appeal

**C22-01-13** Moved by Councillor Somerville, seconded by Mayor Kendrick that Council move to Committee of the Whole to hear Development Permit #21-116 Appeal Lot 30 Block A, Ladue Estate.  
Motion Carried 5-0

**C22-01-14** Moved by Mayor Kendrick, seconded by Councillor Pikálek that Committee of the Whole revert to an open session of council to proceed with the agenda.  
Motion Carried 5-0

**C22-01-15** Moved by Councillor Pikálek, seconded by Mayor Kendrick that Council deny the appeal of amended Development Permit #21-116 for Lot 30, Block A, Ladue Estate, based on definition of Commercial and Residential Mixed Use in Zoning Bylaw.  
Motion Carried 5-0

**C22-01-16** Moved by Mayor Kendrick, seconded by Councillor Somerville that Council direct administration to propose an amendment to the Zoning Bylaw to capture:  
1) Allowance of residential use supplementary to the permitted commercial use  
2) Allowance of a small portion of ground floor lot frontage for residential use.  
Motion Carried 5-0

- c) Request for Direction: AMFRC Structural Upgrades

**C22-01-17** Moved by Councillor Somerville, seconded by Mayor Kendrick that Council:

- accepts the draft report WSP Summary of Structural Analysis – 2021 for information and
- directs administration to prepare annual budget estimates to complete the current recommendations.

Motion Carried 5-0

- d) Information Report: CBC Project update

**C22-01-18** Moved by Mayor Kendrick, seconded by Councillor Pikálek that Council:

- accepts the CBC project update report for information
- confirms the direction provided for a public use building occupied year-round and with barrier free access for the CBC building, and
- forward to Committee of the whole discussion on final-end use of the CBC Building.

Motion Carried 5-0

- e) Council Meeting Approval – Extra & Special Budget Meetings



- C22-01-19** Moved by Mayor Kendrick, seconded by Councillor Somerville that Council approves additional payments and expenses, as per Section 6.01 and 7.01 of the Council Remuneration Bylaw #2021-10, to attend the following meetings:
- Up to 3 special budget meetings for 2022.
- Motion Carried 3-2

Recorded Vote:

Votes for: Mayor Kendrick, Councillor Pikálek, Councillor Archbold

Votes against: Councillor Somerville, Councillor Lister

f) Update on Better Building Program and the request for Dawson Participation

- C22-01-20** Moved by Mayor Kendrick, seconded by Councillor Pikálek that Council meeting C22-01 be extended not to exceed one hour.  
Motion Carried 5-0

- C22-01-21** Moved by Mayor Kendrick, seconded by Councillor Somerville that Council directs administration to participate in the AYC-YG Better Building Program Regulations Working Group Committee.  
Motion Carried 5-0

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**Agenda Item: Bylaws and Policies**

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a) Zoning Bylaw Amendment No. 15 Bylaw (2022-01)-First Reading

- C22-01-22** Moved by Councillor Somerville, seconded by Councillor Pikálek that Council give Bylaw #2022-01, being Zoning Bylaw Amendment No. 15, first reading.  
Motion Carried 5-0

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**Agenda Item: Correspondence**

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- C22-01-23** Moved by Mayor Kendrick, seconded by Councillor Pikálek that Council acknowledges receipt of correspondence from:
- a) November 2021 RCMP Monthly Policing Report
  - b) Canadian Association of Municipal Administrators: Appreciation through COVID
  - c) Northwestel: Request for support on CRTC application; provided for informational purposes.
- Motion Carried 5-0

- C22-01-24** Moved by Mayor Kendrick, seconded by Councillor Somerville that Council direct administration to draft a letter of support to Northwestel for Mayor and Council consideration with the following points:
- Council is happy to support healthy competition in the quickly changing technology industry in the Yukon.
  - Council would like to support Northwestel's interest in carrying the local Dawson community channels in the new programming they have made available to their customers in Dawson City.
- Motion Carried 5-0

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**Agenda Item: Public Questions**

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- C22-01-25** Moved by Mayor Kendrick, seconded by Councillor Somerville that Council moves to Committee of the Whole for the purposes of hearing public questions.  
Motion Carried 5-0
- C22-01-26** Moved by Mayor Kendrick, seconded by Councillor Somerville that Committee of the Whole revert to an open session of Council to proceed with the agenda.  
Motion Carried 5-0

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**Agenda Item:** Adjourn

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- C22-01-27** Moved by Mayor Kendrick, seconded by Councillor Somerville that Council Meeting C22-01 be adjourned at 10:13 p.m. with the next regular meeting of Council being February 16, 2022.  
Motion Carried 5-0

**THE MINUTES OF COUNCIL MEETING C22-01 WERE APPROVED BY COUNCIL RESOLUTION #C22-02-04 AT COUNCIL MEETING C22-02 OF FEBRUARY 16, 2022.**

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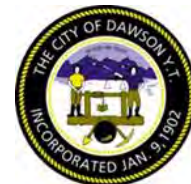
William Kendrick, Mayor

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Cory Bellmore, CAO



# Report to Council



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

☐ In Camera

AGENDA ITEM:	Tax Lien Summary: TL1	
PREPARED BY:	Kim McMynn Chief Financial Officer (CFO)	ATTACHMENTS:  List of Properties Subject to Tax Lien Schedule II
DATE:	February 10, 2022	
RELEVANT BYLAWS / POLICY / LEGISLATION: Per S.83(1) of the Yukon Territory Assessment and Taxation Act (ATA)		

## RECOMMENDATION

That Council authenticate the list of properties subject to Tax Lien by affixing the seal of the City of Dawson as per S.83(5) of the Yukon Territory Assessment and Taxation Act (ATA)

## ISSUE / PURPOSE

To accept the list of properties subject to Tax Lien and authorize the affixing of the seal.

## BACKGROUND SUMMARY

Under S. 83(1) of the ATA, the CFO is required to submit a list of properties with tax arrears to Council for authentication. This is the first step in the process to initiate tax liens to recover unpaid taxes. Currently taxes are outstanding on eight (8) properties, totalling \$25,154.97. Appropriate notification has been mailed to the addresses of record.

## ANALYSIS / DISCUSSION

The authentication of the list of properties is the first step in the collection of outstanding taxes. Next steps: Publication of the list in a local newspaper and at the City Office and Post Office. Sixty days after publication, liens may be filed. As a result of a lien placed on a property, the property may be seized by the City, if the taxes are not paid.

## APPROVAL

<b>NAME:</b>	Cory Bellmore, CAO	<b>SIGNATURE:</b> 
<b>DATE:</b>	2022-02-11	



SCHEDULE II  
YUKON TERRITORY ASSESSMENT AND TAXATION ACT  
SECTION 83(1)  
FORM TL1

O.I.C 1988/88

PROPERTIES SUBJECT TO TAX LIEN

City of Dawson

Roll #	Title Holder	Location	Legal Description			Certificate of Title	Tax	Arrears of property tax		Balance Owing
			Lot	Block	Estate			Penalty	Interest	
D7502031071070	Narozny, Frank	Dawson City	1071		Klondike Highway	99Y099	3,132.05	313.21	45.55	3,490.81
D7602031058290	Thorman Drilling	Dawson City	1058-2		Dome Road	2019Y1347	915.00	91.50	5.95	1,012.45
D8100080119020	Ball, Nicholas & Baptiste, Jacob	Dawson City	19&20	HA	Harper Estate	2010Y1156A	3,000.25	400.03	41.49	3,441.77
D8200000118000	Villacci, Giuseppe	Dawson City	18	A	Ladue	2006Y0794	1,837.24	183.72	12.67	2,033.63
D8200001409060	Estate of Gerstenfeld, Solomon	Dawson City	9	N	Ladue Estate	149SS	1,139.78	113.98	10.26	1,264.02
D8200002517030	Lewthwaite, Rhea	Dawson City	17	Y	Ladue Estate	2017Y1188	3,736.92	336.89	14.63	4,088.44
D8200120818090	Millar, David	Dawson City	18-19	LH	Ladue Estate	94Y1091	2,520.00	252.00	52.07	2,824.07
D9002030020020	Narozny, Frank	Dawson City	20		Dredge Pond-Eureka Drive	2012Y0869	6,273.33	627.34	99.11	6,999.78

Dated this 16th day of February, 2022

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Kim McMynn

Collector of Taxes  
Chief Financial Officer  
City of Dawson



The City of Dawson  
Cheque Run 22-01  
1/13/2022

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
Please note cheque sequence break due to order delay. Cheques from storage used for this cheque run only.					
53889	Air North PartnersHIP	\$193.33		PW	Freight
53890	Bonanza Market	\$631.39		PS	Promo-SpEvts (Santa breakfast)
53891	Black Press Group Ltd.	\$1,257.23		PW	Advertising re: Diversion Ctre
53892	Yukon Energy Corporation	\$37,448.47	\$36,700.34	CABLE	Power PoleRent
			\$748.13	CABLE	PoleAssessmt
			\$37,448.47		
53893	Tsunami Solutions Ltd.	\$170.10		PW	SafetyLine
53894	Total North Communications Ltd	\$556.50		ADM	IT Phone Mthly
53895	Tetra Tech Canada Inc.	\$3,543.90		PW	Wtr Sampling
53896	Stephen Lancaster	\$267.58		ADM	Utility Refund
53897	Superior Propane Inc	\$141.75		REC	Propane
53898	Spectrum Security - Sound Ltd.	\$220.47		PW	ContSvsWS
53899	Dr. A.Sherrard Professional Corp	\$150.00		PS	ContSvs-FF Medical
53900	Raven's Nook	\$273.00		REC	SafetySupp
53901	Ramtech Environmental Products	\$8,710.50		PW	Supplies WS seals/bushings
53902	Pitney Works	\$5,000.00		ADM	Loading postage meter
53903	Off-Grid Mining Services Inc.	\$656.25		PW	HvyEquipR&M
53904	Northwestel Inc.	\$4,600.06		ADM	Phones
53905	Northern Superior Mechanical	\$156.48		PW	VehicleR&M
53906	Nagano, Peter	\$800.00		REC	Hockey Tournament prizes/supplies
53907	Arctic Inland Resources Ltd.	\$768.47		PW	OpSuppWM
53908	Masserey, Mike	\$898.77	\$385.27	PS	Promo-SpEvts FF Appreciation
			\$263.75	PS	Operating supplies
			\$249.75	PS	Promo-SpEvts FF Appreciation
			\$898.77		
53909	Manitoulin Transport	\$359.16		REC	Freight
53910	Lifesaving Society	\$120.00		REC	Annual Dues
53911	Klondike Office Systems	\$227.99		ADM	Office Suppleis
53912	Infosat Communications	\$79.25		PS	SatPhone
53913	Humane Society Dawson	\$3,650.00		PS	ContSvs FirstQrt
53914	Groundswell Industries Inc.	\$1,932.00		REC	Recreation - Strategic Planning
53915	Grenon Enterprises Ltd.	\$25,497.69	\$3,281.25	PW	ContSvDec12-18
			\$2,236.50	PW	ContSvDec19-25
			\$157.50	PW	ContSvs-CrocusP
			\$8,636.26	PW	ContSvs-Roads
			\$11,186.18	PW	Water Delivery
			\$25,497.69		
53916	Graf Enviro Services Inc.	\$472.50		PS	ContSvs-Tow
53917	FY Information Mgt Consulting	\$4,528.13		ADM	ArchiveTraining-Assist
53918	Dominion Station	\$8.39		PW	OpSupplies
53919	Dawson Hardware Ltd.	\$410.64	\$177.12	ADM	BldgR&M
			\$4.98	REC	BldgR&M
			\$30.23	PW	SafetyGear
			\$31.89	REC	BldgR&M Arena
			\$27.53	PW	OpSupp
			\$138.89	PW	SafetySupp
			\$410.64		



The City of Dawson  
Cheque Run 22-01  
1/13/2022

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
53920	Dawson Curling Club	\$831.00		PS	Rent
53921	Dawson City Museum	\$84.00		REC	ContSvs-Photos
53922	Dawson City General Store	\$541.21	\$214.14	REC	ProgSupplies
			\$327.07	PS	Promo-SpEvs
			\$541.21		
53923	Chief Isaac Incorporated	\$152.25		PW	SafetyLine
53924	Bureau Veritas	\$424.20		PW	ContSvs-WtrSampling
53925	Bourgoin, Lindsay	\$152.00		PW	ContSvs-Janitorial
53926	BHB Mini Storage	\$105.00		ADM	ArchiveStorage
53927	AFD Petroleum Ltd	\$40,344.75	\$14,178.28	PW	BldgFuel-WTP
			\$16,430.66	REC	BldgFuel-Arena
			\$304.06	PW	BldgFuel-QuigleyLF
			\$524.01	PW	BldgFuel-DiversionCtre-Crocus
			\$886.79	ADM	BldgFuel-CAORes
			\$4,089.84	ADM-PS	BldgFuel-CH-FH
			\$1,643.64	REC	BldgFuel-Waterfront#1
			\$2,287.47	ALL	VehicleFuel
			\$40,344.75		
53928	Acklands -Grainger Inc.	\$188.12	\$112.88	PW	SafetyGear
			\$10.82	PW	OpSupp
			\$64.42	PW	OpSuppSW
			\$188.12		
53929	Tangerine Technologies	\$2,098.95		ADM	IT NtwkSupport
<b>Electronic Fund Transfers</b>					
Jan 04	Canada Life		\$16,652.45	various	Jan employee benefits
Jan 04	Roynat Leases		\$387.51	various	Photocopier leases
Jan 07	Payroll		\$122,041.75	ALL	PP#1
Jan 11	Dayforce		\$186.06	ALL	IT - payroll
Jan 17	Visa		\$5,665.83	various	Per attached
Jan 20	CCSA		\$7,358.21	CABLE	monthly cable charge
Jan 21	Payroll		\$129,918.61	ALL	PP#2
Jan 18	Wells Fargo Lease		\$261.45	ADM	Photocopier lease
Jan 26	Wells Fargo Lease		\$393.75	ADM	Photocopier lease
Jan 31	Bank charges		\$332.32	ADM	Bank/Visa machine
Jan 31	Refund of Dawson Creek Payments		\$2,233.77	ADM	1 Deposit in error



Aventura Visa Statement Date: **November 28 to December 27 , 2021**

					\$5,665.83
TX Date	Vendor	Detail	Purchase \$	Gst	Total
	Canada Post	postage	\$138.06	\$6.90	\$144.96
	Muckboots	safety supplies	\$245.00	\$12.25	\$257.25
	Lee Valley Tools	operating supplies	\$93.90	\$4.70	\$98.60
	Facebook	advertising	\$70.00	\$3.50	\$73.50
	Facebook	advertising	\$2.01	\$0.10	\$2.11
	MaintainX	IT monthly charge	\$341.78	\$17.09	\$358.87
	Facebook	advertising	\$70.00	\$3.50	\$73.50
	Wheniwork	IT monthly charge	\$28.26	\$1.41	\$29.67
	Canada Post	postage	\$11.04	\$0.55	\$11.59
	Uline	operating supplies	\$43.62	\$2.18	\$45.80
	RoadPost	safety supplies	\$23.95	\$1.20	\$25.15
	Adobe Photography	IT monthly charge	\$12.99	\$0.65	\$13.64
				54.03	\$1,134.64
TX Date	Vendor	Detail	Purchase \$	Gst	Total
	Acklands Grainger	tools	\$1,312.55	\$65.63	\$1,378.18
	Marks	safety supplies	\$279.99	\$14.00	\$293.99
	Home Depot	building r&m	\$99.99	\$5.00	\$104.99
	Acklands Grainger	operating supplies	\$656.27	\$32.81	\$689.08
	Canadian Tire	operating supplies	\$259.38	\$12.97	\$272.35
	Acklands Granger	operating supplies	\$218.76	\$10.94	\$229.70
	Muckboot	safety supplies	\$245.00	\$12.25	\$257.25
	Canadian Tire	safety supplies	\$111.95	\$5.60	\$117.55
	Environmental Operator		-\$150.00	-\$7.50	-\$157.50
	Environmental Operator		-\$150.00	-\$7.50	-\$157.50
	Canva	subscription	\$142.85	\$7.14	\$149.99
				\$151.34	\$3,178.08
TX Date	Vendor	Detail	Purchase \$	Gst	Total
	Lenovo	IT equipment	\$154.78	\$7.74	\$162.52
	Grand & Toy	office supplies	\$244.62	\$12.23	\$256.85
	CivicInfo	Human resources	\$250.00	\$12.50	\$262.50
	Local Govt Mgt	subscription	\$350.00	\$17.50	\$367.50
	YG Land Titles	Title search	\$47.62	\$2.38	\$50.00
	Canada Post	postage	\$130.39	\$6.52	\$136.91
	Bonton	Human resources	\$111.27	\$5.56	\$116.83
				\$367.11	\$1,353.11



The City of Dawson  
Cheque Run 22-02  
1/28/2022

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
Please note that cheque sequence continues from last cheque #57390 from Run 21-27					
57391	AFD Petroleum Ltd	\$14,065.20	\$4,816.38	REC	BldgFuel-Arena
			\$1,381.46	PW	BldgFuel-Wood Shop
			\$389.05	PW	BldgFuel-Quigley
			\$59.76	PW	BldgFuel-RecyclingDepot
			\$1,723.45	ADM-PS	BldgFuel - CH
			\$1,187.28	ALL	VehicleFuel
			\$3,478.29	PW	BldgFuel - WTP
			\$1,029.53	REC	BldgFuel-WtrFrt1
			\$14,065.20		
57392	AGF Investments Inc.	\$506.88		ADM	RRSP PP01-02
57393	Air North PartnersHIP	\$193.33	\$99.29	PW	Freight WtrSmp
			\$94.04	PW	Freight WtrSmp
			\$193.33		
57394	Assante Financial Management	\$1,480.00		ADM	RRSP PP01-02
57395	BMO Nesbitt Burns	\$850.00		ADM	RRSP PP01-02
57396	BMO Bank of Montreal	\$1,315.28		ADM	RRSP PP01-02
57397	Brenntag Canada Inc.	\$95.91		PW	Chemicals
57398	Bureau Veritas	\$1,134.95		PW	WtrSamplings
57399	Cambrian Credit Union	\$1,174.20		ADM	RRSP PP01-02
57400	Canadian Freightways TST-CF	\$1,399.48		PW	Freight - WS
57401	Chief Isaac Incorporated	\$527.63		PW	ContSvs-Jani
57402	CIBC-Dawson City	\$1,200.36		ADM	RRSP PP01-02
57403	Colliers Project Leaders Inc.	\$8,544.59	\$8,213.84	PW	RecyclingCtre
			\$330.75	ADM	CBC Restoration
			\$8,544.59		
57404	Dawson City General Store	\$355.84	\$86.79	PW	OpSupplies
			\$153.85	ADM	OffSupplies
			\$45.93	REC	ProgSupplies
			\$14.69	REC	SafetySupplies
			\$54.58	REC	CelebrationofLites
			\$355.84		
57405	Dawson Firefighters Association	\$13,430.00		PS	4th Quarter 2021
57406	Dawson Hardware Ltd.	\$1,237.69	\$150.22	PW	NonCapEquip
			\$32.11	PW	OpSupplies WS
			\$46.29	PW	JaniSupplies
			\$400.01	PW	OpSupplies WM
			\$231.02	REC	BldgR&M Arena
			\$7.98	PW	BldgR&M
			\$19.91	PW	BldgR&M-WTP
			\$276.87	ADM	OffSupplies
			\$61.95	PW	OpSupplies-Quigley
			\$11.33	REC	SafetySupplies
			\$1,237.69		
57407	Derks	\$345.35		PS	Clothing
57408	Eecol Electric Corp	\$483.46		REC	BldgMaintenance-Arena
57409	Gillespie, Rick	\$5,000.00		PL&D	DevPmt-Return Deposit
57410	Gordon A. McIntosh Inc	\$16,108.48		ADM	ProFees

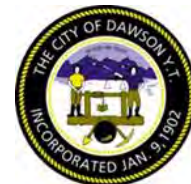


The City of Dawson  
Cheque Run 22-02  
1/28/2022

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
57411	Grenon Enterprises Ltd.	\$33,778.53	\$196.88	PW	Steam Manhole Qun&2Av
			\$336.00	PW	PW Rds Cont Srvs
			\$131.25	PW	Steam Manhole 3rd&York
			\$525.01	PW	Haul winter sand Qun&2Av
			\$23,811.39	PW	Haul Snow & Sanding Ja09-15
			\$7,413.00	PW	Haul Snow & Sanding Ja16-22
			\$1,365.00	PW	WtrBrk Qun&2Av-RvnNk
			\$33,778.53		
57412	Investors Group	\$1,852.76		ADM	RRSP PP01-02
57413	Jacobs Industries Ltd	\$585.90		PW	Chemicals WTP
57414	Literary Society of the Klondike	\$1,586.00	\$1,166.00	ADM	Advertising-FullPage
			\$420.00	CABLE	Advertising-TV Guide
			\$1,586.00		
57415	Manitoulin Transport	\$371.33	\$333.27	PW	Freight
			\$38.06	REC	Freight
			\$371.33		
57416	Kim A McMynn	\$1,292.55		PW	RecyclingCtre Float
57417	Neutron Factory Works	\$5,530.82		PW	WTP PumpR&M
57418	Northern Superior Mechanical	\$884.82	\$131.22	PW	OpSupplies WS
			\$122.69	PW	VehR&M
			\$315.97	PW	HvyEquipR&M
			\$27.52	REC	VehR&M
			\$287.42	PW	SafetySupplies
			\$884.82		
57419	Public Service Alliance of Can.	\$2,722.54	\$1,377.01	ADM	UnionDues PP01
			\$1,345.53	ADM	UnionDues PP02
			\$2,722.54		
57420	Raven's Nook	\$976.50	\$409.50	PW	SafetyGear WM
			\$346.50	PW	SafetyGear WS
			\$220.50	PW	SafetyGear WM
			\$976.50		
57421	A Ray of Sunshine	\$37.72		REC	CelebrationofLites
57422	RDH Building Science	\$2,520.00		ADM	CBC RestoPrj
57423	Richard, Marc	\$62.96		ADM	Office Supplies
57424	Royal Bank - Whitehorse Branch	\$800.00		ADM	RRSP PP01-02
57425	Royal Bank of Canada Brampton	\$300.00		ADM	RRSP PP01-02
57426	Scotia Securities	\$2,100.00		ADM	RRSP PP01-02
57427	Simplii Financial	\$850.00		ADM	RRSP PP01-02
57428	Blanchard, John	\$40.00		REC	CR#22-021 FOB Return
57429	Kocsis, Steve	\$51.63		CABLE	Refund-Overpayment
57430	Underhill Geomatics Ltd.	\$12,958.05		REC	ProFees - ArenaPrj
57431	WSP Canada Inc	\$183.75		REC	ProFees - ArenaPrj
57432	Yukon Energy Corporation	\$43,099.65	\$39,842.94	ALL	STmt - Jan 18, 2022
			\$3,256.71	PW	Lites - Jan 12, 2022
			\$43,099.65		
57433	CIBC-Dawson City	\$938.84		ADM	RRSP PP01-02
57434	Royal Bank - Whitehorse Branch	\$750.64		ADM	RRSP PP01-02
57435	CIBC-Dawson City	\$600.00		ADM	RRSP PP01-02
57436	CIBC-Dawson City	\$1,140.00		ADM	RRSP PP01-02
57437	CIBC-Dawson City	\$950.00		ADM	RRSP PP01-02
57438	VOID				
57439	CIBC-Dawson City	\$950.00		ADM	RRSP PP01-02



# Report to Council



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

☐ In Camera

<b>AGENDA ITEM:</b>	Tr'ondëk-Klondike UNESCO Nomination	
<b>PREPARED BY:</b>	Stephanie Pawluk, CDO	<b>ATTACHMENTS:</b> <ul style="list-style-type: none"><li>- Memorandum of Understanding</li><li>- Terms of Reference</li></ul>
<b>DATE:</b>	January 28, 2022	

## RECOMMENDATION

### RELEVANT DOCUMENTS:

- Nomination for Inscription UNESCO World Heritage List
- Tr'ondëk-Klondike Management Plan

That Council approve the Tr'ondëk-Klondike Memorandum of Understanding and Terms of Reference for the joint management and protection of the Tr'ondëk-Klondike world heritage site.

## ISSUE / PURPOSE

A decision on the Tr'ondëk-Klondike UNESCO Nomination is anticipated May/June 2022. The goal is for the MOU and TOR to be approved and signed off by mid-May to align with the anticipated inscription decision. Consideration of the MOU & TOR includes consideration to the commitment of co-funding a staff position.

## BACKGROUND SUMMARY

The City of Dawson is part of this nomination as a member of the Core Team, and as a member of the World Heritage Advisory Committee.

The core team consists of representatives from the City of Dawson, Tr'ondëk Hwëch'in Government, Yukon Government, and Parks Canada.

The World Heritage Advisory Committee provides strategic direction on the Nomination. Membership is derived from the following organizations:

- Tr'ondëk Hwëch'in
- City of Dawson
- Government of Yukon, Cultural Services
- Parks Canada
- Klondike Visitors Association
- Dawson City Chamber of Commerce
- Dawson City Museum
- Klondike Placer Miners' Association
- Yukon Chamber of Mines
- Residents of the Dawson City area (up to four positions, including at least one Tr'ondëk Hwëch'in citizen)

ICOMOS= International Council on Monuments and Sites. This is the body that evaluates the Nomination and makes a recommendation to the intergovernmental World Heritage Committee, who makes the final decision on inscription.

The following table provides a high-level outline of what has occurred since the 2020 nomination was submitted and next steps.




Date	Step
Nov 4, 2020	Information presented to Council. Following this, Council provided letter of support for the project.
Feb 1, 2021	Nomination submitted.
Sept/Oct 2021	Technical Evaluation Mission on-site by ICOMOS expert.
Nov 26, 2021	1 <sup>st</sup> ICOMOS Evaluation Panel convened to discuss nomination dossier, desk reviews, mission report, all additional information provided by State Party (Parks Canada International + Core Team).  TK core team attended remotely.
Dec 2021	ICOMOS released an "Interim Report" outlining questions and information requests. This is what the Core Team is currently working to respond to.
Feb 28, 2022	Response to "Interim Report" submitted to ICOMOS.
March 2022	2nd ICOMOS Evaluation Panel discusses final evaluation of nomination.
May 2022	World Heritage Committee releases the Draft Decision on nomination.
June 4, 2022	On behalf of the Parties, Parks Canada International can submit any corrections of factual errors noted in the nomination, for consideration by World Heritage Committee.
June 19-30 2022 in Russia	World Heritage Committee makes final decision on inscription.

On January 26, 2022, Heritage Officer Lee Whalen, from Tr'ondëk Hwëch'in, attended Committee of the Whole to discuss the nomination for the first time with this new Council. Committee passed the following resolution:

*"That Committee of the Whole accept this Tr'ondëk-Klondike UNESCO Nomination update as information and forward the decision to Council to approve the Memorandum of Understanding and Terms of Reference."*

The primary change to the nomination, following the ICOMOS Interim Report, includes a change to the proposed buffer of two of the sites. 1) The Forty Mile Components, and 2) the Dawson and Tr'ochëk components.

APPROVAL		
<b>NAME:</b>	Cory Bellmore, CAO	<b>SIGNATURE:</b> 
<b>DATE:</b>	2022-02-10	



# DRAFT MEMORANDUM OF UNDERSTANDING

DRAFT MEMORANDUM OF  
UNDERSTANDING (“MOU”)  
CONCERNING THE JOINT  
MANAGEMENT AND PROTECTION OF  
TR’ONDĚK-KLONDIKE WORLD  
HERITAGE SITE LOCATED IN THE  
DAWSON REGION, YUKON  
BETWEEN  
TR’ONDĚK HWĚCH’IN (“TH”)  
AND  
GOVERNMENT OF YUKON (“YG”)  
AND  
PARKS CANADA AGENCY (“PARKS  
CANADA”)  
AND  
THE CITY OF DAWSON (“THE CITY”)  
(Hereinafter referred to collectively as the  
“Parties” and individually as the “Party”)

## 1.0 Definitions

“**Advisory Committee**” means the Tr’ondĕk-Klondike World Heritage Advisory Committee, the body responsible for preparing the Tr’ondĕk-Klondike Nomination for Inscription on the UNESCO World Heritage List, and providing guidance to the Stewardship Committee following designation.

“**Buffer Zone**” means the area surrounding Tr’ondĕk-Klondike as described in the Management Plan.

“**Canadian Delegation to the World Heritage Committee**” is responsible for leading implementation of the World

Heritage Convention on behalf of the Government of Canada, as a State Party to the Convention. The Canadian Delegation is led by the Vice-President, Indigenous Affairs and Cultural Heritage Directorate, Parks Canada, and speaks on behalf of Canada with respect to official positions related to implementation of the Convention.

“**Communication**” means all activities related to the public transmission of information through print, radio, television, web, and any other media, as well as in public events and advertising.

“**Consultation**” means the process by which the input of a stakeholder on matters affecting it is sought.

“**ICOMOS**” means the International Council on Monuments and Sites, the World Heritage Committee’s official advisory body with respect to cultural heritage matters.

“**Jurisdiction**” means an area under the authority of First Nation, federal, territorial, or municipal governments.

“**Management Plan**” means the “Tr’ondĕk-Klondike World Heritage Site Management Plan”.

“**Members**” means the government representatives that are members of the Stewardship Committee or the Advisory Committee per its Terms of Reference. Members will be identified and associated with one or both of the Committees.

“**Nomination**” means the formal documentation prepared by the Advisory Committee and submitted by the Canadian Delegation to the World



Heritage Committee in February 2021, for the purpose of inscribing Tr'ondëk-Klondike on the World Heritage List.

**“Operational Guidelines”** means the document prepared by the World Heritage Committee officially known as *Operational Guidelines for the Implementation of the World Heritage Convention*. Among other things, the Operational Guidelines provide guidance on the requirements for the preparation of nominations and outline the World Heritage Committee's expectations with respect to management of World Heritage sites.

**“Outstanding Universal Value (OUV)”** means “cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity. As such, the permanent protection of this heritage is of the highest importance to the international community as a whole” (*Operational Guidelines for the Implementation of the World Heritage Convention*, UNESCO 2008, paragraph 49).

**“Parties”** means the governments responsible for co-management of Tr'ondëk-Klondike as signatories to this MOU and members of the Stewardship Committee.

**“Regulatory Authorities”** means the government departments or agencies, or independent bodies, with authority under specific legislation regulating an activity within the boundaries of Tr'ondëk-Klondike.

**“Site Manager”** means a jointly funded position administrated by Tr'ondëk Hwëch'in to support the Stewardship Committee and implementation of the Tr'ondëk-Klondike Management Plan

**“State Party”** means a member state of UNESCO that has ratified the World Heritage Convention.

**“Stewardship Committee”** means the Tr'ondëk-Klondike World Heritage Site Stewardship Committee, the management body of Tr'ondëk-Klondike, which comes into effect upon site inscription.

**“Terms of Reference”** means the Terms of Reference of the Stewardship Committee, which takes effect after signing of this MOU, and which may be amended by its members in the future.

**“TKWHS” or “Tr'ondëk-Klondike”** means Tr'ondëk-Klondike World Heritage Site, which title will come into effect when the nominated property has been deemed by the World Heritage Committee to have OUV and is inscribed on the World Heritage List.

**“World Heritage Centre”** means the Secretariat to the World Heritage Committee, provided by the Director General of the United Nations Educational, Scientific, and Cultural Organization (UNESCO), and located in Paris, France.

**“World Heritage Committee”** means the Intergovernmental Committee for the Protection of the World Cultural and Natural Heritage, as established by the World Heritage Convention.

**“World Heritage Convention”** means the international agreement formally known as the Convention Concerning the Protection of the World Cultural and Natural Heritage.

**“World Heritage List”** means the list of cultural and natural heritage properties created under the World Heritage Convention, which consists of properties that the World Heritage Committee considers having OUV.

## 2.0 Purpose

The purpose of this MOU is to set out the means by which the Parties agree to collaborate through mutual understanding and assistance to manage, and make decisions regarding, TKWHS. The Management Plan outlines the tools and methods to achieve this.



### 3.0 Scope

This MOU covers the relationship between the Parties and takes effect once the World Heritage Committee inscribes Tr'ondëk-Klondike on the World Heritage List.

Any reference in this MOU to the Tr'ondëk-Klondike World Heritage Site (TKWHS) is conditional on the successful inscription by the World Heritage Committee.

### 4.0 Background

In 2004, "The Klondike" was placed on Canada's Tentative List for potential inscription on UNESCO's World Heritage List. As such, it was proposed by Canada as a candidate for the highest possible international recognition for cultural and natural heritage sites. It is a distinction that brings greater international attention to an extraordinary place, while fostering community pride and civic engagement.

The Advisory Committee worked from 2013 to 2017 to develop a nomination for Tr'ondëk-Klondike. This nomination was recalled by the State Party for further work on the nomination. A new concept proposal was submitted to ICOMOS for an upstream review in 2019 and a new nomination was developed by conducting research, heritage values workshops with stakeholders, and management planning exercises. The new nomination was submitted in 2021. The support of local residents, organizations, and all levels of government was instrumental in the completion of the nomination.

Following the submission of a nomination to UNESCO in February 2021, and its evaluation led by ICOMOS, the World Heritage Committee inscribed Tr'ondëk-Klondike on the World Heritage List in July 2022.

There are multiple Regulatory Authorities active within the nominated property. Consequently, and in line with the requirements outlined in the Operational Guidelines, the Parties have jointly developed a Management

Plan and a governance structure for its implementation. The Stewardship Committee, composed of the heritage representatives from each government, is well-positioned for collaborative management of the World Heritage Site.

### 5.0 Statement of Commitment

The Parties agree to protect the OUV of TKWHS and the components of TKWHS that are recognized as the basis for its OUV as recognized by the World Heritage Committee at the time of the inscription of Tr'ondëk-Klondike on the World Heritage List, within their respective jurisdictional powers, mandates and operational abilities.

The Parties agree to apply the following principles to guide the implementation of the "Tr'ondëk-Klondike World Heritage Site Management Plan" during the term of this MOU:

- Principle 1: The Management Plan establishes a framework of existing management plans, regulations and practices that apply to Tr'ondëk-Klondike and its buffer zone.
- Principle 2: The Management Plan places the management and conservation of Tr'ondëk-Klondike's OUV within the existing management policies to guide the Stewardship Committee in providing advice and to assist with making decisions and recommendations.
- Principle 3: Management of the nominated property will be delivered through existing government authorities, within their respective jurisdictions, supplemented by advice from the Stewardship Committee and procedures developed to accommodate a designated World Heritage site.



- Principle 4: Management of Tr'ondëk-Klondike will meet or exceed the Parties' respective standards of protection, conservation, and presentation outlined in the Management Plan.
- Principle 5: This MOU and the Stewardship Committee's Terms of Reference support a process in which communication and collaboration will occur to mitigate any actions undertaken by an owner or a government entity with regulatory responsibilities that may impact the OUV and/or components of the nominated property.
- Principle 6: The Management Plan recognizes that the property should support economic viability, diversity, and opportunities for residents in a manner consistent with Dawson City's Integrated Sustainability Plan and the United Nations Sustainable Development Goals, while maintaining the Outstanding Universal Value of the property and local stewardship.
- Principle 7: The Stewardship Committee will ensure that regular monitoring, as outlined in Chapter 6 of the Nomination Dossier, continues to occur, and that status reports are assembled on a schedule responding to the reporting requirements of the State Party, the World Heritage Committee, and the World Heritage Centre.

In addition, the Parties agree to pursue the following goals and objectives in relation to the management of TKWHS during the term of this MOU and in collaboration with the Stewardship Committee:

***Goal 1: To instil a strong sense of shared community pride and stewardship in the protection, interpretation, and promotion of TKWHS by:***

- engaging residents, organizations, and other regional stakeholders in activities that celebrate the importance of TKWHS;
- employing a governance model that ensures the interests and concerns of local residents are heard, discussed, and incorporated into the Stewardship Committee's advice to Regulatory Authorities;
- ensuring that local schools are provided with information and opportunities to incorporate TKWHS and its OUV into their curriculum; and
- Supporting opportunities for Tr'ondëk Hwëch'in citizens and other Dawson residents to undertake the conservation, interpretation, and promotion of Tr'ondëk-Klondike.

***Goal 2: To provide for the protection, continuing community use, and appreciation of TKWHS by:***

- ensuring that visitors have access to appropriate areas of TKWHS and appreciate the site's values without impacting community use; and
- supporting ongoing research about the component sites.

***Goal 3: To enrich the lives of residents and visitors by promoting wide recognition, understanding, and appreciation of the educational and cultural values represented by the nominated property by:***

- promoting tourism through regional, national, and international media;
- creating an interpretation plan to strengthen understanding, guide the presentation of Tr'ondëk-Klondike, and identify opportunities for sharing the site's OUV;



- ensuring promotion is managed responsibly in all aspects of publicity, respecting cultural principles in accordance with local interests and United Nations Sustainability Goals;
- encouraging and facilitating cross-cultural initiatives among community partners to expand understanding of the impacts of colonialism on Indigenous people; and
- exploring collaborative arrangements with Kluane/ Wrangell-St. Elias/Glacier Bay/ Tatshenshini-Alsek World Heritage Site, which is partly located in Yukon.

## 6.0 Roles and Responsibilities

### 6.1 Advisory Committee

The Advisory Committee is responsible for defining the initial Terms of Reference for the Stewardship Committee. The Advisory Committee will meet with the Stewardship Committee twice per year to enhance communications with the community and to collaborate on topics of mutual interest in the conservation and presentation of the property.

After the nominated property is inscribed on the World Heritage List by the World Heritage Committee, the Advisory Committee will continue to provide advice and recommendations to the Tr'ondëk-Klondike World Heritage Site Stewardship Committee.

### 6.2 Stewardship Committee

After the World Heritage Committee inscribes Tr'ondëk-Klondike on the World Heritage List, the Stewardship Committee will act in accordance with its mandate as described in this MOU and its Terms of Reference.

The mandate of the Stewardship Committee is to ensure the conservation,

protection, presentation, and transmission of TKWHS's OUV to future generations by:

- Approving and implementing the Management Plan through a coordinated management approach between all Parties;
- providing advice to ensure the integrity of TKWHS;
- promoting TKWHS's Outstanding Universal Value;
- engaging stakeholders, particularly the Advisory Committee, in the stewardship of TKWHS;
- supporting a diverse and vibrant economy in a manner consistent with maintaining the Outstanding Universal Value; and
- monitoring and reporting on the condition of TKWHS.

The Stewardship Committee includes representation from the Parties. Each organization shall delegate one (1) representative and one (1) alternate as per the committees Terms of reference.

The Site Manager, a jointly funded position, will be administrated by Tr'ondëk Hwëch'in to support the work of the Stewardship Committee and the implementation of the Tr'ondëk-Klondike Management Plan

In the event that the Stewardship Committee requires management of financial resources, Tr'ondëk Hwëch'in will take on the financial administration on behalf of the Committee..

When reporting to the World Heritage Centre about the condition of TKWHS, the Stewardship Committee will work cooperatively with the Canadian Delegation to the World Heritage Committee to ensure the necessary information is collected, integrated, and shared through established mechanisms.



The Stewardship Committee will develop policies and procedures for decision-making and its operations, including but not limited to dispute resolution.

The Stewardship Committee will foster and facilitate research and information- sharing for the benefit of TKWHS and may engage with technical advisors or other stake holders to achieve its objectives.

The Stewardship Committee may provide recommendations to Regulatory Authorities and the Yukon Environmental and Socio-Economic Assessment Board (YESAB) on proposed development projects or land-use applications taking place within TKWHS in accordance with its Terms of Reference and the Management Plan.

The Stewardship Committee may establish any committee it deems necessary to achieve its mandate in accordance with its Terms of Reference. These committees will advise the Stewardship Committee regarding issues that could have an impact on the OUV of TKWHS, including on its protection, interpretation, and promotion.

### 6.3 The Parties

The Parties are the governments responsible for co-management of Tr'ondëk-Klondike as signatories to this MOU and members of the Stewardship Committee. This includes Tr'ondëk Hwëch'in, Government Yukon, Parks Canada, and City of Dawson

Detailed roles and responsibilities for the Parties are outlined in Schedule A to the MOU.

### Canadian Delegation to the World Heritage Committee

The Canadian Delegation to the World Heritage Convention is led by the Vice- President, Indigenous Affairs and Cultural Heritage Directorate, Parks Canada. Any communications between the World Heritage Centre and TKWHS will be coordinated by Parks Canada in its role as the lead organization for implementation of the World Heritage Convention in Canada.

## 7.0 Communications

A Party will not use the marks, including organizational identifiers, of another Party without that other Party's written consent.

Communication regarding TKWHS, such as media relations, advertising, and public events, will be managed by the Stewardship Committee per its Terms of Reference.

A communication strategy will be developed by the Stewardship Committee.

## 8.0 Funding

The Parties commit to jointly fund a Site Manager Position to support the Stewardship Committee and implement the TKWHS Management Plan.

The Parties will work collaboratively to develop the funds necessary to implement the TKWHS Management Plan.

## 9.0 Amendments and Termination

This MOU will be effective as of the date that Tr'ondëk-Klondike is inscribed on the World Heritage List by decision of the World Heritage Committee and shall remain in effect until terminated with the written consent of all Parties. This MOU may be amended by consent of all Parties provided the amendment is in writing and signed by all Parties.

Any Party may terminate its participation in this MOU by providing to the other Parties ninety (90) days' notice in writing of such termination. Upon expiration of such period of notice, that Party's participation shall be terminated.



## 10.0 General Matters

Any reference in this MOU to a statute, regulation, bylaw, declaration, directive, policy, approval, requirement, standard, or order means the statute, regulation, bylaw, declaration, directive, policy, approval, requirement, standard, or order then in force, as it may be amended, revised, consolidated, or substituted from time to time.

It is recognized that this MOU constitutes a statement of mutual understanding between the Parties. However, it is not intended to be and shall not be interpreted or construed as a legally enforceable agreement or as creating any legal rights or obligations between the Parties.

It is also recognized that each Party and Regulatory Authority retains its authority in respect of the lands and resources under its jurisdiction.

It is also recognized that nothing in the MOU, or in the work the Parties undertake together, is intended to be or shall be interpreted or construed as creating an agency, partnership, or joint venture relationship of any kind between the Parties or as imposing on either Party any partnership, joint venture, or agency duties, obligations, or liabilities to the other Party or to any other person.

In dealings with other persons, the Parties will endeavour to ensure that all such persons are aware that the Parties are not acting in partnership, as a joint venture, or as agents for each other.

Any disagreements in the interpretation or application of this MOU will be addressed by good faith discussions among the Parties.

A dispute resolution process will be defined in the Terms and Reference to the Stewardship Committee to address any potential impacts to the OUV of TKWHS, resulting from the management decision made by a Party on property within its jurisdiction, which the Parties cannot come to agreement on a solution.



## 11.0 Notice

The Parties agree that any notice required to be given pursuant to this MOU shall be sufficiently given if personally delivered or mailed to the Parties as follows:

**Tr'ondëk Hwëch'in:**

Hähkè (Chief)  
Tr'ondëk Hwëch'in  
1242 Front Street  
PO Box 599  
Dawson, Yukon  
Y0B 1G0

**Yukon Government:**

Minister  
Department of Tourism and Culture  
Yukon Government  
100 Hanson Street  
PO Box 2703  
Whitehorse, Yukon  
Y1A 2C6

**Parks Canada:**

Field Unit Superintendent  
Yukon Unit  
Parks Canada  
205-300 Main Street  
Whitehorse, Yukon  
Y1A 2B5

**City of Dawson**

Mayor  
City of Dawson  
1336 Front Street  
PO Box 308  
Dawson, Yukon  
Y0B 1G0

In addition, notice will be given to the Stewardship Committee as follows:

Tr'ondëk-Klondike World Heritage Site Stewardship Committee c/o  
Tr'ondëk Hwëch'in  
PO Box 599  
Dawson, Yukon Y0B 1G0

On behalf of Tr'ondëk Hwëch'in:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

On behalf of Yukon Government:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

On behalf of Parks Canada:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

On behalf of the City of Dawson:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



## Schedule A- Detailed Roles and Responsibilities

### **Tr'ondëk Hwëch'in:**

- Tr'ondëk Hwëch'in is a voting member of the Stewardship Committee.
- Tr'ondëk Hwëch'in will act to uphold the principles and support goals outlined in Section 5, Statement of Commitment, of the MOU in accordance with its respective jurisdictional powers, mandate and operational abilities.
- Tr'ondëk Hwëch'in will protect the components of TKWHS that are recognized as the basis for its OUV by the World Heritage Committee, and under its jurisdiction, according to its policies, in order to protect the OUV of TKWHS.
- Tr'ondëk Hwëch'in will ensure that all its management activities related to land under its Jurisdiction within TKWHS and its buffer zone, are supportive of the values and objectives of TKWHS.
- Tr'ondëk Hwëch'in will notify the Stewardship Committee of projects and activities that may occur within, or adjacent to, the boundary of the TKWHS property and buffer zone and that could have an impact on the OUV of TKWHS.
- Tr'ondëk Hwëch'in will provide support, advice and expertise to the Stewardship Committee on a when and as required basis, subject to the availability of funds and personnel and in accordance with applicable regulations.
- Tr'ondëk Hwëch'in will provide support, primarily through Dänojà Zho Cultural Centre, to welcome visitors to TKWHS and to interpret the values and importance of TKWHS, subject to the availability of funds and personnel and in accordance with any tourism or interpretation plans that may be developed.
- The Parties will help promote TKWHS and encourage projects that will contribute to the knowledge and understanding of the component sites, subject to the availability of funds and personnel.
- Tr'ondëk Hwëch'in will provide the necessary information to the Stewardship Committee to report on the condition of TKWHS.
- Tr'ondëk Hwëch'in will establish a data sharing agreement between the Parties.
- Tr'ondëk Hwëch'in will administer the TKWHS Site Manager job position on behalf of the Stewardship Committee.
- Tr'ondëk Hwëch'in will administer management of financial resources on behalf of the Stewardship Committee.

### **Parks Canada**

- Parks Canada, Yukon Field Unit is a voting member of the Stewardship Committee.
- Parks Canada will act to uphold the principles and support goals outlined in Section 5, Statement of Commitment, of the MOU in accordance with its respective jurisdictional powers, mandate and operational abilities.
- Parks Canada will achieve its legislated mandate to protect the Commemorative Integrity of Klondike National Historic Site. It will manage the cultural resources located under its jurisdiction according to its policies in order to protect the OUV of the TKWHS.



- Parks Canada will ensure that all its management activities related to land under its jurisdiction within TKWHS and its buffer zone are supportive of the values and objectives of TKWHS.
- Parks Canada will provide support, advice and expertise to the Stewardship Committee on a when and as required basis, subject to the availability of funds and personnel and in accordance with applicable regulations.
- Parks Canada will provide support to welcome visitors to TKWHS and to interpret the values and importance of TKWHS, subject to the availability of funds and personnel and in accordance with any tourism or interpretation plans that may be developed. Its priority will remain the maintenance of KNHS Commemorative Integrity, including the protection and interpretation of the cultural resources directly related to the reasons for designation as a national historic site.
- Parks Canada provides the Canadian Delegation to the World Heritage Convention under the leadership of the Director General, National Historic Sites, Parks Canada. Any communications between the World Heritage Centre and the World Heritage Site will be coordinated by the Canadian Delegation.
- Parks Canada will establish a data sharing agreement between the Parties
- Working in cooperation with the Stewardship Board, Parks Canada will support the promotion, marketing, and organization of events and activities related to TKWHS, subject to the availability of funds and personnel.

#### **Government of Yukon**

- Government of Yukon is a voting member of the Stewardship Committee.
- Government of Yukon will act to uphold the principles and support goals outlined in Section 5, Statement of Commitment, of the MOU in accordance with its respective jurisdictional powers, mandate and operational abilities.
- Government of Yukon will protect the components of TKWHS that are recognized as the basis for its OUV by the World Heritage Committee, and under its jurisdiction, according to its policies, in order to protect the OUV of TKWHS.
- Government of Yukon will ensure that all its management activities related to land under its Jurisdiction within TKWHS and its buffer zone, are supportive of the values and objectives of TKWHS.
- Government of Yukon will notify the Stewardship Committee of projects and activities that may occur within, or adjacent to, of the TKWHS property and buffer zone and that could have an impact on the OUV of TKWHS.
- Government of Yukon will provide support, advice and expertise to the Stewardship Committee on a when and as required basis, subject to the availability of funds and personnel and in accordance with applicable regulations.
- Government of Yukon will provide the necessary information to the Stewardship Committee to report on the condition of TKWHS.
- Government of Yukon will establish a data sharing agreement between the Parties.
- Government of Yukon will provide support to welcome visitors to TKWHS and to interpret the values and importance of TKWHS, subject to the availability of funds and personnel and in accordance with any tourism or interpretation plans that may be developed, or are existing, particularly the Yukon Tourism Development Strategy (2018-2028).



- Working in cooperation with the Stewardship Board, Yukon Government will support the promotion, marketing, and organization of events and activities related to TKWHS, subject to the availability of funds and personnel.

#### **City of Dawson**

- City of Dawson is a voting member of the Stewardship Committee.
- City of Dawson will act to uphold the principles and support goals outlined in Section 5, Statement of Commitment, of the MOU in accordance with its respective jurisdictional powers, mandate and operational abilities.
- City of Dawson will protect the components of TKWHS that are recognized as the basis for its OUV by the World Heritage Committee, and under its jurisdiction, according to its policies, bylaws, and the Dawson City Heritage Management Plan, in order to protect the OUV of TKWHS.
- City of Dawson will ensure that all its management activities related to land under its jurisdiction within TKWHS and its buffer zone, are supportive of the values and objectives of TKWHS.
- City of Dawson will notify the Stewardship Committee of projects and activities that may occur within the boundary of the Nominated Property and that could have an impact on the OUV of TKWHS.
- City of Dawson will provide support, advice and expertise to the Stewardship Committee, through its Community Development and Planning Services Branch, on a when and as required basis, subject to the availability of funds and personnel and in accordance with applicable regulations.
- City of Dawson will provide the necessary information to the Stewardship Committee to report on the condition of TKWHS, including but not limited to monitoring data on municipal heritage sites, and annual summaries of development permit activity within the Dawson City Component.
- City of Dawson will establish a data sharing agreement between the Parties.



# DRAFT TERMS OF REFERENCE FOR THE TR'ONDĚK-KLONDIKE WORLD HERITAGE SITE STEWARDSHIP COMMITTEE

## Draft Terms of Reference for the Tr'ondëk-Klondike World Heritage Site Stewardship Committee

These Terms of Reference are approved by the Tr'ondëk-Klondike World Heritage Site Stewardship Committee on [Day] [Month], [Year] and in effect thereafter.

### Definitions

**“Advisory Committee”** means the Tr'ondëk-Klondike World Heritage Advisory Committee, the body that was responsible for preparing the Tr'ondëk-Klondike Nomination for Inscription on the UNESCO World Heritage List Nomination, submitted by Canada to the World Heritage Centre in January 2021 and will continue as representatives of the community.

**“Buffer Zone”** means the area surrounding Tr'ondëk-Klondike as described in the Management Plan.

**“Canadian Delegation to the World Heritage Committee”** is responsible for leading implementation of the World Heritage Convention on behalf of the Government of Canada, as a State Party to the Convention. The Canadian Delegation is led by the Vice-President, Indigenous Affairs and Cultural Heritage Directorate, Parks Canada, and speaks on behalf of Canada with respect to official positions related to implementation of the Convention.

**“Communication”** means all activities related to the public transmission of information through print, radio, television, web, and any other media, as well as in public events and advertising.

**“Consultation”** means the process by which the input of a stakeholder on matters affecting it is sought.

**“Jurisdiction”** means an area under the authority of First Nations, federal, territorial, or municipal governments.

**“Management Plan”** means the “Tr'ondëk-Klondike World Heritage Site Management Plan”.

**“Members”** means the government representatives that are members of the Stewardship Committee or the Advisory Committee per its Terms of Reference. Members will be identified and associated with one or both of the Committees.

**“MOU”** means the Memorandum of Understanding concerning the Joint Management and Protection of the Proposed Tr'ondëk-Klondike World Heritage Site, Dawson City, Yukon.

**“Nomination”** means the formal documentation prepared by the Advisory Committee and submitted by the Canadian Delegation to the World Heritage Committee for the purpose of inscribing Tr'ondëk-Klondike on the World Heritage List.



**“Operational Guidelines”** means the document prepared by the World Heritage Committee officially known as *Operational Guidelines for the Implementation of the World Heritage Convention*. Among other things, the Operational Guidelines provide guidance on the requirements for the preparation of nomination proposals and outline the World Heritage Committee’s expectations with respect to management of World Heritage sites.

**“Outstanding Universal Value (OUV)”** means “cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity. As such, the permanent protection of this heritage is of the highest importance to the international community as a whole” (*Operational Guidelines for the Implementation of the World Heritage Convention*, UNESCO 2008, paragraph 49).

**“Parties”** means the organizations responsible for co-management of Tr’ondëk-Klondike as signatories to the MOU, who are the Tr’ondëk Hwëch’in, City of Dawson, the Yukon Government, and Parks Canada.

**“Regulatory Authorities”** means the government departments or agencies, or independent bodies, with authority under specific legislation regulating an activity within the boundaries of Tr’ondëk-Klondike and its buffer zone.

**“Site Manager”** means a jointly funded position administrated by Tr’ondëk Hwëch’in to support the Stewardship Committee and implementation of the Tr’ondëk-Klondike Management Plan

**“Stewardship Committee”** means the Tr’ondëk-Klondike World Heritage Site Stewardship Committee, the management body of Tr’ondëk-Klondike, which comes into effect upon site inscription.

**“TKWHS” or “Tr’ondëk-Klondike”** means Tr’ondëk-Klondike World Heritage Site, which title will come into effect when Tr’ondëk-Klondike has been deemed by the World Heritage Committee to have OUV and is inscribed on the World Heritage List.

**“World Heritage Centre”** means the Secretariat to the World Heritage Committee, provided by the Director General of the United Nations Educational, Scientific and Cultural Organization (UNESCO), and located in Paris, France.

**“World Heritage Committee”** means the Intergovernmental Committee for the Protection of the World Cultural and Natural Heritage, as established by the World Heritage Convention.

**“World Heritage Convention”** means the international agreement formally known as the *Convention Concerning the Protection of the World Cultural and Natural Heritage*.

**“World Heritage List”** means the list of cultural and natural heritage properties created under the World Heritage Convention, which list consists of properties that the World Heritage Committee considers having OUV.



## Purpose

The Stewardship Committee is comprised of representatives of various governments and agencies with regulatory, management, or administrative responsibilities for the lands that are the Tr'ondëk- Klondike World Heritage Site and include Tr'ondëk Hwëch'in, the Government of Yukon, Parks Canada, and the City of Dawson.

The mandate of the Stewardship Committee is to ensure the conservation, protection, presentation, and transmission of TKWHS's OUV to future generations by:

- implementing the Management Plan by a coordinated management approach between all Parties;
- collaborating and providing advice to protect the integrity of TKWHS;
- promoting TKWHS's Outstanding Universal Value;
- supporting a diverse and vibrant economy in a manner consistent with maintaining the Outstanding Universal Value, and monitoring and reporting on the condition of TKWHS;
- Meeting twice/year with the TKWHS Advisory Committee to maintain community engagement and consider information and recommendations from the Advisory Committee on the management, presentation, promotion and responsible development of Tr'ondëk-Klondike.

## Status of the Committee

Each member retains its authority in respect of the lands and resources under its jurisdiction.

Recommendations made by the Committee regarding any potential impact to heritage resources that contribute to the site's OUV will be strongly considered by the parties, as per the MOU

## Responsibilities

The responsibilities of the Stewardship Committee are to:

- act within its mandate and in accordance with the MOU and these Terms of Reference in respect of TKWHS;
- seek approval and implement the Draft Management Plan through a coordinated management approach between all Parties;
- review the Management Plan;
- consult its members on key issues;
- promote TKWHS's OUV;
- foster and facilitate research and information-sharing for the benefit of TKWHS;
- report on the condition of TKWHS, including, as necessary, to the World Heritage Centre through the Canadian Delegation to the World Heritage Committee;
- obtain the support of relevant authorities;
- if needed, provide recommendations to Regulatory Authorities and Yukon Environmental and Socio-Economic Assessment Board (YESAB) on proposed development projects taking place within TKWHS per the Management Plan; and
- oversee the management of any finances under the Committee's purview by delegation to one of the Committee's Members.

The Stewardship Committee may establish any sub-committee it determines necessary to achieve its mandate in accordance with the TOR. These sub-committees will advise the



Stewardship Committee regarding issues that could have an impact on the OUV of TKWHS, including on its protection, interpretation, and promotion. A sub-committee will include at least one member of the Stewardship Committee.

The Stewardship Committee may establish formal rules of procedure and policies that are necessary for the performance of its responsibilities.

The Stewardship Committee may speak informally with interested persons or stakeholder groups but may not conduct formal consultations on behalf of the Parties without appropriate approvals to do so.

### Membership

The Stewardship Committee will be comprised of four members, each shall be nominated by their organization. The members of the Stewardship Committee are from the following organizations:

- Tr'ondëk Hwëch'in, Heritage Department ("TH");
- Parks Canada Agency, Klondike National Historic Sites, Yukon Field Unit ("Parks Canada");
- Government of Yukon, Department of Tourism and Culture, Cultural Services Branch, Historic Sites Unit ("YG"); and
- City of Dawson, Community Planning & Development ("the City").

Each organization shall delegate one (1) representative and one (1) alternate.

Representatives and alternates shall have authority to make decisions within their area of responsibility on behalf of their respective organizations.

The term of office will be for a duration of 2 years.

Technical advisors or other guests may be invited to attend the meetings upon request of the Stewardship Committee

to provide advice and assistance as necessary.

Individuals who no longer represent the organization for which they were appointed will cease to be members of the Committee.

### Chair

The position of Chair of the Committee will be appointed internally by the members of the Stewardship Committee.

The responsibilities of the Chair include:

- scheduling meetings and approving agendas;
- reviewing the draft minutes prior to their distribution;
- chairing meetings;
- ensuring that all agenda items end with a decision, action, or definite outcome;
- inviting technical advisors or other guests to attend meetings when required by the Stewardship Committee;
- representing TKWHS in an official capacity; and
- serving as the official spokesperson of TKWHS and responding to media requests on behalf of the Committee as needed.
- In the event a vote is required for a decision on an issue, and that vote is tied, the Chair shall cast the deciding vote.

### Secretary

The position of Secretary of the Committee will be appointed internally by the members of the Stewardship Committee.

The responsibilities of the Secretary include:

- issuing notices of meetings at least ten (10) days prior to the meeting date;



- preparing and distributing meeting agendas and documents required for discussion or comment;
- taking notes and preparing minutes of Committee meetings within ten (10) days after the meeting;
- providing draft minutes to the Chair for review prior to their distribution to the Committee;
- ensuring that the minutes of the previous meeting are approved at the beginning of the following meeting;
- organizing the logistics of Committee meetings and any other meetings or events relating to the operations of the Committee; and
- ensuring the records of the meetings and correspondence is filed and available to the four members of the Stewardship Committee and where applicable to the TKWHS Advisory Committee.

### Meetings

A minimum of four meetings per year shall be held in the community of Dawson City and scheduled by the Chair.

Special meetings shall be called by the Chair upon the request, in writing, specifying the reasons for the meeting by any member of the Stewardship Committee.

Quorum will be two-thirds of the members of the Stewardship Committee and must include the Tr'ondëk Hwëch'in member, who must be present in person or via conference call before the meeting can proceed.

Decisions will be made by consensus; however, under exceptional circumstances, voting will be conducted with a majority determining the decision.

Each member will have an opportunity at each meeting to provide a summary of concerns, issues, and opportunities and discuss these as appropriate.

Minutes will record key points of discussion and decision making. Decisions should be accompanied by a rationale regarding the issue's potential effects on TKWHS's OUV.

Minutes will be made available to the public following approval of the Committee.

As necessary, the Stewardship Committee may call public meetings to report on the management of TKWHS and discuss issues, challenges, and opportunities.

### Management of the World Heritage Site

The Stewardship Committee will act within its mandate in respect of TKWHS according to the highest standards in cultural heritage management and the Management Plan.

Each Party shall retain the authority to make independent management decisions on property within its jurisdiction.

The Management Plan will be reviewed five years after inscription on the World Heritage List and every five years thereafter.

In order to ensure the effective implementation of the Management Plan, the Committee shall hire or contract staff member as the Site Manager.

### Staffing

The Stewardship Committee shall hire or contract the Site Manager, administered through Tr'ondëk Hwëch'in, to assist in carrying out its mandate.

Staff responsibilities will be determined by the Committee and may include:

- coordinating the implementation of the Management Plan for TKWHS;



- coordinating the implementation of the decisions of the Committee;
- seeking and facilitating partnerships to pursue the goals of implementing the Management Plan, particularly for activities relating to research, protection, promotion, and sustainability;
- providing logistical and administrative support to the Committee, as detailed under the responsibilities of the Secretary;
- providing logistical and administrative support to any sub-committees of the Committee;
- preparing reports and recommendations to the Committee;
- reporting annually on the implementation of the Management Plan and on the condition of TKWHS;
- coordinating and preparing the report on the condition of TKWHS for Canada's Periodic Report under the guidance of the Canadian Delegation to the World Heritage Committee;
- reviewing the Management Plan and any other management-related document;
- implementing any other plans, guidelines, or policies produced or adopted by the Committee;
- preparing an annual budget and a five year implementation plan
- preparing funding applications for the Committee's review and approval;
- managing the day-to-day financial matters of the Committee and providing regular reports on the budget;
- coordinating media, public, and stakeholder relations;

- managing the website for TKWHS;
- managing correspondence on behalf of the Committee; and
- acting as the first point of contact on behalf of the Committee for general inquiries and requests for input or information.

### Funding

The organizations represented on the Stewardship Committee will cover the costs associated with the participation of their representative on the Stewardship Committee, such as for travel and meeting attendance.

The Stewardship Committee will research funding sources for ongoing operational costs related to implementation of the Management Plan.

As per the MOU, the Parties commit to jointly fund a Site Manager Position to support the Stewardship Committee and implement the TKWHS Management Plan.

### Managing Development

The Stewardship Committee may provide recommendations to Regulatory Authorities and Yukon Environmental and Socio-Economic Assessment Board (YESAB) on proposed development projects taking place within TKWHS per the Management Plan

Individual members will not engage in regulatory or development assessment processes on behalf of the Stewardship Committee unless directed by the Committee.

Members may bring forward any proposed projects that could impact the OUV for discussion with the Stewardship Committee, and to identify potential mitigations.



## Communications and Media Relations

If a member receives a media request or proposes to engage in a media event in relation to TKWHS, the member will first consult with the Stewardship Committee.

If the Stewardship Committee receives a media request, the Stewardship Committee will approve media statements and designate an official spokesperson if the Chair is unavailable.

## Dispute Resolution

In the event that an independent management decision made by a Party on property within its jurisdiction is considered threatening to the OUV of TKWHS by a member(s) of the Committee, the concerned member may initiate formal discussion of the issue at a regular or special meeting.

Any decisions will attempt be made by consensus; however, under exceptional circumstances, voting may be conducted with a majority determining the decision.

If a dispute cannot be settled at the committee level, a Special Committee may be established, made up of:

- Director of Heritage, Tr'ondëk Hwëch'in
- Director of Tourism and Culture, Yukon Government
- Field Unit Superintendent, Yukon, Parks Canada
- Chief Administrative Officer, City of Dawson

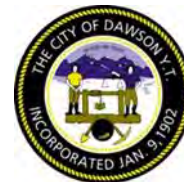
If a dispute cannot be settled by Special Committee, a mediator, agreed upon by the parties shall meet with the parties to assist them in the resolution of the dispute. The mediator, may provide a brief non-binding written recommendations to the parties.

## Amendments or Revisions

These Terms of Reference will be reviewed at least every three years by the Stewardship Committee and may be amended at any time to meet the requirements of the Committee, provided that the amendment is in writing and agreed to by all members.



# Report to Council



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

SUBJECT:	Community and Recreation Grants	
PREPARED BY:	Paul Robitaille, Parks and Recreation Manager	ATTACHMENTS:
DATE:	January 19, 2022	
RELEVANT BYLAWS / POLICY / LEGISLATION: Community Grant Policy #16-01, Recreation Grants Policy 2017-06		

## RECOMMENDATION

THAT Council approve the Community Grants, as recommended by the Community Grant Committee in the amount of \$11,610.00 and Council approve the Level 2 Recreation Grants, as recommended by the Recreation Board in the amount of \$4,500.00.

## BACKGROUND SUMMARY

\$30,000 is budgeted for Community Grants to be dispersed over the three intakes. The City of Dawson received nine applications for Community Grants in the January 2022 intake. **If council approves the Community Grants as recommended by the Community Grant Committee in the amount of \$11,610, there will be \$18,390 remaining.**

The Recreation Board dispenses two levels of funding under the Recreation Grant Program. Level 1 is intended for individuals or small groups. Level 2 is for community groups, organizations, non-profits and leagues. \$43,051 was budgeted for this year. \$4,500 was committed in this January 2022 intake. **If council approves the Level 2 Recreation Grants as recommended by the Recreation Board in the amount of \$4,500, there will be \$38,551 remaining for this fiscal.**

## ANALYSIS / DISCUSSION

The evaluation criteria for Community Grants applications is as follows:

- Provide a lasting infrastructure legacy to the community;
- Demonstrate significant volunteer involvement;
- Generate significant local spending and economic impact;
- Maintain open public access to the event or project
- Demonstrate partnership with other levels of government and community groups;
- Show large event attendance and local involvement;
- Have limited access to alternative funding sources;
- Generate awareness of City of Dawson;
- Create a sustainable public and social benefit;
- Involve youth and seniors
- and the *Recreation Grants Policy* establish the criteria

The evaluation criteria for Recreation Grants is as follows:


- Public benefit (number of participants, large target audience)
- Reduction of barriers (such as low fees, accessibility, reduce social & cultural barriers, location)
- Building capacity (leadership development, instructor training, activity promotion or infrastructure improvement)



- Application (complete, alternative funding sources, partnerships)

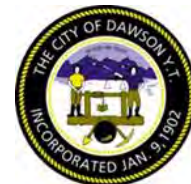
Based on the evaluation criteria established in the *Community Grants Policy* and the *Recreation Grants Policy* the respective committees make the following recommendations to Council for approval:

Organization	Project	Requested	Community Grants	Recreation Fund	Conditions
St. Mary's Catholic Church	New fence St. Mary's Cemetery	\$3,044.45	\$1,500.00	\$1,500.00	
Dawson City Arts Society	Film Fest Street Feast 2023	\$500.00	\$500.00	\$0	
Klondike Visitor Association	Thaw di Gras Spring Carnival 2022	\$3,000.00	\$1,500.00	\$1,500.00	
Klondike Visitor Association	Summer Concert Series 2022	\$3,000.00 + \$600.00 in-kind for facility rentals	\$2,100.00	\$1,500.00	\$1,500 + \$600 in kind = \$2,100.00 from Community Grants. \$1,500 from Rec Board
Percy DeWolfe Memorial Mail Race Association	Percy DeWolfe Memorial Race 2022	\$5,000.00	\$1,500.00	\$1,500.00	
Dawson Community Library Board	Berton House Renovations and Retrofits	\$1,000.00	\$1,000.00	\$0.00	Will be asking Stephanie if this application could be accommodated by the C.O.D. Heritage fund. It falls under Tier 2 and they could gain more funding. Up to \$5,000.
Boardwalk Burlesque	Spring Spectacular	\$1,500.00	\$1,350.00	\$0.00	
Dawson City Expressive Arts Collective	Climb Higher- Introduction to Pole	\$3,000.00	\$660.00	\$0.00	Funding for sound equipment, webcam purchase and pole grips.
<b>Total Committed</b>			<b>\$11,610.00</b>	<b>\$4,500.00</b>	
<b>Current Balance</b>			<b>\$28,390.00</b>	<b>\$38,551.00</b>	

APPROVAL		
<b>NAME:</b>	C Bellmore	<b>SIGNATURE:</b> 
<b>DATE:</b>	January 19, 2022	



# Report to Council



☒ For Decision

☐ For Direction

☐ For Information

☐ In Camera

<b>AGENDA ITEM:</b>	Federation of Canadian Municipalities (FCM) Annual Conference & Trade Show	
<b>PREPARED BY:</b>	CAO	<b>ATTACHMENTS:</b>
<b>DATE:</b>	Feb 11, 2022	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b>	<ul style="list-style-type: none"><li>▪ Councillor Convention Attendance Policy</li></ul>	

## RECOMMENDATION

That Councillors notify Administration by Mar 11, 2022, their intention to attend the FCM 2022

That Council approve travel for the attending councillors to Regina SK to attend FCM 2022.

## ISSUE / PURPOSE

Determine which members of council will be attending the Federation of Canadian Municipalities (FCM) Annual Conference & Trade Show being held in Regina, SK June 2 – 5, 2022 which will inform the registration and travel arrangement process.

## BACKGROUND SUMMARY

FCM has been working on bringing back the annual conference following the last couple of years of pandemic restrictions. For 2022, FCM is hosting a hybrid model of their annual conference. Attendance can be in person or via an online platform. Registration for the 2022 conference opens February 17, 2022. For in person attendance, late registration does make securing accommodations difficult, early registration is preferred.

## ANALYSIS / DISCUSSION

Section 2 of the *Councillor Convention Attendance Policy #14-06*:

Attendance Approval:

*2. All members of Council are hereby approved to attend one (1) Federation of Canadian Municipalities (FCM) Annual Convention during each term of office. Each member of Council wishing to attend the FCM annual convention shall notify the Chief Administrative Officer no later than March 15th of the Calendar year in which the conference will be held.*

Section 4 of the *City of Dawson Travel Policy #08-01*

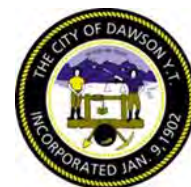
4. Travel Approval

*f. For Mayor or Council travel outside the Yukon all travel must be approved by Council Resolution*

APPROVAL		
<b>NAME:</b>	Cory Bellmore, CAO	<b>SIGNATURE:</b> 
<b>DATE:</b>	11-02-2022	



# Report to Council



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

<b>AGENDA ITEM:</b>	Council Additional Honorarium AYC Annual General Meeting	
<b>PREPARED BY:</b>	Cory Bellmore, CAO	<b>ATTACHMENTS:</b>
<b>DATE:</b>	February 13, 2022	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b>		

## RECOMMENDATIONS

That Council approves additional honorarium payments, as per Section 6.01 and 7.01 of the Council Remuneration Bylaw #2021-10, to attend the Association of Yukon Communities Annual General Meeting in Whitehorse May 13 & 14, 2022.

## ISSUE / PURPOSE

Councillor Convention and Attendance Policy #14-16 allows for all council members to attend the AYC AGM and Travel Policy #08-01 provides for the CAO to authorize council travel within Yukon not exceeding 5 days. Prior approval of Council is required for additional honorarium payments for training and meetings.

## BACKGROUND SUMMARY


Section 6.01 states:

*"In addition to the annual remuneration provided pursuant to this bylaw, a member of council may be paid a per diem for each day the member of council is engaged in representing the City at any training session, event or meeting where such representation has been approved in advance by council resolution. The per diem shall be prorated as follows:"*

Representation	Entitlement	Amount
More than 4 hours	Full-Day	\$200.00
4 hours or less	½ Day	\$150.00

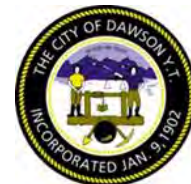
Section 7.01 states:

*"Prior approval of council is required for funding or reimbursement of expenses incurred in conjunction with the travel of any member of council outside the City of Dawson."*

APPROVAL		
<b>NAME:</b>	Cory Bellmore, CAO	<b>SIGNATURE:</b> 
<b>DATE:</b>	2022-02-11	



# Report to Council



☒ For Decision

☐ For Direction

☐ For Information

☐ In Camera

<b>AGENDA ITEM:</b>	Travel Authorization – Canadian Association of Municipal Administrators (CAMA) Annual Conference & Federation of Canadian Municipalities (FCM) Annual Conference	
<b>PREPARED BY:</b>	CAO	<b>ATTACHMENTS:</b>
<b>DATE:</b>	Feb 11, 2022	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b> <ul style="list-style-type: none"><li>Travel Policy</li></ul>		

## RECOMMENDATION

THAT Council approves travel for CAO Bellmore to attend the 2022 CAMA Conference & Annual General Meeting and the FCM Annual Conference and Trade Show.

## ISSUE / PURPOSE

To attend the 2022 CAMA Conference & Annual General Meeting in Regina SK May 30 June 1, 2022 and the FCM Annual Conference and Trade Show in Regina SK June 2 – 5, 2022.

## BACKGROUND SUMMARY


As per *Travel Policy* #08-01, 4.c. CAO travel outside the Yukon must be approved by council resolution.

## ANALYSIS / DISCUSSION

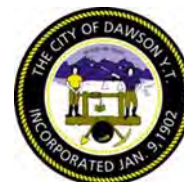
The Annual CAMA Conference and AGM provides numerous opportunities for networking with municipal peers, learning of best practices, and upcoming policy decisions affecting municipal administration and governance. Attendance at the FCM Conference also provides numerous opportunities for networking as well as access to a very large supplier network for municipal goods and services.

In the past few years, YG has supplemented CAO travel to CAMA through a financial transfer agreement with AYC where each community could supplement this travel. YG Community Affairs is interested in continuing to support CAO's to attend this conference, the value available to each municipality to attend will be based on overall attendance from all the communities. It is not yet known how many CAO's will be attending this year so the total supplement is not yet known.

## APPROVAL

<b>NAME:</b>	Cory Bellmore, CAO	<b>SIGNATURE:</b> 
<b>DATE:</b>	11-02-2022	





# Report to Council

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

☐ In Camera

<b>SUBJECT:</b>	<b>Block 8, Day’s Addition Alleyway Requests to Purchase:</b>	
<b>PREPARED BY:</b>	Stephanie Pawluk, CDO	<b>ATTACHMENTS:</b> <ul style="list-style-type: none"><li>- 2019 letter re. alleyway closure</li><li>- 2021 letter re. alleyway closure and purchase request</li></ul>
<b>DATE:</b>	January 20, 2022	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b> Official Community Plan Zoning Bylaw Sale of Municipal Lands Policy		

## RECOMMENDATION

It is respectfully recommended that Council deny the request to purchase the alleyway through Block 8, Day's Addition.

## ISSUE

In recent years, numerous requests have been made to legally close and purchase what has always assumed to be City-owned alleyways to split up and consolidate with adjacent privately owned lots. Recently, it has been found that many roads within the municipal boundary are untitled or titled to YG. The alley that runs through Block 8, Day's Addition is untitled.

The owner of Lot 9 on this block submitted a request in 2019 to partially close the alley, with 50ft of the western entrance of the alley remaining open to accommodate their personal access.

Subsequently, the owners of Lot 1 on this block submitted a request in 2019 to have the alley closed in its entirety and sold to all adjacent lot owners for consolidation.



Figure 1. Block 8, Day's Addition

## BACKGROUND SUMMARY

It has been found that many roads within the municipal boundary are untitled or titled to YG. The precise reason for this issue is unclear; given the 1995 document under the Yukon Highways Act and Municipal Act, which transferred jurisdiction of all highways within the boundaries of the City of Dawson, other than the



Klondike and Top of the World Highways, to the City. As per this document, there is a general understanding that the City should have title to all ROWs within the townsite; however, the City does not technically have title to this land at this time, which must be resolved prior to the passing of a Road Closure Bylaw and Land Sale Bylaw. Although there does not appear to be an expedient and simple solution, YG is currently working to address this issue.

Past road right of way (ROW) requests:

- **Block LA, Ladue Estate:** Recent request to purchase a section of physically closed York Street. Council denied on January 19, 2022. A contributing factor to this decision is the fact that the City does not have title to this requested road right of way.
- **Block LC, Ladue Estate:** Council approved this request on the conditions that all adjacent property owners agree to purchase their adjacent portion of alleyway and consolidate it with their property. In implementation, Administration learned that the City of Dawson does not have title to this alleyway, as well as many other road right of ways in the townsite. As such, Administration has not been able to proceed with the land sale agreements given that the City does not technically own the land to sell. Had it been known that the City did not have title to this alleyway at the time, Administration would have advised against the passing of the land sale bylaw for this reason.

## ANALYSIS / DISCUSSION

### Maintenance of Alleys Policy

S. 3 of the Maintenance of Alleys Policy states that “any existing alley may be closed upon request of the majority of the affected property owners”.

### Sale of Municipal Lands Policy

All land sale requests are subject to the Sale of Municipal Lands Policy #2018-03. As per s. 4 of the Policy, applications are circulated to all department heads for review and comment to determine whether the land can be considered surplus. Given the fact that the City does not have ownership of this alleyway at this time, the requests have not been circulated to Department Heads.

Section 8 outlines the requirements specific to a permanently closed roadway.

- Permanently closed roadways may be made available for purchase only to property owners adjacent to the subject property, and shall be subject to the following conditions:*
  - The permanently closed roadway shall be consolidated with the adjacent lot in accordance with the policies and procedures outlined in the Municipal Act, the Zoning By-Law, and the Subdivision By-Law.*
  - The cost of consolidation and all associated costs, including but not limited to survey costs, shall be borne by the purchaser.*
- Disposition of permanently closed roadways, or portions thereof, shall only occur if the disposition does not remove or restrict access to any other surveyed parcel.*
- Permanently closed roadways shall be sold at a value of \$1.00 per square foot.*

S. 8(a) states that the section of ROW must be adjacent to the applicant’s property, and that it must be consolidated with the adjacent lot. Therefore, consolidation with each adjacent lot would have to be a condition of the sale of the alley.

Additionally, s. 8(a) of the Policy states that a land sale for a permanently closed roadway must be done in accordance with the Municipal Act, Zoning Bylaw, and Subdivision Bylaw. Therefore, a road closure bylaw must first be passed, a zoning amendment bylaw must be passed and consolidation must occur.

S. 8(b) of the Policy states that disposition shall only occur if the disposition does not remove or restrict access to any other surveyed parcel. This is fundamental to the closure request submitted by the owner of Lot 9 since the owner of lot 9 uses the alley to access the residential use on the back of the lot. In regard to the 2019 request, Administration is concerned about the partial closure of this alley while retaining ownership of the alley, given the inequitable opportunity that this provides the landowner of Lot 9. This would create a municipally owned private rear access to Lot 9, a privilege that no other property owner on



this block would be afforded. In regard to the 2021 request, full closure would restrict the existing access (which was previously approved in a 1994 Development Permit) to the residential use on the back of lot 9, which conflicts with S. 8(b) of the Policy.

### Official Community Plan

This alleyway and surrounding lots are designated Urban Residential.

In the OCP, Section 6.0: Land Use Concept identifies the following applicable goals:

- Strive to use a highest and best use approach.
- Reduce encroachment issues.

The implementation approaches include:

- Promote a compact development pattern to ensure existing infrastructure is used efficiently and preserve habitat and wilderness areas.
- Work to prevent and reduce encroachment issues, especially in residential areas.

### Zoning

The surrounding lots are zoned R1: single-detached/duplex residential and the requested ROW is currently not zoned. A ZBL amendment to zone the alleyway R1 would be required in a sale and consolidation process.

### Road Closure

The requested land is a legally open, but physically closed road right of way. Administration could not locate a road closure bylaw for this portion of ROW, and the Canada Lands Survey Map confirms that it remains a surveyed ROW. Should the sale proceed, the road would need to be legally closed prior to completion of the sale.

### Procurement Policy #14-02

For the Block LC alleyway closure and sale, it was determined that the best way to expedite the project would be for the City of Dawson to commission the survey and then proportionately charge the property owners based on property frontage. The main reason for this is that it would be inefficient from both a time and cost perspective for individual property owners to commission their own surveys on the same block. Based on a 2019 survey cost estimate for the resurvey of Block LC, as instigated by an alleyway sale, as per Procurement Policy #14-02, due to the requirement for public tender for a contract over \$20,000 this survey work would likely need to be publicly tendered.

### Conclusion

ROW land sales typically require:

- Road Closure Bylaw
- Land Sale Bylaw
- Zoning Amendment Bylaw
- Land Sale Agreements
- Consolidation
- Survey contract


Administration recommends that Council deny the request for purchase of any ROW that is not currently titled to the City of Dawson at this time due to the unknown YG timeline and process in resolving the title issue. Further, as noted above, there is a conflict with s. 8(b) of the Sale of Municipal Lands Policy.

### OPTIONS

Council may:

1. Direct Administration to pursue further research.
2. Deny the request to purchase.

### APPROVAL

<b>NAME:</b>	Cory Bellmore, CAO	<b>SIGNATURE:</b> 
<b>DATE:</b>	Feb 11, 2022	



J. Nunan  
Box 936  
Dawson City Yt  
Y0B1G0  
Nov 8, 2019

Dawson City Council  
PO Box 308  
Dawson City YY  
Y0B 1G0

Re: Application to close alley or "lane" running through Block 8,  
Day Addition.

Council Members,

Please consider this an application to close the alley which is  
bounded between 7<sup>th</sup> and 8<sup>th</sup> Avenue and Grant and Turner  
Street.

Specifically, this application is to close the alley which touches lot  
numbers 9, 8, 7 and 6 Grant Street, and lot numbers 5, 4, 3 and 2  
Turner Street. These properties are: 516 Grant Street (owner  
Johnny Nunan), 518 Grant Street (owner Manny Herbrig, 542 &  
534 Grant Street (owner Barbara Hanulik), 547 Turner Street  
(owner Henry Procyk), 537 Turner Street (owner Chris Healey),  
525 Turner Street (owner Kim Bouzane) and 513 Turner Street  
(owner Sandy McClintock and Socrates Gervaggelis.

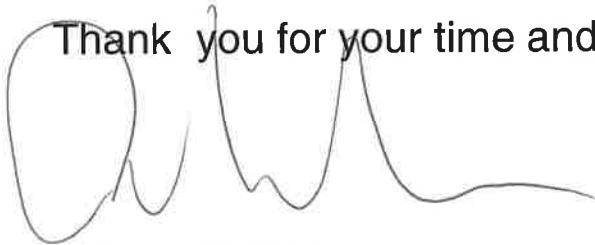
Part of the alley which touches lot 10 on Grant Street and lot  
number 1 on Turner Street would remain open so Nunan can  
access the south duplex.



The alley today only exists on survey maps. According to Barbara Hanulik, the alley has not been in use since before 1979. Today the alley is blocked off by with buildings, fences, gardens and Yukon Electric power poles on it. The current city maps do not reflect

For reference, alley ways have been formally closed in the past including Block LLC Ladue Estate, between 6<sup>th</sup> and 7<sup>th</sup> Avenue and Queen and King Streets.

Thank you for your time and consideration to this matter

A handwritten signature in dark ink, appearing to read 'Johnny Nunan', written in a cursive style.

Johnny Nunan



Dawson City Council

PO Box 308

Dawson City YY

Y0B 1G0

July 22, 2019

Letter of support to close alley running through Block 8, Day Addition, bounded between 7<sup>th</sup> and 8<sup>th</sup> Avenue and Grant and Turner Street.

Council Members,

Please consider this letter of support regarding Mr. Nunan's application to close the alley running through Block 8, Day Addition.

Sincerely,



Henry Procyk

547 Turner Street



Dawson City Council

PO Box 308

Dawson City YY

Y0B 1G0

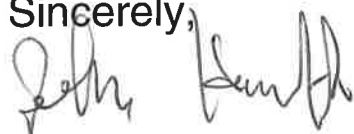
July 22, 2019

Letter of support to close alley running through Block 8, Day Addition, bounded between 7<sup>th</sup> and 8<sup>th</sup> Avenue and Grant and Turner Street.

Council Members,

Please consider this letter of support regarding Mr. Nunan's application to close the alley running through Block 8, Day Addition.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Barbara Hanulik', written over the word 'Sincerely,'.

Barbara Hanulik

542 & 534 Grant Street



Dawson City Council

PO Box 308

Dawson City YY

Y0B 1G0

July 22, 2019

Letter of support to close alley running through Block 8, Day Addition, bounded between 7<sup>th</sup> and 8<sup>th</sup> Avenue and Grant and Turner Street.

Council Members,

Please consider this letter of support regarding Mr. Nunan's application to close the alley running through Block 8, Day Addition.

Sincerely,

A handwritten signature in dark ink, appearing to read "M. Herbrig". The signature is fluid and cursive, with a large loop at the end.

Manny Herbrig

518 Grant Street

526



Dawson City Council

PO Box 308

Dawson City YY

Y0B 1G0

July 22, 2019

Letter of support to close alley running through Block 8, Day Addition, bounded between 7<sup>th</sup> and 8<sup>th</sup> Avenue and Grant and Turner Street.

Council Members,

Please consider this letter of support regarding Mr. Nunan's application to close the alley running through Block 8, Day Addition.

Sincerely,



Sandy McClintock

513 Turner Street

and



Socrates Gervaggelis.





Grant St

7th Ave

8th Ave

Turner St

7th Ave



# CHARLOTTE LUSCOMBE • SIMON WILLIAMS

Box 1274, Dawson City YT, Y0B 1G0 • 438 334 2802 • 514 560 3175

[charlotte.luscombe56@gmail.com](mailto:charlotte.luscombe56@gmail.com) / [simon.luscombewilliams@gmail.com](mailto:simon.luscombewilliams@gmail.com)

**Stephanie Pawluk**  
**Community Development Officer**  
City of Dawson  
Box 308  
Dawson City YT Y0B 1G0

**Cory Bellmore**  
**Chief Administrative Officer**

Friday January 29<sup>th</sup>, 2021

## TO STEPHANIE PAWLUK, CDO AND CORY BELLMORE, CAO

We are writing to you to express our interest in closing the alley behind our property located at 501 Turner Street (Lot 1 Block 8 Day's Addition). If this request is granted, we wish to then purchase the 5ft of alley abutting our property as per the Sale of Municipal Land's Policy 2018-03.

We have recently purchased the property and prior to the sale, the vendors informed us that the rear alleyway had not yet been sold and consolidated. We are keen to expand at the rear of our property and add a secondary suite addition to offer more long-term rental accommodation for Dawson's residents.

We look forward to hearing from you.

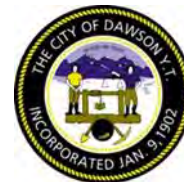
Yours sincerely

*C. luscombe*      *Simon Williams*

Charlotte Luscombe and Simon Williams



# Report to Council



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

☐ In Camera

<b>SUBJECT:</b>	Boundary Adjustment Application #20-076: Lots 19 and 20 Block LA Ladue Estate	
<b>PREPARED BY:</b>	Stephanie Pawluk, CDO & Stephani McPhee, PDA	<b>ATTACHMENTS:</b>
<b>DATE:</b>	February 10, 2022	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b> Municipal Act Subdivision Bylaw Official Community Plan Zoning Bylaw Heritage Bylaw		

## RECOMMENDATION

It is respectfully recommended that Council deny Subdivision Application #20-076 to adjust the boundary of Lots 19 and 20 Block LA Ladue Estate on account of the noncompliant setback, as per S. 11.1.2 of Zoning Bylaw #2018-19.

## ISSUE / BACKGROUND

Resolution #CW21-22-08, for the subdivision application #21-076 was postponed until a time that a land sale was completed for a portion of York St. to be consolidated with Lot 20. On January 19th, Council denied the land sale request to purchase a section of York St. by resolution. The reason for the land sale requirement is to correct an existing noncompliant setback on lot 20, where the existing structure is 6'6" from the exterior side parcel line, which is 3'6" smaller than the 10-foot requirement. As a result, the application to adjust the boundary between Lot 19 and Lot 20, Block LA, Ladue Estate cannot be done in conformity with the Zoning Bylaw.

## ANALYSIS / DISCUSSION / ALIGNMENT TO OCP & STRATEGIC PRIORITIES

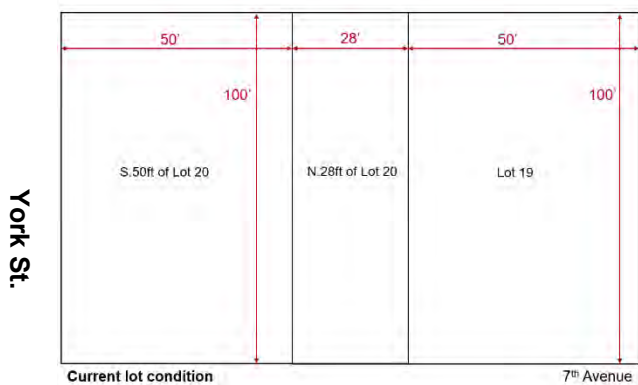
### Subdivision Bylaw

Subdivision Control Bylaw S. 3.01 states that every subdivision of land must be made in accordance with the Municipal Act, the OCP, the ZBL, and the Subdivision Control Bylaw. The Analysis/Discussion section of this report is intended to discuss the proposal's conformity with the provisions outlined in the relevant legislation, policies, and plans.

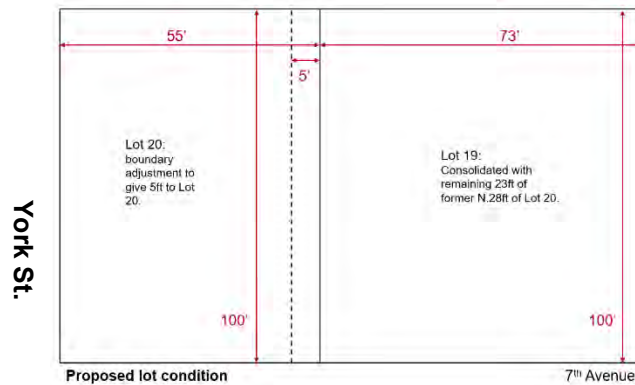
### Municipal Act

The Municipal Act S. 314 details the requirements for any proposed plan of subdivision to have direct access to the highway to the satisfaction of the approving authority. The existing vehicle access to the site is via 7<sup>th</sup> Avenue Dawson.





**Figure 1.** Existing lot configuration.



**Figure 2.** Proposed lot configuration

## Official Community Plan

The existing properties are currently designated as UR – Urban Residential. The area is predominantly low- and medium-density residential uses. Therefore, the current property conforms to the OCP and the consolidated lot would be required to retain the same designation. Any new use or development on the proposed lots would be required to continue conforming to UR – Urban Residential.

## Zoning Bylaw

The subject property is designated as R1 – Single detached/duplex residential. The ZBL is intended to implement the goals of the OCP. The purpose of the R1 zone is “to permit single detached and duplex dwellings”. The current use conforms to this designation as no change in use has been indicated by the applicant; however, a noncompliant setback has been identified through the zoning assessment.

The existing noncompliant setback is 6’6” from the exterior side parcel line, meanwhile, Table 11-1 of the Zoning Bylaw states that the minimum setback from the exterior side parcel line must be 10 feet. The setback is therefore 3’4” too small to be considered compliant.

All past Zoning Bylaws required a 10ft exterior side setback, meaning the noncompliant setback was always noncompliant; therefore, cannot consider this setback discrepancy as having legal nonconforming status. As such, the proposed amendment in the 2021 Housekeeping Zoning Bylaw Amendment that enables subdivision of lands with legal non-conforming structures does not apply.

S. 11.1.2 of the Zoning Bylaw states:

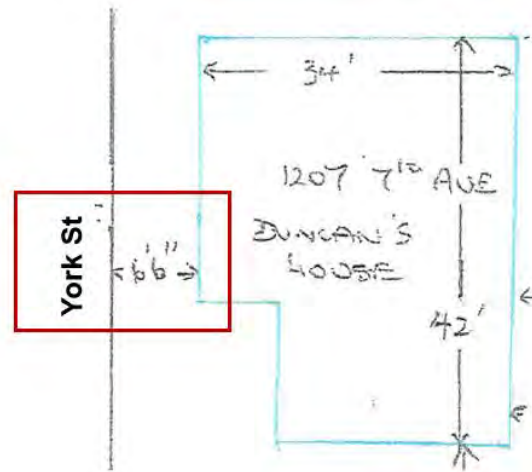
“On a parcel located in an area zoned R1, no plan of subdivision shall be approved and no building or structure shall be constructed, altered, or located in such a way that contravenes the regulations set out in table 11-1”.

The noncompliant setback contravenes table 11-1, the setback cannot be considered legal nonconforming, and this setback does not meet S. 7.8 of the ZBL: Setback Exceptions; therefore, no plan of subdivision should be approved as is.

Administration presents Council with the recommendation to:

1. Uphold S. 11.1.2 of the ZBL; and,
2. Not recommend a variance be applied for, as the variance requested does not appear to meet the four tests of Variance outlined in the Municipal Act S. 307(2).





**Figure 3 and 4:** Map of Lot 20 with the requested land, and the existing non-compliant setback


### Municipal Act

As per the Municipal Act (M.A), a variance application is decided upon by the Board of Variance (BoV) and a variance must meet all four tests of a variance. The four tests are as follows:

- 1. The unusual condition is the result of the applicant's or the property owner's action**  
It has not been proven that the property owners' actions did not cause the 'unusual condition' i.e. the desire for a smaller setback. There is no record of an original development permit for this structure; therefore, it is unknown whether this setback was ever approved, and if it was ever approved, it would have been done so incorrectly given the setback requirement of all past zoning bylaws. It is unknown if this setback was caused by a municipal error and was not the fault of the applicant.
- 2. The adjustment requested would constitute a special privilege inconsistent with the restrictions on the neighbouring properties in the same district**  
Every property owner is required to adhere to the Zoning Bylaw. Allowing a property owner to not have to adhere to the Zoning Bylaw requirements would constitute a special privilege. Further, a variance could set a precedent and may encourage other property owners to seek similar arrangements to remedy instances of zoning noncompliance. This test likely cannot be met.
- 3. The variance or exemption would be contrary to the purposes and intent of the official community plan or zoning bylaw and would injuriously affect the neighbouring properties**
  - The property is designated as R1, which allows single detached and duplex residential uses and accessory structures. A variance is not contrary to this purpose.
  - The purpose of the zoning bylaw is to provide "orderly, efficient, economic, environmentally and socially responsible development" (ZBL, p. 1). A variance is not contrary to this purpose.
  - It is possible that this setback could injuriously affect the neighbouring right of way. Exterior corner lot setbacks are important for safety and sightline purposes for traffic. given that the setback in question is for the exterior side parcel where a corner lot forms, the right of way sightlines may be interrupted and therefore hazardous.
- 4. The variance or exemption would allow a change to a use that is not similar to a permissible use in the area**  
The use would not be changed with this variance and the CR use is compliant. This test can be met.

### Heritage Bylaw

These lots are situated in the Historic Townsite and are subject to the City's Heritage Bylaw. Any future development on these lots will continue to be assessed to ensure conformity with the Heritage Bylaw.

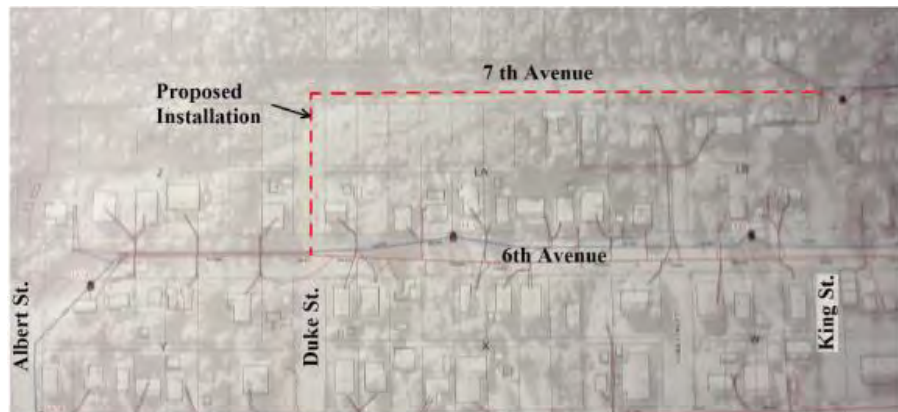
APPROVAL		
NAME:	C. Bellmore	SIGNATURE: 
DATE:	Feb 11, 2022	



## **Proposed 7<sup>th</sup> Avenue Study Area for Lots Development.**

### **2009-2010 Utility Expansion study - Geotech Assessment from Chilkoat Geological Engineers Ltd.**

- Service would be as shown below: tie-in to the 6th Avenue utility along Duke Street as the region between Duke and Albert Street (along 7th Avenue) appeared to be controlled by bedrock.
- It was understood that the utilities would consist of water and sanitary lines to facilitate services to future residential building lots in these areas.
- The proposed utilities should be comprised of heavy duty HDPE pipe and utilize electro-fusion type connections.
- Given the presence of permafrost conditions near/at the proposed installation depths, it's recommended that utilities be installed in the spring or fall to minimize the degradation of the native soils.
- A Geotechnical Consultant should be retained to review the design and the intended methods of construction prior to construction tender, in order to verify conformance with the geotechnical restrictions and assumptions of this report.
- Materials testing services should confirm the suitability of proposed imported fills, conduct in-situ density testing and provide geotechnical recommendations in the case of unforeseen soil conditions.



### **The study area for Utility Expansion**

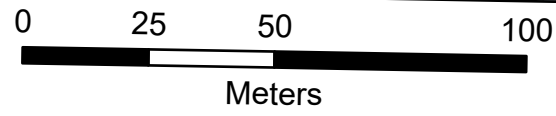
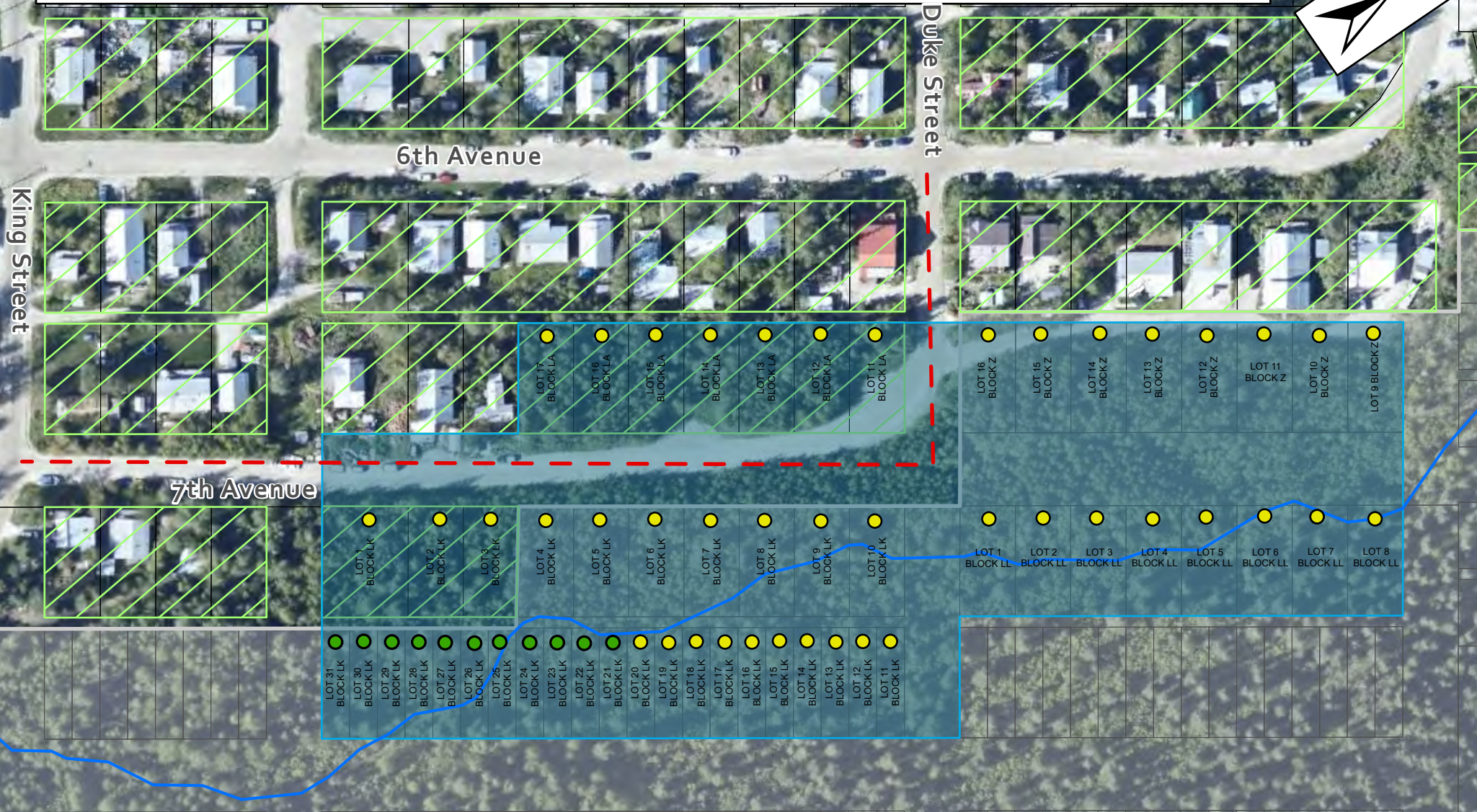
**YES:** Cost estimate were provided for three different areas along 7<sup>th</sup> Avenue but these cost estimates were only for the installation of sanitary and water services. These estimates are from 2012 and do not covered all the proposed study area. New accurate cost estimates would be required.

### **Next Steps:**

- Confirm support for development and define development boundary
- Conceptual Planning based on approved development area
- Geotech assessment for lots development not only for utility expansion (Desktop)
- Heritage Resource Assessments
- Environmental Assessment Phase I and taking ground water samples in 2 wells establish during the Geotech assessment 2009-2010
- Zoning amendments will be required



# Dawson City, Yukon - Proposed 7th Avenue Development Study Area



Sketch Created 19/01/2021 by the Land Development Branch,  
modified 19/02/2021. Imagery acquisition date: 08/19/2020.

<ul style="list-style-type: none"> <li>Proposed Utility Expansion (~330m)</li> <li>9th Avenue Trail (North)</li> <li>Study Area</li> <li>Land Parcels Polygon - Surveyed</li> </ul>	<b>Current Zoning Bylaw</b> <ul style="list-style-type: none"> <li>FP: Future Planning</li> <li>R1: Single-Detached/Duplex Residential</li> </ul> <b>Ownership</b> <ul style="list-style-type: none"> <li>City of Dawson</li> <li>Yukon Government</li> </ul>
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**Potential Study Area 7<sup>th</sup> Ave Lots Info**

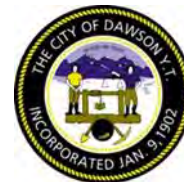
<b>CSLR</b>	<b>LOT</b>	<b>BLOCK</b>	<b>Titled Info</b>	<b>LTO Plan</b>	<b>Zoning</b>
8338A	9	Z	City of Dawson - 99y007	8338A	FP
8338A	10	Z	City of Dawson - 99y007	8338A	FP
8338A	11	Z	City of Dawson - 99y007	8338A	FP
8338A	12	Z	City of Dawson - 99y007	8338A	FP
8338A	13	Z	City of Dawson – 83Y154	8338A	FP
8338A	14	Z	City of Dawson – 83Y154	8338A	FP
8338A	15	Z	City of Dawson – 83Y154	8338A	FP
8338A	16	Z	City of Dawson – 83Y154	8338A	FP
8338A	11	LA	City of Dawson – 84Y1249	8338A	FP
8338A	12	LA	City of Dawson – 84Y1249	8338A	R1
8338A	13	LA	City of Dawson – 84Y1249	8338A	R1
8338A	14	LA	City of Dawson – 84Y1249	8338A	R1
8338A	15	LA	City of Dawson – 84Y1249	8338A	R1
8338A	16	LA	City of Dawson – 84Y1249	8338A	R1
8338A	17	LA	City of Dawson – 84Y1249	8338A	R1
8388	1	LK	City of Dawson – 82Y456MB	8388	R1
8388	2	LK	City of Dawson – 86Y1132	8388	R1
8388	3	LK	City of Dawson – 86Y1132	8388	R1
8388	4	LK	City of Dawson – 86Y1132	8388	FP
8388	5	LK	City of Dawson – 82Y426A	8388	FP
8388	6	LK	City of Dawson – 86Y1132	8388	FP
8388	7	LK	City of Dawson – 86Y1132	8388	FP
8388	8	LK	City of Dawson – 86Y1132	8388	FP
8388	9	LK	City of Dawson – 86Y1132	8388	FP
8388	10	LK	City of Dawson – 86Y1132	8388	FP
8388	11	LK	City of Dawson – 86Y1132	8388	FP
8388	12	LK	City of Dawson – 86Y1132	8388	FP
8388	13	LK	City of Dawson – 86Y1132	8388	FP
8388	14	LK	City of Dawson – 86Y1132	8388	FP
8388	15	LK	City of Dawson – 86Y1132	8388	FP
8388	16	LK	City of Dawson – 86Y1132	8388	FP
8388	17	LK	City of Dawson – 86Y1132	8388	FP
8388	18	LK	City of Dawson – 86Y1132	8388	FP
8388	19	LK	City of Dawson – 86Y1132	8388	FP
8388	20	LK	City of Dawson – 86Y1132	8388	FP
8388	21	LK	No Title Info	8388	FP
8388	22	LK	No Title Info	8388	FP
8388	23	LK	No Title Info	8388	FP
8388	24	LK	No Title Info	8388	FP



8388	25	LK	No Title Info	8388	FP
8388	26	LK	No Title Info	8388	FP
8388	27	LK	No Title Info	8388	FP
8388	28	LK	No Title Info	8388	FP
8388	29	LK	No Title Info	8388	FP
8388	30	LK	No Title Info	8388	FP
8388	31	LK	No Title Info	8388	FP
8388	1	LL	City of Dawson – 86Y1133	8388	FP
8388	2	LL	City of Dawson – 86Y1133	8388	FP
8388	3	LL	City of Dawson – 86Y1133	8388	FP
8388	4	LL	City of Dawson – 86Y1133	8388	FP
8388	5	LL	City of Dawson – 86Y1133	8388	FP
8388	6	LL	City of Dawson – 86Y1133	8388	FP
8388	7	LL	City of Dawson – 86Y1133	8388	FP
8388	8	LL	City of Dawson – 86Y1133	8388	FP



# Report to Council



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

☐ In Camera

<b>SUBJECT:</b>	City of Dawson-Owned Vacant Lots	
<b>PREPARED BY:</b>	Stephanie Pawluk, CDO	<b>ATTACHMENTS:</b>  1. City of Dawson Vacant Lots Notes 2. YG LDB 7 <sup>th</sup> Ave. Potential Development Study Area Proposal
<b>DATE:</b>	February 11, 2022	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b> Municipal Act Official Community Plan Zoning Bylaw Land Development Protocol		

## RECOMMENDATION

It is respectfully recommended that Council provide direction on:

1. Confirmation of lots that are not to be pursued
2. Identification of priority lots for development and disposition; and
3. Pre-development and pre-sale feasibility requirements.

## ISSUE / BACKGROUND

The Yukon Government Land Development Branch (LDB), in conjunction with the Planning and Development Department, underwent a review of YG and City-owned vacant lots in and around the Historic Townsite. Through this process, 12 potential lot areas were identified (see attached for a map and description of these areas). Most of these lots are City of Dawson owned (exceptions are areas 2 & 10). These findings were initially presented at LDB's April 21<sup>st</sup> 2021 land development presentation at Committee of the Whole meeting CW21-09 and subsequently discussed at Committee of the Whole on June 8 and June 15, 2021.

## ANALYSIS

### Vacant Lots

A summary of the work done to date includes:

- List of vacant lots from CoD
- LDB revision of list to facilitate mapping
- Disposition review by LMB
- Slope assessment mapping
- Creation of web map to spatially capture list of vacant lots
- Council review and initial direction on desired use of vacant lots
- CoD interdepartmental review of vacant lots
- LDB review of vacant lots for high level development suitability

Based on LDB's Work Plan, next steps include the following, should CoD wish to work with YG on townsite lot development:

- Council to provide direction on priority lots to focus on for potential development



- Confirmation of title on parcels
- updating webmap with additional information
- CoD looking into any agreements regarding development potential of some parcels/areas
- LDB to conduct high level review and proposed workplan based on priority lots identified
- LDB & CoD to determine roles/responsibilities

Once direction on priority lots has been received, LDB can proceed with stage 1 feasibility investigations (geotechnical, environmental, heritage), unless directed otherwise by Council (discussed below). LDB can manage and cover all costs associated with stage 1 investigations and not require these costs to be recoverable. The next stages of design (as needed) and implementation are required to be cost recoverable.

## **7<sup>th</sup> Ave. Development**

This potential project is listed separately from the vacant lots review as YG Land Development Branch (LDB) had prepared an initial study area proposal going off of work that had been done in 2009-2010 and perceived Council interest in exploring the possibility. This project was included in the YG LDB April 21, 2021 Council project update. The following are excerpts from this LDB presentation:

Yukon Government is working with the City of Dawson to consider development east of 7th Avenue, on primarily CoD owned lands, with some Yukon Government lands.

Work completed includes:

- Review of past (~2009) work
- Tenure confirmation
- Summary of past work and proposed development boundary identified

Next steps include:

- Confirm support for development and approve development / study area boundary
- Define project roles and responsibilities
- Define extent of feasibility review
- Conceptual planning
- High level access/servicing review

During this presentation, LDB requested that Council provide the following direction in the future, should Council wish to pursue the development of these lands in partnership with YG LDB:

1. City to confirm/approve development (study area) boundary
2. Identify any concerns with development impact on 9th Ave trail
3. City to confirm type of development/zoning desired (ie. R1)
4. Confirm extent of feasibility investigations to carry out
5. Confirm roles and responsibilities (LDB and City)

Should Council wish to pursue the development of these lands, Council must decide whether to pursue government, City, or private development.

## **Feasibility work**

Should Council wish to pursue the development and disposition of any City-owned property, the City must determine a standard for feasibility review. Standards should be set for both City and private development.

The preliminary understanding is that some regulations around heritage assessment work are required; however, there are seemingly no regulations that require a municipality to conduct geotechnical or environmental investigations prior to selling land. That said, best practice is to conduct feasibility work to limit liability risks. YG's standard practice and recommendation is to conduct these assessments (geotechnical, heritage, and environmental) to better understand development potential and any constraints, potential liabilities, or risks.

For reference, a typical YG land development workplan (which may vary based on specific site and constraints/opportunities) is as follows:



## STAGE 1

- title confirmation
- zoning conformance review
- site inspection
- encroachment review
- review for other land uses (ie. dispositions, adjacent compatible uses, etc.)
- survey monument review
- access review
- servicing review (City services and telecommunications)
- feasibility review (geotechnical, environmental, heritage investigations)

## STAGE 2

- planning
- civil design
- encroachment resolutions
- zoning amendments
- subdivision approval
- market value appraisals
- environmental remediation or other follow up from feasibility investigations

## STAGE 3

- implementation of civil works (access or servicing)
- subdivision / survey / registration of new plan(s)

## STAGE 4


- lot sales
- agreement for sale
- transfer title

Administration recommends seeking legal review of best practice and liability risks in municipal land development and disposition.

### General Development Concerns

Public Works had previously provided comments to Council (via RFD on 7<sup>th</sup> ave. land sale request) in considering any new land development in the municipality.

“We live in a closed system with finite water and sewer infrastructure and availability. Each addition of service adds demand to the system. Do we have the capacity to be continually onboarding new services without a systematic analysis of what our current infrastructure can supply? In my [Public Works Manager’s] opinion, we need to assess what our treatment system, wells and aquifer can maintain as well as future concerns of sewage treatment capacity before we begin to create large scale developments. This is not to suggest the 7th Ave project would “break us” but this is certainly a factor we need to be cognizant of and recognize in future development.”

APPROVAL		
NAME:	Cory Bellmore, CAO	SIGNATURE: 
DATE:	Feb 11, 2022	



**City of Dawson Vacant Lots**  
**Potential Vacant Lots to Investigate**  
Feb 16, 2022





## Council & Administrative Comments Compiled

Notes compiled from previous Council meetings: April 21, 2021, June 8, 2021, and June 15, 2021.  
Administrative comments provided where requested by Council.

Green= Support for studies, development, and lot release

Orange= Potential, if concerns/constraints are addressed

Red= No support

### 1. Informal Sliding/Park Area below Crocus Bluffs

Lots 2 to 5, Block 2, Days Addition

- CoD considering maintaining area for public use (formalizing park use), however there is potential for 2 lots for development while accommodating the park use.
- Rec noted that this area may be needed as a pedestrian thoroughfare for connection to the new recreation centre.

### 2. City Welcome Sign Area

Lots 3 to 8, Block 18, Government Reserve

- Currently a small park area.
- potential for 2-4 lots for development.
- Council previously indicated desire to leave as is.

### 3. 302 Church Street: adjacent church and daycare

Block 20, Government Reserve

- potential for 2-3 lots for development.
- This area had previously been discussed at June 8, 2021 CoW and July 13, 2021 Council in response to a land purchase request from the adjacent Little Blue Daycare. The following resolutions was passed:

2021 Land Sale Bylaw No. 1 (2021-11)- First reading

**C21-15-19** Moved by Councillor Kendrick, seconded by Councillor Johnson that first reading of Bylaw #2021-11, being the 2021 Land Sale Bylaw No.1, be postponed pending further research and collaboration with Tr'ondëk Hwëch'in.  
Motion Carried 4-0

### 4. Parking lot across from Gerties (corner of 4<sup>th</sup> & Queen)

Lots 16 to 20, Block L, Ladue Estate

- current parking area for Gerties. Council previously indicated that this use is a valuable community amenity that is to be left as is.
- KDO/City currently planning to animate the parking lot this summer through Downtown Revitalization.
- potential for 3-5 lots for development.

### 5. Adjacent existing Rec Centre

Lots 8 & 13, Block S, Ladue Estate

- current parking lot for the Rec Centre.
- A future decision will have to be made about this land with the construction of the new Rec Centre.
- potential for 2 lots for development.



- Council previously indicated that this is meant to be left as is.

#### **6. Adjacent parking area near Parks Canada Palace Grande Building**

Lot 3, Block H, Ladue Estate

- Currently used as a parking area.
- Administration confirmed that there is no need to retain this lot for PW purposes.
- Council previously provided direction to continue use as a formal parking lot. This lot has been flagged to animate through Downtown Revitalization, following implementation of the Gerties parking lot.
- potential for 1 lot for development.

#### **7. Proposed New Lot adjacent York Street Lift Station**

New (pending survey) Lot 'B', Block C, Ladue Estate

- Potential for 1 commercial lot for development.
- Commercial lot being created through subdivision process.
- Council previously indicated interest in releasing this lot for sale, but requested feedback from PW re. sand & gravel use.
- PW: this site is currently used for sand & gravel -a stockpile location for road material. This site is ideal due to the central location; however, could potentially change the stockpile location to the North End to accommodate.
- This lot has not yet been formally created as it is pending the completion of subdivision.
- Council also previously flagged this lot as potential for a formal parking use to accommodate off street downtown parking.

#### **8. Existing RV Park**

Lots 1 to 20, Block Q, Ladue Estate

- Potential for 20+ residential lots for development.
- Current use as RV Park.
- As per Council decision, this land will not be used for residential development.

#### **9. Vacant Lot off 6<sup>th</sup> Ave**

Lot 3, Block Z, Ladue Estate

- Potential for 1 lot for development.
- Council previously indicated interest in potential release of this lot.
- Feasibility concerns:
  - Slope issues of adjacent property -retaining wall would likely be required.
  - The City house (currently used by the Protective Services Manager) encroaches onto this lot → the frontage of this lot would have to be small. This encroachment and the slope constraints would likely yield a lot with extremely high development constraints.
- PW: it is futured; therefore, servicing is possible.

#### **10. Lots behind Private Block 4 Development, North End**

Lots 9 to 11, Block U, Government Addition

- potential for 3 lots for development.
- Access constraints.
- PW Manager indicated that this lot would be impossible to service due to slope and access constraints.



- Council previously indicated that this lot is not to be pursued due to the constraints.

#### **11. Lots behind 7<sup>th</sup> Ave**

Lots 21 to 24, Block LI, Ladue Estate

- Potential for 2-3 lots for development.
- Council previously indicated interest in pursuing studies at this location; however, this was before Public Works reviewed and provided comments.
- PW Manager indicated that these lots could not be serviced as the servicing access exists through the 10 ft wide alley which is not wide enough to dig to the services without digging through adjacent private properties. PW does not recommend this development.

#### **12. Larger area off Mary McLeod Road**

Various Lots: Blocks A, V, W, X, Y, Z, Stewart Menzies Addition, & Block 13, Government Addition

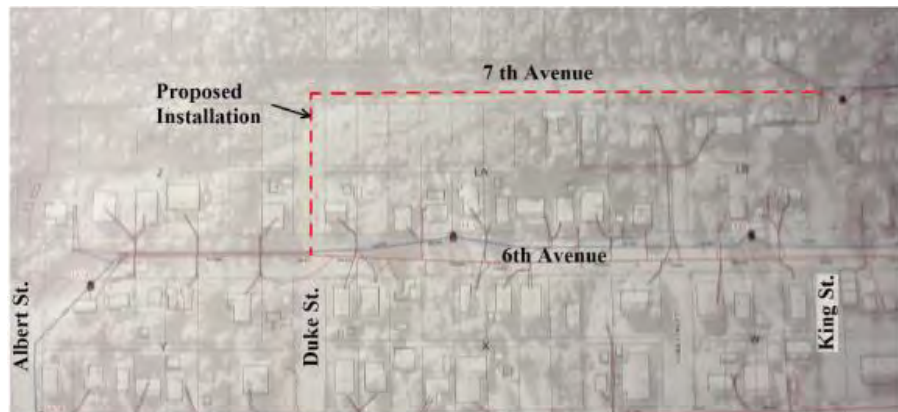
- Potential Country Residential lots.
- Potential lot yield to be determined.
- Potential access constraints.
- PW: Geotechnical concerns exist re. the glacier and groundwater.
- Rec: 'informal' recreation trails exist here.



## **Proposed 7<sup>th</sup> Avenue Study Area for Lots Development.**

### **2009-2010 Utility Expansion study - Geotech Assessment from Chilkoat Geological Engineers Ltd.**

- Service would be as shown below: tie-in to the 6th Avenue utility along Duke Street as the region between Duke and Albert Street (along 7th Avenue) appeared to be controlled by bedrock.
- It was understood that the utilities would consist of water and sanitary lines to facilitate services to future residential building lots in these areas.
- The proposed utilities should be comprised of heavy duty HDPE pipe and utilize electro-fusion type connections.
- Given the presence of permafrost conditions near/at the proposed installation depths, it's recommended that utilities be installed in the spring or fall to minimize the degradation of the native soils.
- A Geotechnical Consultant should be retained to review the design and the intended methods of construction prior to construction tender, in order to verify conformance with the geotechnical restrictions and assumptions of this report.
- Materials testing services should confirm the suitability of proposed imported fills, conduct in-situ density testing and provide geotechnical recommendations in the case of unforeseen soil conditions.



### **The study area for Utility Expansion**

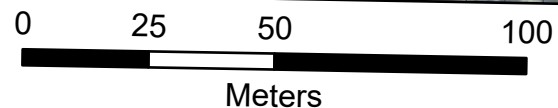
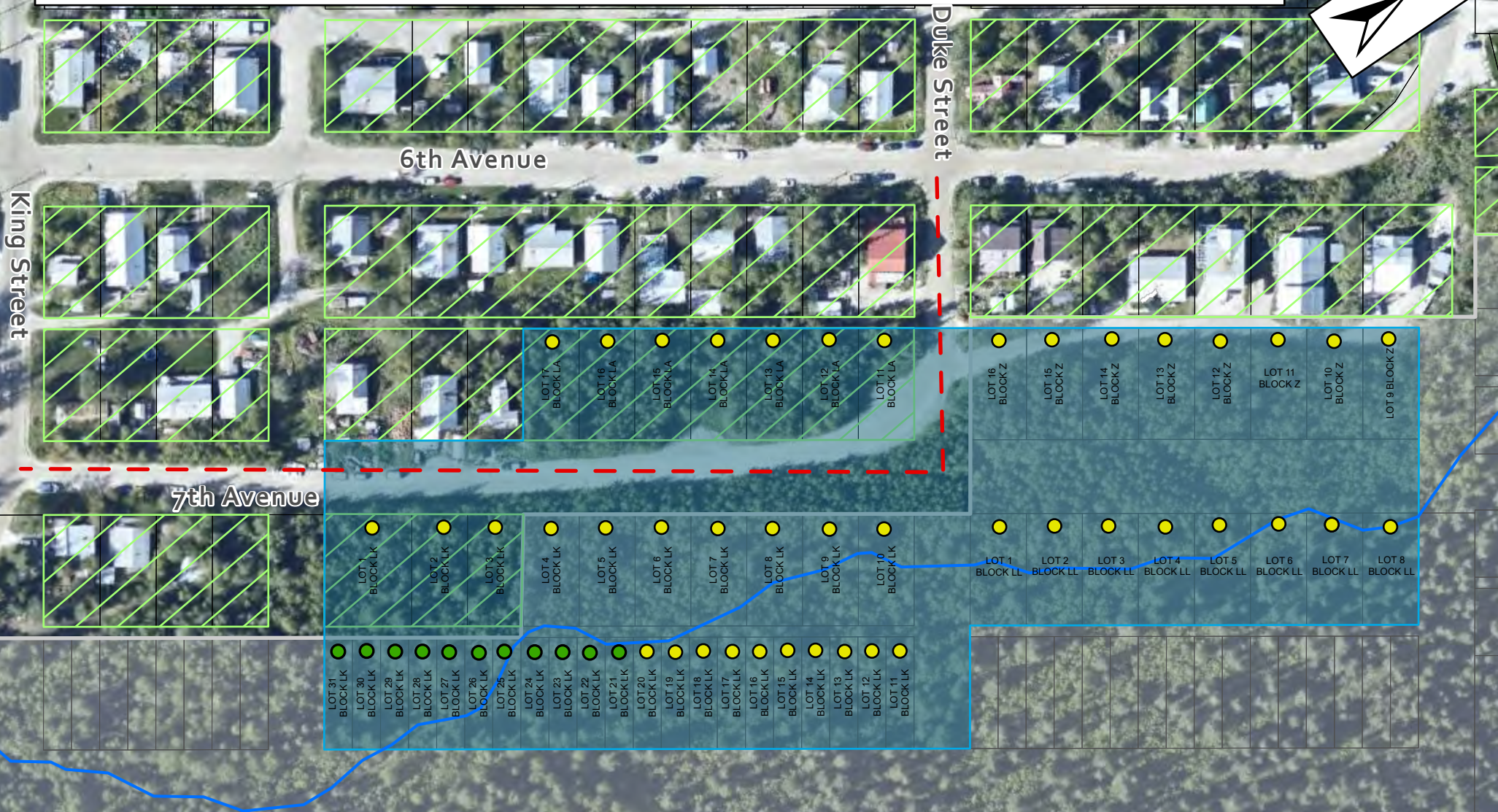
**YES:** Cost estimate were provided for three different areas along 7<sup>th</sup> Avenue but these cost estimates were only for the installation of sanitary and water services. These estimates are from 2012 and do not covered all the proposed study area. New accurate cost estimates would be required.

### **Next Steps:**

- Confirm support for development and define development boundary
- Conceptual Planning based on approved development area
- Geotech assessment for lots development not only for utility expansion (Desktop)
- Heritage Resource Assessments
- Environmental Assessment Phase I and taking ground water samples in 2 wells establish during the Geotech assessment 2009-2010
- Zoning amendments will be required



# Dawson City, Yukon - Proposed 7th Avenue Development Study Area



Sketch Created 19/01/2021 by the Land Development Branch,  
modified 19/02/2021. Imagery acquisition date: 08/19/2020.

- Proposed Utility Expansion (~330m)
  - 9th Avenue Trail (North)
  - Study Area
  - Land Parcels Polygon - Surveyed
- Current Zoning Bylaw**
- FP: Future Planning
  - R1: Single-Detached/Duplex Residential
- Ownership**
- City of Dawson
  - Yukon Government



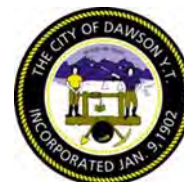
**Potential Study Area 7<sup>th</sup> Ave Lots Info**

<b>CSLR</b>	<b>LOT</b>	<b>BLOCK</b>	<b>Titled Info</b>	<b>LTO Plan</b>	<b>Zoning</b>
8338A	9	Z	City of Dawson - 99y007	8338A	FP
8338A	10	Z	City of Dawson - 99y007	8338A	FP
8338A	11	Z	City of Dawson - 99y007	8338A	FP
8338A	12	Z	City of Dawson - 99y007	8338A	FP
8338A	13	Z	City of Dawson – 83Y154	8338A	FP
8338A	14	Z	City of Dawson – 83Y154	8338A	FP
8338A	15	Z	City of Dawson – 83Y154	8338A	FP
8338A	16	Z	City of Dawson – 83Y154	8338A	FP
8338A	11	LA	City of Dawson – 84Y1249	8338A	FP
8338A	12	LA	City of Dawson – 84Y1249	8338A	R1
8338A	13	LA	City of Dawson – 84Y1249	8338A	R1
8338A	14	LA	City of Dawson – 84Y1249	8338A	R1
8338A	15	LA	City of Dawson – 84Y1249	8338A	R1
8338A	16	LA	City of Dawson – 84Y1249	8338A	R1
8338A	17	LA	City of Dawson – 84Y1249	8338A	R1
8388	1	LK	City of Dawson – 82Y456MB	8388	R1
8388	2	LK	City of Dawson – 86Y1132	8388	R1
8388	3	LK	City of Dawson – 86Y1132	8388	R1
8388	4	LK	City of Dawson – 86Y1132	8388	FP
8388	5	LK	City of Dawson – 82Y426A	8388	FP
8388	6	LK	City of Dawson – 86Y1132	8388	FP
8388	7	LK	City of Dawson – 86Y1132	8388	FP
8388	8	LK	City of Dawson – 86Y1132	8388	FP
8388	9	LK	City of Dawson – 86Y1132	8388	FP
8388	10	LK	City of Dawson – 86Y1132	8388	FP
8388	11	LK	City of Dawson – 86Y1132	8388	FP
8388	12	LK	City of Dawson – 86Y1132	8388	FP
8388	13	LK	City of Dawson – 86Y1132	8388	FP
8388	14	LK	City of Dawson – 86Y1132	8388	FP
8388	15	LK	City of Dawson – 86Y1132	8388	FP
8388	16	LK	City of Dawson – 86Y1132	8388	FP
8388	17	LK	City of Dawson – 86Y1132	8388	FP
8388	18	LK	City of Dawson – 86Y1132	8388	FP
8388	19	LK	City of Dawson – 86Y1132	8388	FP
8388	20	LK	City of Dawson – 86Y1132	8388	FP
8388	21	LK	No Title Info	8388	FP
8388	22	LK	No Title Info	8388	FP
8388	23	LK	No Title Info	8388	FP
8388	24	LK	No Title Info	8388	FP



8388	25	LK	No Title Info	8388	FP
8388	26	LK	No Title Info	8388	FP
8388	27	LK	No Title Info	8388	FP
8388	28	LK	No Title Info	8388	FP
8388	29	LK	No Title Info	8388	FP
8388	30	LK	No Title Info	8388	FP
8388	31	LK	No Title Info	8388	FP
8388	1	LL	City of Dawson – 86Y1133	8388	FP
8388	2	LL	City of Dawson – 86Y1133	8388	FP
8388	3	LL	City of Dawson – 86Y1133	8388	FP
8388	4	LL	City of Dawson – 86Y1133	8388	FP
8388	5	LL	City of Dawson – 86Y1133	8388	FP
8388	6	LL	City of Dawson – 86Y1133	8388	FP
8388	7	LL	City of Dawson – 86Y1133	8388	FP
8388	8	LL	City of Dawson – 86Y1133	8388	FP





# Report to Council

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

☐ In Camera

<b>SUBJECT:</b>	<b>Request to Purchase Land: 21 vacant, municipal-owned lots along 7<sup>th</sup> Avenue</b>	
<b>PREPARED BY:</b>	Stephanie Pawluk, CDO	<b>ATTACHMENTS:</b> <ul style="list-style-type: none"><li>- Oct 13, 2021 letter re. purchase request</li><li>- Map provided by the Applicant</li><li>- YG LDB 7<sup>th</sup> Ave. Potential Development Study Area Proposal</li></ul>
<b>DATE:</b>	February 10, 2022	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b>	Official Community Plan Zoning Bylaw Sale of Municipal Lands Policy	

## RECOMMENDATION

That Council deny this request and add this development area to the future Council Priorities list.

## ISSUE

The applicant has requested to purchase and develop 21 vacant, municipal-owned lots on 7<sup>th</sup> Avenue plus the adjacent section of York and Duke St.

## BACKGROUND SUMMARY

The Applicant, LeFevre & Company Property Agents Ltd. submitted a purchase request (attached) in October 2021 for 21 City-owned lots with the intent to service and develop them.



Figure 1: Map of requested land, as provided by the Applicant



In collaboration with the City, YG created a vacant lots inventory map of YG and City-owned property. The suitability is solely based off of slope. In this study, vacant lots were broken down into the following categories: suitable, potential, and not suitable. Lots 11-17, Block LA, Ladue are all 'suitable' for development. The remainder of the lots were not included in this map; Administration inquired as to the reason they have not been included as vacant lots in this study, but the reason is unclear.



Figure 2: Vacant lands development suitability map

The requested land had been discussed by Council in 2021 as part of a conversation about working to develop vacant City-owned lots. Council indicated interest in potentially pursuing the servicing and release of lots along 7<sup>th</sup> Ave.; however cited concerns that would have to be addressed prior to proceeding including impacts to the 9<sup>th</sup> ave. trail and geotechnical concerns. YG LDB provided a proposed development overview (attached). Council did not provide direction on whether this area was a priority project to be actioned and who it was to be actioned by (YG, City of Dawson, or private development). As stated in the December 2021 LDB Council update: "City of Dawson may consider future development at some or all of these locations (City-owned townsite lots) and identify next steps."

Committee of the Whole deliberated this proposal at the January 12<sup>th</sup>, 2022 meeting. Here is an excerpt from the minutes:

a) Request for Direction: LeFevre Land Sale Request

- Council held discussion regarding the request. It's a good plan but may be premature because a lot of work needs to be done on the area first.

**CW22-01-07** Moved by Councillor Somerville, seconded by Councillor Pikálek whereas it has not been determined that this land can be deemed as surplus by Administration, that Committee of the Whole deny this request and add this development area to the future Council Priorities list.

Carried 4-1

Greg Hakonson attended the February 9<sup>th</sup>, 2022 Committee meeting as a delegate to speak to the proposal on behalf of the applicant.

## ANALYSIS / DISCUSSION

### Sale of Municipal Lands Policy

This request is subject to the Sale of Municipal Lands Policy #2018-03. As per s. 4 of the Policy, this application has been circulated to all Department Heads for review and comment to determine whether the land can be considered surplus. Comments were received from Protective Services regarding the concern over the sale of the extensions of York and Duke St. which would prevent future access to potential future development areas to the east.

Public Works provided the following comments:

#### Fire Flows

Pressure out of a hydrant is required to be 50PSI at approximately 1500gpm. There is a concern about the feasibility of maintaining this requirement with the line extension that would be required for



this development. This is already in question in some areas due to head pressure (loss due to elevation). There is concern that this development could exacerbate the problem. This matter should be addressed by YG.

### **Glaciation and Runoff**

The slope that the proposed development exists on takes an enormous amount of water from the Dome hillside in the Spring. Since the development of the lots above the cemetery, the traditional glacier that was directed down Harper St. has migrated to the North in an unpredictable fashion. This groundwater tends to “perch” on permafrost and creates large ice forms forced up to the surface, which could dramatically affect structures if not properly addressed before development. Public Works is concerned about the impacts of the glacier and runoff on the proposed properties, including foundations etc. Considering potential liability issues, Public Works recommends that significant geotechnical work be conducted and that the hydrology of the native material be properly understood prior to consideration of the development of this land. Administration recommends that advice be sought on liability regarding this matter.

### **Parking**

There is concern about the rerouting and widening of the road that would be required. The standard width for avenues is 66'; however, what currently exists on the ground is narrow and does not reflect the surveyed ROW. The feasibility of rerouting and widening the ROW to bring it up to standard is unknown. There is also concern that the slope of these potential lots will not be able to accommodate on-site parking. Considering the proposed number of lots, it is important that off-street parking is accommodated.

### **Broad Development Concerns**

This comment is not explicitly linked to this proposed development, but relates in the broader spectrum of considering any new land development in the municipality.

“We live in a closed system with finite water and sewer infrastructure and availability. Each addition of service adds demand to the system. Do we have the capacity to be continually onboarding new services without a systematic analysis of what our current infrastructure can supply? In my [Public Works Manager’s] opinion, we need to assess what our treatment system, wells and aquifer can maintain as well as future concerns of sewage treatment capacity before we begin to create large scale developments. This is not to suggest the 7th Ave project would “break us” but this is certainly a factor we need to be cognizant of and recognize in future development.”

Given the significant concerns regarding fire flows and glaciation and runoff, Public Works does not support the land being deemed surplus at this time.

“A lot being considered for disposition must first be deemed a surplus lot through consultation with all City of Dawson departments.” Based on these concerns, **it has not been determined that this land can be deemed as surplus by Administration.**

S. 4 states that “unserviced full lots may be released for disposition in the sole discretion of Council.” The requested full lots are unserviced. Council may consider this land to be “earmarked or under consideration for future use” by the municipality depending on Council’s direction on whether development of vacant City-owned lots is to be undertaken by the municipality or private development (s. 4. B) ii. 1)).

S. 6. A) states:

*“Full lots, including lots in new subdivisions, shall only be sold under an Agreement for Sale that ensures development of the lot within a specified period of time **with a permitted use for that zone as per the Zoning By-Law** in effect at the time of disposition.”*

Therefore, prior to future development or sale of this land, a ZBL and OCP amendment is required

### **Official Community Plan**

Lots 11-17, Block LA, and Lots 1-3, Block LK, Ladue are currently designated UR: Urban Residential, and Lots 4-10, Block LK, and Lots 1-4, Block LL, Ladue are currently designated FRP: Future Residential Planning. An OCP amendment must occur to re-designate the lots zoned FRP to UR to reflect the intended new use of the land.

In the OCP, Section 6.0: Land Use Concept identifies the following applicable goals:

- Strive to use a highest and best use approach.



- Protect heritage resources.
- Reduce encroachment issues.

The implementation approaches include:

- Identify lands unsuitable for future development as Parks and Natural Space areas, which should be maintained in their natural state or used for passive recreation.
- Promote a compact development pattern to ensure existing infrastructure is used efficiently and preserve habitat and wilderness areas.
- Work to prevent and reduce encroachment issues, especially in residential areas.

Section 7.0 identifies the following goals:

- Meet the full spectrum of housing needs in the community.
- Provide sufficient land available for residential development.
- Minimize the amount of vacant or underutilized residential land in the historic townsite.

The implementation approaches include:

- Encourage owners of vacant land and underutilized parcels, particularly in the historic townsite, to either develop or sell their land to facilitate the strengthening of the historic townsite.
- Consider maintaining a map that identifies vacant lots and corresponding property owners to inform incentive programs.
- Encourage vacant lot development by continuing to investigate different incentive program options.

The development of these 21 lots aligns with the housing and development related goals of the OCP. Promoting lot development within the townsite encourages the highest and best use approach, by providing much needed serviceable housing options within a walkable distance to services and amenities in the townsite. That said, the current recreation use of the 9<sup>th</sup> ave. trail that exists on the requested lots north of Duke Street must be considered, as this is a highly valued community recreation amenity.

## Zoning

Lots 11-17, Block LA, and Lots 1-3, Block LK, Ladue are currently zoned R1: single-detached/duplex residential, and Lots 4-10, Block LK, and Lots 1-4, Block LL, Ladue are currently zoned FP: Future Planning. Lots zoned as Future Planning must be rezoned to the most suitable zone for the intended use and intensity (likely R1 or R2: multi-unit residential).

## Municipal Act

According to S.326 of the Municipal Act, Council may enter into development agreements which may include terms and conditions considered necessary to carry out the intent of development. S.309 defines “development agreement” as a binding agreement between the owner of the land that is the subject of an application for subdivision and the approving authority with respect to the requirements or limitations of the conditional approval.

## Road Closure

The requested land includes the legally open, but physically closed York St. and Duke St. (circled in blue). The portion of 7<sup>th</sup> Ave North of Duke is physically closed, but legally open. A Road Closure Bylaw is required.





Figure 3 and 4: screenshot from GeoYukon & CLSS showing the active ROW



Figure 5, 6, and 7: Corner of 7<sup>th</sup> Ave and Duke St., ROW is currently used as the 9<sup>th</sup> Ave. trail entrance

## Conclusion

Through preliminary assessment of this request and the applicable City policy and bylaws, private development of this land would require:

- Potential title transfer to the City
- Geotechnical and Hydrological assessments
- Legal Review of liability
- Land Sale Bylaw
- OCP Amendment Bylaw
- Zoning Amendment Bylaw
- Road Closure Bylaw
- Land Tender
- Land Sale/ Development Agreement

Administration recommends that this land sale not be entertained at this time for the following reasons:


- It has not been determined that this land can be deemed as surplus by Administration;
- There are unknown geotechnical, hydrological, and infrastructural concerns that require investigation;
- The development of this land has not been identified in the strategic priority list meaning Administrative capacity does not currently exist to undertake this work.

## OPTIONS

Council may:

1. Add this development area to the Council priority list and pursue private development of these lots (requires change to council priorities)
2. Add this development area to the Council priority list and pursue City-development of these lots. (requires change to council priorities)
3. Deny this request and add the development area to future Council Priorities list.
4. Deny this request and not prioritize or pursue development of these lots at this time.

## APPROVAL

<b>NAME:</b>	Cory Bellmore, CAO	<b>SIGNATURE:</b> 
<b>DATE:</b>	Feb 11, 2022	





Dawson City Development Office  
Stephanie Pawluk, Community Development  
and Planning Officer  
1336 Front St,  
Dawson City, YT Y0B 1G0  
867-993-7400 Ext. 414  
cdo@cityofdawson.ca

2021, October 13

**RE: Vacant Municipal Lands – 7<sup>th</sup> Ave, Dawson City – Denoted in Blue on the attached plans**

Dear Stephanie,

Please accept my letter as our request to purchase and develop the above-mentioned land area.

It is understood that we would be obligated to carry out the installation of the required municipal infrastructure and servicing.

Further, during an agreed period of assessment, we would be obligated for any and all engineering costs associated with said assessment.

We regard our proposal as a logical step toward increasing much needed starter home housing in your City.

Thank you for your consideration on our request.

Yours,

Chris  
LeFevre & Company Property Agents Ltd.

cc. Greg Hakonson, Builder – Oro Enterprises

cc. Alex Hakonson, Builder – Oro Enterprises

cc. Stephanie McPhee, Planning and Development Assistant – City of Dawson





## Legend



## Notes

Lots 1-10, Block LK, Ladue Estate Lots 11-17, Block LA, Ladue Estate Lots 1-4, Block, Block LL, Ladue Estate York & Duke streets east of 7th Avenue to lane

0.1 0 0.06 0.1 Kilometers

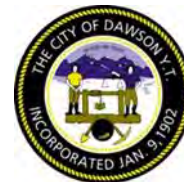
Projection: Yukon Albers Equal Area Conic  
Produced from: GeoYukon application

1: 2,500

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: 13-Oct-2021



# Report to Council



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

☐ In Camera

<b>SUBJECT:</b>	Zoning Bylaw Amendment Application #21-118: Lot 3, Block LD, Ladue Estate	
<b>PREPARED BY:</b>	Stephanie Pawluk, CDO & Stephani McPhee, PDA	<b>ATTACHMENTS:</b> Zoning Bylaw Amendment No. 15
<b>DATE:</b>	February 10, 2022	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b> Municipal Act Official Community Plan Zoning Bylaw Heritage Bylaw		

## RECOMMENDATION

It is respectfully recommended that Council pass Second and Third Reading of Zoning Bylaw Amendment No. 15.

## ISSUE / BACKGROUND

Subdivision Application #21-105 was received September 2021, which applied to consolidate lots 3,4,5,6,7, Block LD, Ladue Estate. The application was approved at the November 24<sup>th</sup>, 2021 Council meeting with the following conditions:

1. **The applicant successfully passes a Zoning Bylaw amendment to rezone Lot 3 to from R1 to R2 in order to undergo consolidation, in line with the other four lots and to accommodate multi-unit residential as a new use, given that this is the intended direction of development.**
2. The applicant submits a Stormwater Management Plan to the satisfaction of the CDO and Public Works Manager. **Completed on December 1<sup>st</sup>.**
3. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
4. The applicant shall, on approval of the subdivision plan by the City of Dawson, take all necessary steps to enable the registrar under the Land Titles Act to register the plan of subdivision.

The applicant submitted Zoning Bylaw Amendment Application #21-118 on November 15<sup>th</sup> to fulfill condition 1 of the Subdivision Approval.

No development permits have been received for this site at this time; however, the consolidation process has been approved under the objective that redevelopment will consist of a multi-unit building that is appropriately sized to fit the 5 lots and comply with Zoning Bylaw regulations.

First Reading was passed on January 19, 2022, and a Public Hearing successfully passed on February 9, 2022.

## ANALYSIS / DISCUSSION / ALIGNMENT TO OCP & STRATEGIC PRIORITIES

### Comments



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

## Municipal Act

The Municipal Act s. 314 details the requirements for any proposed plan of subdivision to have direct access to the highway to the satisfaction of the approving authority. The existing vehicle access to the site is via 6<sup>th</sup> Ave, and there is no boardwalk in this area. There is an existing rear alley that is legally and physically open and in use that provides additional access.



**Figure 1:** Approved lot configuration under Consolidation #21-105 and Lot 3 to be rezoned



**Figure 2:** Context map showing the location of Lot 3

## Official Community Plan

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


## Zoning Bylaw

The Zoning Bylaw is intended to implement the goals of the OCP. Lot 3 is zoned R1 – Single Detached/Duplex Residential, and Lots 4,5,6 and 7 are zoned R2 – Multi-Unit Residential.

This rezoning is required on Lot 3 to R2 in order to undergo consolidation, to match the other four lots and to accommodate multi-unit residential as a new use, given that this is the intended direction of development. Any future development of the proposed lots are required to obtain a development permit and conform with the Zoning Bylaw.

## Heritage Bylaw

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

APPROVAL		
NAME:	Cory Bellmore, CAO	SIGNATURE: 
DATE:	Feb 11, 2022	





# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 15 Bylaw

Bylaw No. 2022-01

**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

1.01 This bylaw may be cited as the ***Zoning Bylaw Amendment No. 15 Bylaw***.

#### 2.00 Purpose

2.01 The purpose of this bylaw is to provide for

- (a) An amendment to the Zoning Bylaw from R1: Single-detached/duplex residential to R2: Multi-unit residential, located at Lot 3, Block LD, Ladue Estate.





# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 15 Bylaw

Bylaw No. 2022-01

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# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 15 Bylaw

Bylaw No. 2022-01

### 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 This bylaw amends Lot 3, Block LD, Ladue Estate from R1: Single-detached/duplex residential to R2: Multi-unit residential in the Zoning Bylaw Schedule C: Historic Townsite, as shown in Appendix A of this bylaw.

## PART III – FORCE AND EFFECT

### 5.00 Severability

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

### 6.00 Enactment

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





# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 15 Bylaw

Bylaw No. 2022-01

### 7.00 Bylaw Readings

Readings	Date of Reading
FIRST	January 19, 2022
PUBLIC HEARING	February 9, 2022
SECOND	
THIRD and FINAL	

\_\_\_\_\_  
William Kendrick, Mayor

**Presiding Officer**

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

**Chief Administrative Officer**





# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 15 Bylaw

Bylaw No. 2022-01

### PART IV – APPENDIX A

Figure 1. Location Map



Figure 2. Amended area







RECEIVED JAN 22 2022

January 18, 2022

Mayor Bill Kendrick  
Councillor Elizabeth Archbold  
Councillor Brennan Lister  
Councillor Patrik Pikálek  
Councillor Alexander Sommerville  
PO Box 308  
Dawson City, YT Y0B 1G0

Dear Mayor Kendrick and Councillors:

**RE: Congratulations on your Election**

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On behalf of Tr'ondëk Hwëch'in Council and citizens, I congratulate you on taking up the challenge of representing the citizens of Dawson in local government. It is a noble and honourable undertaking to offer your energy and commitment to your community. You have my respect and best wishes for your term.

We look forward to working with you to strengthen the bond between our councils as we pursue common goals.

Sincerely,

Roberta Joseph  
Hähkè, Tr'ondëk Hwëch'in



Dear Mayor and City of Dawson Council;

I am writing with concerns as to public health and laundry facilities in Dawson. At the moment there are none. This seems even more crucial during the on going pandemic. It is an essential quality of life service and, for the most part, there always has been a lack of adequate laundry services in Dawson. As we are all aware many places of residence are off the grid or lack running water of any kind.

The Bonanza Gold motel service is closed indefinitely (citing lack of parts), and both the Dawson Men's and Women's shelters are closed to drop in public, have laundry services suspended, or severely restricted due to COVID safety concerns. Those facilities are limited at the best of times and could not keep up with the town's needs during optimal circumstances.

I understand that during these trying times it makes offering this service safely very difficult, however it also means that many people go without clean clothes. Which is all the more important during potential outbreaks and is a basic essential service.

My proposal is a facility with a few separate laundry rooms with 2 to 3 washers and dryers each where people can book time slots. I feel two to three (+-) hours is adequate for most people. The idea of a closed facility and time slots is to insure public safety. It could either be run as a coin operated facility or people pay a fee similar to the rec centre gym use. Pay per booking or perhaps in 1 month/ 3 month/ 6 month/ or yearly intervals with pre booked slots. Where the recipients use a FOB to access the services. This could possibly be managed through the rec centre offices above the gym as they have the systems in place for FOB accounts already.

I know it is a fairly large cost but the town needs it. I am confident, however, that The City of Dawson can find adequate space to set something like this up. If you wish to contact me for more information or with concerns, please, do not hesitate to reach out.

Kind regards

Andre Zadrazil.

Contact Cell # 867-335-9141



RECEIVED JAN 22 2022

**MONTHLY  
POLICING REPORT  
December, 2021**

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



The Dawson City RCMP Detachment responded to a total of 66 calls for service during the month of December, 2021.

OCCURENCES	December 2021	Year to Date 2021	December 2020	Year to date 2020	Year Total 2020
Assaults (all categories)	2	66	2	52	52
Sexual Assault	0	13	0	7	7
Break and Enter	1	15	1	13	13
Thefts (all categories)	2	45	2	59	59
Drugs (all categories)	0	28	1	28	28
Cause a Disturbance	1	88	4	70	70
Mischief	5	147	9	144	144
Impaired Driving	1	48	0	33	33
Vehicle Collisions	2	54	0	42	42
Mental Health Act	1	35	5	42	42
Assistance to General Public	11	66	3	81	81
Missing Persons (Search and Rescue) and Missing	1	3	1	28	28
Wellbeing Checks	6	61	5	74	74
Check Stops (represents the actual number of check stops)	0	13	0	42	42
Other Calls for Service	34	1611	37	1387	1387
<b>Total Calls for Service</b>	<b>66</b>	<b>1993</b>	<b>70</b>	<b>2102</b>	<b>2102</b>
<b>Criminal Code Charges</b>	<b>5</b>	<b>157</b>	<b>12</b>	<b>59</b>	<b>59</b>
<b>Liquor Act/MVA/CEMA Charges</b>		27 MVAct 6 Liquor Act 1 Cannabis Act 3 Controlled		9 MVAct	9 Motor Vehicle Act





		Drugs and Substances 8 CEMA 1 Campground Act			
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**PLEASE NOTE:** The statistic numbers in the report may change monthly as file scoring is added, deleted or changed. This occurs as investigations develop resulting in additional charges or proving an incident to be unfounded. Numbers as at/corrected to 2021.11.30.

	<b>December, 2021</b>	<b>Year to Date 2021 Total</b>	<b>December, 2020</b>	<b>Year Total 2020</b>
Prisoners held locally	1	65	2	48
Prisoners remanded	0	8	0	4
Total Prisoners	0	65	2	48

<b>Justice Reports</b>	<b>December, 2021</b>	<b>Year to Date 2021</b>	<b>December, 2020</b>	<b>Year Total 2020</b>
Victim Services Referrals Offered	7	90	9	57
Youth Diversions	0	3	0	1
Adult Diversions	0	2	0	2
Restorative Justice Total	0	5	0	3





The Dawson City RCMP members participated in the 19<sup>th</sup> Annual Boat Parade on December 18<sup>th</sup>, 2021

## I

### 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 drinking establishments to ensure responsible consumption still takes place and to dissuade impaired driving. During those patrols, members have been ensuring customers have a safe way to return home and at times have provided safe rides to intoxicated patrons.



## (2) Road Safety

The members of the Dawson City RCMP are conducting multiple daily school zone patrols 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 load and unload.

Members have also conducted roving check stops for National Impaired Driving Day on December 4<sup>th</sup>, 2021 to prevent impaired driving and remind drivers to drive in accordance with road conditions during the winter months.

## (3) Youth Initiatives

Members are still completing frequent school walkabouts at the Robert Service School's request for informal engagement with the youth of the community. Members also attended the Chabot Hockey Camp and the Family Hockey Tournament. Cst. Tower has also coached basketball at the school until the season ended.

## (4) Attendance at THFN and Community Events

Members attended the THFN Farm Christmas Market with their families. Members decorated the RCMP boat and participated in the 19<sup>th</sup> annual boat parade. Members were also engaged with other agencies in the community by attending regular interagency meetings. Members also attend the support center for Bannock Thursday.

## (5) Restorative Justice

Member attended a meeting with Restorative Justice Coordinator for conclusion of matter involving several youths from the community and files are being monitored by supervisors to ensure all eligible matters are diverted to the Restorative Justice process. All Restorative Justice matters have been resolved.

## **Fun Fact**

### **November 14<sup>th</sup>, 1898**

While transporting the first mail from Dawson City, Yukon Territory, Constables #2000 John Richardson and #3078 William Bell were caught on Hootalinqua River when the ice broke up and swept them away.



As they were being swept downstream near 8-Mile cabin, 190 miles from Dawson City they saved themselves from certain death by grabbing hold of some tree branches and climbing up the riverbank. Their lives were spared, but all of the mail was lost.

Kindest regards,



Constable Vince MADORE

for

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



**From:** [gregwhakonson@northwestel.net](mailto:gregwhakonson@northwestel.net)  
**To:** [Elizabeth Archbold](#); [CAO Dawson](#); [Brennan Lister](#)  
**Cc:** [patrik.pikalek@gmail.com](mailto:patrik.pikalek@gmail.com); [Bill Kendrick](#); [Alexander Somerville](#)  
**Subject:** FW: 35% residential in commercial  
**Date:** Thursday, January 20, 2022 1:17:08 PM

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Hi all

I didn't have your contact info when I sent this out this morning so am forwarding it to you now so everyone has it.

Thanks

Greg

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**From:** gregwhakonson@northwestel.net <gregwhakonson@northwestel.net>  
**Sent:** January 20, 2022 10:31 AM  
**To:** whkendrick@gmail.com; Jim Williams (willcondaw@gmail.com) <willcondaw@gmail.com>; patrik.pikalek@gmail.com; 'asomerville@dawsonmuseum.ca' <asomerville@dawsonmuseum.ca>  
**Subject:** 35% residential in commercial

Good morning Bill, Patrik, Alex and Jim

I sat in on the Council meeting last night and was aghast when I heard that you were pushing to allow 35% of frontage of commercial buildings be residential. I realize you are doing this to allow additional, and much needed, residential units to be built, but the proposal flies in the face of our heritage goals.

For far too long the HAC has been using the "three examples" policy that in all reality makes no sense since one example of something clearly shows evidence of its existence. As I have stated, and as I believe we all agree, one example doesn't mean we should allow more than one and if we want multiples of something then we need to be shown multiple examples of it.

On the 35% residential/commercial frontage I would challenge you to provide even one example let alone multiple examples which you should certainly feel you must provide since you are suggesting passing a bylaw to allow all commercial to have 35% of frontage as residential.

Our heritage goals and the HAC's roll is to protect Dawson's heritage character and not allow it to be contorted to accommodate the needs of any particular use or user. I know there were lots of mixed commercial and residential and I can give you many examples right off the top of my head, but I can not give you a single example of a commercial residential frontage blend, lots of commercial in the front and residential in the back or upstairs, but none side by side and that is why we have that bylaw drawn up the way it is.

If you continue down along this path, you, as the City, will be leading the charge in erosion of our heritage goals and so setting the stage for anything to be acceptable, historical or not. Please think very, very hard on what you are promoting here as it has the potential to completely change the historic character of the town in a manner that is detrimental to our heritage goals and to the tourism economy that capitalizes on it.



A very concerned Dawsonite  
Greg

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