

THE CITY OF DAWSON



COMMITTEE OF THE WHOLE MEETING #CW19-29

DATE: WEDNESDAY, NOVEMBER 27, 2019

TIME: 7:00 PM

LOCATION: Council Chambers, City Office

1. CALL TO ORDER

2. ACCEPTANCE OF ADDENDUM & ADOPTION OF AGENDA

- a) Committee of Whole Agenda CW19-29

3. PUBLIC HEARING

4. DELEGATIONS AND GUESTS

- a) Aletta Leitch Re: Yukon Government Draft Climate Change Strategy

5. BUSINESS ARISING FROM DELEGATIONS

6. ADOPTION OF THE MINUTES

7. BUSINESS ARISING FROM THE MINUTES

8. FINANCIAL AND BUDGET REPORTS

- a) Variance Reports to Sept 2019

9. SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS

- a) Request for Decision RE: Consolidation Application #19-147: Lots 4 and S1/2 5, Block J, Ladue Estate
- b) Request for Decision RE: Official Community Plan and Zoning Bylaw Amendment #19-149
- c) Request for Decision RE: Subdivision Application #19-150: Lot 28 Dredge Pond Subdivision

10. BYLAWS AND POLICIES

11. CORRESPONDENCE

- a) Yukon Government – Draft Climate Change Strategy

12. PUBLIC QUESTIONS

13. INCAMERA SESSION

14. ADJOURNMENT

CITY OF DAWSON

For the Nine Months Ending September-30-19

	Budget	Actual	Variance	% Remaining
CITY OF DAWSON				
Summary Variance Report				
<u>GENERAL MUNI</u>				
Revenues	\$5,457,250	\$5,518,203	(\$60,953)	(1.12%)
Expenses	1,603,257	917,225	686,033	42.79%
Cost Recapture	57,782	37,201	20,580	35.62%
Operating (Surplus)/Deficit	3,796,211	4,563,777	-767,566	
<u>CABLE</u>				
Revenues	276,270	180,534	95,736	34.65%
Expenses	257,760	214,517	43,243	16.78%
Operating (Surplus)/Deficit	18,510	-33,983	52,493	
<u>PROTECTIVE SERVICES</u>				
Revenues	84,329	59,860	24,469	29.02%
Expenses	584,036	308,008	276,028	47.26%
Operating (Surplus)/Deficit	-499,707	-248,148	-251,560	
<u>PUBLIC WORKS</u>				
Revenues	1,935,611	1,833,344	102,268	5.28%
Expenses	3,348,063	2,350,292	997,770	29.80%
Operating (Surplus)/Deficit	-1,412,452	-516,948	-895,503	
<u>CEMETERY</u>				
Revenues	3,000	1,200	1,800	60.00%
Expenses	15,000	639	14,361	95.74%
Operating (Surplus)/Deficit	-12,000	561	-12,561	
<u>PLANNING & DEVELOPMENT</u>				
Revenues	75,810	26,759	49,051	64.70%
Expenses	353,666	159,809	193,858	54.81%
Operating (Surplus)/Deficit	-277,856	-133,050	-144,806	
<u>RECREATION</u>				
Revenues	260,268	177,562	82,706	31.78%
Expenses	1,935,548	1,172,565	762,984	39.42%
Operating (Surplus)/Deficit	-1,675,280	-995,003	-680,277	
<u>SUMMARY</u>				
Total Revenues	8,092,538	7,797,462	295,077	3.65%
Total Expenditures	8,097,330	5,123,055	2,974,277	36.73%
Total Cost Recapture	57,782	37,201	20,580	
CITY OF DAWSON OPERATING (SURPLUS)/DEFICIT	-62,574	2,637,206	-2,699,780	

CITY OF DAWSON

For the Nine Months Ending September-30-19

GENERAL MUNICIPALITY**Variance Report by Sub Department****REVENUES**

	Budget	Actual	Variance	% Remaining
General Taxation	\$2,084,900	\$2,080,048	\$4,852	0.23%
Grants in Lieu of Taxes	964,919	1,013,669	-48,750	(5.05%)
Grants	2,282,153	2,308,714	-26,561	(1.16%)
Penalties & Interest	36,717	17,359	19,358	52.72%
Other Revenue	17,200	8,349	8,851	51.46%
Sale of Services	71,360	90,062	-18,702	(26.21%)
Special Projects/Events				
TOTAL REVENUES	5,457,249	5,518,201	-60,953	

* a negative variance or % indicates actual above budget for revenue lines

	Budget	Actual	Variance	% Remaining
General Taxation:				
10-100-010-40110 Property Taxes - Residential	1,013,398	926,160	87,238	8.61%
10-100-010-40115 Property Taxes - Non-Residential	1,071,502	1,153,888	-82,386	(7.69%)
Total General Taxation	2,084,900	2,080,048	4,852	

	Budget	Actual	Variance	% Remaining
Grants in Lieu of Taxes:				
10-100-015-40130 Federal Grants in Lieu - Residential	26,655	26,655	0	0.00%
10-100-015-40135 Territorial Grants in Lieu - Residential	11,000	10,587	413	3.75%
10-100-015-40140 Federal Grants in Lieu - Non-Residential	151,471	152,819	-1,348	(0.89%)
10-100-015-40145 Territorial Grants in Lieu - Non-Residential	400,069	447,885	-47,816	(11.95%)
10-100-015-40150 Tr'ondek Hwech'in Grants In Lieu	375,724	375,724	0	0.00%
Total Grants in Lieu of Taxes	964,919	1,013,669	-48,750	

	Budget	Actual	Variance	% Remaining
Grants:				
10-100-020-40210 Comprehensive Municipal Grant	2,278,153	2,278,153	0	0.00%
10-100-020-40215 Gas Tax Funding - Non Capital Projects		30,561	-30,561	0.00%
10-100-020-40225 Community Trust Fund	4,000		4,000	100.00%
Total Grants	2,282,153	2,308,714	-26,561	(1.16%)

	Budget	Actual	Variance	% Remaining
Penalties & Interest:				
10-100-025-40310 Penalties & Interest - Property Taxes	22,127	19,564	2,563	11.58%
10-100-025-40315 Penalties & Interest - Utilities	13,787	-2,205	15,991	115.99%
10-100-025-40318 Administration Fee - Tax Liens	803		803	100.00%
Total Penalties & Interest	36,717	17,359	19,358	

* adjustments for pen & interest are not yet complete

	Budget	Actual	Variance	% Remaining
Other Revenue:				
10-100-030-40410 Revenues - Council Services		668	-668	0.00%
10-100-030-40448 Land Lottery Application Fee		6,600	-6,600	0.00%
10-100-030-40455 Miscellaneous Revenue	2,200	1,109	1,091	49.61%
10-100-030-40490 Transfer in from Accumulated Surplus		-27	27	0.00%
10-100-030-40435 Interest on Investments	37,000		37,000	100.00%
10-100-030-40440 Less Interest Transferred to Reserves	-23,000		-23,000	100.00%
10-100-030-40450 Bad Debt Recovery	1,000		1,000	100.00%
Total Other Revenue	17,200	8,349	8,851	

***interest on investment and transfer entires are awaiting final numbers for 2019**

	Budget	Actual	Variance	% Remaining
Sale of Services:				
10-100-035-40510 Business Licence	39,410	34,435	4,975	12.62%
10-100-035-40515 Intermunicipal Business Licence	1,000	60	940	94.00%
10-100-035-40520 Certificate and Searches	1,800	1,675	125	6.94%
10-100-035-40525 Misc Other Revenue		543	-543	0.00%
10-100-035-40530 Building Lease/Rental Income	27,650	50,885	-23,235	(84.03%)
10-100-035-40535 Street Vendor Sales	1,500		1,500	100.00%
Total Sale of Services	71,360	87,597	-16,237	

EXPENDITURES

Mayor and Council	138,906	117,884	21,022	15.13%
Elections/Referendums		2,408	-2,408	0.00%
Grants/Subsidies	161,380	122,492	38,888	24.10%
Administration	1,168,293	615,311	552,981	47.33%
Other Property Expenses	42,632	21,928	20,704	48.56%
Computer Information Systems	55,500	37,201	18,299	32.97%
Communications	2,282		2,282	100.00%
Municipal Health & Safety Program	14,266		14,266	100.00%
Special Projects/Events	20,000		20,000	100.00%
TOTAL EXPENDITURES	1,603,259	917,224	686,033	

	Budget	Actual	Variance	% Remaining
Mayor and Council:				
10-100-110-60010 Wages - Mayor and Council--Wages	55,792	40,883	14,908	26.72%
10-100-110-60015 Benefits - Mayor and Council--Benefits	1,697	1,853	-156	(9.17%)
10-100-110-60020 Employee Wages for Mayor and Council	27,012	22,277	4,734	17.53%
10-100-110-60025 Employee Benefits - Mayor and Council		3,643	-3,643	0.00%
10-100-110-60510 Professional Fees---Professional Fees		75	-75	0.00%
10-100-110-60610 Membership/Conference - Mayor and Council--Members	25,770	26,535	-765	(2.97%)
10-100-110-60660 Travel - Accomodation and Meals - Mayor and Council	8,000	9,796	-1,796	(22.44%)
10-100-110-60665 Travel - Transportation - Mayor and Council--Travel	7,500	8,137	-637	(8.50%)
10-100-110-61110 Advertising - Mayor and Council--Advertising		397	-397	0.00%
10-100-110-61150 Hospitality	4,000	1,099	2,901	72.53%
10-100-110-62700 Supplies Office - Mayor and Council--Supplies Offi	2,500	1,397	1,103	44.11%
10-100-110-62770 Photocopier Expense - Mayor and Council--Photocopi	500	482	18	3.52%
10-100-110-65550 Mayor and Council Insurance---Insurance	160	107	53	33.04%
10-100-110-65560 Janitorial - Mayor and Council--Janitorial	1,450	620	830	57.27%
10-100-110-65590 Telephone Expense---Telephone & Fax	775	582	193	24.85%
10-100-110-60650 Training - Mayor and Council--Training	1,500		1,500	100.00%
10-100-110-62750 Non Capital Equipment / Furniture---Non Capital Eq	2,250		2,250	100.00%
Total Mayor and Council	138,906	117,884	21,022	

	Budget	Actual	Variance	% Remaining
Elections/Referendums:				
10-100-115-60660 Travel - Accomodation and Meals - Elections-Travel		1,530	-1,530	0.00%
10-100-115-60665 Travel - Transportation - Elections-Travel - Trans		323	-323	0.00%
10-100-115-61110 Advertising - Elections--Advertising		555	-555	0.00%
Total Elections/Referendums		2,408	-2,408	
	Budget	Actual	Variance	% Remaining
Grants/Subsidies:				
10-100-120-72010 Homeowner Senior Tax Grants	24,000	19,396	4,604	19.18%
10-100-120-72011 Development Incentive Grant	10,123	9,422	701	6.93%
10-100-120-72015 Historic Properties Stewardship Rebates	5,070	488	4,583	90.38%
10-100-120-72025 Water and Sewer - Senior Discount	50,700	31,741	18,959	37.39%
10-100-120-72030 Community Grants	30,420	20,373	10,047	33.03%
10-100-120-72035 Dawson Ski Hill/READI	41,067	41,073	-6	(0.02%)
Total Grants/Subsidies	161,380	122,492	38,888	
	Budget	Actual	Variance	% Remaining
Administration:				
10-100-150-60010 Wages - Administration--Wages	496,268	279,142	217,126	43.75%
10-100-150-60015 Benefits - Administration--Benefits	104,390	49,454	54,936	52.63%
10-100-150-60510 Professional Fees - Administration--Professional F	86,000	34,093	51,907	60.36%
10-100-150-60515 Audit---Audit	30,500	19,243	11,257	36.91%
10-100-150-60520 Legal---Legal	80,000	10,782	69,218	86.52%
10-100-150-60525 Human Resource Fund	5,000	2,435	2,565	51.30%
10-100-150-60610 Membership/Conference - Administration--Membership	2,535	1,702	833	32.87%
10-100-150-60650 Training - Adminstration--Training	25,000	742	24,258	97.03%
10-100-150-60660 Travel - Accomodation and Meals - Administration-T	8,000	3,790	4,210	52.63%
10-100-150-60665 Travel - Transportation - Adminstration-Travel - T	8,000	7,600	400	5.00%
10-100-150-61110 Advertising - Administration--Advertising	11,000	7,546	3,454	31.40%
10-100-150-61115 Promotional Material/Special Events - Admin	3,000	693	2,307	76.90%
10-100-150-61120 Subscriptions & Publications - Administration--Sub	1,200	2,093	-893	(74.42%)
10-100-150-62100 Postage - Administration--Postage	4,600	3,275	1,325	28.80%
10-100-150-62110 Freight - Administration--Freight	1,600	2,015	-415	(25.94%)
10-100-150-62500 Computer Network Charge - Administration--Computer	35,000	30,186	4,814	13.75%
10-100-150-62700 Supplies Office - Admin--Supplies Office	9,000	3,800	5,200	57.77%
10-100-150-62750 Non Capital Equipment/Office Furniture - Admin--No	5,000	5,495	-495	(9.90%)
10-100-150-62770 Photocopier Expense - Adminstration--Photocopier E	2,535	1,930	605	23.88%
10-100-150-65100 Building Repairs and Maintenance - Admin--Buildin	118,000	34,630	83,370	70.65%
10-100-150-65200 Building Repairs and Maintainence - CBC Building		812	-812	0.00%
10-100-150-65500 Electrical - Administration--Electrical	11,000	2,096	8,904	80.95%
10-100-150-65520 Heating - Administration--Heating	20,300	8,485	11,815	58.20%
10-100-150-65550 Insurance - Administration--Insurance	36,837	39,110	-2,274	(6.17%)
10-100-150-65560 Janitorial - Adminstration--Janitorial	3,077	2,317	760	24.69%
10-100-150-65590 Telephone and Fax - Administration--Telephone & Fa	15,210	19,610	-4,400	(28.93%)
10-100-150-67000 Bank Charges/Service Charges---Service Charge	2,500	2,802	-302	(12.08%)
10-100-150-67005 Payroll/Service Fees and Late Chgs	3,500	2,522	978	27.95%
10-100-150-67090 Cash Over/Short - Administration--Cash Over/Short		-430	430	0.00%
10-100-150-67091 Penny Rounding		0	0	0.00%
10-100-150-70000 Contracted Services - Administration--Contracted S	1,521	1,640	-119	(7.82%)
10-100-150-72050 Assessment Fees	34,476	35,646	-1,170	(3.39%)
10-100-150-78100 Vehicle Fuel---Vehicle Fuel		55	-55	0.00%
10-100-150-67080 Bad Debt Expense	3,042		3,042	100.00%
10-100-150-72055 Tax Liens/Title Searches	203		203	100.00%
Total Administration	1,168,293	615,311	552,981	

	Budget	Actual	Variance	% Remaining
Other Property Expenses:				
10-100-155-65400 Utility - 8th Ave Residence	3,000	1,629	1,371	45.69%
10-100-155-65405 Heating - 8th Residence	3,500	1,616	1,884	53.82%
10-100-155-65410 Repairs and Maintenance - 8th Residence	10,500	5,957	4,543	43.27%
10-100-155-65420 Utility - 6th Ave. Rental	972	2,570	-1,598	(164.37%)
10-100-155-65430 Repairs and Maintenance - 6th Ave. Rental	15,500	9,931	5,569	35.93%
10-100-155-65490 Land Lease/Property Taxes	4,840	225	4,615	95.35%
10-100-155-65425 Heating - 6th Ave. Rental	2,500		2,500	100.00%
10-100-155-65495 Golf Course and Land Lease	1,820		1,820	100.00%
Total Other Property Expenses	42,632	21,928	20,704	
Computer Information Systems:				
10-100-160-81000 Accounting System Support Plan	17,000	6,902	10,098	59.40%
10-100-160-81010 Network Workstation Support Plan & Upgrades	15,000	18,625	-3,625	(24.17%)
10-100-160-81020 Network Software and Accessories	6,500	8,609	-2,109	(32.45%)
10-100-160-81025 Repairs, Maintenance & Non Capital Replacement	17,000	3,065	13,935	81.97%
Total Computer Information Systems	55,500	37,201	18,299	
OPERATING SURPLUS/DEFICIT	3,853,990	4,600,977	746,987	
COST RECOVERY				
Computer Information Systems	-55,500	-37,201	-18,299	32.97%
Communications	-2,282		-2,282	100.00%
TOTAL COST RECOVERY	-57,782	-37,201	-20,580	35.62%
Total Operating Surplus/Deficit	3,796,208	4,563,776	767,567	
Computer Systems Reconciliation				
Expenses	55,500	37,201	18,299	32.97%
Transfer to Replacement Reserve				
Cost Recovery	-55,500	-37,201	-18,299	32.97%
Total				0.00%
Communications Reconciliation				
Expenses	2,282		2,282	100.00%
Transfer to Replacement Reserve				
Cost Recovery	-2,282		-2,282	100.00%
Total				0.00%

**** 3/4 year variance are not fully audited for re-coding requirements**

CITY OF DAWSON

For the Nine Months Ending September-30-19

CABLE**Variance Report by Sub Department****CABLE**

	Budget	Actual	Variance	% Remaining
Revenues	\$276,270	\$180,534	\$95,736	34.65%
Expenses	257,760	214,517	43,243	16.78%
Amortization				
Operating Suplus/Deficit	18,510	-33,983	52,493	

	Budget	Actual	Variance	% Remaining
Revenues:				
10-200-200-42000 Cable Television - Analog Basic	195,231	129,060	66,172	33.89%
10-200-200-42100 Cable Television - Digital Basic	53,774	34,998	18,775	34.92%
10-200-200-42200 Cable Television - Additional Packages	18,289	11,186	7,103	38.84%
10-200-200-42500 Cable Member Rebate		-452	452	0.00%
10-200-200-42600 Reconnects	1,010	1,427	-417	(41.30%)
10-200-200-42700 New Installations	3,856	245	3,611	93.65%
10-200-200-45000 Fibre Optic Rental	4,111	4,070	41	0.99%
Total Revenues	276,270	180,534	95,736	

	Budget	Actual	Variance	% Remaining
Expenses:				
10-200-200-60010 Wages - Cable--Wages	16,100	16,534	-434	(2.70%)
10-200-200-60015 Benefits - Cable--Benefits	3,387	1,174	2,212	65.32%
10-200-200-60510 Professional Fees - Cable--Professional Fees	10,000	1,375	8,625	86.25%
10-200-200-61110 Advertising - Cable--Advertising	2,228	2,877	-649	(29.15%)
10-200-200-62100 Postage - Cable--Postage	3,342	1,600	1,742	52.13%
10-200-200-62110 Freight - Cable--Freight	54	947	-893	(1648.71%)
10-200-200-62500 Computer Network Charge - Cable--Computer Network Charge	335	68	266	79.59%
10-200-200-62700 Supplies Office - Cable--Supplies Office	3,000	1,504	1,496	49.86%
10-200-200-62750 Non Capital Equipment/Office Furniture - Cable--Non Capital Equipment/Office Furniture	2,000	9,558	-7,558	(377.90%)
10-200-200-62770 Photocopier Expense - Cable--Photocopier Expense	729	724	6	0.77%
10-200-200-65500 Electrical - Cable--Electrical	11,295	10,054	1,241	10.99%
10-200-200-65550 Insurance - Cable--Insurance		1,854	-1,854	0.00%
10-200-200-65560 Janitorial - Cable--Janitorial	432	407	26	5.98%
10-200-200-65590 Telephone and Fax - Cable--Telephone & Fax	3,449	2,465	984	28.54%
10-200-200-70000 Contracted Services - Cable--Contracted Services	51,364	33,273	18,091	35.22%
10-200-200-71000 Supplies Operating - Cable--Supplies Operating	11		11	100.00%
10-200-200-72200 Television Stations Transmission Fees	105,922	122,143	-16,222	(15.31%)
10-200-200-60660 Travel - Accommodation and Meals - Cable--Travel - Accommodation and Meals	500		500	100.00%
10-200-200-60665 Travel - Transportation - Cable--Travel - Transportation	50		50	100.00%
10-200-200-65100 Cable Repairs and Maintenance - Cable--Cable Repairs and Maintenance	14,115	7960	6,155	43.61%
10-200-200-71320 Cable Poll Rental/Site Lease---Lease	29,448		29,448	100.00%
Total Expenses	257,760	214,517	43,243	

CITY OF DAWSON

For the Nine Months Ending September-30-19

PROTECTIVE SERVICES**Variance Report by Sub Department****FIRE PROTECTION**

	Budget	Actual	Variance	% Remaining
Revenues	\$80,329	\$58,840	\$21,489	26.75%
Expenses	429,910	221,221	208,690	48.54%
Operating Suplus/Deficit	-349,581	-162,381	-187,201	

	Budget	Actual	Variance	% Remaining
Revenues:				
10-300-310-43000 Fire Alarm Monitoring	23,829	9,600	14,229	59.71%
10-300-310-43250 Miscellaneous Protective Services	2,500	-760	3,260	130.38%
10-300-310-43290 CMG - Fire Suppression	50,000	50,000		0.00%
10-300-310-43050 Inspection Services	1,500		1,500	100.00%
10-300-310-43100 Fire Alarm Response	2,000		2,000	100.00%
10-300-310-43150 Emergency Response	500		500	100.00%
Total Revenues	80,329	58,840	21,489	

Expenses:				
10-300-310-60010 Wages - PS Fire Protection--Wages	80,140	57,187	22,953	28.64%
10-300-310-60015 Benefits - PS Fire Protection--Benefits	18,307	8,645	9,662	52.78%
10-300-310-60020 Fire Fighter Call Outs	60,000	36,985	23,015	38.36%
10-300-310-60510 Professional Fees - PS Fire Protection--Profession	2,000	490	1,511	75.53%
10-300-310-60610 Membership/Conference - PS Fire Protection--Member	1,500	275	1,225	81.67%
10-300-310-60650 Training - PS Fire Protection--Training	20,000	1,382	18,618	93.09%
10-300-310-60660 Travel - Accomodation and Meals - PS Fire Prot-Tra	6,000	417	5,583	93.06%
10-300-310-61110 Advertising - PS Fire Protection--Advertising	6,000	4,762	1,238	20.63%
10-300-310-61115 Promotional Material/Special Events - PS Fire	5,000	63	4,937	98.74%
10-300-310-65100 Subscriptions & Publications - PS Fire Protection-	3,000	3,388	-388	(12.93%)
10-300-310-62100 Postage - PS Fire Protection--Postage	500	229	271	54.30%
10-300-310-62110 Freight - PS Fire Protection--Freight	2,000	192	1,808	90.42%
10-300-310-62500 Computer Network Charge - PS Fire Protection--Comp	1,251	522	729	58.26%
10-300-310-62550 Communication Charge - PS Fire Protection--Communi	1,151	1,484	-333	(28.96%)
10-300-310-62700 Supplies Office - PS Fire Protection--Supplies Off	1,000	1,135	-135	(13.49%)
10-300-310-62750 Non Capital Equipment/Office Furniture - PS Fire--	5,300	90	5,210	98.30%
10-300-310-62770 Photocopier Expense - PS Fire Protection--Photocop	550	482	68	12.29%
10-300-310-65100 Building Repairs and Maintenance - PS Fire Protect	10,000	984	9,016	90.16%
10-300-310-65500 Electrical - PS Fire Protection--Electrical	5,430	3,451	1,979	36.45%
10-300-310-65510 DCFA - Cable TV	1,293	707	586	45.30%
10-300-310-65520 Heating - PS Fire Protection--Heating	9,309	7,923	1,386	14.89%
10-300-310-65550 Insurance/Licence - PS Fire Protection--Insurance	32,000	35,950	-3,950	(12.34%)
10-300-310-65560 Janitorial - PS Fire Protection--Janitorial	1,034	651	383	37.03%
10-300-310-65590 Telephone and Fax - PS Fire Protection--Telephone	13,446	8,308	5,137	38.21%
10-300-310-70000 Contracted Services - PS Fire Protection--Contract	40,000	3,051	36,949	92.37%
10-300-310-71000 Supplies Operating - PS Fire Protection--Supplies	16,000	8,959	7,041	44.00%
10-300-310-71010 Specialty Clothing - PS Fire Protection--Specialty	20,000	24,404	-4,404	(22.02%)
10-300-310-71020 Supplies Safety - PS Fire Protection--Supplies Saf	5,100	386	4,714	92.44%
10-300-310-72310 Software and Support - Fire	2,500	36	2,464	98.55%
10-300-310-78100 Vehicle Fuel - PS Fire Protection--Vehicle Fuel	3,000	1,352	1,648	54.93%
10-300-310-78110 Vehicle Repairs and Maintenance - PS Fire Protect-	2,500	678	1,822	72.89%
10-300-310-78500 Heavy Equipment Fuel - PS Fire Protection	1,000	519	481	48.10%
10-300-310-78510 Heavy Equipment R & M - PS Fire Prot--Heavy Equipm	10,000	4,383	5,618	56.18%
10-300-310-78520 Interest on Lease Equipment	7,000	1,752	5,248	74.96%
10-300-310-60025 Benefits - PS Fire Protection - Call Outs	23,000		23,000	100.00%
10-300-310-60665 Travel - Transportation - PS Fire Protections-Trav	5,000		5,000	100.00%
10-300-310-71030 Smoke/CO Alarm Campaign	5,500		5,500	100.00%
10-300-310-72320 Burn Building	2,000		2,000	100.00%
10-300-310-78000 Equipment Rental - PS Fire Protection--Equipment R	1,100		1,100	100.00%
Total Expenses	429,910	221,221	208,690	

EMERGENCY MEASURES

	Budget	Actual	Variance	% Remaining
Revenues				
Expenses	30,125	12,082	18,043	59.89%
Operating Suplus/Deficit	-30,125	-12,082	-18,043	
Expenses:				
10-300-350-60010 Wages - PS EMO--Wages	15,771	3,872	11,899	75.45%
10-300-350-60015 Benefits - PS EMO--Benefits	3,603	262	3,341	92.72%
10-300-350-60660 Travel - Accomodation and Meals - PS EMO-Travel -	500	378	122	24.40%
10-300-350-61110 Advertising - PS EMO--Advertising	500	265	235	47.05%
10-300-350-62110 Freight - PS EMO--Freight		23	-23	0.00%
10-300-350-62700 Supplies Office - PS EMO--Supplies Office	500	597	-97	(19.35%)
10-300-350-65550 Insurance/Licencing - PS EMO--Insurance	1,551	1,640	-88	(5.68%)
10-300-350-71020 Supplies Safety - PS EMO--Supplies Safety	500	1,795	-1,295	(259.00%)
10-300-350-78110 Vehicle Repairs and Maintenance - PS EMO--Vehicle		3,138	-3,138	0.00%
10-300-350-78510 Heavy Equipment R & M - PS EMO--Heavy Equipment R		113	-113	0.00%
10-300-350-60650 Training - PS EMO--Training	3,000		3,000	100.00%
10-300-350-60665 Travel - Transportation - PS EMO-Travel - Transpor	500		500	100.00%
10-300-350-61115 Promotional Material/Special Events - PS EMO	500		500	100.00%
10-300-350-62750 Non Capital Equipment/Office Furniture - PS EMO--N	3,200		3,200	100.00%
Total Expenses	30,125	12,082	18,043	59.89%

BYLAW ENFORCEMENT

	Budget	Actual	Variance	% Remaining
Revenues	4,000	1,020	2,980	74.50%
Expenses	124,000	74,705	49,296	39.75%
Operating Suplus/Deficit	-120,000	-73,685	-46,316	
Revenues:				
10-300-380-43800 Bylaw Revenue	1,000	165	835	83.50%
10-300-380-43850 Animal Control Fees	3,000	855	2,145	71.50%
Total Revenues	4,000	1,020	2,980	74.50%
Expenses:				
10-300-380-60010 Wages - PS Bylaw--Wages	68,900	55,040	13,859	20.12%
10-300-380-60015 Benefits - PS Bylaw--Benefits	15,740	8,989	6,750	42.89%
10-300-380-61110 Advertising - PS Bylaw--Advertising	1,500	397	1,103	73.52%
10-300-380-61120 Subscriptions & Publications - PS Bylaw--Subscript		175	-175	0.00%
10-300-380-62700 Supplies Office - PS Bylaw--Supplies Office	1,500	69	1,431	95.40%
10-300-380-65550 Insurance/Licencing - PS Bylaw--Insurance	1,561	1,650	-89	(5.70%)
10-300-380-70000 Contracted Services - PS Bylaw--Contracted Service	2,000	515	1,485	74.25%
10-300-380-70005 Humane Society - Animal Control	16,000	7,379	8,621	53.88%
10-300-380-71000 Bylaw Operating Supplies---Supplies Operating	800	129	671	83.82%
10-300-380-78100 Vehicle Fuel - PS Bylaw--Vehicle Fuel	1,200	277	923	76.88%
10-300-380-78110 Vehicle Repairs and Maintenance - PS Bylaw--Vehicl	1,200	83	1,117	93.10%
10-300-380-60510 Professional Fees - PS Bylaw--Professional Fees	2,000		2,000	100.00%
10-300-380-60610 Membership/Conference - PS Bylaw--Membership/Confe	2,000		2,000	100.00%
10-300-380-60650 Training - PS Bylaw--Training	3,000		3,000	100.00%
10-300-380-60660 Travel - Accomodation and Meals - PS Bylaw-Travel	2,000		2,000	100.00%
10-300-380-60665 Travel - Transportation - PS Bylaw-Travel - Transp	2,000		2,000	100.00%
10-300-380-61115 Promotional Material/Special Events - PS Bylaw	1,000		1,000	100.00%
10-300-380-62110 Freight - PS Bylaw--Freight	300		300	100.00%
10-300-380-62750 Non Capital Equipment/Office Furniture - PS Bylaw-	500		500	100.00%
10-300-380-71010 Specialty Clothing - PS Blylaw--Specialty Clothing	800		800	100.00%
Total Expenses	124,000	74,705	49,296	39.75%

SUMMARY

Total Revenues	84,329	59,860	24,469	29.02%
Total Expenses	584,036	308,008	276,028	47.26%
Operating Suplus/Deficit	-499,707	-248,148	-251,560	

CITY OF DAWSON

For the Nine Months Ending Sept - 2019

PUBLIC WORKS**Variance Report by Sub Department**

WATER SERVICE	Budget	Actual	Variance	% Remaining
Revenues	\$804,111	\$816,571	(\$12,461)	(1.55%)
Expenses	1,062,549	670,356	392,193	36.91%
Operating Suplus/Deficit	-258,438	146,215	-404,653	
Revenues:				
10-400-455-44000 Water Utility Fee	790,422	813,585	-23,164	(2.93%)
10-400-455-44200 Bulk Water Sales - Coin Operated Truck Fill	10,647	2,986	7,661	71.95%
10-400-455-44100 Water Service Call	3,042		3,042	100.00%
Total Revenues	804,111	816,571	-12,461	
Expenses:				
10-400-455-60010 Wages - PW Water Services--Wages	398,211	291,120	107,091	26.89%
10-400-455-60015 Benefits - PW Water Services--Benefits	83,764	36,823	46,941	56.04%
10-400-455-60510 Professional Fees - PW Water Services--Professiona	110,000	955	109,045	99.13%
10-400-455-60515 Professional Fees - Water Licence--Audit	10,000	15,347	-5,347	(53.47%)
10-400-455-60650 Training - PW Water Services--Training	11,915	14,965	-3,051	(25.60%)
10-400-455-60660 Travel - Accomodation and Meals - PW Water Service	7,149	5,159	1,990	27.83%
10-400-455-60665 Travel - Transportation - PW Water Services--Travel	1,788	65	1,723	96.36%
10-400-455-61110 Advertising - PW Water Services--Advertising	203	132	70	34.72%
10-400-455-61115 Promotional Material/Special Events - PW Water		105	-105	0.00%
10-400-455-62110 Freight - PW Water Services--Freight	13,182	24,257	-11,075	(84.02%)
10-400-455-62500 Computer Network Charge - PW Water Services--Compu	5,847	1,601	4,245	72.61%
10-400-455-62750 Non Capital Equipment/Office Furn - PW Water--Non	8,112	3,146	4,966	61.22%
10-400-455-65100 Pumphouse R & M---Building R & M	30,000	4,960	25,040	83.47%
10-400-455-65500 Electrical - PW Water Service--Electrical	85,000	83,333	1,667	1.96%
10-400-455-65520 Heating - PW Water Service--Heating	200,000	79,689	120,311	60.16%
10-400-455-65550 Insurance/Licensing - PW Water Services--Insurance	9,361	10,846	-1,484	(15.86%)
10-400-455-65590 Telephone Expense---Telephone & Fax	2,142	2,729	-587	(27.41%)
10-400-455-70000 Contracted Services - PW Water Services--Contracte	25,000	34,175	-9,175	(36.70%)
10-400-455-71000 Supplies Operating - PW Water Services--Supplies O	25,000	9,901	15,099	60.40%
10-400-455-71020 Safety Supplies - Pumphouse		5,506	-5,506	0.00%
10-400-455-71200 Chemicals - PW Water Services--Chemicals	4,056	9,701	-5,645	(139.18%)
10-400-455-72400 Water Sampling/Testing---Sampling/Testing	3,500	8,350	-4,850	(138.58%)
10-400-455-78000 Equipment Rental - PW Water Services--Equipment Re		10,710	-10,710	0.00%
10-400-455-78100 Vehicle Fuel - PW Water Services--Vehicle Fuel	11,377	4,877	6,500	57.13%
10-400-455-78110 Vehicle Repairs and Maintenance - PW Water Service	11,377	5,910	5,467	48.05%
10-400-455-78500 Heavy Equipment Fuel	1,014	2,293	-1,279	(126.11%)
10-400-455-78510 Heavy Equipment Repairs and Maintenance---Heavy Eq	3,042	3,701	-659	(21.66%)
10-400-455-60610 Membership/Conference - PW Water Services--Members	355		355	100.00%
10-400-455-62550 Communication Charge - PW Water Services--Communic	1,155		1,155	100.00%
Total Expenses	1,062,549	670,356	392,193	

SEWER SERVICE

	Budget	Actual	Variance	% Remaining
Revenues	637,856	610,769	27,088	4.25%
Expenses	315,586	234,712	80,874	25.63%
Operating Suplus/Deficit	322,270	376,057	-53,786	

Revenues:

10-400-460-44300 Sewer Utility Fee	637,349	610,769	26,581	4.17%
10-400-460-44350 Sewer Frontage	507		507	100.00%

Total Revenues

637,856	610,769	27,088	
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Expenses:

10-400-460-60010 Wages - PW Sewer Services--Wages	160,985	122,309	38,676	24.02%
10-400-460-60015 Benefits - PW Sewer Services--Benefits	33,863	16,004	17,859	52.74%
10-400-460-60650 Training - PW Sewer Services--Training	6,845	848	5,997	87.62%
10-400-460-60660 Travel - Accomodation and Meals - PW Sewer Service	4,107	51	4,056	98.77%
10-400-460-61110 Advertising - PW Sewer Services--Advertising	203	132	70	34.72%
10-400-460-62110 Freight - PW Sewer Services--Freight	5,070	2,484	2,586	51.00%
10-400-460-62500 Computer Network Charge - PW Sewer Services--Compu	3,654	1,001	2,654	72.61%
10-400-460-62750 Non Capital Equipment-PW Sewer Services	3,042	910	2,132	70.07%
10-400-460-65100 System Repair and Maintenance---Building R & M	10,000	26,244	-16,244	(162.44%)
10-400-460-65500 Electrical - PW Sewer Services--Electrical	25,000	19,014	5,986	23.95%
10-400-460-65550 Insurance - PW Sewer Services--Insurance	6,239	6,595	-356	(5.71%)
10-400-460-70000 Contracted Services - PW Sewer Services--Contracte	20,280	21,958	-1,678	(8.27%)
10-400-460-71000 Supplies Operating - PW Sewer Services--Supplies O	12,168	515	11,653	95.76%
10-400-460-71020 Supplies Safety - PW Sewer Service--Supplies Safet	2,500	1,217	1,283	51.32%
10-400-460-71200 Chemicals - PW Sewer Services--Chemicals	3,042	1,916	1,126	37.02%
10-400-460-78100 Vehicle Fuel - PW Sewer Services--Vehicle Fuel	4,056	2,171	1,885	46.47%
10-400-460-78110 Vehicle Repairs and Maintenance - PW Sewer Service	4,056	4,433	-377	(9.29%)
10-400-460-78500 Heavy Equipment Fuel	1,014	963	51	5.00%
10-400-460-78510 Heavy Equipment Repairs and Maintenance---Heavy Eq	3,042	5,946	-2,904	(95.45%)
10-400-460-60610 Membership/Conference - PW Sewer Services--Members	355		355	100.00%
10-400-460-60665 Travel - Transportation - PW Sewer Services-Travel	1,065		1,065	100.00%
10-400-460-62550 Communication Charge - PW Sewer Services--Communic	5,000		5,000	100.00%

Total Expenses

315,586	234,712	80,874	
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WASTE MANAGEMENT

	Budget	Actual	Variance	% Remaining
Revenues	314,388	214,943	99,445	31.63%
Expenses	403,012	288,909	114,103	28.31%
Operating Suplus/Deficit	-88,624	-73,966	-14,658	

Revenues:

10-400-480-44500 Waste Management Fees	229,388	214,943	14,445	6.30%
10-400-480-44600 YTG Funding for Waste Management	75,000		75,000	100.00%
10-400-480-44800 YG - Ground Water Monitoring	10,000		10,000	100.00%

Total Revenues

314,388	214,943	99,445
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Expenses:

10-400-480-60010 Wages - PW Waste Management--Wages	112,290	89,892	22,398	19.95%
10-400-480-60015 Benefits - PW Waste Management--Benefits	23,473	11,080	12,393	52.80%
10-400-480-61110 Advertising - PW Waste Management--Advertising	507	397	110	21.67%
10-400-480-62110 Freight - PW Waste--Freight	761	30	731	96.11%
10-400-480-62500 Computer Network Charge - PW Waste Management--Co	3,654	1,001	2,654	72.61%
10-400-480-62750 Non Capital Equipment/Office Furniture - PW Waste--	2,000	2,216	-216	(10.82%)
10-400-480-65100 Building Repair & Maintenance---Building R & M	2,000	317	1,683	84.17%
10-400-480-65520 Heating - PW Waste--Heating	3,042	2,196	846	27.83%
10-400-480-65550 Insurance - PW Waste--Insurance	6,239	6,595	-356	(5.71%)
10-400-480-65590 Telephone and Fax - PW Waste Mngt--Telephone & Fax	776	250	526	67.77%
10-400-480-70000 Contracted Services---Contracted Services	76,050	53,449	22,601	29.72%
10-400-480-70100 Waste Diversion Contract - CKS	100,000	100,000		0.00%
10-400-480-71000 Supplies - Waste Management--Supplies Operating	1,521	697	824	54.15%
10-400-480-71020 Supplies Safety - PW Waste Mngt--Supplies Safety	761	3,027	-2,267	(298.07%)
10-400-480-72400 Sampling/Testing - PW Waste--Sampling/Testing	24,336	9,938	14,398	59.16%
10-400-480-78100 Vehicle Fuel - PW Waste Mngt--Vehicle Fuel	507	113	394	77.63%
10-400-480-78110 Vehicle Repairs and Maintenance - PW Waste Mngt--V	507	763	-256	(50.56%)
10-400-480-78115 Water Delivery/Septic	1,014	315	699	68.93%
10-400-480-78500 Heavy Equipment Fuel - PW Waste	3,042	3,507	-465	(15.29%)
10-400-480-78510 Heavy Equipment R & M - PW Waste--Heavy Equipment	9,126	3,124	6,002	65.76%
10-400-480-60510 Professional Fees - PW Waste Mngt--Professional Fe	20,280		20,280	100.00%
10-400-480-62550 Communication Charge - PW Waste Management--Commui	924		924	100.00%
10-400-480-65560 Janitorial/Supplies---Janitorial	203		203	100.00%
10-400-480-70200 Waste Diversion Planning & Implementation	10,000		10,000	100.00%

Total Expenses

403,012	288,909	114,103
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WASTE WATER TREATMENT PLANT

Expenses	210,000	169,712	40,288	19.18%
Operating Suplus/Deficit	210,000	169,712	40,288	

	Budget	Actual	Variance	% Remaining
Expenses:				
10-400-465-60010 Wages - Waste Water Treatment Plant--Wages		8,812	-8,812	0.00%
10-400-465-60015 Benefits - Waste Water Treatment Plant--Benefits		881	-881	0.00%
10-400-465-72100 YG Payment towards WWTP	210,000	160,020	49,980	23.80%
Total Expenses	210,000	169,712	40,288	

OTHER

Revenues	179,256	187,300	-8,044	(4.49%)
Expenses	474,824	326,126	148,698	31.32%
Operating Suplus/Deficit	-295,568	-138,826	-156,742	

Revenues:				
10-400-495-44600 Water Delivery	67,800	42,440	25,360	37.40%
10-400-495-44700 New Instalation Fee Water & Sewer Labour & Equipmt	6,500	47,675	-41,175	(633.46%)
10-400-495-44710 Sale of Gravel Inventory	2,535	179	2,356	92.95%
10-400-495-44715 Sale of Inventory/Cost Recovery Contracted Service	35,000	28,564	6,436	18.39%
10-400-495-44725 Load Capacity	20,280	28,000	-7,720	(38.07%)
10-400-495-44730 Development Charges		210	-210	0.00%
10-400-495-44750 Disconnect/Reconnect Water and Sewer	12,269	28,548	-16,278	(132.67%)
10-400-495-44825 Grant - Training Expense/Wage Re-imbursement	15,717	2,234	13,483	85.79%
10-400-495-44850 Lease Income - Dock	9,450	9,450		0.00%
10-400-495-47100 Project Manager Funding	9,705		9,705	100.00%
Total Revenues	179,256	187,300	-8,044	

Expenses:				
10-400-495-60010 Wages - PW Other--Wages		-142	142	0.00%
10-400-495-60015 Benefits - PW Other--Benefits		104	-104	0.00%
10-400-495-70100 Water Delivery	81,886	60,080	21,806	26.63%
10-400-495-70200 Waste Collection	325,000	252,300	72,700	22.37%
10-400-495-72450 New Instalation Material Costs	45,630	13,784	31,846	69.79%
10-400-495-70000 Contracted Services - PW Other--Contracted Service	22,308		22,308	100.00%
Total Expenses	474,824	326,126	148,698	31.32%

ROADS - SUMMER

Expenses	150,350	81,827	68,523	45.58%
Operating Suplus/Deficit	150,350	81,827	68,523	

Expenses:				
10-400-420-60010 Wages - PW Roads Summer--Wages	24,247	25,522	-1,275	(5.26%)
10-400-420-60015 Benefits - PW Transportation Summer--Benefits	5,100	3,775	1,325	25.98%
10-400-420-61110 Advertising - PW Transportation Summer--Advertisin	507	397	110	21.67%
10-400-420-62110 Freight - PW Transportation Summer--Freight	507	485	22	4.34%
10-400-420-62500 Computer Network Charge - PW Transportation Summer	1,462	400	1,061	72.60%
10-400-420-65550 Insurance - PW Roads Summer--Insurance	1,561	1,650	-90	(5.74%)
10-400-420-70000 Contracted Services - PW Transportation Summer--Co	67,228	34,795	32,433	48.24%
10-400-420-71200 Chemicals - PW Transportation Summer--Chemicals	3,143	1,450	1,693	53.87%
10-400-420-71270 Signs - PW Transportation Summer	5,070	1,971	3,099	61.13%
10-400-420-71280 Street Lights - PW Transportation Summer	12,675	10,245	2,430	19.17%
10-400-420-78100 Vehicle Fuel - PW Transportation Summer--Vehicle F	507	406	101	19.95%
10-400-420-78110 Vehicle Repairs and Maintenance - PW Tran Summer--	507	205	302	59.53%
10-400-420-78500 Heavy Equipment Fuel - PW Transportation Summer	1,014	201	813	80.18%
10-400-420-78510 Heavy Equipment R & M - PW Trans Summer--Heavy Equ	3,042	324	2,718	89.33%
10-400-420-62550 Communication Charge - PW Transportation Summer--C	231		231	100.00%
10-400-420-71000 Supplies Operating - PW Transportation Summer--Sup	507		507	100.00%
10-400-420-71240 Cold Mix - PW Transportation Summer--Sand	3,042		3,042	100.00%
10-400-420-71250 Gravel - PW Transportation Summer--Gravel	20,000		20,000	100.00%
Total Expenses	150,350	81,827	68,523	

ROADS - WINTER

Expenses	256,773	144,392	112,381	43.77%
Operating Suplus/Deficit	256,773	144,392	112,381	

Expenses:

10-400-425-60010 Wages - PW Roads Winter--Wages	50,875	24,832	26,043	51.19%
10-400-425-60015 Benefits - PW Transportation Winter--Benefits	10,702	3,336	7,365	68.83%
10-400-425-61110 Advertising - PW Transportation Winter--Advertisin	507	397	110	21.67%
10-400-425-62500 Computer Network Charge - PW Transportation Winter	1,462	400	1,062	72.61%
10-400-425-65550 Insurance - PW Transportation Winter--Insurance	1,561	1,650	-90	(5.74%)
10-400-425-70000 Contracted Services - PW Transportation Winter--Co	147,030	78,145	68,885	46.85%
10-400-425-71240 Winter Sand Mix---Sand	15,000	11,670	3,330	22.20%
10-400-425-71270 Signs - PW Transportation Winter	507	682	-175	(34.42%)
10-400-425-71280 Street Lights - PW Transportation Winter	17,238	20,807	-3,569	(20.70%)
10-400-425-78100 Vehicle Fuel - PW Transportation Winter--Vehicle F	1,268	395	873	68.85%
10-400-425-78110 Vehicle Repairs and Maintenance - PW Trans Winter-	1,268	1,567	-299	(23.59%)
10-400-425-78500 Heavy Equipment Fuel - PW Transportation Winter	2,028	196	1,832	90.36%
10-400-425-78510 Heavy Equipment R & M - PW Trans Winter--Heavy Equ	6,084	316	5,768	94.81%
10-400-425-62110 Freight - PW Transportation Winter--Freight	507		507	100.00%
10-400-425-62550 Communication Charge - PW Transportation Winter--C	231		231	100.00%
10-400-425-71000 Supplies Operating - PW Transportation Winter--Sup	507		507	100.00%

Total Expenses	256,773	144,392	112,381	
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SIDEWALKS

Expenses	63,237	52,582	10,655	16.85%
Operating Suplus/Deficit	63,237	52,582	10,655	

Expenses:

10-400-430-60010 Wages - PW Sidewalks--Wages	23,755	23,017	738	3.11%
10-400-430-60015 Benefits - PW Sidewalks--Benefits	4,997	2,689	2,308	46.19%
10-400-430-62500 Computer Network Charge - PW Sidewalks--Computer N	731	200	531	72.60%
10-400-430-65550 Insurance - PW Sidewalks--Insurance	784	829	-45	(5.74%)
10-400-430-70000 Contracted Services - PW Sidewalks--Contracted Ser	11,661	19,080	-7,419	(63.62%)
10-400-430-71000 Materials---Supplies Operating	17,000	5,742	11,258	66.22%
10-400-430-78100 Vehicle Fuel - PW Sidewalks--Vehicle Fuel	507	366	141	27.81%
10-400-430-78110 Vehicle Repairs and Maintenance - PW Sidewalks--Ve	507	185	322	63.50%
10-400-430-78500 Heavy Equipment Fuel - PW Sidewalks	507	181	326	64.25%
10-400-430-78510 Heavy Equipment R & M - PW Sidewalks--Heavy Equipm	1,521	293	1,228	80.76%
10-400-430-71240 Sand - PW Sidewalks--Sand	1,268		1,268	100.00%

Total Expenses	63,237	52,582	10,655	
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FLOATING DOCK

Expenses	17,506	14,767	2,739	15.65%
Operating Suplus/Deficit	17,506	14,767	2,739	

Expenses:

10-400-435-60010 Wages - PW Dock--Wages	2,121	217	1,904	89.77%
10-400-435-60015 Benefits - PW Dock--Benefits	446	28	418	93.76%
10-400-435-65550 Insurance - PW Dock--Insurance	789	834	-45	(5.71%)
10-400-435-70000 Contracted Services - PW Dock--Contracted Services	11,000	13,372	-2,372	(21.56%)
10-400-435-71000 Supplies Operating - PW Dock--Supplies Operating		16	-16	0.00%
10-400-435-71320 Marine Lease---Lease	150	300	-150	(100.00%)
10-400-435-65100 Repair and Maintenance---Building R & M	3,000		3,000	100.00%

Total Expenses	17,506	14,767	2,739	
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SURFACE DRAINAGE

Expenses	97,040	40,472	56,568	58.29%
Operating Suplus/Deficit	97,040	40,472	56,568	
Expenses:				
10-400-450-60010 Wages - PW Surface Drainage--Wages	51,907	19,329	32,578	62.76%
10-400-450-60015 Benefits - PW Surface Drainage--Benefits	10,919	2,611	8,307	76.08%
10-400-450-62500 Computer Network Charge - PW Surface Drainage--Com	731	200	531	72.61%
10-400-450-62750 General Operat-Non Capital Equipment--Non Capital	500	226	274	54.88%
10-400-450-65500 Electrical - PW Surface Drainage--Electrical	1,014	659	355	34.97%
10-400-450-65550 Insurance/Licensing - PW Surface Drainage--Insura	784	829	-45	(5.74%)
10-400-450-70000 Contracted Services - PW Surface Drainage--Contra	15,210	14,278	933	6.13%
10-400-450-71000 Supplies Operating - PW Surface Drainage--Supplie	3,000	205	2,795	93.17%
10-400-450-78100 Vehicle Fuel - PW Surface Drainage--Vehicle Fuel	1,724	307	1,416	82.17%
10-400-450-78110 Vehicle Repairs and Maintenance - PW Surface Drain	1,724	155	1,568	90.98%
10-400-450-78500 Heavy Equipment Fuel - PW Surface Drain	1,521	152	1,369	89.99%
10-400-450-78510 Heavy Equipment R & M - PW Surface Drain--Heavy Eq	7,500	1,521	5,979	79.72%
10-400-450-62110 Freight---Freight	507		507	100.00%
Total Expenses	97,040	40,472	56,568	

COMMON

Expenses	297,186	326,438	-29,251	(9.84%)
Operating Suplus/Deficit	297,186	326,438	-29,251	
Expenses:				
10-400-410-60010 Wages - PW Common--Wages	139,542	179,348	-39,805	(28.53%)
10-400-410-60015 Benefits - PW Common--Benefits	29,353	24,784	4,569	15.56%
10-400-410-60510 Professional Fees - PW Common--Professional Fees	1,000	705	295	29.50%
10-400-410-60610 Membership/Conference - PW Common--Membership/Conf	101	985	-884	(871.60%)
10-400-410-60650 Training - PW Common--Training	12,675	16,364	-3,689	(29.10%)
10-400-410-60660 Travel - Accomodation and Meals - PW Common-Travel	7,605	5,324	2,281	29.99%
10-400-410-60665 Travel - Transportation - PW Common-Travel - Trans	1,901	1,434	468	24.59%
10-400-410-61110 Advertising - PW Common--Advertising	500	265	235	47.05%
10-400-410-61115 Promotional Material/Special Events - PW Common	913	155	757	82.97%
10-400-410-62100 Postage - PW Common--Postage	740	229	512	69.13%
10-400-410-62110 Freight - PW Common--Freight	2,028	1,358	670	33.06%
10-400-410-62500 Computer Network Charge - PW Common--Computer Netw	2,434	993	1,441	59.21%
10-400-410-62700 Supplies Office - PW Common--Supplies Office	3,042	2,425	617	20.28%
10-400-410-62750 Non Capital Equipment/Office Furniture - PW Common	15,000	14,732	268	1.79%
10-400-410-62770 Photocopier Expense - PW Common--Photocopier Expen	1,825	2,145	-319	(17.50%)
10-400-410-65100 Building Repairs and Maintenance - PW Shop--Buildi	6,000	6,827	-827	(13.79%)
10-400-410-65500 Electrical - PW Common--Electrical	5,455	5,102	353	6.47%
10-400-410-65520 Heating - PW Common--Heating	16,731	9,823	6,908	41.29%
10-400-410-65550 Insurance/Licencing - PW Common--Insurance	2,617	3,226	-610	(23.30%)
10-400-410-65560 Janitorial - PW Common--Janitorial	761	739	22	2.86%
10-400-410-65590 Telephone and Fax - PW Common--Telephone & Fax	15,514	13,509	2,005	12.92%
10-400-410-67005 Service Charges and Late Fees - PW Common--		-112	112	0.00%
10-400-410-70000 Contract Services---Contracted Services	3,000	7,525	-4,525	(150.84%)
10-400-410-71000 Supplies Operating - PW Common--Supplies Operating	7,098	7,056	42	0.59%
10-400-410-71020 Supplies - Safety--Supplies Safety	7,098	13,387	-6,289	(88.60%)
10-400-410-78100 Vehicle Fuel - PW Common--Vehicle Fuel	4,259	3,067	1,192	27.98%
10-400-410-78110 Vehicle Repairs and Maintenance - PW Common--Vehic	4,259	1,897	2,362	55.46%
10-400-410-78500 Heavy Equipment Fuel	1,200	460	740	61.65%
10-400-410-78510 Heavy Equipment Repairs & Maintenance---Heavy Equi	4,000	2,685	1,315	32.86%
10-400-410-61120 Subscriptions & Publications - PW Common--Subscrip	304		304	100.00%
10-400-410-62550 Communication Charge - PW Common--Communication Ch	231		231	100.00%
Total Expenses	297,186	326,438	-29,251	

SUMMARY

Total Revenues	1,935,611	1,833,344	102,268	5.28%
Total Expenses	3,348,063	2,350,292	997,770	29.80%
Operating Suplus/Deficit	-1,412,452	-516,948	-895,503	

CITY OF DAWSON

For the Nine Months Ending September-30-19

CEMETERY**Variance Report by Sub Department****CEMETERY PLOTS**

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>% Remaining</u>
Revenues	\$3,000	\$1,200	\$1,800	60.00%
Expenses	15,000	639	14,361	95.74%
Operating Suplus/Deficit	-12,000	561	-12,561	
Revenues:				
10-500-500-45000 Sale of Cemetery Plots-Cemetery--	3,000	1,200	1,800	60.00%
Total Revenues	3,000	1,200	1,800	
10-500-500-62750 General Operating-Cemetery-Non Capital Equip		89	-89	0.00%
10-500-500-70000 Contracted Services - Health & Environment--Cont	10,000	550	9,450	94.50%
10-500-500-70100 Landscaping-Cemetery--	5,000		5,000	100.00%
Total Expenses	15,000	639	14,361	

CITY OF DAWSON

For the Nine Months Ending September-30-19

PLANNING & DEVELOPMENT**Variance Report by Sub Department****PLANNING**

	Budget	Actual	Variance	% Remaining
Revenues	\$75,810	\$26,759	\$49,051	64.70%
Expenses	353,666	159,809	193,858	54.81%
Operating Suplus/Deficit	-277,856	-133,050	-144,806	

Revenues:

10-600-600-46000 Development Permits	25,830	26,759	-929	(3.59%)
10-600-600-46050 Subdivision Development Fees	6,980		6,980	100.00%
10-600-600-46600 External Funding	43,000		43,000	100.00%

Total Revenues

75,810	26,759	49,051	
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Expenses:

10-600-600-60010 Wages - Planning--Wages	141,580	99,123	42,456	29.99%
10-600-600-60015 Benefits - Planning--Benefits	29,781	10,347	19,434	65.26%
10-600-600-60510 Professional Fees - Planning--Professional Fees	76,000	35,242	40,759	53.63%
10-600-600-60650 Training - Planning--Training	5,115	5,114	1	0.03%
10-600-600-60660 Travel - Accomodation and Meals - Planning-Trav	3,035	1,896	1,139	37.52%
10-600-600-60665 Travel - Transportation - Planning-Travel - Transp	3,955	1,363	2,592	65.54%
10-600-600-61110 Advertising - Planning--Advertising	5,115	1,721	3,394	66.35%
10-600-600-62100 Postage - Planning--Postage	220	152	68	30.75%
10-600-600-62500 Computer Network Charge - Planning--Computer	266	350	-84	(31.72%)
10-600-600-62700 Supplies Office - Planning--Supplies Office	1,300	762	538	41.36%
10-600-600-62750 Non Capital Equipment/Office Furniture - Planning	5,000	482	4,518	90.36%
10-600-600-62770 Photocopier Expense - Planning--Photocopier Ex	500	482	18	3.52%
10-600-600-65550 Insurance - Planning--Insurance	700	740	-40	(5.71%)
10-600-600-65560 Janitorial - Planning--Janitorial	500	407	93	18.69%
10-600-600-70000 Contracted Services---Contracted Services	30,000	450	29,550	98.50%
10-600-600-76500 OCP Costs		1,178	-1,178	0.00%
10-600-600-61120 Subscriptions & Publications - Planning--Subscrip	600		600	100.00%
10-600-600-70100 Land Development	50,000		50,000	100.00%

Total Expenses

353,666	159,809	193,858	
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CITY OF DAWSON

For the Nine Months Ending September-30-19

RECREATION**Variance Report by Sub Department**

PROGRAMS & EVENTS	Budget	Actual	Variance	% Remaining
Revenues	\$62,100	\$34,994	\$27,106	43.65%
Expenses	279,740	162,040	117,701	42.08%
Operating (Surplus)/Deficit	-217,640	-127,046	-90,595	
Revenues:				
10-700-710-47000 YLAP	12,500	1,250	11,250	90.00%
10-700-710-47500 Programs 14-	40,000	21,002	18,998	47.50%
10-700-710-47505 Programs 15+	5,000	10,342	-5,342	(106.84%)
10-700-710-47600 Canada Day Grant	4,600	2,400	2,200	47.83%
Total Revenues	62,100	34,994	27,106	
Expenses:				
10-700-710-60010 Wages	175,355	112,866	62,489	35.64%
10-700-710-60015 Benefits	36,886	12,707	24,179	65.55%
10-700-710-60610 Membership/Conference Fees	200	300	-100	(50.00%)
10-700-710-60650 Training	1,000	95	905	90.50%
10-700-710-60660 Travel - Accomodation	2,000	280	1,720	86.02%
10-700-710-62110 Freight	500		500	100.00%
10-700-710-70000 Contracted Services - Instructors	20,000	12,156	7,844	39.22%
10-700-710-71000 Supplies Programming	12,000	10,306	1,694	14.12%
10-700-710-71050 Supplies - YLAP	12,500	4,042	8,458	67.67%
10-700-710-76500 Canada Day	4,600	4,407	193	4.19%
10-700-710-76505 Discovery Day	4,200	1,850	2,350	55.95%
10-700-710-76508 Celebration of Lights	7,500	3,032	4,468	59.58%
10-700-710-60055 WCB - Instructors	500		500	100.00%
10-700-710-62750 Non Capital Equipment	2,000		2,000	100.00%
10-700-710-71330 Rental Space	500		500	100.00%
Total Expenses	279,740	162,040	117,701	

ART & MARGARET FRY REC CENTRE	Budget	Actual	Variance	% Remaining
Revenues	54,350	40,049	14,301	26.31%
Expenses	561,769	281,980	279,789	49.80%
Operating (Surplus)/Deficit	-507,419	-241,931	-265,488	
Revenues:				
10-700-720-47400 Public Skating	2,600	1,707	893	34.36%
10-700-720-47405 Ice Fees	40,000	32,888	7,112	17.78%
10-700-720-47705 Recreation Facility Rental	7,000	5,454	1,546	22.08%
10-700-720-47350 Merchandise Sales/Towel Rental	750		750	100.00%
10-700-720-47700 Curling Club Lease	4,000		4,000	100.00%
Total Revenues	54,350	40,049	14,301	
Expenses:				
10-700-720-60010 Wages - AMFRC	157,818	76,847	80,970	51.31%
10-700-720-60015 Benefits - AMFRC	33,197	10,023	23,174	69.81%
10-700-720-62110 Freight - AMFRC	2,500	369	2,131	85.25%
10-700-720-65100 Building R & M - AMFRC	75,000	26,269	48,731	64.97%
10-700-720-65300 Equipment R & M	15,500	3,837	11,663	75.25%
10-700-720-65500 Electrical - AMFRC	80,000	61,712	18,288	22.86%
10-700-720-65515 Propane - AMFRC	2,000	131	1,869	93.46%
10-700-720-65520 Heating - AMFRC	150,000	72,977	77,023	51.35%
10-700-720-65560 Janitorial - AMFRC	10,000	8,883	1,117	11.17%
10-700-720-67050 Interest on Long Term Debt - AMFRC	16,254	16,254		0.00%
10-700-720-70000 Contracted Services - AMFRC	15,000	2,178	12,823	85.48%
10-700-720-71000 Supplies Operating - AMFRC	2,500	638	1,862	74.47%
10-700-720-78500 Equip Fuel - AMFRC	2,000	1,862	138	6.88%
Total Expenses	561,769	281,980	279,789	

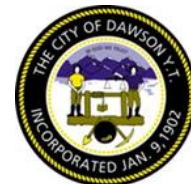
WATERFRONT BUILDING	Budget	Actual	Variance	% Remaining
Revenues	47,000	37,219	9,781	20.81%
Expenses	63,823	40,952	22,871	35.84%
Operating (Surplus)/Deficit	-16,823	-3,733	-13,091	
Revenues:				
10-700-740-47460 Fitness Passes	47,000	37,219	9,781	20.81%
Total Revenues	47,000	37,219	9,781	
Expenses:				
10-700-740-60010 Wages	13,559	9,221	4,338	32.00%
10-700-740-60015 Benefits	2,852	1,057	1,795	62.92%
10-700-740-62110 Freight	250	208	42	16.97%
10-700-740-65100 Building R & M	20,000	10,827	9,173	45.86%
10-700-740-65500 Electrical	5,000	4,343	657	13.13%
10-700-740-65520 Heating	5,000	2,724	2,276	45.52%
10-700-740-65560 Janitorial	9,662	9,898	-236	(2.44%)
10-700-740-71000 Supplies Operating	2,500	2,673	-173	(6.93%)
10-700-740-65300 Equipment R & M	5,000		5,000	100.00%
Total Expenses	63,823	40,952	22,871	

COMMON	Budget	Actual	Variance	% Remaining
Revenues	39,868	36,460	3,408	8.55%
Expenses	408,312	328,700	79,611	19.50%
Operating (Surplus)/Deficit	-368,444	-292,240	-76,204	
Revenues:				
10-700-750-47050 Lotteries Grant	31,868	32,368	-500	(1.57%)
10-700-750-47095 Misc Government Grants		5,000	-5,000	0.00%
10-700-750-47805 Rentals - Equipment	3,000	202	2,798	93.27%
10-700-750-47820 Non Refundable Deposits		-1,062	1,062	0.00%
10-700-750-47890 Misc Revenue	5,000	-48	5,048	100.95%
Total Revenues	39,868	36,460	3,408	8.55%
Expenses:				
10-700-750-60010 Wages - REC Common--Wages	157,181	148,421	8,760	5.57%
10-700-750-60015 Benefits - REC Common--Benefits	33,063	23,591	9,472	28.65%
10-700-750-60510 Professional Fees - REC Common--Profe	45,000	30,850	14,150	31.45%
10-700-750-60650 Training - REC Common--Training	5,000	388	4,612	92.23%
10-700-750-60660 Travel - Accomodation and Meals - REC	5,000	465	4,535	90.70%
10-700-750-60665 Travel - Transportation - REC Common-T	4,000	152	3,848	96.19%
10-700-750-61110 Advertising - REC Common--Advertising	1,000	885	115	11.53%
10-700-750-62100 Postage - REC Common--Postage	500	2,133	-1,633	(326.54%)
10-700-750-62110 Freight - REC Common--Freight	200	225	-25	(12.27%)
10-700-750-62500 Computer Network Charge - REC Comm	12,000	9,086	2,914	24.28%
10-700-750-62700 Supplies Office - REC Common--Supplies	6,000	1,809	4,191	69.86%
10-700-750-62750 Non Capital Equipment/Office Furniture -	5,000	5,288	-288	(5.77%)
10-700-750-62770 Photocopier Expense - REC Common--Pl	1,000	634	366	36.61%
10-700-750-65550 Insurance/Licensing - REC Common--Ins	55,000	58,284	-3,284	(5.97%)
10-700-750-65590 Telephone and Fax - REC Common--Tele	15,000	5,397	9,603	64.02%
10-700-750-67000 Bank Service Charges---Service Charge	2,500	1,841	659	26.37%
10-700-750-67090 Cash Over/Short - REC Common--Cash Over/Short		-1,962	1,962	0.00%
10-700-750-70000 Contracted Services - REC Common--Co	20,000	3,095	16,905	84.53%
10-700-750-71000 Supplies - Programming		30	-30	0.00%
10-700-750-71020 Supplies - Common--Supplies Safety		11	-11	0.00%
10-700-750-71025 Supplies - Safety	4,000	2,747	1,253	31.32%
10-700-750-75000 Community Lottery Program	31,368	21,911	9,457	30.15%
10-700-750-78100 Vehicle Fuel - REC Common--Vehicle Fu	3,000	10,190	-7,190	(239.68%)
10-700-750-78110 Vehicle Repairs and Maintenance - REC	2,500	3,230	-730	(29.20%)
Total Expenses	408,312	328,700	79,611	

POOL	Budget	Actual	Variance	% Remaining
Revenues	32,450	16,496	15,954	49.17%
Expenses	289,150	203,485	85,664	29.63%
Operating (Surplus)/Deficit	-256,700	-186,989	-69,710	
Revenues:				
10-700-760-47300 Public Swim	17,000	6,372	10,628	62.52%
10-700-760-47305 Swimming Lessons 14-	10,000	7,918	2,082	20.82%
10-700-760-47310 Swimming Lessons 15+	1,500		1,500	100.00%
10-700-760-47350 Merchandise	200	702	-502	(250.78%)
10-700-760-47460 Swim Club	2,000	1,050	950	47.50%
10-700-760-47705 Rentals	250	454	-204	(81.71%)
10-700-760-47020 Pool Training Funding	1,500		1,500	100.00%
Total Revenues	32,450	16,496	15,954	
10-700-760-60010 Wages - REC Pool--Wages	140,850	90,033	50,817	36.08%
10-700-760-60015 Benefits - REC Pool--Benefits	25,400	11,055	14,345	56.48%
10-700-760-60610 Membership/Conference - REC Pool--Me	200	50	150	75.00%
10-700-760-60650 Training - REC Pool--Training	5,000	4,450	550	11.00%
10-700-760-60660 Travel - Accomodation and Meals - REC I	2,500	1,423	1,077	43.06%
10-700-760-62110 Freight - REC Pool--Freight	2,000	397	1,603	80.14%
10-700-760-62700 Supplies Office - REC Pool--Supplies Offi	1,200	281	919	76.59%
10-700-760-62750 Non Capital Equipment/Office Furniture - REC Pool-		781	-781	0.00%
10-700-760-65100 Building Repairs and Maintenance - Pool-	30,000	52,321	-22,321	(74.40%)
10-700-760-65500 Electrical - REC Pool--Electrical	20,000	11,632	8,368	41.84%
10-700-760-65520 Heating - REC Pool--Heating	40,000	27,911	12,089	30.22%
10-700-760-65560 Janitorial Services	3,000	560	2,440	81.33%
10-700-760-70000 Contracted Services - REC Pool--Contrac	5,000	100	4,900	98.00%
10-700-760-71000 Supplies Operating - REC Pool--Supplies	5,000	524	4,476	89.52%
10-700-760-71100 Supplies - Lesson material	1,500	393	1,107	73.81%
10-700-760-71200 Chemicals - REC Pool--Chemicals	5,000	1,575	3,425	68.50%
10-700-760-60665 Travel - Transportation - REC Pool-Trave	1,500		1,500	100.00%
10-700-760-71050 Swim Club Expenditures	1,000		1,000	100.00%
Total Expenses	289,150	203,485	85,664	29.63%

GREENSPACE & PARKS	Budget	Actual	Variance	% Remaining
Revenues	24,500	11,493	13,007	53.09%
Expenses	332,755	155,408	177,347	53.30%
Operating (Surplus)/Deficit	-308,255	-143,915	-164,341	
Revenues:				
10-700-770-44720 Commemorative Parks Program Donator	3,000	1,200	1,800	60.00%
10-700-770-47715 Rentals - Parks & Greenspaces	10,000	10,293	-293	(2.93%)
10-700-770-44705 Rentals - Minto	8,000		8,000	100.00%
10-700-770-44710 Vendor Stalls	1,000		1,000	100.00%
10-700-770-47010 Growing Forward Grant	2,500		2,500	100.00%
Total Revenues	24,500	11,493	13,007	53.09%
Expenses:				
10-700-770-60010 Wages - REC Green Space--Wages	109,187	50,898	58,290	53.39%
10-700-770-60015 Benefits - REC Parks and Green Space--	22,968	7,018	15,950	69.44%
10-700-770-62110 Freight - Parks and Green Space--Freight	600	62	538	89.72%
10-700-770-62750 Non Capital Equipment	1,000	1,576	-576	(57.58%)
10-700-770-65100 Building R & M - Minto	2,000	2,443	-443	(22.14%)
10-700-770-65105 Building R & M - Other	5,000	7,011	-2,011	(40.23%)
10-700-770-65200 Commemorative Parks Program	4,500	1,200	3,300	73.33%
10-700-770-65300 Equipment R & M	2,000	459	1,541	77.07%
10-700-770-65500 Electrical - Minto	4,000	2,801	1,199	29.98%
10-700-770-65520 Electrical - Other	3,000	2,881	119	3.95%
10-700-770-65560 Greenspace Janitorial	5,000	-1,464	6,464	129.27%
10-700-770-70000 Contracted Services	35,000	24,296	10,704	30.58%
10-700-770-70100 Parks & Greenspace Maintenance	65,000	1,548	63,452	97.62%
10-700-770-70200 Trail Maintenance - Green Space	10,000	384	9,616	96.16%
10-700-770-71325 Golf Course Operating Lease	45,000	40,000	5,000	11.11%
10-700-770-72040 Minor Soccer Grant Expense	7,000	5,673	1,327	18.95%
10-700-770-75000 Community Garden Expense	10,000	8,622	1,378	13.78%
10-700-770-60650 Training - REC Green Space--Training	500		500	100.00%
10-700-770-71320 Land Lease---Lease	500		500	100.00%
10-700-770-78500 Equipment Fuel	500		500	100.00%
Total Expenses	332,755	155,408	177,347	
SUMMARY				
Total Revenues	260,268	177,562	82,706	31.78%
Total Expenses	1,935,548	1,172,565	762,984	39.42%
Operating (Surplus)/Deficit	-1,675,280	-995,003	-680,277	

Report to Council



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

☐ In Camera

AGENDA ITEM:	Consolidation Application #19-147: Lots 4 and S½ 5, Block J, Ladue Estate	
PREPARED BY:	Libby Macphail, Acting CDO	ATTACHMENTS: 1. Consolidation Application 19-147
DATE:	October 18, 2019	
RELEVANT BYLAWS / POLICY / LEGISLATION: Municipal Act Subdivision Bylaw Official Community Plan Zoning Bylaw		

RECOMMENDATION

It is respectfully recommended THAT:

1. Council approve Consolidation Application #19-147 subject to the following conditions:
 - 1.1. The application successfully passes through a public hearing.
 - 1.2. The applicant submits a Stormwater Management Plan to the satisfaction of the CDO and Public Works Superintendent.
 - 1.3. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
 - 1.4. The applicant shall, on approval of the subdivision plan by the City of Dawson, take all necessary steps to enable the registrar under the Land Titles Act to register the plan of subdivision.

ISSUE / PURPOSE

Consolidation Application #19-147 was received on October 14, 2019. The applicant is requesting to consolidate Lots 4 and S½ 5, Block J, Ladue Estate as part of the development of a new Youth Centre.

BACKGROUND SUMMARY

On September 4, 2019, Trondëk Hwëch'in submitted a proposal for a new Youth Centre. As part of the project, the applicant requires a Zoning By-Law text amendment (Application #19-108), a demolition permit (Application #19-109), and a development permit for an institutional build (#19-110). In analyzing these applications, it was discovered that settlement parcel THC-61FS/D is actually a lot and a half that had not been consolidated. In order for the project to proceed, this consolidation is required to be completed.

ANALYSIS / DISCUSSION

Comments

The application was circulated to all department heads, and no negative impacts were identified. The application will be circulated to every property owner in a 100 metre radius of this property, inviting comments and questions. A public hearing will take place at a future upcoming meeting. It will be a condition of approval that the application passes successfully through this public hearing. If substantial concerns are raised, the application may be required to return to a future COW meeting.



Figure 1. Lots 4 and S½ 5 Block J Ladue Estate.

Subdivision By-Law

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

Municipal Act

The Municipal Act S. 314 details the requirements for any proposed plan of subdivision to have direct access to the highway to the satisfaction of the approving authority. No new access is proposed as a result of this application.


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

Official Community Plan

The property is currently designated as DC – Downtown Core. Uses associated with this designation include a broad range of uses focusing on commercial, cultural, and community needs of residents. Therefore, the consolidated lots would retain the same designation. Any new use or development on the proposed lots would be required to conform to the OCP designation, or else apply for an OCP Amendment.

Zoning By-Law

The property is currently zoned C1– Single Detached/Duplex Residential. The Zoning By-Law is intended to implement the goals of the OCP. Therefore, the purpose of the C1 zone as per the Zoning By-Law is to permit a mixture of commercial and residential uses and to promote a vibrant commercial core. A full range of permitted uses and associated provisions are contained in the Zoning By-Law, and any future development of the proposed lots must also conform with the Zoning By-Law. A Zoning By-Law text amendment has been submitted by the proponent, as the proposed use for the lot is not currently permitted. The Zoning By-Law amendment should not proceed if Council does not approve this consolidation application. A zoning assessment was conducted, and all structures meet the minimum requirements of the Zoning Bylaw.

APPROVAL		
NAME:	Cory Bellmore, CAO	SIGNATURE: 
DATE:	Nov 20, 2019	



THE CITY OF DAWSON

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

OFFICE USE ONLY	
APPLICATION FEE:	105 + GST
DATE PAID:	
RECEIPT #:	NC00005519
PERMIT #:	19-147

SUBDIVISION APPLICATION

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

PROPOSED DEVELOPMENT

☐

Subdivision

☒

Consolidation

☐

Boundary Adjustment

CIVIC ADDRESS: 936 - 2nd Ave (Former TH Youth Centre) VALUE OF DEVELOPMENT: 1.9 million

LEGAL DESCRIPTION: LOT(S) 4 and N 1/2 OF LOT 5 BLOCK J ESTATE Ladue PLAN#

PROPOSED DEVELOPMENT: Please provide a brief description of the proposed development, including the number of proposed lots and their sizes.

See design submitted for proposed development.

APPLICANT INFORMATION

APPLICANT NAME(S): Tr'ondëk Hwëch'in

MAILING ADDRESS: Box 599

POSTAL CODE: Y0B 1G0

EMAIL: nick.wozniewski@trondek.ca

PHONE #: 993-7100 ext 176

OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

OWNER NAME(S):

MAILING ADDRESS:

POSTAL CODE:

EMAIL:

PHONE #:

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

FURTHER INFORMATION

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

No



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PERMIT #:

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

Yukon River,

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

City lot, cleared / level.

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

Existing Youth Center (to be demolished or removed and replaced with a similar build).

DECLARATION

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

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

DATE SIGNED

SIGNATURE OF APPLICANT(S)

DATE SIGNED

SIGNATURE OF OWNER(S)



THE CITY OF DAWSON

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PH: 867-993-7400 FAX: 867-993-7434
www.cityofdawson.ca

OFFICE USE ONLY

PERMIT #:

COMPLETE APPLICATION SUBMISSION REQUIREMENTS

As per the Municipal Act s. 320(1), a subdivision will be granted, granted with conditions, or refused within 90 days of receipt of a complete application. An application is not deemed complete until the following information is submitted to the satisfaction of a Development Officer.

- ☐ Application Form (completed in full)
- ☐ Application Fee as per City of Dawson Fees and Charges Bylaw & Zoning Bylaw
- ☐ Site Plan that includes:
 - ☐ a north arrow and scale
 - ☐ property lines shown and labelled as per the most recent legal survey
 - ☐ dimensions and areas of all proposed lots
 - ☐ all easements and rights of way shown and labelled
 - ☐ the location and labelling of all abutting streets, lanes, highways, road rights of way, sidewalks, water bodies, and vegetation
 - ☐ the topography and other physical features of the subject land
 - ☐ the location, size, type, and dimensions of all existing buildings and/or structures on the subject land, as well as the distance of the buildings and/or structures from the proposed property lines
 - ☐ the location of retaining walls and fences (existing and proposed)
 - ☐ the location, dimensions, and number of onsite parking areas
 - ☐ the location of loading facilities
 - ☐ the date of the plan
- ☐ Certificate of Title (if owner does not match Assessment Roll)
- ☐ Stormwater management plan
- ☐ Other as required by the CDO: _____

OFFICE USE ONLY

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

ZONING: _____ DATE COMPLETE APPLICATION RECEIVED: _____

TYPE OF APPLICATION: _____

APPLICANT NAME(S): _____

OWNER NAME(S): _____

☐ APPLICATION REJECTED

☐ APPLICATION APPROVED / PERMIT ISSUED

A letter [] has OR [] has not been attached to this permit explaining reasons and/or permit conditions. If a letter is attached, it constitutes a valid and binding component of this permit.

DATE: _____ SIGNATURE: _____



THE CITY OF DAWSON

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PH: 867-993-7400 FAX: 867-993-7434

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OFFICE USE ONLY

PERMIT #:

INSTRUCTIONS AND GUIDELINES

IT IS IMPORTANT TO READ AND UNDERSTAND THE FOLLOWING INSTRUCTIONS PRIOR TO COMPLETING THE APPLICATION FORM. THESE GUIDELINES ARE FOR REFERENCE ONLY. IN THE EVENT OF A DISCREPANCY WITH THE ZONING BYLAW OR OTHER BYLAWS/LEGISLATION, THE BYLAW/LEGISLATION PREVAILS.

1. Council shall not approve any application for the subdivision of any land within any zone or on any site where the parcels do not meet the minimum requirements prescribed for that zone.
2. At the sole discretion of Council, parcels with a pre-existing legally non-conforming use or structure may be subdivided so long as the subdivision does not increase the legally non-conforming nature of the use or structure.
3. Spot land applications and parcel enlargements can be approved at the sole discretion of Council and will not be approved by Council unless the application conforms to the long-term plan for those lands, as described in the OCP or other applicable approved plans.
4. Notwithstanding the above, Council may approve an application for the subdivision of any land within the historic townsite into lots that do not meet the minimum site area requirements prescribed for the underlying zoning district as a heritage conservation incentive, provided:
 - a. that subdivision is in keeping with the heritage integrity of the community; and
 - b. the development proposed for those lots meets the heritage management policies and guidelines of the OCP and the Zoning Bylaw
5. Prior to final approval, Council shall hold a public hearing to hear and consider all submissions respecting the proposed subdivision. The public hearing shall be held no earlier than seven days after the last date of publication of the notice.
6. The notice must be circulated, in a method approved by Council, once a week for two successive weeks.
 - a. Methods of notice circulation may include posting on the City website, in local newspapers, and/or on the City and Post Office Bulletin Boards, as well as sending written notification.
 - b. The notice shall:
 - i. describe the area affected by the proposed subdivision
 - ii. state the date, time, and place for the public hearing respecting the proposed subdivision
 - iii. include a statement of the reasons for the subdivision and an explanation of it
7. Written notification letters shall be mailed prior to the public hearing to all properties within the following radii of the subject property:
 - a. 100 m (328.1 ft.) for properties within the historic townsite
 - b. 1 km (3,280.1 ft.) for properties outside the historic townsite
8. A notification sign shall be placed on the subject property for a minimum of seven days.
 - a. The sign shall state the details of the subdivision and the date, time, and place of the public hearing, as well as the City's contact information.
 - b. The sign shall be provided by the City and shall be returned to the City on the day following the public hearing.
 - c. Signs not returned will be subject to an advertising fee equal to the replacement of the sign materials.
9. Every applicant who applies for subdivision of land shall provide to each lot created by the subdivision direct access to a highway satisfactory to the approving authority.
10. On receipt of a completed application for subdivision, Council will, within 90 days, approve it, refuse it, or approve it with conditions. Approval of an application shall be valid for a period of 12 months and may be subject to renewal for one more period of 12 months at the discretion of Council.
11. If Council refuses an application for subdivision, no subsequent unaltered application for approval of a proposed subdivision of land that provides for the same use of the land shall be made by the same or another person within six months of the date of the refusal.
12. If an application for a proposed subdivision of land is approved with or without conditions the applicant shall:
 - a. submit to the CDO a plan of subdivision or an instrument drawn in conformity with the approval; and
 - b. on approval of the subdivision plan, take all necessary steps to enable the registrar under the Land Titles Act to register the plan of subdivision.
13. If approval of an application for subdivision is refused, the applicant may, within 30 days after the date on which the notice was mailed to the applicant, appeal in writing to the Yukon Municipal Board.



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

INVOICE	IVC00005519
Type	Invoice
Date	10/16/2019
Page	1

Payment Terms: Due on Receipt
Finance Charges: 1.25%
Contact: (867) 993-7400 Ext. 0000

Bill to: **Tr'ondek Hwech'in Housing**
Box 599
Dawson City YT Y0B 1G0

Ship to: **Tr'ondek Hwech'in Housing**
Box 599
Dawson City YT Y0B 1G0

Customer ID	Customer P.O. No.	GST #	Payment Terms	
TRON006		106930084RT001	Due on Receipt	
Quantity	Description	U Of M	Unit Price	Subtotal
1	Consolidation Application/TH Youth Centre	Each	\$ 105.00	\$ 105.00
			Subtotal	\$ 105.00
			Deposit Paid	\$ 0.00
			GST	\$ 5.25
			Total	\$ 110.25

Payment is due upon receipt of invoice.
Thank you!

Please return this portion with your payment.

Customer ID TRON006 Customer Tr'ondek Hwech'in Housing

Invoice No. IVC00005519

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

Invoice Total	Amount Paid
\$ 110.25	



0.1
0
0.03
0.1 Kilometers

Yukon Albers
Produced from: Yukon Lands Viewer

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.
Date Printed: 16-Oct-2019

1 : 1,280



Legend

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

Notes

SECOND AVENUE



Location of current
Youth Centre
(Proposed Demolition)

Location of
Storage Shed
(Proposed Demolition)

LEGEND

1 square = 2.5 ft.

— Lot line to be removed

LOT 4

LOT 5 1/2



THE CITY OF DAWSON

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

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

Zoning Assessment

File Number: 19-147

Date: Oct. 17

Zone: C1

Assessment Completed By: Libby M.

1. Application Type

OCP Amendment
Zoning Amendment
Subdivision

Variance
Development
☒ Other Consolidation

2. Official Community Plan Designation: DC - Downtown Core

Does the proposed development meet OCP requirements? ☒ yes ☐ no ☐ unknown

3. Zoning By-Law Designation: C1 - Core Commercial

Does the proposed development meet ZBL requirements? ☐ yes ☒ no ☐ unknown see note 1.

4. Heritage Management Plan Designation: Downtown

Does the proposed development require HAC review? ☐ yes ☒ no ☐ unknown

5. Zone Specific Regulations: *Zoning assessment planned based off of proposed plans*

Provision	Permitted	Proposed	Compliant	Variance Required
Permitted Use	<u>Community Rec. Facility</u>		Y / <input checked="" type="radio"/> N	<u>note 1.</u>
Minimum Parcel Size	<u>5000 ft²</u>	<u>7500 ft²</u>	<input checked="" type="radio"/> Y / N	
Maximum Parcel Size	<u>————</u>	<u>————</u>	Y / N	
Minimum Parcel Width	<u>————</u>	<u>————</u>	Y / N	
Minimum Setback (Front)	<u>0</u>	<u>6' 4"</u>	<input checked="" type="radio"/> Y / N	
Minimum Setback (Side)	<u>0</u>	<u>?</u>	<input checked="" type="radio"/> Y / N	
Minimum Setback (Side)	<u>0</u>	<u>?</u>	<input checked="" type="radio"/> Y / N	
Minimum Setback (Rear)	<u>5</u>	<u>?</u>	Y / N	
Minimum Floor Area	<u>256 ft²</u>	<u>2935 ft²</u>	<input checked="" type="radio"/> Y / N	

DAWSON CITY — HEART OF THE KLONDIKE



THE CITY OF DAWSON

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

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

Maximum Height (Principal)	45 ft.	19 ft.	Y/N	
Maximum Height (Accessory)	—	—	Y/N	
Maximum Parcel Coverage	—	—	Y/N	
Maximum Floor Area Ratio (FAR)	3	0.4	Y/N	
Minimum Off-Street Parking Spaces	3	21'x30' space	Y/N	
Minimum Setback (Between Principal and Accessory)	—	—	Y/N	
Zone Specific: _____			Y/N	
Zone Specific: _____			Y/N	

6. Notes:

1. ZBL Amendment #19-108 to add text amendment → "Community Recreation Facility" as permitted use.



THE CITY OF DAWSON

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



SUBDIVISION/CONSOLIDATION APPLICATION CHECKLIST

Permit #: 19-147

Applicant Name: Tr'ondëk Hwëchin

Legal Description: L. 4 + N $\frac{1}{2}$ 5 Bl. J
Ladue

Mailing Address: Box 599

Step	Signature	Date
Completed Application and Supporting Documentation Submitted	<u>LM</u>	<u>Oct. 15</u>
Permit Paid, Stamped, and Listed in Permit Database	<u>LM</u>	<u>Oct. 15</u>
Pre-Consultation and Zoning Assessment	<u>LM</u>	<u>Oct. 17</u>
Public Notice <ul style="list-style-type: none">• Copy of Public Notice emailed to Heather and added to RFD folder• Mailed to affected property owners [], posted at COD office [], posted at Post Office [], COD website [], E-news [], Klondike Sun []• Circulation to Other Depts (Public Works, Fire, By-Law, Recreation)• Posted at site• Email notice to Trondek Hwechin (if adjacent landowner)		
Public Hearing Date: _____		
CDO Report		
Permit Decision <ul style="list-style-type: none">• Council makes decision based on Public Hearing and CDO Report• Letter detailing decision drafted. Letter must include:<ul style="list-style-type: none"><input type="checkbox"/> legal description of lands to be subdivided/consolidated<input type="checkbox"/> written description of subdivision details<input type="checkbox"/> map outlining approved configuration<input type="checkbox"/> any conditions imposed by Council<input type="checkbox"/> explanation of expiry date		
Permit Filing <ul style="list-style-type: none">• Original Permit, letter, & supporting documentation in open subdivisions file• Scanned in to CDO Z: drive & Saved in appropriate location• Copy of permit only put in binder• Copy of letter & permit mailed to applicant• Conditions tracked in subdivision/consolidation tracking database		
Finalization <ul style="list-style-type: none">• Legal survey received from applicant and filed in land file with original permit, letter, and supporting documentation• Copy of survey sent to Protective Services for Civic Addressing		

ZONING REVIEW – C1 - CORE COMMERCIAL

Downtown Core within the Historic Townsite

Character:
Ground oriented commercial and community services reinforce sidewalks
building facades define the street wall
Parking at rear or otherwise screened.

Uses:
A wide range of retail, commercial, office, hotel, and other visitor accommodation
and multi-residential uses, including mixedUse (residential / commercial)
live/work.

LOT AREA = 5,000 sf + 2,500 sf = 7,500 sf
GROSS FLOOR AREA = 2,935 sf (1 storey)

C1 ZONE:

Uses:
Office support services
Personal services
Professional offices
Recreational facilities

Min parcel size = 5,000 sf
Min setback of buildings

front yard = 0 ft
interior side yard = 0 ft
exterior side yard = 0 ft
rear yard = 5 ft

Max FAR = 3.0
Proposed FAR = 0.4

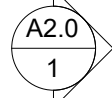
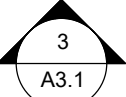
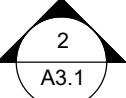
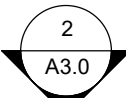
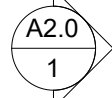
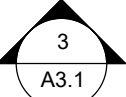
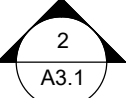
Max building height = 45 ft
Proposed building height = 19 ft

Off-Street Parking Stall = Min 9'-0" x 19'-0"
Personal Service Establishment = 1 stall per 100 m2 of floor area

Loading Stall = Min 8'-5" x 35'-11" or 301.4 ft2

Proposed parking stalls = 1
Proposed loading stall = 1

SECOND AVENUE



1

1

2

3

4

5

A

B

C

D

5' - 8"

14' - 4"

19' - 8"

11' - 4"

6' - 4"

14' - 8"

34' - 0"

24' - 0"

5' - 8"

25' - 0"

50' - 0"

LANE

EXISTING BUILDING FOOTPRINT

EXISTING SHED

DECK

DN

DECK

FIRE CIRCLE

PARKING / LOADING

16' - 0"

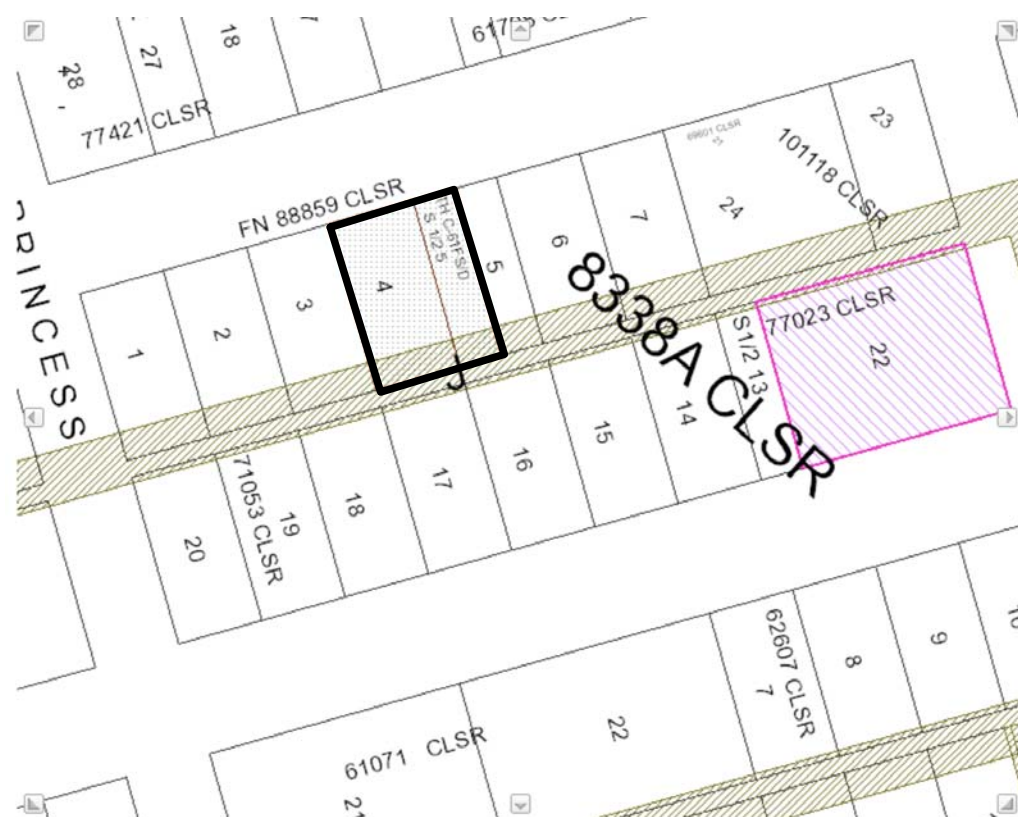
5' - 0"

SETBACK

POWER EASEMENT

100' - 0"

1 SITE
1/4" = 1'-0"



LEGAL ADDRESS:

Lot 4 and S 1/2 of Lot 5
8338A CLSR TY
FN 8859 CLSR
Dawson Yukon Territory

#	Date	Description
4	31.07.19	TENDER
3	02.11.18	PRICING
2	26.10.18	COORDINATION
1	12.10.18	CLIENT REVIEW

REVISIONS

This drawing is the property of Northern Front Studio. Copyright and ownership of the design and drawing belongs to the Architect. Contractors must verify dimensions on site and inform the Architect of any errors and/or omissions.

YOUTH CENTRE

Tr'ondek Hwech'in Government

936 Second Ave, Dawson

NORTHERN
FRONTSTUDIO
ARCHITECTURE :: INTERIORS :: DESIGN

110-2237 2nd Avenue, Whitehorse Yukon Y1A 0K7
T:867-393-3048 www.northernfront.ca

SEAL:

PHASE: CONSTRUCTION

DRAWING TITLE:
SITE PLAN

DATE
JULY 31, 2019
PROJECT NO
2018.23
DRAWN
JK
CHECKED
MER

SHEET NO.
A1.0

Report to Council



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

☐ In Camera

SUBJECT:	Official Community Plan and Zoning Bylaw Amendment #19-149	
PREPARED BY:	Clarissa Huffman, CDO	ATTACHMENTS: Application and Supporting Documentation
DATE:	November 15, 2019	
RELEVANT BYLAWS / POLICY / LEGISLATION: Municipal Act Official Community Plan Zoning Bylaw		

RECOMMENDATION

It is respectfully recommended that Council:

1. Select Option 3 and:
 - 1.1. Forward an Official Community Plan amendment to amend the Class 1 notification area outside Infill Area 3 from Future Planning and Parks and Natural Space to Industrial.
 - 1.2. Forward a Zoning Bylaw Amendment to amend the Class 1 notification area outside Infill Area 3 from Future Planning and Parks and Natural Space to Industrial.
2. Recommendations 1.1 and 1.2 above are subject to the following conditions:
 - 2.1. The applicant submit a copy of the Class 1 notification application as part of the public amendment assessment package prior to a public hearing.
 - 2.2. Prior to 3rd reading, the applicant and the City of Dawson enter into a legally binding agreement to relinquish access to claims currently located in a Future Planning zone after an agreed-upon amount of time.

ISSUE

An application has been submitted to amend a large portion of Future Planning and Parks and Natural Space designated lands to Industrial to facilitate mineral development.

BACKGROUND SUMMARY

The applicant submitted a development permit application for Class 1 exploration activities in September 2019, which was denied due to incorrect zoning. The applicant was advised that the next steps in the process would be to either appeal the decision or submit an amendment application. The applicant decided to pursue an amendment.

ANALYSIS / DISCUSSION

Comments

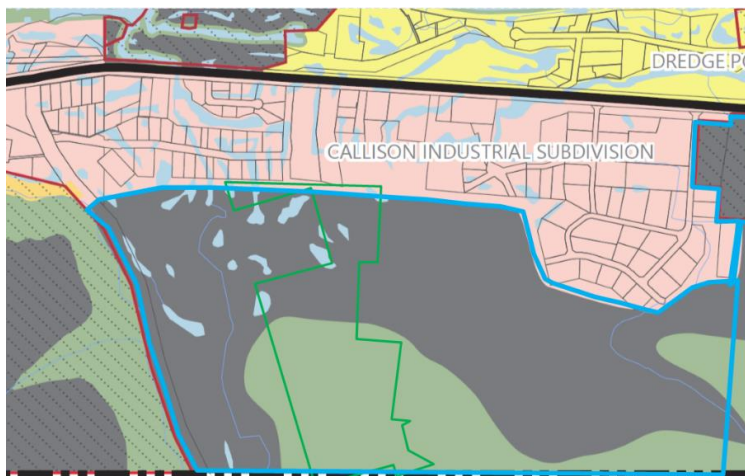
All departments were circulated for comments, and no comments or concerns were raised at the time of writing this report.

Municipal Act

S. 288(2) of the *Municipal Act* states that “a council must not adopt a zoning bylaw, or an amendment to a zoning bylaw, that is not consistent with an official community plan”. Therefore, the applicant was required to submit a joint application, since the proposed use is not compatible with the existing designations in either bylaw. Further, sections 285 and 294-296, in concert with s. 17.5 of the Zoning Bylaw, outline the specific process required for public consultation with respect to amendments. Therefore, should approval be recommended, a public hearing will be held after first reading and prior to second reading. Should legitimate concerns be raised with this application, it will be returned to Committee of the Whole for further discussion prior to being forwarded to second reading. The OCP amendment will be forwarded for ministerial approval before third and final reading.

Official Community Plan

The existing OCP designation of the subject area is predominately P: Parks and Natural Space, with some northern areas designated FP: Future Planning, as shown in Figure 1. *(Author Note: All figures in this report use the same legend: the blue outline is the amendment extent proposed by the applicant, and the green outline is the extent of the Class 1 notification area.)*



The Future Planning designation in this location was intended to give Council an opportunity to consider development opportunities on a case-by-case basis while research and additional planning studies are completed to determine next steps and priority planning areas for development. The Parks and Natural Space designations in this area were created based on slope data, and were intended to signal that development was not expected to occur in these locations due to steep slopes.

Figure 1. Proposed Amendment Areas in relation to current OCP designations

This is supported by recently acquired LIDAR data, as seen in Figure 2. An OCP amendment was required as the applicant wishes to conduct natural resources extraction activities on some claims within the subject area, which requires an Industrial designation.

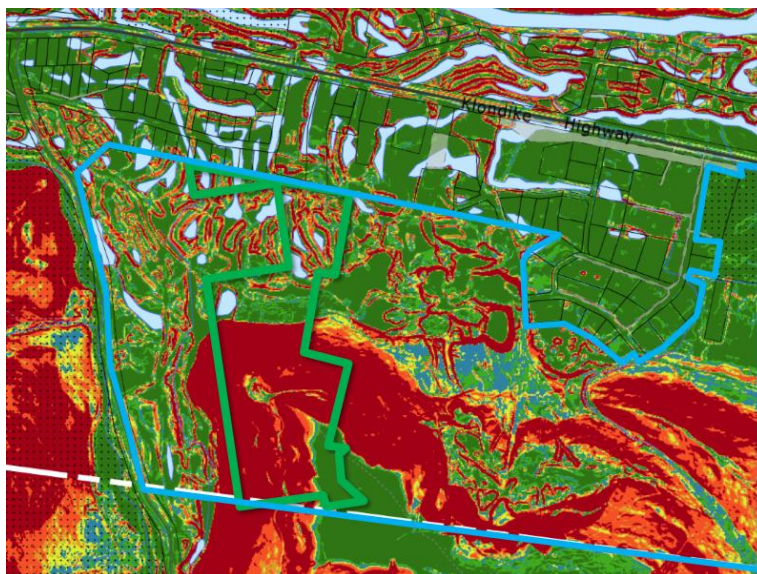


Figure 2. Proposed Amendment Areas in relation to slope data

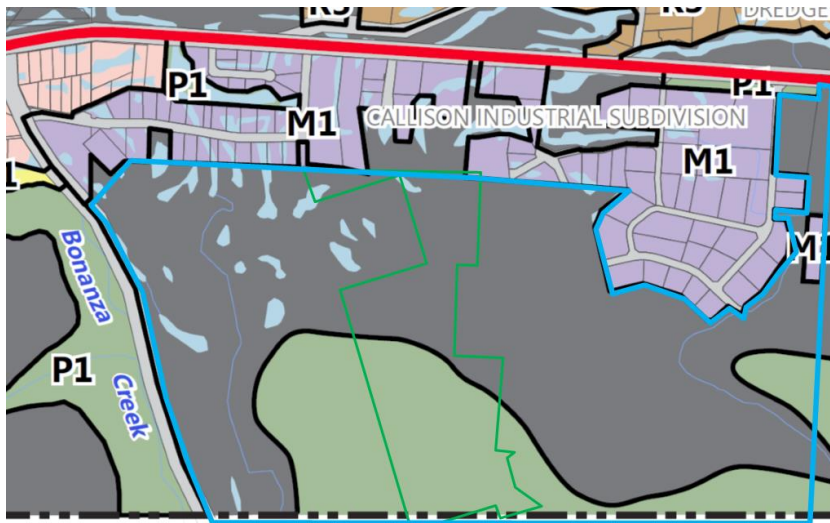
Further, several long-term goals and implementation approaches detailed in the OCP could also support the analysis of this report. Section 6.1 (a) states that Council should “strive to use a highest and best use approach”, alongside s. 14.2 (1) which similarly states that Council should “promote the development of continuous and compact development in order to reduce the infrastructure required and its associated costs”. This aligns with the fact that the existing Future Planning designation is immediately south of the existing industrial subdivisions.

Therefore, it is logical that this area be considered a high priority for a future expansion of industrial lot development. S. 8.2 (3) also indicates that “an adequate supply of commercial and industrial land” should be a priority, alongside 8.2 (5) which envisions a community where “a range of industrial development types are accommodated”.

With these provisions in mind, Council must decide whether or not mineral development in the proposed location is a strategic way to achieve these long-term goals. Choosing not to proceed may not be supportive of a range of industrial development types in compatible locations. Proceeding with mineral development could further encumber this land with a mining operation which means it will not be developable in the short or medium term. Allowing the mineral development to proceed for a set period of time could ensure that rights to the subsurface are relinquished in a timely manner in order to facilitate unencumbered land development in a compact and efficient manner. A final option could be that Council determines that a mining operation in this location is in fact the highest and best use of this land and decides to allow the project to proceed without a time frame in place.

Zoning Bylaw

The existing zones for the subject area mirror the OCP designations; namely, FP and P1, as shown in Figure 3. Similarly, the applicant is proposing to rezone the entire subject area to M1 to facilitate mineral development on behalf of all of the claim holders in this area. It should be noted that this essentially reverts the zoning back to the designation that it held prior to the recent planning work that was completed in 2017 and 2018 for the updated OCP and ZBL.



It should also be noted at this time that the applicant has not adequately submitted documentation proving his right to enter the subject land for the purposes of rezoning it to the desired zone. In order to proceed, the applicant would need written permission from all claim holders with active Class 1 notifications in the subject area. This is a critical submission requirement so that unauthorized individuals cannot apply to rezone large portions of land without obtaining consent from those who hold rights to the land.

Figure 3. Proposed Amendment Areas in relation to Zoning Bylaw zone classifications

However, this is still problematic because not every claim in the subject area has an active Class 1 notification. Therefore, administration does not feel comfortable recommending an amendment for the area beyond the existing Class 1 notification area. Further, the applicant did not submit a copy of their Class 1 notification; only a map indicating the extent of the notification was submitted. The Class 1 notification application is considered confidential by the Mining Recorder's office, therefore this information cannot currently be obtained other than from the applicant themselves. Obtaining a copy of the extent of the proposed exploration would help administration identify potential land use conflicts, which is why a copy of the Class 1 notification is typically requested when an application is submitted for a development permit.

Further Considerations

The Class 1 notification area is directly adjacent to, and marginally overlaps with, Infill Area 3 as identified in 2019 land development priority setting, as shown in Figure 4. The Class 1 notification area also very slightly overlaps with Lot 1190.



Figure 4. Class 1 notification area shown in relation to Infill Area 3.

Infill Area 3 is being actively researched through pre-development assessment work. The bulk of the Class 1 notification area is outside of the priority infill areas identified for 2019-2020. Therefore, short-term mineral extraction work is reasonable in this location. However, when considering compact development forms and proximity to existing infrastructure, the future planning portion of the Class 1 notification area is a logical next step for land development assessment purposes. Therefore, Council may wish to consider a rezoning accompanied with an agreement to relinquish claims for land development after a certain period of time. Precedent has been set in Dawson that this mechanism for handling conflicts is a functional way to allow minerals to be extracted prior to development taking place is adequate, with some lessons learned for future iterations of such agreements. This type of agreement has been accepted by both Council and an applicant on another recent rezoning application and is in the bylaw passing process.

There are no foreseen concerns with land use compatibility, given that the area is predominately used for industrial purposes, including placer mining and ancillary functions that support placer mining. It is likely that this project if implemented will result in increased traffic along Bonanza Creek Road, however this is not anticipated to be an issue given that the traffic on this road is predominately of an industrial nature.

Finally, there are several inaccuracies and misleading comments in the application documents that warrant comment as part of this analysis. The first is that the city “changed the zoning without proper due diligence” and that a “democratic process was not followed when zone (sic) was changed”; these are not factual statements, given that the OCP and ZBL were amended and passed according to the process laid out in the Municipal Act. Embedded within this process is a requirement for public notice and consultation, where those with concerns can bring them to the table for consideration final to prior passing. In this particular case, iterative consultation with the community lasted for almost a full year. However, administration acknowledges that this process does not specifically mention claim holders. Therefore, administration has piloted a new part of the current consultation process in which claim holders are notified of public hearings for OCP and ZBL amendments in a similar fashion to titled property holders.

The second inaccurate statement is that “mining intents were misrepresented in the public flyer” and that the “public flyer is misleading and constitutes entrapment by the City”. Verbally, the applicant explained that by this he meant the communications that were released about the new Zoning Bylaw which stated, amongst other things, that mineral activity requires a development permit. This is not a misleading

statement but a factual one, and the territorial government department responsible for issuing Mining Land Use permits recognizes the authority of the municipality to require mineral development to engage in the processes laid out in the zoning bylaw. Further, 'entrapment' is defined by Merriam-Webster as "the action of luring an individual into committing a crime in order to prosecute the person for it". Arguably, sending out reminders that development permits are required for mining activity is the opposite of entrapment, given that the intent of the communication was to remind residents of their obligations when operating or developing within the municipal boundaries and encourage them to engage with the process to avoid potential enforcement action.

Options

Option 1. Amend the full extent of the proposed area.

This amendment would essentially negate the creation of the Future Planning zone designation, and re-open the entire area to any development that meets the minimum requirements as listed in the Zoning Bylaw. Administration is of the view that the applicant does not have the authority to request the full amendment, and therefore this would essentially be a Council-driven amendment. This option would increase the ability of claim holders to obtain development permits within municipal boundaries but may exacerbate conflicts between surface and sub-surface interests in areas where Council is interested in developing lots. This option doesn't acknowledge the purpose and intent of the FP designation, which is to allow for research and assessment of the area to determine the best use prior to development.

Option 2. Amend the Class 1 notification area only.

This option represents the actual area where the applicant has the authority to apply for amendments, as it is the area where the applicant has the right to enter for mineral exploration purposes, and would allow for access and development of the claim with no restrictions above and beyond the municipal and territorial permitting processes. Development could still likely occur in concert with class 1 exploration, and if exploration is successful, a Class 3 or 4 mineral development operation could be proposed in this location in the future. This level of mineral development could pose a long-term challenge for future lot development adjacent to the Infill 3 priority area. If lot development proceeded prior to mineral development, the claim holder could access the minerals by posting adequate security. However, once a mining operation is established, it becomes challenging to exercise surface rights; if a mineral development occurred prior to lot development in this location, lot development would likely not be possible until the exhaustion of minerals and the remediation of the mine.

Option 3. Amend the Class 1 notification area outside of Infill Area 3 with a negotiation of relinquishment of claims in FP zone as a condition. (recommended)

Option 3 is substantially the same as Option 2, with the exception that a condition be added that the applicant and the City of Dawson enter into a legally binding agreement to relinquish the claims after an agreed-upon amount of time. There is precedent for this type of agreement, and it would provide some certainty that the land will be opened for unencumbered development in the medium term. Further, Option 3 removes the overlap with Infill Area 3 to ensure maximum connectivity between existing and future developments. This option likely represents a most reflective and fair balancing of interests.

Option 4. Amend the Parks and Natural Space area only.

Option 4 is more conservative than Option 3 and could be selected by Council if there are concerns about a potential Class 4 operation taking place adjacent to the Infill 3 priority area. This would still allow the applicant to operate in the claims that are in areas with slopes that are currently too steep to be suitable for lot development. Administration has no concerns about this portion of the amendment at this time, as the area was not zoned P1 to protect sensitive habitats nor to facilitate active or passive recreation. Detailed environmental assessments would take place during the YESAA process should the project proceed beyond Class 1.

Option 5. No amendment.

This option could be selected if it were deemed desirable to retain the steep-terrain areas as Parks and Natural Space. From aerial imagery, this area appears to have been moderately worked at some point in the past and allowed to revegetate. This option may lead to risk with respect to claims perceived or actual expropriation. In recent case law, two factors were considered when determining expropriation of mineral rights. The first is whether or not the regulations in place remove virtually all incidents of ownership, and the second is whether the granting of rights is the same governing body as the one now removing rights. This case could be perceived as fulfilling the first test of expropriation as applied in that case, but not the second. This still leaves a fair amount of potential risk.

Sustainable Community Development Imperatives

Social

The recommended option may help to reduce conflicts between those with surface and sub-surface interests, as it allows the claim holder to develop and remediate the claims prior to lot development. This allows the City of Dawson to pursue land development in priority areas, whilst also allowing sub-surface rights holders access to the minerals prior to land development occurring.

Economic

This option brings economic benefit to the community in both the short-term through providing jobs and economic value associated with primary industry, as well as in the and long-term through lot development, and long-term business investment.

Environmental

Administration is not aware of any pressing environmental concerns with mineral development in this location. However, considering the environmental impacts of mining applications is outside of the scope and expertise of administration. The YESAB and Water Board processes and resulting recommendations are intended to mitigate negative environmental impacts, and the City of Dawson has the opportunity to participate in this assessment process for projects within the municipal boundary. The City of Dawson submitted comments during the YESAB assessment process indicating that the applicant would need to proceed with the municipal approval process before having the authority to proceed within the municipal boundary. Mitigations for environmental concerns such as wildlife, invasive species, restoration, and fuel storage would be considered in a future MLU. Concerns specific to the use and protection of the quantity and quality of water are considered in a future WUL.

APPROVAL		
NAME:	Cory Bellmore, CAO	SIGNATURE:
DATE:		



THE CITY OF DAWSON

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

OFFICE USE ONLY

APPLICATION FEE:	\$1030.00
DATE PAID:	Oct. 15, 2019
RECEIPT #:	33911
PERMIT #:	19-149

AMENDMENT APPLICATION

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

PROPOSED DEVELOPMENT

☐

Official Community Plan
Amendment (OCPA)

☐

Zoning Bylaw Amendment
(ZBA)

☒

Joint OCPA/ZBA

APPLICANT INFORMATION

APPLICANT NAME(S): Lucas Hawkes
MAILING ADDRESS: 20520 58th ave NW Edmonton AB POSTAL CODE: T6M 2Z5
EMAIL: LucasHawkes@hotmail.com PHONE #: 639-316-4208

OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

OWNER NAME(S): Wahne Hawkes
MAILING ADDRESS: Box 371 Dawson City YT POSTAL CODE: Y0B 1G0
EMAIL: _____ PHONE #: 867-333-9387

PROPOSED AMENDMENT

A.) REDESIGNATION/REZONING:

CIVIC ADDRESS: See attached map VALUE OF DEVELOPMENT: _____

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

PROPOSED AMENDMENT: FROM DESIGNATION: Future playing
Parks and green TO DESIGNATION: MU and M1

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

City changed zoning with out proper Due Dilligance.
claim Owners were not notified of zoning change.
Minerial claims are still in good standing with mineable values.
mining intrests were misRepresented in the public flyer.
Public flyer is misleading and constitutes entrapment by the
City.



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

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

Bonanza Road Base line to Back of callison subdivision.
Covering all mining claims over Jackson Hill.

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

Democratic process was not followed when zone was changed.
intrested partres are currant Employers of 12 - 20 people with
good paying Jobs.
minig claims are in good standing.

DECLARATION

- I/WE hereby make application for a Development Permit under the provisions of the City of Dawson Zoning Bylaw #2018-19 and in accordance with the plans and supporting information submitted and attached which form part of this application.
- I/WE have reviewed all of the information supplied to the City of Dawson with respect to an application for a Development Permit and it is true and accurate to the best of my/our knowledge and belief.
- I/WE understand that the City of Dawson will rely on this information in its evaluation of my/our application for a Development Permit and that any decision made by the City of Dawson on inaccurate information may be rescinded at any time.
- I/WE hereby give my/our consent to allow Council or a person appointed by its right to enter the above land and/or building(s) with respect to this application only.

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

Oct 15 2019

DATE SIGNED

OCT 15 2019.

DATE SIGNED

Renee Danks

SIGNATURE OF APPLICANT(S)

Wayne Danks

SIGNATURE OF OWNER(S)



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COMPLETE APPLICATION SUBMISSION REQUIREMENTS

An application is not deemed complete until the following information is submitted to the satisfaction of a Development Officer.

- ☐ Application Form (completed in full)
- ☐ Application Fee as per City of Dawson Fees and Charges Bylaw & Zoning Bylaw
- ☐ Site Plan that includes:
 - o a north arrow and scale
 - o property lines shown and labelled as per the most recent legal survey
 - o proposed rezoning/re-designation
 - o all easements and rights of way shown and labelled
 - o the location and labelling of all abutting streets, lanes, highways, road rights of way, sidewalks, water bodies, and vegetation
 - o the topography and other physical features of the subject land
 - o the location, size, type, and dimensions of all existing buildings and/or structures on the subject land, as well as the distance of the buildings and/or structures from the property lines
 - o the location, size, type, and dimensions of all proposed buildings and structures on the subject land, as well as the proposed distance of the buildings and/or structures from the property lines
 - o the location of retaining walls and fences (existing and proposed)
 - o the location, dimensions, and number of onsite parking areas
 - o the location of loading facilities
 - o the date of the plan
- ☐ Certificate of Title (if owner does not match Assessment Roll)
- ☐ Other as required by the CDO: _____

OFFICE USE ONLY

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

ZONING: _____ DATE COMPLETE APPLICATION RECEIVED: _____

TYPE OF APPLICATION: _____

APPLICANT NAME(S): _____

OWNER NAME(S): _____

☐ APPLICATION REJECTED

☐ APPLICATION APPROVED / PERMIT ISSUED

A letter [] has OR [] has not been attached to this permit explaining reasons and/or permit conditions. If a letter is attached, it constitutes a valid and binding component of this permit.

DATE: _____ SIGNATURE: _____



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PERMIT #:

INSTRUCTIONS AND GUIDELINES

IT IS IMPORTANT TO READ AND UNDERSTAND THE FOLLOWING INSTRUCTIONS PRIOR TO COMPLETING THE APPLICATION FORM. THESE GUIDELINES ARE FOR REFERENCE ONLY. IN THE EVENT OF A DISCREPANCY WITH THE ZONING BYLAW OR OTHER BYLAWS/LEGISLATION, THE BYLAW/LEGISLATION PREVAILS.

1. Bylaw Amendments:

- a) Any person may apply for an amendment to the text of the OCP/ZBL by paying the required application fee, as specified in the Fees and Charges Bylaw, and submitting a written statement that describes and justifies the proposed amendment.
- b) An owner of a parcel in the City, or an authorized agent of an owner, may apply to have the designation of the land amended to another designation.
- c) An application for a re-zoning/re-designation shall be made in writing to the development officer using the form provided and accompanied by the following:
 - a. documentation of ownership;
 - b. a written statement to describe and justify the proposal;
 - c. a map showing the proposed change in the context of adjacent land;
 - d. the necessary processing and advertising fees as set out in the Fees and Charges Bylaw;
 - e. permission for right of entry onto the land by City staff for reasonable inspection; and
 - f. any additional information a development officer may require in order to prepare, evaluate, and make recommendations on the proposed amendment.
- d) A development officer may request the applicant provide an analysis by a qualified professional of the potential impact on land use, traffic, utilities, and other City services and facilities if the amendment proposes an increase in density or other
- e) intensification of use.
- f) An application may not be considered to have been received until all requirements have been submitted to the satisfaction of a development officer.
- g) Notwithstanding these requirements, the application may be considered if, in the opinion of a development officer, it is of such a nature as to enable a decision to be made without some of the required information.
- h) If it appears that the proposed amendment is one that is applicable to most of the persons affected in the area and/or will benefit the City at large, Council may direct that the application fee be returned to the applicant.

2. Review Process

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



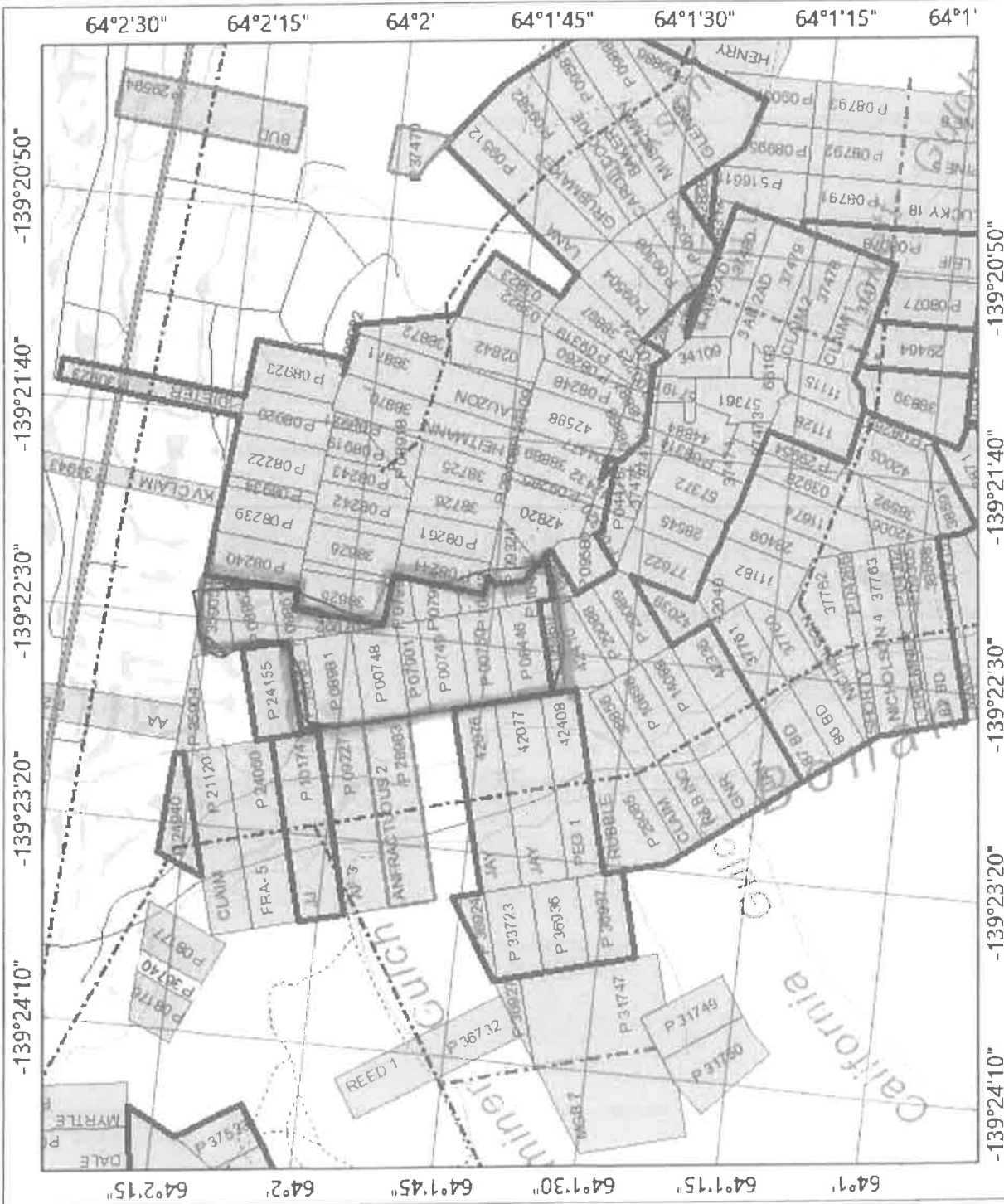
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PERMIT #:

3. Resubmission Interval
 - a. When an application for an amendment to this bylaw has been refused by Council, another application for the same, or substantially the same, amendment shall not be submitted within 12 months of the date of the refusal unless Council directs otherwise.
4. Before a second reading of a bylaw proposing amendments is heard, Council shall hold a public hearing to hear and consider all submissions respecting the proposed amendments.
5. The public hearing shall be held no earlier than seven days after the last date of publication of the notice.
6. A notice must be circulated, in the method approved by Council, once a week for two successive weeks prior to the public hearing.
7. Methods of notice circulation may include the City of Dawson website, local newspapers, the City and Post Office Bulletin Boards, and written notification letters.
8. The notice shall:
 - a. describe the area affected by the proposed amendment;
 - b. state the date, time, and place for the public hearing respecting the proposed amendment; and
 - c. include a statement of the reasons for the amendment.
9. Written notification letters shall be mailed to all applicable properties within the following radii of the subject property prior to the public hearing:
 - a. 100 m (328.1 ft.) for properties within the historic townsite
 - b. 1 km (3,280.8 ft.) for properties in all other areas
10. For amendments proposed for one property, a notification sign shall be placed on the subject property following first reading until such time as Council has ruled on the application.
 - a. The sign shall state the details of the amendment; the date, time, and place of the public hearing; and the City's contact information.
 - b. The sign shall be provided by the City and shall be returned to the City on the day following the public hearing.
 - c. Signs not returned will be subject to an advertising fee equal to the replacement of the sign materials.



Legend

- Class 1 Placer Land Use Operat
- Class 3/4 Placer Land Use Operat
- Class 2
- Class 4
- Placer Base Line
- Placer Base Line Surveyed
- Placer Claim
- Active and Pending
- Expired
- Placer Lease to Prospect
- Active
- Pending
- Expired
- Placer Adjoining Claim
- Class 1 Placer Land Use Operat
- Class 3/4 Placer Land Use Operat
- Class 2
- Class 4
- Placer Base Line
- Placer Base Line Surveyed
- Placer Claim
- Active and Pending
- Expired
- Placer Lease to Prospect
- Active
- Pending
- Expired
- Placer Adjoining Claim

Notes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.
Date Printed: 05-Sep-2019

1.0 0.51 1.0 Kilometers

Yukon Albers
Produced from: EMR Internal Viewer
1: 20,000

Report to Council



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

☐ In Camera

SUBJECT:	Subdivision Application #19-150: Lot 28 Dredge Pond Subdivision	
PREPARED BY:	Libby Macphail, Planning and Development Assistant	ATTACHMENTS: 1. Applications & Supporting Documentation
DATE:	November 18, 2019	
RELEVANT BYLAWS / POLICY / LEGISLATION: Municipal Act Subdivision Bylaw Official Community Plan Zoning Bylaw		

RECOMMENDATION

It is respectfully recommended that Council:

1. Grant subdivision authority to subdivide Lot 28 Dredge Pond Subdivision, subject to the following conditions:
 - 1.1. Application successfully passes through a public hearing.
 - 1.2. The applicant submits a Stormwater Management Plan to the satisfaction of the CDO and Public Works Superintendent.
 - 1.3. The applicant submits Environmental Health approval for both dwellings to the satisfaction of the CDO.
 - 1.4. The proposed access point is approved by the Public Works Superintendent.
 - 1.5. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
 - 1.6. The applicant shall, on approval of the subdivision plan by the City of Dawson, take all necessary steps to enable the registrar under the Land Titles Act to register the plan of subdivision.

ISSUE

The applicant has submitted a Subdivision Application for Lot 28, Dredge Pond Subdivision. The applicant is requesting to subdivide their country residential lot into two lots.

ANALYSIS / DISCUSSION / ALIGNMENT TO OCP & STRATEGIC PRIORITIES

Comments

This application was circulated to all department heads, and no comments or concerns were received at the time of writing this report.

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. Access to a highway is achieved for both parcels. "Lot 1" satisfies the direct access requirement through an existing access point. "Lot 2"

satisfies the direct access point by proposing a new access point. The new access point is more than 20' away from any parcel line.

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

Subdivision Bylaw

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


Official Community Plan

The existing titled property is currently designated as CR– Country Residential. Uses associated with this designation primarily include low-density residential uses that do not rely on being connected to municipal water and sewer. Therefore, the subdivided lot would be required to retain the same designation. Any new use or development on the proposed lots would be required to conform to the OCP designation.

Zoning Bylaw

The subject property is currently designated as Country Residential (R3). The Zoning By-Law is intended to implement the goals of the OCP. Therefore, the R3 designation is intended to permit low-density single detached housing in a rural setting. As the structures on the lot are single detached dwellings and accessory structures, the use of the land is compatible with the permitted use of the land.

A zoning assessment was also conducted on the property, and no outstanding issues were noted. All structures on the lot are compliant with the zoning bylaw and do not impact the subdivision. The only outstanding item is environmental health approval showing adequate sewage disposal systems for both dwellings; receipt of this documentation is a condition of approval.

APPROVAL		
NAME:	Cory Bellmore, CAO	SIGNATURE: 
DATE:	Nov 21, 2019	



THE CITY OF DAWSON

Box 308 Dawson City, YT Y0B 1G0
PH: 867-993-7400 FAX: 867-993-7434
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OFFICE USE ONLY

APPLICATION FEE:	210 + GST
DATE PAID:	Oct. 30
RECEIPT #:	34019
PERMIT #:	19-150

SUBDIVISION APPLICATION

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

PROPOSED DEVELOPMENT



Subdivision



Consolidation



Boundary Adjustment

CIVIC ADDRESS: 249 Eureka Drive VALUE OF DEVELOPMENT: _____
LEGAL DESCRIPTION: LOT(S) 28 BLOCK _____ ESTATE Dredgepond PLAN# 99-0199

PROPOSED DEVELOPMENT: Please provide a brief description of the proposed development, including the number of proposed lots and their sizes.

Subdivide Lot 28, Eureka Drive to approximately 2 equal size lots

APPLICANT INFORMATION

APPLICANT NAME(S): Chad Beveridge
MAILING ADDRESS: Box 1121 Dawson City POSTAL CODE: Y0B 1G0
EMAIL: chadbeveridge11@gmail.com PHONE #: 867-993-3360

OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

OWNER NAME(S): _____
MAILING ADDRESS: _____ POSTAL CODE: _____
EMAIL: _____ PHONE #: _____

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

FURTHER INFORMATION

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

please see drawing provided



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

dredge pond in part of property (outer border bottom right)

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

Flat, rolling, see attached Satellite photo.

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

existing House, detached Rental, Future Steel Garage.
None to be moved or demolished.

DECLARATION

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

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

DATE SIGNED

Oct 30/19

SIGNATURE OF APPLICANT(S)

DATE SIGNED

SIGNATURE OF OWNER(S)



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COMPLETE APPLICATION SUBMISSION REQUIREMENTS

As per the Municipal Act s. 320(1), a subdivision will be granted, granted with conditions, or refused within 90 days of receipt of a complete application. An application is not deemed complete until the following information is submitted to the satisfaction of a Development Officer.

- ☐ Application Form (completed in full)
- ☐ Application Fee as per City of Dawson Fees and Charges Bylaw & Zoning Bylaw
- ☐ Site Plan that includes:
 - o a north arrow and scale
 - o property lines shown and labelled as per the most recent legal survey
 - o dimensions and areas of all proposed lots
 - o all easements and rights of way shown and labelled
 - o the location and labelling of all abutting streets, lanes, highways, road rights of way, sidewalks, water bodies, and vegetation
 - o the topography and other physical features of the subject land
 - o the location, size, type, and dimensions of all existing buildings and/or structures on the subject land, as well as the distance of the buildings and/or structures from the proposed property lines
 - o the location of retaining walls and fences (existing and proposed)
 - o the location, dimensions, and number of onsite parking areas
 - o the location of loading facilities
 - o the date of the plan
- ☐ Certificate of Title (if owner does not match Assessment Roll)
- ☐ Stormwater management plan
- ☐ Other as required by the CDO: _____

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

ZONING: _____ DATE COMPLETE APPLICATION RECEIVED: _____

TYPE OF APPLICATION: _____

APPLICANT NAME(S): _____

OWNER NAME(S): _____

☐ APPLICATION REJECTED

☐ APPLICATION APPROVED / PERMIT ISSUED

A letter [] has OR [] has not been attached to this permit explaining reasons and/or permit conditions. If a letter is attached, it constitutes a valid and binding component of this permit.

DATE: _____ SIGNATURE: _____



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INSTRUCTIONS AND GUIDELINES

IT IS IMPORTANT TO READ AND UNDERSTAND THE FOLLOWING INSTRUCTIONS PRIOR TO COMPLETING THE APPLICATION FORM. THESE GUIDELINES ARE FOR REFERENCE ONLY. IN THE EVENT OF A DISCREPANCY WITH THE ZONING BYLAW OR OTHER BYLAWS/LEGISLATION, THE BYLAW/LEGISLATION PREVAILS.

1. Council shall not approve any application for the subdivision of any land within any zone or on any site where the parcels do not meet the minimum requirements prescribed for that zone.
2. At the sole discretion of Council, parcels with a pre-existing legally non-conforming use or structure may be subdivided so long as the subdivision does not increase the legally non-conforming nature of the use or structure.
3. Spot land applications and parcel enlargements can be approved at the sole discretion of Council and will not be approved by Council unless the application conforms to the long-term plan for those lands, as described in the OCP or other applicable approved plans.
4. Notwithstanding the above, Council may approve an application for the subdivision of any land within the historic townsite into lots that do not meet the minimum site area requirements prescribed for the underlying zoning district as a heritage conservation incentive, provided:
 - a. that subdivision is in keeping with the heritage integrity of the community; and
 - b. the development proposed for those lots meets the heritage management policies and guidelines of the OCP and the Zoning Bylaw
5. Prior to final approval, Council shall hold a public hearing to hear and consider all submissions respecting the proposed subdivision. The public hearing shall be held no earlier than seven days after the last date of publication of the notice.
6. The notice must be circulated, in a method approved by Council, once a week for two successive weeks.
 - a. Methods of notice circulation may include posting on the City website, in local newspapers, and/or on the City and Post Office Bulletin Boards, as well as sending written notification.
 - b. The notice shall:
 - i. describe the area affected by the proposed subdivision
 - ii. state the date, time, and place for the public hearing respecting the proposed subdivision
 - iii. include a statement of the reasons for the subdivision and an explanation of it
7. Written notification letters shall be mailed prior to the public hearing to all properties within the following radii of the subject property:
 - a. 100 m (328.1 ft.) for properties within the historic townsite
 - b. 1 km (3,280.1 ft.) for properties outside the historic townsite
8. A notification sign shall be placed on the subject property for a minimum of seven days.
 - a. The sign shall state the details of the subdivision and the date, time, and place of the public hearing, as well as the City's contact information.
 - b. The sign shall be provided by the City and shall be returned to the City on the day following the public hearing.
 - c. Signs not returned will be subject to an advertising fee equal to the replacement of the sign materials.
9. Every applicant who applies for subdivision of land shall provide to each lot created by the subdivision direct access to a highway satisfactory to the approving authority.
10. On receipt of a completed application for subdivision, Council will, within 90 days, approve it, refuse it, or approve it with conditions. Approval of an application shall be valid for a period of 12 months and may be subject to renewal for one more period of 12 months at the discretion of Council.
11. If Council refuses an application for subdivision, no subsequent unaltered application for approval of a proposed subdivision of land that provides for the same use of the land shall be made by the same or another person within six months of the date of the refusal.
12. If an application for a proposed subdivision of land is approved with or without conditions the applicant shall:
 - a. submit to the CDO a plan of subdivision or an instrument drawn in conformity with the approval; and
 - b. on approval of the subdivision plan, take all necessary steps to enable the registrar under the Land Titles Act to register the plan of subdivision.
13. If approval of an application for subdivision is refused, the applicant may, within 30 days after the date on which the notice was mailed to the applicant, appeal in writing to the Yukon Municipal Board.



Eureka Dr

Pay Dirt Way

Eureka Dr



2

Klondike Hwy



THE CITY OF DAWSON

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SUBDIVISION/CONSOLIDATION APPLICATION CHECKLIST

Permit #: 19-150

Applicant Name: Chad Beveridge

Legal Description: L-28 Dredgepond

Mailing Address: Box 1121

Step	Signature	Date
Completed Application and Supporting Documentation Submitted	<u>LM</u>	<u>Oct. 30</u>
Permit Paid, Stamped, and Listed in Permit Database	<u>LM</u>	<u>Oct. 30</u>
Pre-Consultation and Zoning Assessment	<u>LM</u>	<u>Nov. 4</u>
Title and Survey Search <u>2011Y265</u>	<u>LM</u>	<u>Nov. 4</u>
Public Notice <ul style="list-style-type: none">• Copy of Public Notice emailed to Heather and added to RFD folder• Mailed to affected property owners [], posted at COD office [], posted at Post Office [], COD website [], E-news [], Klondike Sun []• Circulation to Other Depts (Public Works, Fire, By-Law, Recreation)• Posted at site• Email notice to Trondek Hwechin (if adjacent landowner)		
Public Hearing Date: _____		
CDO Report		
Permit Decision <ul style="list-style-type: none">• Council makes decision based on Public Hearing and CDO Report• Letter detailing decision drafted. Letter must include:<ul style="list-style-type: none"><input type="checkbox"/> legal description of lands to be subdivided/consolidated<input type="checkbox"/> written description of subdivision details<input type="checkbox"/> map outlining approved configuration<input type="checkbox"/> any conditions imposed by Council<input type="checkbox"/> explanation of expiry date		
Permit Filing <ul style="list-style-type: none">• Original Permit, letter, & supporting documentation in open subdivisions file• Scanned in to CDO Z: drive & Saved in appropriate location• Copy of permit only put in binder• Copy of letter & permit mailed to applicant• Conditions tracked in subdivision/consolidation tracking database		
Finalization <ul style="list-style-type: none">• Legal survey received from applicant and filed in land file with original permit, letter, and supporting documentation		



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SUBDIVISION/CONSOLIDATION APPLICATION CHECKLIST

Permit #: _____ Applicant Name: _____

Legal Description: _____ Mailing Address: _____

- | | | |
|---|--|--|
| <ul style="list-style-type: none">• Copy of survey sent to Protective Services for Civic Addressing | | |
|---|--|--|



THE CITY OF DAWSON

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

Zoning Assessment

File Number: 19-150

Date: Nov. 4

Zone: R3

Assessment Completed By: Libby M.

1. Application Type

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

2. Official Community Plan Designation: CR- Country Res.

Does the proposed development meet OCP requirements? ☒ yes ☐ no ☐ unknown

3. Zoning By-Law Designation: R3- Country Res.

Does the proposed development meet ZBL requirements? ☒ yes ☐ no ☐ unknown

4. Heritage Management Plan Designation: Klondike Valley

Does the proposed development require HAC review? ☐ yes ☒ no ☐ unknown

5. Zone Specific Regulations:

Provision	Permitted	Proposed	Compliant	Variance Required
Permitted Use	<u>single detached</u> <u>0.40 ha</u>	<u>0.408 ha</u>	<input checked="" type="radio"/> Y / <input type="radio"/> N	
Minimum Parcel Size	<u>0.40 ha</u>	<u>0.408 ha</u>	<input checked="" type="radio"/> Y / <input type="radio"/> N	
Maximum Parcel Size	<u>1.62 ha</u>	<u>0.408 ha</u>	<input checked="" type="radio"/> Y / <input type="radio"/> N	
Minimum Parcel Width	<u>—</u>		Y / N	
Minimum Setback (Front)	<u>15 ft.</u>	<u>40 ft.</u>	<input checked="" type="radio"/> Y / <input type="radio"/> N	
Minimum Setback (Side)	<u>15 ft.</u>	<u>30 ft.</u>	<input checked="" type="radio"/> Y / <input type="radio"/> N	
Minimum Setback (Side)	<u>15 ft.</u>	<u>—</u>	Y / N	
Minimum Setback (Rear)	<u>15 ft.</u>	<u>190 ft.</u>	<input checked="" type="radio"/> Y / <input type="radio"/> N	
Minimum Floor Area	<u>900 ft²</u>	<u>1346 ft²</u>	<input checked="" type="radio"/> Y / <input type="radio"/> N	



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Maximum Height (Principal)	35 ft.	22 ft.	<input checked="" type="radio"/> Y / N	
Maximum Height (Accessory)	20 ft.	16 ft.	<input checked="" type="radio"/> Y / N	
Maximum Parcel Coverage	—		Y / N	
Maximum Floor Area Ratio (FAR)	—		Y / N	
Minimum Off-Street Parking Spaces	1		Y / N	
Minimum Setback (Between Principal and Accessory)	10 ft.	60 ft.	<input checked="" type="radio"/> Y / N	
Zone Specific: _____			Y / N	
Zone Specific: _____			Y / N	

6. Notes:



THE CITY OF DAWSON

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

Zoning Assessment

File Number: 19-150

Date: Nov. 4

Zone: R3

Assessment Completed By: Libby M.

1. Application Type

OCP Amendment
Zoning Amendment
Subdivision

Variance
☒ Development
Other

2. Official Community Plan Designation: CR- Country Res.
Does the proposed development meet OCP requirements? ☒ yes ___ no ___ unknown

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

4. Heritage Management Plan Designation: Klondike Valley
Does the proposed development require HAC review? ___ yes ☒ no ___ unknown

5. Zone Specific Regulations:

Provision	Permitted	Proposed	Compliant	Variance Required
Permitted Use	<u>Single Detached</u>		<input checked="" type="radio"/> Y / N	
Minimum Parcel Size	<u>0.40 ha</u>	<u>0.401 ha</u>	<input checked="" type="radio"/> Y / N	
Maximum Parcel Size	<u>1.62 ha</u>	<u>0.401 ha</u>	<input checked="" type="radio"/> Y / N	
Minimum Parcel Width	<u>—</u>	<u>—</u>	Y / N	
Minimum Setback (Front)	<u>15 ft.</u>	<u>128 ft.</u>	<input checked="" type="radio"/> Y / N	
Minimum Setback (Side)	<u>15 ft.</u>	<u>50 ft.</u>	<input checked="" type="radio"/> Y / N	
Minimum Setback (Side)	<u>15 ft.</u>	<u>52 ft.</u>	<input checked="" type="radio"/> Y / N	
Minimum Setback (Rear)	<u>15 ft.</u>	<u>128 ft.</u>	<input checked="" type="radio"/> Y / N	
Minimum Floor Area	<u>900 ft²</u>	<u>1024 ft²</u>	<input checked="" type="radio"/> Y / N	

DAWSON CITY — HEART OF THE KLONDIKE



THE CITY OF DAWSON

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

Maximum Height (Principal)	35 ft.	18 ft.	<input checked="" type="radio"/> Y / <input type="radio"/> N	
Maximum Height (Accessory)	20 ft.	—	Y / N	
Maximum Parcel Coverage	—	—	Y / N	
Maximum Floor Area Ratio (FAR)	—	—	Y / N	
Minimum Off-Street Parking Spaces	1	✓	<input checked="" type="radio"/> Y / <input type="radio"/> N	
Minimum Setback (Between Principal and Accessory)	—	—	Y / N	
Zone Specific: _____			Y / N	
Zone Specific: _____			Y / N	

6. Notes:

304'

Lot 1

190'

126'

128'

50'

24' HOUSE

25'

416'

Lot 2

89'

30'

28' HOUSE

30'

40'

60'

30'

9'

SHED

16'

102'

0.408 ha

127.5'

128'

30'

Proposed Access

132'

Existing Access

337'

0.401 ha

Subdivision/Consolidation Notice Process

Decision Required By: _____

Action	Date
1. Notice of a Public Hearing released to public (refer to S.1 below)	Nov. 20
2. Committee of the Whole	Nov. 27
3. Public Hearing (refer to S.2 below)	Dec. 4
4. Council	Dec. 4

Section 1. Notice of a public hearing.

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

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

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

Written notification letters produced by the City of Dawson describing the area affected by the proposed amendment, stating the date, time and place for the public hearing and the reasons for the subdivision and an explanation of it shall be mailed to all properties prior to the public hearing within the following radii of the subject property:

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

A notification sign shall be placed on the subject property following First Reading until such time as Council has ruled on the application. The sign shall state the details of the subdivision and the date, time and place of the public hearing as well as contact information of the City of Dawson.

The applicant shall allow a sign manufacturer contracted by the City to install the sign on the subject property in a conspicuous location. The applicant shall pay the required fee for the sign as specified in the Fees Bylaw in addition to the application fee.

Section 2. Public Hearing

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

Section 3. Notice Requirements

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



Our Clean Future

A Yukon strategy for climate change, energy and a green economy

Draft for public review
November 2019



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Our Clean Future

About the draft strategy

The Government of Yukon developed this draft strategy in partnership with Yukon First Nations, transboundary Indigenous groups and Yukon municipalities throughout 2018 and 2019.

It sets out our collective vision, goals and values along with our strategic objectives over the next 10 years to address the climate change emergency and set us on a path toward a stronger, more sustainable future for Yukoners. This strategy is organized into six areas: transportation, homes and buildings, energy production, communities, innovation and leadership. Each area contains several objectives and actions for the next ten years.

This draft strategy only includes specific actions that the Government of Yukon will take to support each strategic objective at this time. We are continuing to work with our partners to explore further opportunities for action. As a result, additional actions may be included in the final strategy. The Government of Yukon's actions will be updated every three to four years to ensure the strategy remains current and relevant from now until 2030.

This strategy has been informed by ideas we received from the public and stakeholders during a first round of engagement in fall 2018. For more information, please refer to the What We Heard report available on [EngageYukon.ca](https://engage.yukon.ca).

How to provide feedback

We are seeking feedback on the ideas in this draft strategy. What do you think of our proposed approach to address climate change, meet our energy needs and build a green economy? What are your ideas for how we can improve this strategy? To provide your input, visit [EngageYukon.ca](https://engage.yukon.ca).

Our future

We live in a world that is rapidly changing. Climate change is affecting ecosystems, subsistence hunting and harvesting, leisure activities and many other aspects of our lives. Yukon's population is growing, along with our need for reliable, affordable and renewable energy to continue to power our lives, our work and our economy. New economic opportunities are emerging in the sustainable, green economy.

Across the North, we have a long history of coping with and adapting to changing, and sometimes harsh, conditions. First Nations and Indigenous languages and ways of life are intimately connected with the land, rivers and mountains that are home. Generation after generation, First Nations have built and passed along knowledge, skills and values shaped in part by the patterns of the landscape.

Our history of adaptation and resilience provides a strong foundation as we work together to address the changes to come. However, many of the changes we are experiencing now are unprecedented in terms of scope and speed, making it more important than ever to come together to share our collective knowledge and experiences and take action for a strong future.

Our vision is to come together as leaders to address climate change by building thriving, resilient communities powered by clean energy and supported by a sustainable green economy.

Countries around the world have committed through the Paris Agreement to keep global temperature rise below 2 degrees Celsius and to respond to the impacts of climate change. In Canada, cities, provinces, territories and the federal government are taking action to reduce greenhouse gas emissions and build greener economies powered by clean energy that will be more resilient and sustainable. Yukon will be part of this national and global shift. We will continue to work collaboratively with governments around the world to take collective action on this global issue.

Values

Our vision is supported by a set of core values. These values will shape the steps we take to build thriving, resilient communities.

Core value	How this value is reflected in the strategy
For all Yukoners We are building a brighter future for the collective, long-term benefit of all Yukoners today and for those to come, inclusive of ethnicity, culture, language, gender, sexuality, age, ability, education, income and other identity factors.	<ul style="list-style-type: none">• Financial and technical support to help Yukoners participate in the green economy, such as rebates and low-interest financing.• Objectives and actions related to public transportation, human health and other areas that will have broad societal benefits.
Empower everyone We will foster partnerships, collaboration, information-sharing and capacity-building to empower governments, organizations, businesses and individuals to take action.	<ul style="list-style-type: none">• Actions to work with First Nations and municipal governments on energy efficiency, renewable energy and food security projects.• Actions to improve information sharing between governments and with businesses and individuals.
Raise awareness All Yukoners should be aware of climate change, energy and the economy and how they can contribute to building a more sustainable, resilient future.	<ul style="list-style-type: none">• Actions to raise awareness amongst businesses, individuals and youth, including awareness of the programs available to support their involvement in climate change, energy and the green economy.
Be accountable We will outline specific, measurable and time-bound actions to achieve our collective goals, along with the necessary human and financial resources to implement and monitor them.	<ul style="list-style-type: none">• Once we have heard from Yukoners on this draft, the final strategy will include information about timelines, evaluation and costs.

Support reconciliation

We will support reconciliation and strengthen relationships between Indigenous and non-Indigenous governments, organizations and individuals.

- Objectives that reflect the outcomes of a partnership process with Yukon First Nations, transboundary Indigenous groups and Yukon municipalities to develop this strategy.
- Actions that support First Nations' involvement in energy efficiency, renewable energy and food security projects.

Make informed decisions

We will make informed decisions, incorporating traditional, scientific and local knowledge.

- Actions to gather information that will help us make informed decisions.

Respect our natural environment

We will recognize the inherent value and importance of our natural environment and prioritize solutions that harness natural capital and ecosystem services.

- Actions to safeguard wild species and their habitats.

No “one size fits all” approach

Our actions must reflect Yukon's unique strengths and challenges.

- Actions that will support community-based projects that make sense in their local context.
 - As partnering Indigenous and municipal government and organizations take action, they may choose which objectives to focus on depending on the needs and priorities of their community.
-

Goals

Over the next 10 years, we will work toward four goals that will help us achieve our vision for a better future.



Reduce Yukon's greenhouse gas emissions.



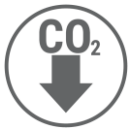
Ensure Yukoners have access to reliable, affordable and renewable energy.



Adapt to the impacts of climate change.



Build a green economy.



Reducing greenhouse gas emissions

The issue

Climate change is primarily caused by the release of greenhouse gases – like carbon dioxide and methane – from human activities that burn fossil fuels. These activities range from driving vehicles and heating buildings to commercial and industrial processes. In Yukon, greenhouse gas emissions mostly come from transportation and heating, with a smaller amount from industry, electricity generation, waste and other areas.

To address climate change, everyone needs to participate: all levels of government, organizations, industry, businesses and individuals. While Yukon's total greenhouse gas emissions are relatively low because of our small population (0.1 per cent of Canada's emissions), our per person emissions of around 18 tonnes per person are the sixth highest in Canada and higher than many other countries. It is important that we play our part in reducing the greenhouse gas emissions that are causing climate change and impacting our northern way of life.

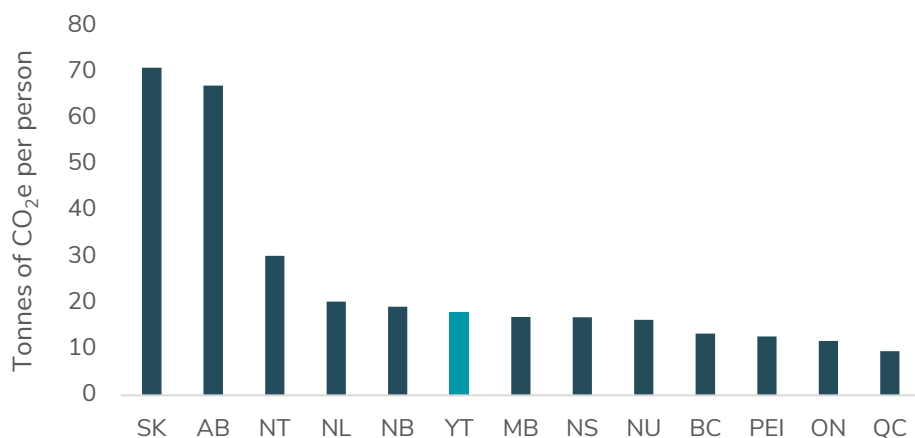


Figure 1. Greenhouse gas emissions per person by Canadian province and territory (2017).

Our target

By 2030, we will reduce Yukon's greenhouse emissions from transportation, heating, electricity generation, waste and other areas so that our emissions in these areas are 30 per cent lower than they were in 2010. This is an ambitious and achievable target that is aligned with Canada's international commitment under the Paris Agreement.

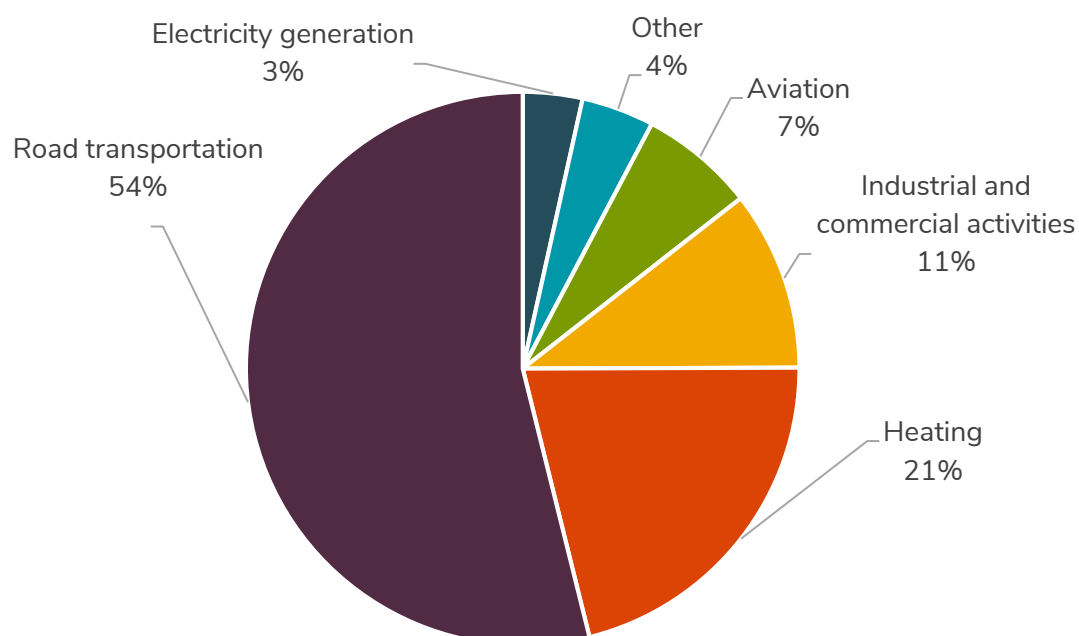


Figure 2. Yukon's sources of greenhouse gas emissions (2017).

How we will meet it

Reaching a 30 per cent greenhouse gas reduction target for Yukon will require extensive modernization to our road transportation and heating systems, which together contribute 75 per cent of Yukon's emissions. It will also require significant diversified investments in more renewable electricity generation, creating local jobs and economic opportunities. By reaching this target, we will inspire others by demonstrating that a remote, northern jurisdiction can achieve a significant reduction in greenhouse gas emissions.

We have learned several lessons since the last time greenhouse gas reduction targets were set for Yukon. In the 2012 Climate Change Action Plan Progress Report, twelve different targets were set for a variety of sectors. While the targets related to greenhouse gas emissions from buildings and electricity generation were met, the other targets were not met or could not be reported on due to a lack of available data.

Since that time, we have made improvements to how we gather and report greenhouse gas emissions data. We are now setting targets that we know we can track through available data. We have also conducted modelling work to help us set a greenhouse gas reduction target that is both ambitious and achievable and have built-in a process to update the actions in this strategy every three to four years to ensure we remain on track.

Additional action on mining

In the past, Yukon's greenhouse gas emissions have gone up and down, driven in large part by the level of mining activity in the territory. While our greenhouse gas reduction target will ensure we see a decrease in emissions from transportation, heating and other areas, we also need a plan to address greenhouse gas emissions from mining and other industrial activities.

Over the next several months, we will work with industry to set an intensity-based target for mining that will see our mines produce fewer emissions of greenhouse gases across their lifecycle for every kilogram or kilotonne of material produced. This intensity-based target will encourage industry to look for innovative ways to reduce energy use and greenhouse gas emissions from mining, regardless of how many or few mines are in operation at any time. If mining were incorporated into Yukon's overall greenhouse gas reduction target, there is a risk that a decrease in mining activity could cause us to reach our target, resulting in less motivation to reduce greenhouse gas emissions from transportation, heating and other key areas.

Mining plays a central role in the transition to a green economy. Minerals are vital to low carbon technologies – from batteries to wind turbines, solar panels and electric vehicles. Meeting an emissions intensity target will help Yukon's mining industry sustainably produce the materials needed for the global green economy.



Ensuring reliable, affordable and renewable energy

Electricity

The issue

In Yukon, we meet over 90 per cent of our electricity needs each year with clean, renewable power because of our large supply of hydroelectricity. As Yukon's economy and communities grow, and as Yukoners increasingly invest in electric vehicles and electric heating technologies – particularly in new buildings – demand for electricity will grow.

Our target

Moving forward, we will ensure that we continue to provide most of our electricity from renewable sources. For the main Yukon electricity grid, we will ensure that at least 93 per cent of the electricity we use comes from renewable sources, even as demand grows. For the communities that are not connected to the main electricity grid, we will reduce diesel use for electricity generation by 30 per cent by 2030, compared to 2010.

To make sure the lights turn on when we need them and that we are able to heat our homes – even on the coldest days of winter – we will also have the necessary backup power on hand. Today, fossil fuels like diesel and natural gas are best suited for backup power because they are quick and reliable. Over time, technological improvements and efforts to be more energy efficient will reduce the amount of fossil fuels we need to have as backup energy.

How we will meet it

To meet Yukon's renewable electricity targets, we will need to invest in more electricity generation capacity, which could range from wind and solar to hydroelectricity projects. We may also need to upgrade electricity transmission and distribution infrastructure to support increased use of electricity for things like electric vehicle charging.

The Yukon Energy Corporation is working on a detailed renewable energy plan to identify projects that will help us reach the renewable electricity targets established in this strategy. The renewable energy plan will update the Yukon Energy Corporation's 2016 Integrated Resource Plan and will be informed by the work of an independent expert energy panel that is talking to Yukoners about specific renewable energy opportunities and challenges in Yukon.

These investments will create local jobs and opportunities, but electricity rates could go up. This is in part because significant capital investments will be needed. It is also because the full costs of diesel and other fossil fuels – like air pollution, greenhouse gas emissions and fuel spills – are not reflected in the fees we currently pay for these energy sources.

The Government of Yukon will strive to minimize the impact of any electricity rate increases on Yukoners by helping individuals, families and businesses use energy more efficiently. We will also work with Yukon's electrical utilities to facilitate energy-efficient practices and reduce demand at peak times. This will reduce the amount of new electricity generation infrastructure that needs to be built and the related impacts on electricity rates.

Transportation and Heating

The issue

Two-thirds of the energy we use for transportation and heating comes from fossil fuels. Over the next ten years, we will reduce our reliance on fossil fuels in these areas. We will do this through efficiency improvements to reduce energy demand, switching to clean electricity for some of our transportation and heating needs, and developing local renewable heat sources like biomass energy.

Our target

By 2030, we will meet 40 per cent of our heating needs with renewable energy sources. For transportation, reaching the overall greenhouse gas target for Yukon will involve a significant reduction in transportation emissions because road and air transportation account for 61 per cent of Yukon's greenhouse gas emissions.



Adapting to climate change

The issue

We are already experiencing significant changes to our climate. Since 1948, temperatures in northern Canada have increased by 2.3 degrees Celsius, with temperature rise being most rapid in Yukon and the Northwest Territories^[1]. This is close to three times the rate at which global temperatures are rising. Over the same period, rain and snowfall increased by six per cent in Yukon and has become more unpredictable^[2].

Some climate change impacts we have experienced, and will continue to experience, are:

- Permafrost thaw, which damages buildings and roads, changes landscapes and affects ecosystems;
- More frequent extreme weather events, which can destroy habitat and homes and cause flooding;
- More severe forest fires, which pose a risk to communities and affect ecosystems and wildlife; and
- Glacier melt, which can affect river flow patterns, water temperature and aquatic health.

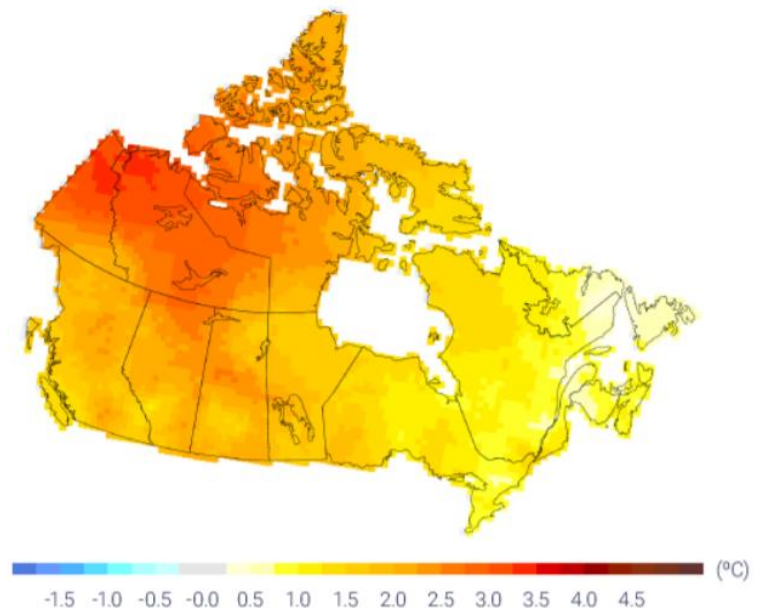


Figure 3. Change in annual temperature across Canada from 1948 to 2016. Figure from the Government of Canada^[1].

Our target

We are taking action to adapt to climate change, including impacts we are already experiencing and those yet to come. We want to make sure that by 2030, Yukon communities are highly resilient to the impacts of climate change. To track progress toward this goal, we will work with Indigenous and municipal partners to establish a set of indicators to measure how resilient Yukon communities are.

How we will meet it

When planning for the changes we expect to see in the future, it is important to recognize that the range of possible climate impacts depends on global greenhouse gas emissions. To prepare for future conditions, we assume that global greenhouse gas emissions will continue along the current path when predicting the risks that we will face.

The actions we take through this strategy will benefit Yukoners no matter how much change we experience, because efforts to respond to climate change involve significant investment in people and communities.

A risk-based and human-centered approach

Not all individuals, households or communities will be affected the same by the changes that are coming. Our vulnerability to the impacts of climate change is affected by the condition of our homes, whether we rent or own, our ability to afford insurance, the health conditions we live with, and the presence of friends and family to support us in emergencies.

In this strategy, our approach to adaptation recognizes the importance of reducing the risks we all face while also working to improve human health, food security, and other factors like access to housing and stable employment that will make all Yukoners and Yukon communities more resilient.

We will also work to understand and reduce the impacts of climate change on Yukon's natural environment, including wildlife, plants, fish and ecosystems more generally. This work will complement broader efforts to conserve wildlife, protect biodiversity and manage forests sustainably. It will also make Yukon communities more resilient because intact natural systems provide protection from some climate change impacts.

The Intergovernmental Panel on Climate Change (IPCC) is the leading international scientific body on climate change. In its Fifth Assessment Report, the IPCC identified four “representative concentration pathways” (RCPs) that describe different levels of future climate warming depending on global greenhouse gas emissions. Currently, global greenhouse gas emissions are most consistent with the RCP8.5 pathway, which projects 2.6 to 4.8 degrees of warming globally by the end of the century.



Building a green economy

The issue

A green economy creates economic prosperity while protecting the environment in order to build a healthy, prosperous future. In a green economy, energy and other resources are used efficiently, with minimal waste. Economic activities and operations release fewer emissions of carbon dioxide and other gases. A green economy is also resilient and inclusive so that communities, businesses and individuals can adapt efficiently to the impacts of climate change and take advantage of new opportunities.

There are many opportunities for Yukoners as we build a green economy in the territory, alongside national and international efforts. As local, national and global demand for green goods and services increases, there are opportunities for Yukon innovators, entrepreneurs and businesses to supply clean energy and find ways to use energy more efficiently. The knowledge economy will grow as Yukoners come up with innovative solutions to local and global challenges. Efforts to use energy and other resources more efficiently will also reduce operating costs for Yukon businesses.

What we will do

Yukon's approach to a green economy focuses on:

- Helping Yukon businesses and individuals plan for, and benefit from, the economic opportunities that will arise as we take action on climate change and energy;
- Supporting innovation and the knowledge economy and recognizing the achievements of local green businesses and organizations; and
- Making it easier for businesses, communities and entrepreneurs to access funding and support for green projects across Yukon.

We will track our progress toward building a green economy by looking at changes to greenhouse gas emissions per person and greenhouse gas emissions per unit of gross domestic product over time.

Taking action

Our Clean Future: a Yukon strategy for climate change, energy and a green economy is organized into six areas:



Transportation



Homes and buildings



Energy production



Communities



Innovation



Leadership

Within each area, we include several objectives that reflect the priorities of the Government of Yukon as well as participating municipal and Indigenous partners. For more information about how the objectives were prioritized, please see page 60.

Each objective contributes to one or more of these four goals:



Reducing greenhouse gas emissions;



Ensuring Yukoners have access to reliable, affordable and renewable energy;



Adapting to the impacts of climate change; and



Building a green economy.

Actions

To reach each objective, we need to take specific, tangible actions. At the time of this public engagement, the draft strategy only contains the Government of Yukon’s proposed actions. These actions are the Government of Yukon’s top priorities for addressing climate change, meeting energy needs and building a green economy over the next ten years. For each action, the Government of Yukon department or agency responsible for leading the implementation of that action is listed for transparency and accountability.

Timing

The Government of Yukon’s actions will be updated every three to four years to ensure the strategy remains relevant from now until 2030.

Partnership

The Government of Yukon will use this strategy to lead by example while also supporting First Nations, municipalities, businesses and individuals to take collaborative action to build a strong, healthy future.


To implement many of the Government of Yukon’s actions in this strategy, we will continue to depend on partnerships with the federal government, using funding available to provinces and territories. In particular, we hope to receive continued federal support for improvements in clean transportation, building energy efficiency, renewable energy projects, emergency preparedness and response, and community adaptation.

Government of Yukon departments and agencies

CS	Community Services
EcDev	Economic Development
EDU	Education
EMR	Energy, Mines and Resources
ENV	Environment
ECO	Executive Council Office
FIN	Finance
HSS	Health and Social Services
HPW	Highways and Public Works
JUS	Justice
TC	Tourism and Culture
YDC	Yukon Development Corporation
YEC	Yukon Energy Corporation
YHC	Yukon Housing Corporation

Yukon in 2030

Here are some of the ways Yukon could look different in 2030 as a result of the objectives and actions in this strategy.



40 per cent of our heat will come from renewable energy.

Our mining industry will produce fewer emissions of greenhouse gases per unit of production.

Native species will be able to move across the landscape in response to climate change through a network of protected areas.

We will be better prepared to respond to emergencies.

More people will use public and active transportation.

Our homes and buildings will be substantially more energy efficient.

93 per cent of our electricity will be generated by hydro, wind, solar, biomass and other renewable sources.

We will grow more of our food locally.

Businesses will capitalize on opportunities for green innovation and entrepreneurship.

There could be over 6,000 zero emission vehicles in Yukon.

Measuring our progress

The Government of Yukon is developing a plan to evaluate our progress to make sure we reach our goals. This plan will include regular reporting to the public on the implementation of the actions in this strategy, our progress toward the objectives we have established, and where we are at in relation to our targets. More information about how we will measure our progress will be included in the final strategy.

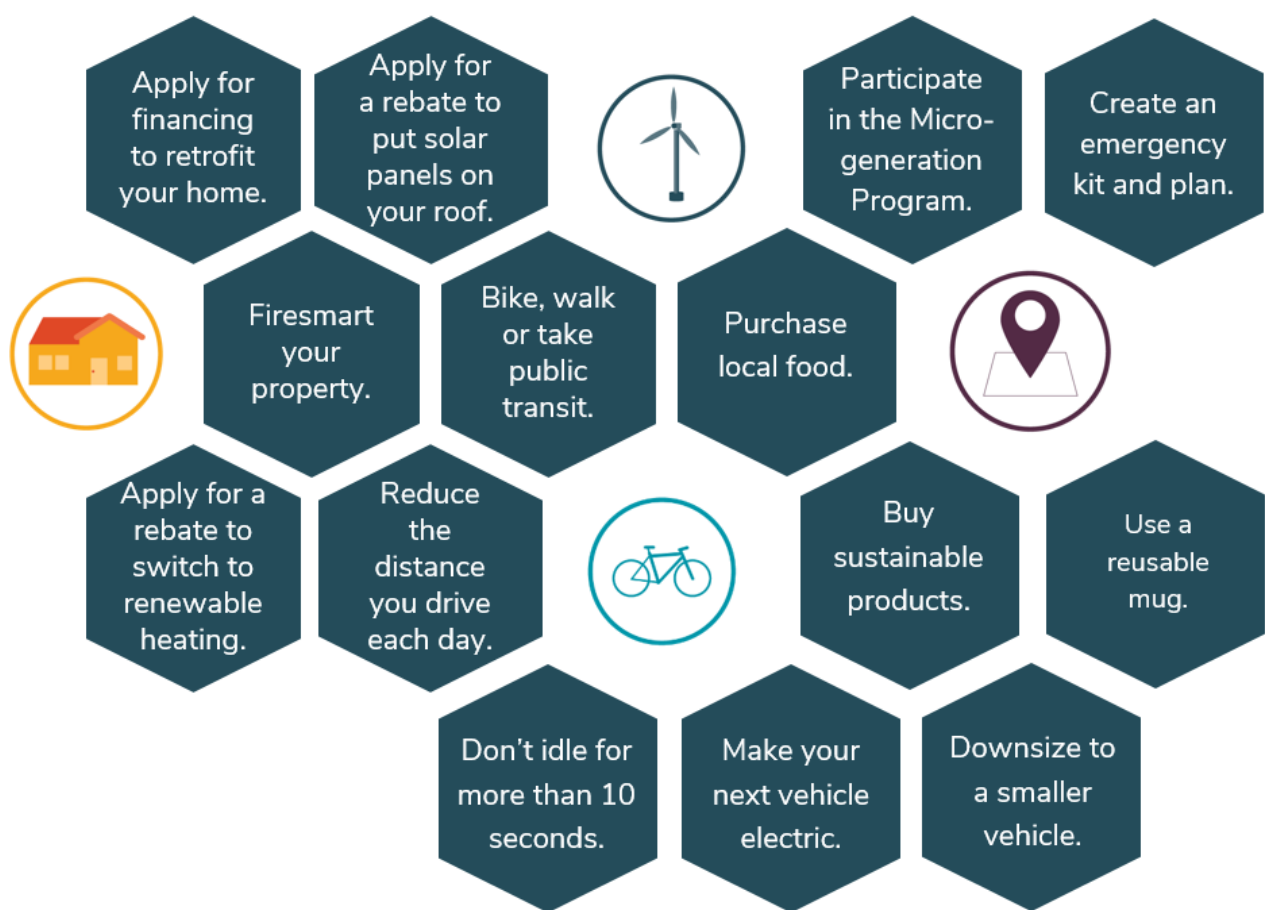
Targets snapshot

Goal	Related targets
Greenhouse gas emissions	<ul style="list-style-type: none"> By 2030, Yukon’s greenhouse gas emissions from transportation, heating, electricity and other areas will be 30 per cent lower than they were in 2010.
Reliable, affordable and renewable energy	<ul style="list-style-type: none"> 93 per cent of the electricity we use on the main Yukon electricity grid will come from renewable energy. By 2030, we will use 30 per cent less diesel for electricity generation in off-grid communities. By 2030, 40 per cent of the energy we use for heating will come from renewable sources.
Climate change adaptation	<ul style="list-style-type: none"> All Yukon communities will be highly resilient to the impacts of climate change by 2030.
Green economy	<ul style="list-style-type: none"> By 2030, we will see reductions in greenhouse gas emissions per capita and greenhouse gas emissions per unit of gross domestic product (GDP).

Reaching our targets

Working together

Yukoners will need to work together to reach our greenhouse gas reduction target and our goal for all Yukon communities to be highly resilient to the impacts of climate change by 2030. Recognizing this, *Our Clean Future* creates many opportunities for Yukoners to take part in reducing emissions, making Yukon more resilient, and building a green economy. Here are some of the ways you can participate and help ensure we are able to build the clean, resilient Yukon we want for the future.



Greenhouse gas reduction target

In 2017, the most recent year we have data for, Yukon’s non-mining greenhouse gas emissions were 620 kilotonnes. This is an increase from our 2010 emissions of 590 kilotonnes. Based on modelling, we anticipate that Yukon’s non-mining emissions could increase to 677 kilotonnes in 2030 if we do not

take action. As a result, to reach our 30 per cent greenhouse gas reduction target by 2030, we estimate that we need to reduce Yukon’s greenhouse gas emissions by 264 kilotonnes.

However, forecasting what Yukon’s greenhouse gas emissions could be in 2030 is very challenging. Future emissions depend on several factors, including population growth, the economy, and the success of the actions in this strategy, all of which are hard to predict. This makes it very important to track actual greenhouse gas emissions on a regular basis and be flexible and adaptive in our efforts.

Assuming that we need to reduce greenhouse gas emissions by 264 kilotonnes, we expect that the actions outlined in this strategy will get us three-quarters of the way there. The Government of Yukon is committed to closing the remaining gap over the next 10 years as new technologies become available and as we learn more about which actions are the most effective.

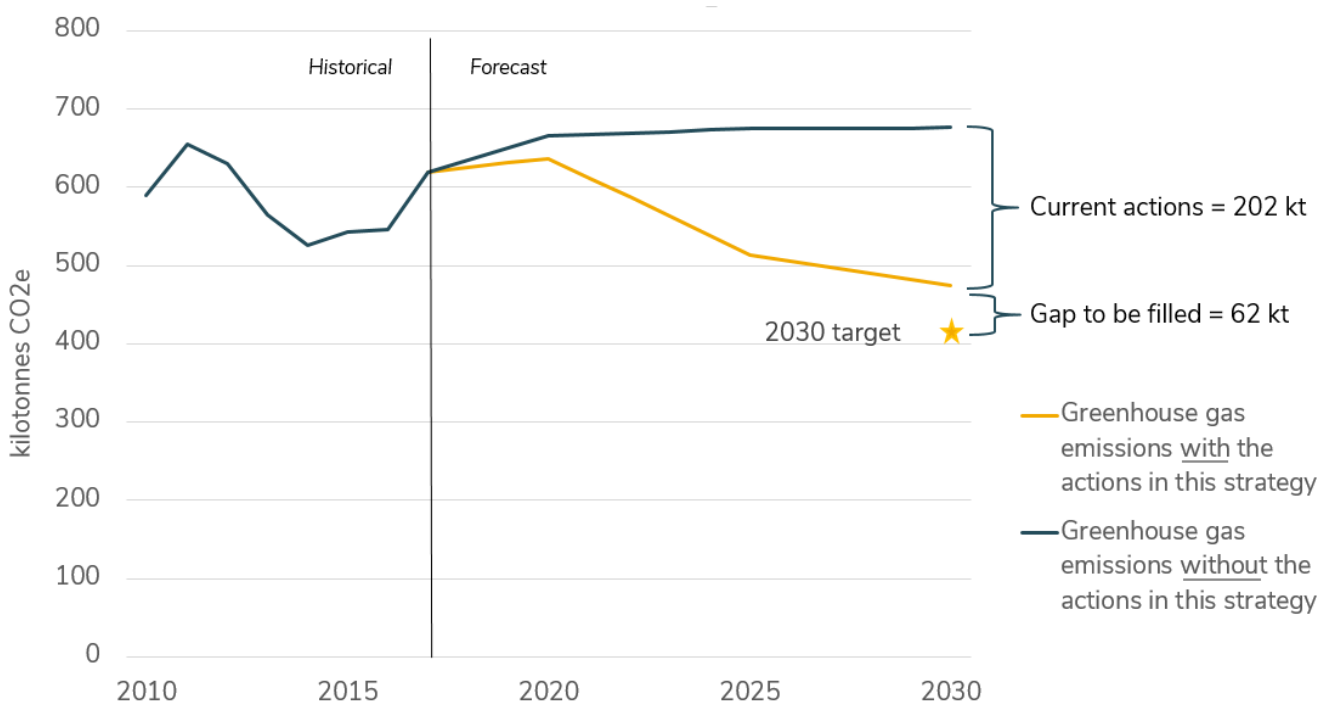









Figure 4. Historical and forecasted non-mining greenhouse gas emissions with and without the actions identified in this strategy.

Moving forward, we will monitor greenhouse gas emissions and the success of our actions as we implement this strategy. Based on this information, we will update our actions in 2024 to help close the gap in meeting our 2030 greenhouse gas reduction target, as well as the other targets in this strategy. In 2027, we will complete another update based on the newest information on our progress.

Anticipated greenhouse gas reductions in 2030 in kilotonnes (kt)

	Increasing the use of zero emission vehicles: <ul style="list-style-type: none"> • Targets for zero emission vehicles to be 10 per cent of light-duty vehicles sales in 2025 and 30 per cent in 2030. • Rebates for purchasing zero emission vehicles. • Commitment for half of all new cars purchased by the Government of Yukon to be zero emission vehicles. 	6 kt
	Increasing the use of public and active transportation.	6 kt
	Using cleaner fuels for transportation: <ul style="list-style-type: none"> • Increasing the use of clean diesel in heavy duty transportation. • Increasing the use of ethanol as a clean gasoline alternative. 	57 kt 11 kt
	Making buildings more energy efficient: <ul style="list-style-type: none"> • Rebates and low-interest financing for energy efficiency retrofits. • Requiring new buildings to be significantly more energy efficient. 	21 kt
	Replacing fossil fuel heating systems with electric heat pumps in buildings that have been retrofitted to be more energy efficient.	9 kt
	Conducting energy efficiency retrofits and installing renewable heating systems in Government of Yukon buildings.	8 kt
	Using clean electricity: <ul style="list-style-type: none"> • Requiring at least 93 per cent of the electricity on the main Yukon grid to come from renewable sources. • Reducing the use of diesel for electricity generation in off-grid communities by 30 per cent through community-based renewable energy projects. • Substituting some of the diesel used to generate electricity with clean diesel alternatives like renewable diesel or biodiesel. 	71 kt 10 kt 7 kt
Total*		202 kt

GHG reduction needed to reach 30 per cent target 264 kt

*The total does not match the sum of the individual policies because of policy interactions where two or more policies contribute to the same greenhouse gas reduction.



Transportation



Area #1: Transportation

Currently, almost all the energy we use to meet transportation needs comes from fossil fuels. As a result, transportation is the largest source of greenhouse gas emissions in Yukon, contributing 62 per cent of total emissions. Close to 90 per cent of transportation emissions come from road transportation, with a relatively equal split between personal vehicles and commercial and industrial vehicles. The remaining transportation emissions are from aviation.

Our approach to transportation will make it easier for Yukoners to use clean forms of transportation, reducing fuel costs for individuals, families and businesses as well as greenhouse gas emissions. We will also respond to the impacts of climate change on our transportation systems to ensure Yukon's economy remains strong and resilient. Our transportation objectives are supported by efforts in other areas of this strategy that will reduce our dependence on imported fossil fuels and other products by supporting local goods and services.

Transportation objectives at a glance



Increase the number of zero emission vehicles on our roads.



Increase the use of public and active transportation.



Reduce the carbon footprint from medium and heavy-duty vehicles.



Be more efficient in how and when we travel to avoid unnecessary travel and to use fuel more efficiently.



Ensure roads, runways and other transportation infrastructure are resilient to the impacts of climate change.

Increase the number of zero emission vehicles on our roads.

Increasing the use of electric vehicles and vehicles with low or zero greenhouse gas emissions is one of the most significant ways we can reduce emissions. There are already several electric vehicles in Yukon, and they are a reliable and affordable transportation solution, even in our cold climate. Supporting a broader transition to zero emission vehicles will allow Yukoners to continue to go where and when they need to while reducing greenhouse gas emissions and improving air quality. It will be important for zero emission vehicle sales to come from local dealerships to support Yukon's green economy.

Our target for 2030 is to have over 6,000 zero emission vehicles registered in the territory – or approximately one in every six passenger vehicles on the road. Our commitment to meet at least 93 per cent of Yukon's electricity needs from renewable sources will ensure these vehicles are powered sustainably.

Yukoners drive about 16,000 kilometres each year. At this distance, the average Yukoner could save close to \$2,000 a year in fuel costs by switching from a gasoline vehicle to an electric vehicle, depending on the vehicle make and model ^[3].

ACTIONS

- | | |
|--|-----|
| 1. Work with local dealerships to ensure enough zero emission vehicles are available for purchase in Yukon to reach targets that zero emission vehicles will be 10% of light duty vehicle sales in 2025 and 30% in 2030. | EMR |
| 2. Ensure half of all new cars purchased by the Government of Yukon are zero emission vehicles. | HPW |
| 3. Provide a rebate to Yukon businesses and individuals who purchase eligible zero emission vehicles. | EMR |
| 4. Continue to install fast-charging stations across Yukon to make it possible to travel between all road-accessible Yukon communities by 2027. | EMR |
| 5. Work with the governments of British Columbia, Northwest Territories, and Alaska to explore options for installing electric vehicle charging stations to connect Yukon with BC, NWT, and Alaska. | EMR |
| 6. Provide financial incentives to support the installation of electric vehicle charging stations at multi-residential and commercial buildings. | EMR |

- | | |
|--|-----|
| 7. Require new residential buildings in the greater Whitehorse area to be built with the electrical infrastructure to support Level 2 electric vehicle charging. | CS |
| 8. Enable private businesses and Yukon's public utilities to sell electricity for the purpose of electric vehicle charging. | EMR |
| 9. Conduct a public education campaign to raise awareness of the benefits of electric vehicles and how they function in cold climates. | EMR |

Increase the use of public and active transportation.

Increasing the number of people who walk, bike and use public transit is another key way to lower greenhouse gas emissions. By reducing the number of people driving vehicles, investments in public and active transportation also reduce congestion, improve air quality and help people lead active, healthy lives. Making it easier to get around without a vehicle can also contribute to more inclusive communities by providing an accessible and affordable way to get from one place to another. While transportation options in and around Whitehorse are key to reducing greenhouse gas emissions, we will also look for public and active transportation solutions in and between Yukon's smaller communities.

ACTIONS

- | | |
|---|----------|
| 10. Provide financial incentives to encourage the purchase of electric bicycles for personal and business use. | EMR |
| 11. Investigate the feasibility of using electric buses for public transportation. | CS & EMR |
| 12. Explore opportunities to support municipal and First Nations partners with public transportation projects. | CS |
| 13. Continue to incorporate active transportation in the design of highways and other Government of Yukon transportation infrastructure near communities. | HPW |
| 14. Continue to offer flexible start times to make it easier for Government of Yukon staff to use public transit, active transportation and carpooling when operationally feasible. | ENV |

Reduce the carbon footprint from medium and heavy-duty vehicles.

Yukoners rely heavily on goods brought up from southern Canada and around the world. While we are making progress toward meeting more of our needs locally, shipping of food, fuel, and other products will continue to be an important part of our lives and economy, given Yukon's relative remoteness. We also rely on medium duty vehicles like school buses, road clearing equipment and mail delivery vans to keep communities safe and accessible and to meet our daily needs. We will work to find efficiencies and reduce emissions from medium and heavy-duty vehicles.

ACTIONS

- | | |
|--|-----------|
| 15. Replace older Government of Yukon heavy-duty fleet vehicles and incorporate fuel efficiency into purchasing decisions to reduce greenhouse emissions and fuel costs. | HPW |
| 16. Increase the use of clean diesel alternatives like biodiesel and renewable diesel, such as through a 20% renewable content standard. | EMR & ENV |
| 17. Establish a financial incentive to support the purchase of short-haul medium and heavy-duty electric vehicles for commercial applications within Yukon. | EMR |
| 18. Pilot the use of idle-reduction and fuel efficiency technologies to reduce the fuel consumption of heavy-duty vehicles. | EMR |
| 19. Work with the Government of Canada to offer courses on efficient driving for medium and heavy-duty vehicle operators. | HPW |

Be more efficient in how and when we travel to avoid unnecessary travel and to use fuel more efficiently.

Sometimes we make decisions about how or when we travel that are not as efficient as they could be. We may idle our vehicles or drive too fast. We may choose to drive alone, rather than carpooling with friends or coworkers. We may bring more luggage than we need on a holiday, affecting the fuel efficiency of the plane when we fly. Sometimes we might travel somewhere for a meeting or conference when we could have participated by phone or video.

In some cases, these decisions can't be changed. However, we can sometimes make an effort to travel smarter or not travel at all. We can invest in technology that will allow us to move ideas rather than people. When we do travel, we can make sure we do so efficiently. Making efforts to be more efficient in how and when we travel can help Yukoners save money while also reducing greenhouse gas emissions, cutting back on congestion, making roads safer and reducing air pollution.

Safer and more efficient driving behaviours like slower acceleration, more measured braking and driving the speed limit can increase the fuel efficiency of your vehicle by up to 35 per cent.

ACTIONS

20. Increase the use of ethanol as a clean gasoline alternative, such as through a 10 per cent renewable content standard.	EMR & ENV
21. Expand the Government of Yukon's video and teleconferencing systems, raise awareness of the options available, and require employees to consider these options when requesting permission for work travel.	HPW
22. Develop systems to coordinate Government of Yukon staff travelling by vehicle within Yukon.	HPW
23. Develop guidelines for the Government of Yukon vehicle fleet to ensure appropriate vehicles are used and incorporate fuel efficiency into purchasing decisions to reduce greenhouse gas emissions and fuel costs.	HPW
24. Expand the Government of Yukon's telehealth services to improve access to healthcare in Yukon communities while reducing greenhouse gas emissions from travel to and from Whitehorse.	HSS
25. Conduct a public education campaign to raise awareness of the benefits of public and active transportation and efficient driving practices.	ENV

Ensure roads, runways and other transportation infrastructure are resilient to the impacts of climate change.

Climate change is already affecting Yukon's transportation infrastructure. Thawing permafrost damages our roads, runways and bridges and increases maintenance costs. Landslides, flooding,

forest fires and other natural hazards can wash out roads, cutting communities off from critical supply routes. It is important that we address the impacts of climate change on our transportation infrastructure to ensure we stay safe and connected and to protect our economy and livelihoods.

ACTIONS

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|--|--------------|
| 26. Develop and implement climate-resilience guidelines for road construction and transportation infrastructure projects built by or receiving capital funding from the Government of Yukon. | HPW |
| 27. Update and expand geohazard maps to cover all major transportation corridors. | EMR |
| 28. Analyze flood risk along all major transportation corridors at risk of flooding and continue to incorporate flood risk information into the design of transportation infrastructure. | ENV &
HPW |
| 29. Conduct climate risk assessments of all major transportation infrastructure projects above \$10 million ¹ , such as through the federal Climate Lens assessment. | HPW |

¹ \$10 million dollars is the threshold established by the Government of Canada for climate risk assessments through the Climate Lens.



Homes and buildings



Area #2: Homes and buildings

Many Yukoners spend a lot of time inside, whether at home, at work or at school. How we design, use and heat these buildings affects our comfort, safety, productivity, health and finances.

Right now, many buildings use more energy than they need to and heating buildings accounts for 21 per cent of Yukon's greenhouse gas emissions.
















Taking steps to use less energy saves money, stimulates the economy and supports green jobs in construction. Improving energy efficiency is a key step toward significant greenhouse gas reductions through heating highly efficient buildings with low-carbon energy sources like biomass and geothermal.

The Government of Yukon will lead by example in this area by undertaking energy efficiency retrofits and installing renewable heating systems to reduce greenhouse gas emissions from Government of Yukon buildings by 8 kilotonnes by 2030.

At the same time as we make our buildings more efficient, we can ensure they are designed to be more resilient to fires, floods, permafrost thaw and heat stress. This will reduce long-term repair and maintenance costs, health risks like mould, and improve public safety.

The Government of Yukon will invest \$30 million dollars on average each year for energy efficiency improvements to homes and buildings. This will include low-interest financing and rebates, support for First Nations and municipal governments, and retrofits to Government of Yukon buildings.

Homes and buildings objectives at a glance

				Improve the energy efficiency and climate resilience of existing homes and buildings.
				Ensure new homes and buildings are built to be low-carbon and climate-resilient.
				Increase the use of biomass and other renewable energy sources for heating.
				Use energy more efficiently and better align energy supply and demand.

Improve the energy efficiency and climate resilience of existing homes and buildings.

Many existing homes and buildings can be improved to use less energy and to be more resilient to the impacts of climate change. The energy efficiency of our homes and buildings is affected by insulation, draftiness, and the mechanical and electrical systems we use for heat and power. Similarly, how many trees surround our buildings affects our vulnerability to forest fires while our foundation and roof affect resilience to flooding and permafrost thaw. Taking action to improve our homes and buildings will lead to many benefits for Yukoners, from saving money on heating and electricity to improving comfort and safety.

The amount of money paid by insurance companies in Canada for property damage due to severe weather has increased from \$400 million per year in the 1980s to over one billion dollars per year. This is contributing to substantial increases in premiums for home and property insurance across Canada.

ACTIONS

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|---|----------|
| 30. Conduct retrofits in Government of Yukon buildings to reduce energy use and greenhouse gas emissions. | HPW |
| 31. Continue to retrofit Government of Yukon social housing and staff housing to reduce energy use in these buildings by 30 per cent. | YHC |
| 32. Continue to gather information about climate change impacts on Government of Yukon buildings to maintain safe conditions for occupants and to inform decisions for major construction projects. | HPW |
| 33. Provide upfront financing to support energy efficiency retrofits and actions to improve building resiliency. | EMR & CS |
| 34. Continue to provide comprehensive incentive programs for home energy retrofits, commercial building retrofits, and energy efficient appliances and other products to reduce energy use. | EMR |
| 35. Continue to work with Yukon First Nations to retrofit First Nations housing to be more energy efficient. | EMR |

36. Continue to provide financial support to Yukon First Nations and municipal governments to pursue major energy retrofits to their government buildings across Yukon.	EMR
37. Evaluate options to encourage landlords and/or tenants to pursue energy efficiency improvements to rental units.	EMR
38. Work with the Government of Canada to develop and implement a low-carbon model building code suitable to northern Canada that will reduce energy use and greenhouse gas emissions from existing buildings.	CS & HPW
39. Review the <i>Insurance Act</i> to ensure Yukoners can access adequate insurance for fires, floods and permafrost thaw.	CS

Ensure new homes and buildings are built to be low-carbon and climate-resilient.

It is important that new buildings are low-carbon and climate-resilient from the beginning. Making sure new homes and buildings are built to energy efficient standards and with the potential impacts of climate change in mind will save money for homeowners and building owners, decrease pressure on the electrical grid, reduce greenhouse gas emissions and improve safety and comfort.

Across Canada, governments are working together toward net-zero energy ready buildings. This means buildings constructed in 2032 and later will be designed to be so energy efficient they could be heated and powered with just the energy from onsite renewables. In general, this means that new buildings in Canada will be designed to be at least 50 per cent more energy efficient than currently required by the 2015 National Building Code. The Government of Yukon will work with the Government of Canada to ensure new codes are suitable to northern Canada. Close to two-thirds of new homes in Whitehorse are already being built near this standard thanks to rebates from the Energy Solutions Centre.

ACTIONS

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|---|----------|
| 40. Work with the Government of Canada to develop and implement building codes suitable to northern Canada that will aspire to see all new residential and commercial buildings be net zero energy ready by 2032. | CS & HPW |
| 41. Publish a building standards manual for the design and construction of new Government of Yukon buildings that will improve energy efficiency and reduce greenhouse gas emissions. | HPW |
| 42. Require buildings to be constructed to be more climate resilient by adopting and enforcing standards related to permafrost thaw, flooding, fires and other climate change impacts. | CS |
| 43. Conduct climate risk assessments of all major building projects over \$10 million that are built or funded by the Government of Yukon. | CS & HPW |
| 44. Continue to provide rebates for new homes that are built to energy efficient standards. | EMR |

Increase the use of biomass and other renewable energy sources for heating.

Increasing how much of our heating needs are met through renewables will reduce our greenhouse gas emissions and support the local economy. In this strategy, we will focus on increasing the use of wood and other forms of biomass energy in large commercial and government buildings with significant heating demand. Sustainably harvested biomass is a low-carbon and renewable energy source. It can help reduce our greenhouse gas emissions while supporting jobs in our local biomass industry and decreasing the risk of forest fires around Yukon communities. Our focus on heat includes geothermal and other renewable heat options that may become available in the future. We will also focus on efficient electric heating technologies like air source and ground source heat pumps, that use less electricity than conventional resistance electric heat.

Heat pumps are a form of electric heating in which heat from the air or ground outside the building is absorbed, concentrated and then released inside the building. Heat pumps are significantly more energy efficient than standard electric resistance heaters like electric baseboards. They can also be used to cool buildings during the summer.

ACTIONS

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|---|-------------|
| 45. Install renewable heat sources such as biomass energy in Government of Yukon buildings to reduce greenhouse gas emissions and create long-term demand for renewable heating. | HPW |
| 46. Establish a program to support the replacement of fossil fuel heating systems with electric heat pumps in buildings that have been retrofitted to be more energy efficient, with a target of 1,500 buildings over 10 years. | EMR |
| 47. Continue to provide technical and administrative support to First Nations governments and development corporations to switch to biomass and other renewable heating systems. | EMR |
| 48. Continue to provide rebates to install biomass and other renewable heating systems. | EMR |
| 49. Identify regulatory improvements that could support the growth of Yukon's biomass energy industry during the review of the <i>Forest Resources Act</i> . | EMR |
| 50. Regulate air emissions from biomass burning systems to minimize the release of harmful air pollutants. | ENV |
| 51. Conduct a lifecycle analysis of biomass energy use in Yukon to identify recommended forest management practices to guide sustainable and low-carbon biomass harvesting. | ENV |
| 52. Continue to use residual biomass fibre harvested during forest fuel management projects to provide a source of renewable biomass energy and increase the resilience of communities to wildland fire risk. | CS &
EMR |

Use energy more efficiently and better align energy supply and demand.

Energy use is affected by how much we heat our buildings, whether we leave the lights on when we leave the house, what appliances we buy, and other behaviours. Using energy more efficiently will help Yukoners save money and reduce greenhouse gas emissions. It is also important to align the timing of when people use energy with when energy is available to us through demand-side management. For example, we can shift energy use away from peak times to other times when fewer people are using energy.

ACTIONS

- | | |
|---|-----------|
| 53. Direct the Yukon Utilities Board to allow Yukon's public utilities to pursue cost-effective capacity demand-side management measures. | YDC |
| 54. Install individual electrical meters at Government of Yukon social and staff housing to encourage tenants to use energy more efficiently. | YHC |
| 55. Conduct a pilot project to evaluate the use of smart devices to shift customers' energy demand to off-peak hours. | YDC |
| 56. Continue to conduct outreach and education to encourage Yukoners to use energy more efficiently. | EMR & YHC |



Energy Production



Area #3: Energy production

While close to 93 per cent of the electricity we generate in Yukon comes from renewable sources, only 26 per cent of the heat energy we use is from renewable sources, with the rest coming from non-renewable sources like diesel and propane. Overall, about 20 per cent of the energy we use in Yukon comes from renewable resources.

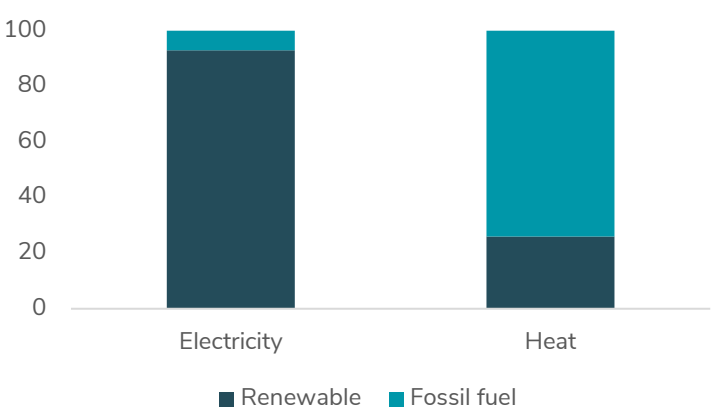










Figure 5. The percentage of electricity and heat energy that is produced by renewable sources and fossil fuels (2016).

Our approach to energy production will see more renewable energy produced for both heating and electricity. This will allow us to continue to heat and power our lives with clean energy while supporting local jobs across Yukon, decreasing our dependence on diesel, and reducing our greenhouse gas emissions. Our efforts to produce more energy from renewable sources as well as our actions to make our homes and buildings more energy efficient will minimize the amount of diesel and natural gas we need to have on hand as backup energy.

At the same time, we will take action to make our electricity generation, distribution and transmission infrastructure resilient to the impacts of climate change so Yukoners continue to have access to safe and reliable power.

Electricity objectives at a glance

- 


 Increase the supply of electricity generated from renewable sources.
- 


 Support local and community-based renewable energy projects for heating and electricity.
- 

 Ensure electricity generation, transmission and distribution infrastructure is resilient to the impacts of climate change.

Increase the supply of electricity generated from renewable sources.

It will be important to increase the amount of electricity we produce from renewable sources as demand grows. While most of our electricity currently comes from hydro, we also have other renewable energy sources available like wind, biomass, solar and geothermal. Producing more of our electricity with local renewable energy will make us more self-sufficient and less vulnerable to changing fuel prices. Making sure we continue to supply most of our electricity through renewable sources is key to reducing our greenhouse gas emissions.

Through the Government of Yukon's Independent Power Production Policy and Micro-generation Program, Yukon communities and households have been generating clean electricity and selling power to the grid. Participating households in the Micro-generation Program have earned close to \$700 per year on average by selling excess electricity to the grid.

ACTIONS

- | | |
|--|-----------|
| 57. Require at least 93 per cent of the electricity generated on the Yukon Integrated System to come from renewable sources, calculated as a long-term rolling average. | EMR & YDC |
| 58. Substitute some of the diesel used to generate electricity with clean diesel alternatives like biodiesel and renewable diesel. | EMR & ENV |
| 59. Update the <i>Public Utilities Act</i> to ensure an effective and efficient process for regulating electricity in Yukon. | EMR & JUS |
| 60. Pursue opportunities to install renewable electricity systems on Government of Yukon buildings and at remote historic sites co-managed by the Government of Yukon and Yukon First Nations. | HPW & TC |

Support local and community-based renewable energy projects.

Local and community-based renewable energy projects create jobs and opportunities across Yukon, support self-sufficiency and help Yukoners be part of the clean energy economy. Through this strategy, we will support communities and individuals to produce local renewable energy for heating and

electricity, while creating opportunities for local businesses and contractors. Our target is to have an operating independent power production project in each off-grid community by 2025. We will also increase our knowledge of renewable and low-carbon energy sources that may be available in Yukon.

ACTIONS

- | | |
|--|-----|
| 61. Continue to provide financial and technical support for First Nations and municipal governments and community organizations to undertake community-led renewable energy projects. | YDC |
| 62. Continue to implement the Independent Power Production Policy that enables Yukon's public utilities to purchase electricity from independent power producers, including Yukon First Nations and communities, and increase the Standing Offer Program limit from 20 GWh to 40 GWh to support additional projects. | EMR |
| 63. Develop models for First Nations to economically participate in renewable electricity projects developed by Yukon's public utilities. | YDC |
| 64. Continue to enable Yukoners to connect renewable energy technologies to their homes and businesses and export surplus energy to the electrical grid through the Micro-generation Program. | EMR |
| 65. Continue to provide rebates to support the installation of renewable energy systems for heating and electricity in residential, commercial and institutional buildings. | EMR |
| 66. Develop legislation to regulate geothermal energy development in Yukon. | EMR |
| 67. Continue to conduct research into the potential to use geothermal energy in Yukon for heating and/or electricity. | EMR |
| 68. Research the potential to use nuclear energy in Yukon, including small modular reactors. | EMR |

Ensure electricity generation, transmission and distribution infrastructure is resilient to the impacts of climate change.

The impacts of climate change and extreme weather events can negatively affect electricity infrastructure like power lines. Climate change is also affecting rain, snowfall and glacier melt in Yukon, which in turn can impact our hydro-based electricity system. The Government of Yukon, through the Yukon Energy Corporation, is responsible for the safe and effective management of our electrical systems. Proactive climate change risk management is an operating imperative. This involves conducting research, forecasting future conditions, identifying risks and opportunities, developing adaptation options, and incorporating climate change into long-term planning and decision making.

ACTIONS

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|---|-----|
| 69. Continue existing partnerships with academia, government, First Nations, and NGOs to research and understand key impacts of climate change on the electricity sector. | YEC |
| 70. Use in-flow forecasting models to incorporate climate change data into short, medium and long-term water forecasts for renewable hydroelectricity generation. | YEC |
| 71. Design, construct and maintain all electricity infrastructure using best available methods to avoid permafrost degradation. | YEC |
| 72. Continue to incorporate updated flood probability and intensity considerations into dam safety programs and reviews. | YEC |
| 73. Implement a glacier monitoring program to improve our ability to predict the impacts of glacier melt on hydrological systems and hydroelectricity generation. | ENV |







Communities








Area #4: Communities



Yukon is home to many unique, vibrant communities where we live, work, play and celebrate our cultures. This strategy takes proactive steps to ensure our communities will be strong and resilient into the future. Our communities will increasingly be places where people walk, cycle and use public transportation to get around and where local businesses thrive. We will be more resilient to the impacts of climate change, grow and eat more locally produced food, and continue to celebrate our cultures and traditions.


Communities objectives at a glance


    Design our communities to be low-carbon and resilient to the impacts of climate change.

  Ensure we are prepared for emergencies that are becoming more likely due to climate change.

   Supply more of what we eat through sustainable local harvesting and food production.

  Maintain our ability to safely engage in traditional and cultural activities.

 Protect and enhance human health and wellbeing in a changing climate.

 Respond to the impacts of climate change on wild species and their habitats.

Design our communities to be low-carbon and resilient to the impacts of climate change.

The ways our communities are designed affects how easy it is to walk to work, take public transit, or use renewable energy sources for heating and electricity. The design of communities and the underlying infrastructure also affects our ability to provide critical services like healthcare, clean and safe drinking water and waste management. Moving forward, we will focus on densifying communities rather than expanding outwards and make sure our homes are close to the places where we work and play. We will ensure that our communities are designed in ways that reduce our vulnerability to forest fires, permafrost thaw, flooding, drought and other natural hazards that are expected to worsen with climate change.

Building infrastructure to be climate-resilient adds about three per cent to the upfront cost. However, this investment pays back at about four times the amount invested due to lower repair costs and a longer useable lifespan^[4]. Engineers and planners can follow the Government of Canada's Climate Lens guideline to help them design resilient infrastructure.

ACTIONS

- | | |
|---|-----------|
| 74. Update and expand geohazard and floodplain maps to cover all Yukon communities, where appropriate, and assess how many buildings and other structures are currently located in areas with high geohazard or flood risk. | EMR & ENV |
| 75. Conduct a review of best practices for developing walkable, bike-friendly, transit-oriented communities and develop guidelines that can be used by the Government of Yukon and partners. | ENV |
| 76. Develop and implement climate-resilience guidelines for community design and infrastructure development projects built by or receiving capital funding from the Government of Yukon. | CS |
| 77. Continue to conduct detailed climate change risk assessments of all major community infrastructure projects over \$10 million that are built or funded by the Government of Yukon. | CS |

- | | |
|--|-----|
| 78. Make recommendations to consider the impacts of climate change in regional land use and local area planning processes and, consistent with those plans, ensure communities are designed to be climate-resilient through the Government of Yukon's development permitting and zoning processes. | EMR |
| 79. Provide technical and administrative assistance to First Nations and municipal governments to prepare integrated asset management plans that will reduce costs, attract businesses and investment to communities and increase climate resilience. | EMR |

Ensure we are prepared for emergencies that are becoming more likely due to climate change.

Climate change is increasing the likelihood of emergencies like severe forest fires and floods. Taking action to reduce the risk of these events, and ensuring we are prepared if they do happen, is critical. Through this strategy, we will work to build climate-resilient communities across Yukon and to have systems in place to effectively predict and respond to fires, floods and other emergencies like water shortages or landslides that may threaten Yukon communities.

Emergency preparedness is a good investment. As one example, for every dollar invested in effective early warning systems for floods, fires or heatwaves, taxpayers save ten dollars on average in avoided damages.^[4]

ACTIONS

- | | |
|---|----------|
| 80. Improve our ability to predict floods and forest fires by using updated earth observation platforms, expanding our network of automated weather stations and using modelling tools, and improve early warning systems for flooding. | ENV & CS |
| 81. Develop and implement Wildfire Protection Plans for Yukon communities that outline recommended forest fuel management activities like FireSmarting to reduce forest fire risk. | CS |
| 82. Increase the capacity in Yukon Wildland Fire to prevent wildfires through forest fuel reduction activities and to respond to extended fire seasons. | CS |

- | | |
|--|----------|
| 83. Work with First Nations and municipal governments to develop emergency management plans for all Yukon communities informed by all-hazard community and critical infrastructure assessments, including plans to provide animal shelters during emergency evacuations. | CS & HSS |
| 84. Work with First Nations and municipal governments to deliver emergency management programming for all Yukon communities, including initiatives to raise awareness of wildfire and flood risk and what Yukoners can do to be more resilient. | CS |
| 85. Develop a territorial disaster financial assistance policy to support recovery from natural disasters that result in extensive property damage or disruption to the delivery of essential goods and services. | CS |

Supply more of what we eat through sustainable local harvesting and food production.

Harvesting and producing more of the food we eat locally increases food security, contributes to the economy, and reduces how much food we need to ship into the territory. Local harvesting activities include subsistence hunting, gathering and fishing. Local food production can include community greenhouses and gardens, backyard gardens, larger-scale agriculture and farming and small-scale animal husbandry. All these forms of local harvesting and food production have an important role to play in a resilient, sustainable future.

The 2016-2021 Local Food Strategy for Yukon supports a more developed and sustainable local food system in the territory. *Our Clean Future* highlights the Government of Yukon's continued commitment to many relevant initiatives in the Local Food Strategy, including community food production.

ACTIONS

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|---|-----|
| 86. Continue to provide access to funding for community gardens, greenhouses and animal husbandry projects, especially in rural communities. | EMR |
| 87. Continue to provide technical advice to assist First Nations and municipal governments with their agricultural and animal husbandry projects. | EMR |

88. Continue to research how climate change could affect local agriculture in the future.	EMR
89. Continue to assist agricultural producers to respond to the impacts of climate change, adopt low-carbon practices, and use surface water and groundwater efficiently through technical advice, access to funding, and supportive infrastructure.	EMR & YDC
90. Regularly gather data on food insecurity to understand how many Yukoners are food insecure and why.	HSS

Respond to the impacts of climate change on wild species and their habitats.

Climate change is putting pressure on wild species and their habitats. Species ranges are projected to shift, snowpacks may become deeper, and streams are anticipated to change in flow, temperature and sediment levels. Extreme weather events, changes to the availability of prey and forage and conditions favourable to new and invasive species will negatively affect native species and existing ecosystems, adding to the cumulative stress they are experiencing. In response, they may migrate to a new location, adapt, persist or decline. For species that are used for subsistence, this can affect when and where people are able to harvest food. It is important that we better understand how climate change is affecting the natural environment and take action to minimize the impacts on wild species, their habitats, and the people that depend on them.

ACTIONS

91. Continue to improve our understanding of how climate change will impact watersheds, including water quality, quantity and habitat for fish and other wild species.	ENV
92. Continue to build our knowledge of how climate change is affecting ecosystems, wild species and their habitats.	ENV & EMR
93. Identify and monitor key species that will provide an indication of the impacts of climate change on Yukon ecosystems.	ENV

- | | |
|--|-----|
| 94. Continue to apply landscape conservation science to build a network of protected areas and other lands that allow native species to move, adapt and survive in the face of climate change. | ENV |
| 95. Continue to track new and invasive species to Yukon that could impact ecosystems and biodiversity. | ENV |

Maintain our ability to safely engage in traditional and cultural activities.

Many people go out on the land to hunt, fish, pick berries, travel from one community to another, and pursue other traditional and cultural activities. Climate change is threatening the safety of some of these activities. For example, changing trail and weather conditions are making it more dangerous to go out on the land. Climate change is also affecting sites that hold particular cultural and historic importance. We will take steps to understand how climate change is affecting cultures and traditions – using traditional, local and scientific knowledge – and respond appropriately to ensure long-term cultural sustainability.

ACTIONS

- | | |
|--|-----|
| 96. Increase search and rescue capacity through training, retention and volunteer recruitment. | CS |
| 97. Continue to offer hunter education courses to promote environmental stewardship and safety on the land. | ENV |
| 98. Continue to raise awareness of changing bear hibernation habits and how to stay safe in bear country. | ENV |
| 99. Continue to address the impacts of climate change on historic and cultural sites across Yukon. | TC |
| 100. Work collaboratively with First Nations and the Inuvialuit to develop a strategy to address the impacts of climate change on heritage sites on the North Slope. | TC |

Protect and enhance human health and wellbeing in a changing climate.

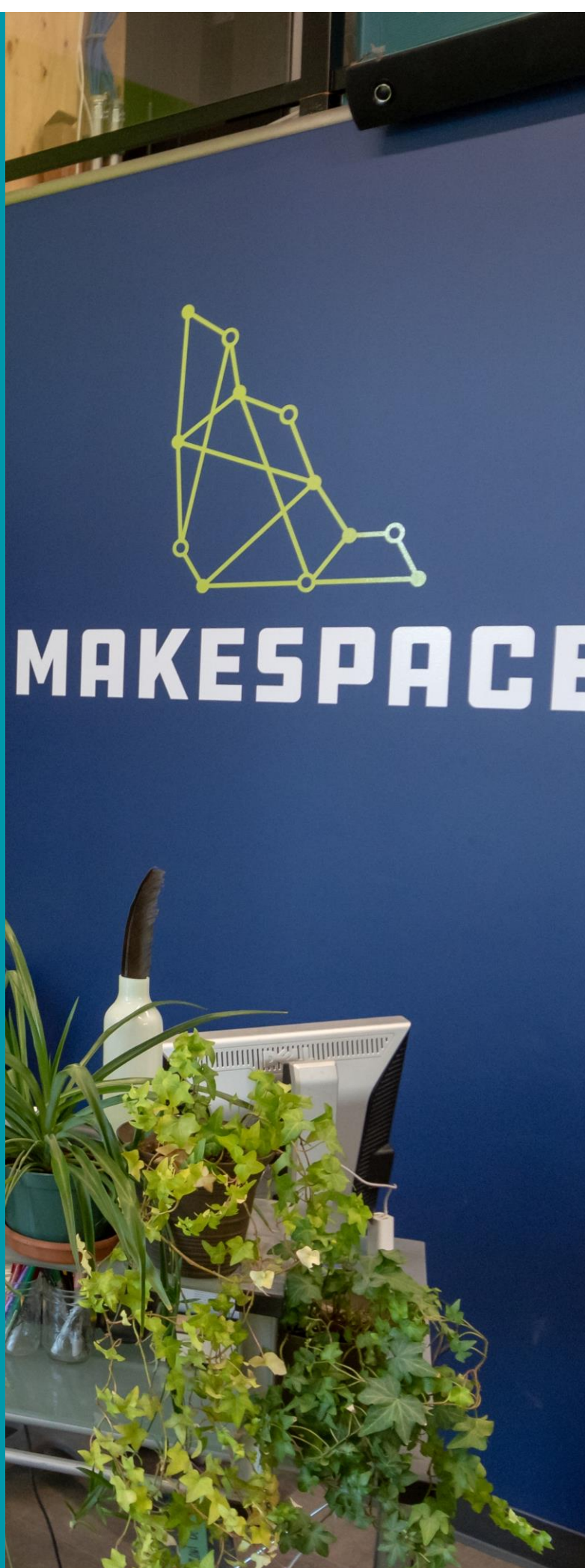
Climate change affects human health in many ways. Health may be affected directly, such as impacts from extreme weather, or indirectly, such as the impacts of climate change on the environment. Our health and wellbeing also affects how much we are personally impacted by climate change and how quickly we are able to bounce back. We will act to reduce the negative impacts of climate change on human health by strengthening community resilience, enhancing food security, improving our ability to identify mental and physical health impacts of climate change and adapting to changing conditions.

ACTIONS

- | | |
|---|-----|
| 101. Train health and social service care providers to identify and respond to the physical and mental health impacts of climate change. | HSS |
| 102. Develop and implement a system to track cases of climate-related illnesses like heat stroke, respiratory illness, and vector-borne diseases. | HSS |
| 103. Continue to monitor concentrations of particulate matter in the air from biomass burning and forest fires. | ENV |
| 104. Make clean air shelters available to Yukoners to provide a place to breathe clean air during periods of intense wildfire smoke. | HSS |



Innovation



Area #5: Innovation

Innovation is new and improved ways of doing something, whether it is how we generate and use energy, how we manage waste, how we create products or how we interact with one another. Innovation can reduce the environmental impacts of existing industries and support the development of new industries. It drives economic progress and increased productivity, and helps diversify the economy.

Our approach to innovation will see continued support for Yukon's businesses, innovators and entrepreneurs through funding, procurement and skills development. We will also work to make existing industries and activities more sustainable in the long-term, including how we think about and manage waste.

The Government of Canada's price on carbon pollution is supporting innovation by encouraging individuals and businesses to switch to lower carbon alternatives and create new alternatives. The Government of Yukon is returning all carbon pricing revenues received from the Government of Canada to Yukon individuals, businesses and governments.

Innovation objectives at a glance



Support innovation and green business practices.



Ensure Yukoners have the skills to participate in the green economy.



Reduce the carbon intensity of mining and ensure mining projects are prepared for the impacts of climate change.



Improve how we manage our waste to move toward a more circular economy.

Support innovation and green business practices.

As we build a green economy, we will support innovation, local business development, and green business practices. Government funding and purchasing decisions can encourage businesses to use greener practices and build climate resilience into their operations, and will create demand for innovative clean technologies. We will also support businesses, organizations and communities interested in pursuing a range of projects that will support green economic development and climate resilience across Yukon.

ACTIONS

- | | |
|--|-------|
| 105. Consider greenhouse gas emissions as part of the decision-making process for Department of Economic Development funding programs. | EcDev |
| 106. Support sustainable and local procurement through updates to the Government of Yukon's procurement policies and standards. | HPW |
| 107. Identify and develop options to address potential regulatory and policy barriers to the growth of green businesses in Yukon. | EcDev |

Ensure Yukoners have the skills to participate in the green economy.

As local, national and global economies become greener, Yukoners will need new entrepreneurial, business and technical skills to fully participate in new economic opportunities. Ensuring Yukoners have these skills will help Yukon individuals and businesses across Yukon to participate in the opportunities associated with building a green economy.

ACTIONS

- | | |
|---|-----|
| 108. Continue to provide training for Certified Energy Advisors who are able to evaluate the energy efficiency of homes and buildings. | EMR |
| 109. Continue to provide training for tradespeople, builders, and other interested individuals to develop the skills needed to retrofit and maintain buildings to energy efficient standards. | EMR |

110. Continue to improve science, technology, engineering, arts and math (STEAM) education in Yukon schools.	EDU
--	-----

Reduce the carbon intensity of mining and ensure mining projects are prepared for the impacts of climate change.

Efforts to improve energy use in all phases of mining from planning to closure – such as using more efficient equipment or generating low-carbon energy onsite – can save money, lower greenhouse gas emissions, and support corporate social responsibility efforts. As demand for metals like copper, iron and lead increases to build more solar panels and other clean energy technologies, it is important that mining activities be energy efficient. We also need to make sure that mining activities are planned and carried out with climate change in mind. Thawing permafrost, increased rainfall and other climate change impacts affect the way a mine should be designed, operated, and closed.

ACTIONS

111. Ensure critical mine infrastructure is planned, designed and built to withstand current and projected impacts of climate change throughout all phases of mining through the quartz mine licensing process.	EMR
112. Require quartz mines to project their anticipated greenhouse gas emissions, identify measures to reduce emissions, and annually report greenhouse gas emissions through the quartz mine licensing process.	EMR
113. Provide financial support for energy audits of mines to identify opportunities to reduce energy use and save money.	EMR
114. Continue to support targeted research on ways to reduce the carbon footprint from mineral exploration, development and closure activities, including options to use alternative energy sources at mine sites.	EMR
115. Continue to work with the mining industry to encourage and support the use of low-carbon and green practices and technologies in exploration, development and closure.	EMR

116. Increase the Government of Yukon's participation in intergovernmental initiatives related to mine resiliency, low-carbon mining and innovation.	EMR & ENV
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Improve how we manage our waste to move toward a more circular economy.

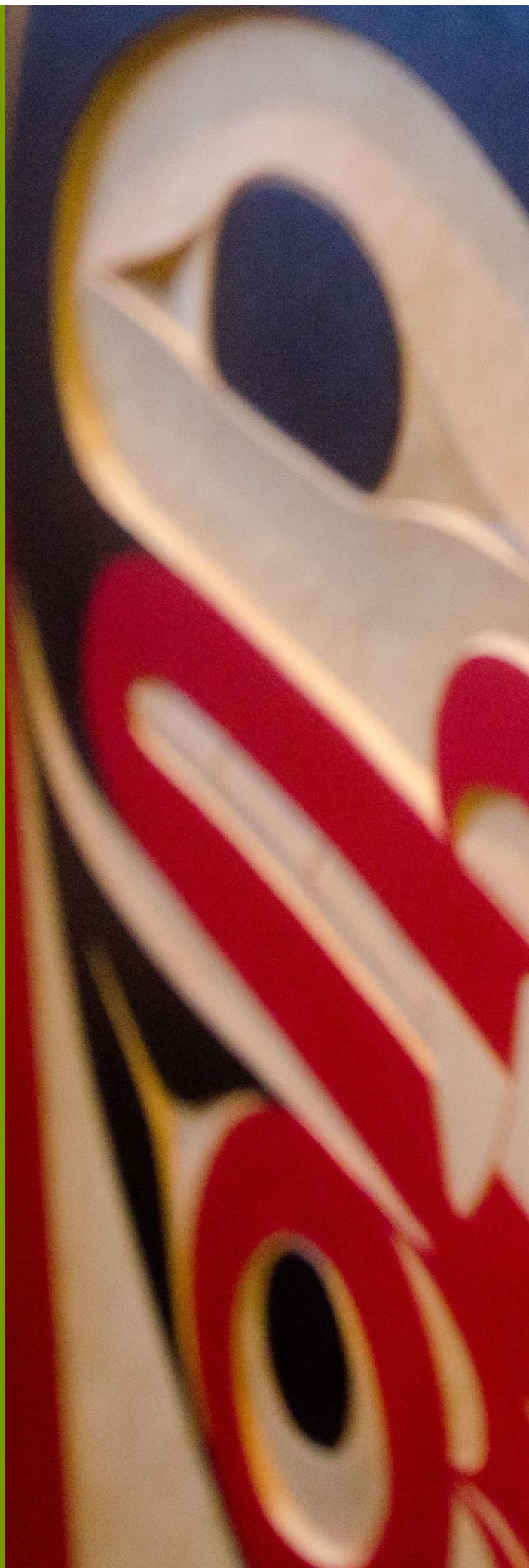
In a circular economy, products are designed to avoid waste and pollution, products and materials are used for longer before being recycled or composted, and natural systems are regenerated. It is different from the usual linear approach of making something, using it and throwing it away. Better waste management is a key part of a circular economy, and an element that Yukon can take action on. Improved waste management includes reducing waste, repairing or remanufacturing products so they can be used longer, recycling the materials in products to use them again and composting organic materials. Moving toward a more circular economy will support economic prosperity with as little environmental impact as possible.

ACTIONS

117. Assess options for establishing a comprehensive waste diversion system in Government of Yukon buildings, including recycling, compost and e-waste collection.	HPW
118. Continue to increase the types of materials with recycling surcharges under the <i>Designated Materials Regulation</i> to increase waste diversion and generate more funding for recycling operations.	ENV & CS
119. Work towards a system for Extended Producer Responsibility that would make producers responsible for managing materials across the lifecycle of a product.	ENV & CS
120. Continue outreach and education activities aimed at reducing solid waste and increasing waste diversion.	ENV & CS
121. Conduct a lifecycle assessment of the best ways to deal with the waste generated in Yukon from an economic and environmental perspective to inform future actions.	CS







Leadership











Area #6: Leadership





Our Clean Future: a Yukon strategy for climate change, energy and a green economy aims to empower each and every government, business and individual to take a leadership role in building a healthy, prosperous Yukon for years to come. First and foremost, we will ensure the actions we take as governments in Yukon are consistent with our vision for a healthy, resilient future by considering climate change in all our actions. We will also empower Yukon businesses, organizations, individuals and families to be part of the solution.

Leadership objectives at a glance

    Ensure the goals of this strategy are incorporated into government planning and operations.

    Educate and empower youth as the next generation of leaders.

    Increase public awareness of this strategy and how businesses and individuals can make a difference.

    Ensure Yukoners have the information needed to make informed decisions.

Ensure the goals of this strategy are incorporated into government planning and operations.

Building a healthy, resilient future is not something that can be done in isolation from government policy. It is important that the goals of this strategy be integrated into all aspects of government planning and operations across Yukon to ensure the actions we take are consistent with our long-term vision.

ACTIONS

- | | |
|--|--------------|
| 122. Create a Clean Energy Act that legislates our greenhouse gas reduction targets, renewable energy generation targets and our commitment to energy efficiency and demand-side management to hold the Government of Yukon accountable to the commitments in this strategy. | EMR |
| 123. Consider greenhouse gas emissions and climate change adaptation in major Government of Yukon policies, programs and projects by applying a climate change lens to decision-making. | ECO &
ENV |
| 124. Continue to evaluate the risks that climate change poses to the Government of Yukon's operations and implement strategies to address those risks. | ENV |
| 125. Incorporate greenhouse gas emissions and energy efficiency into the process for identifying and prioritizing Government of Yukon building retrofits and new construction projects. | HPW |
| 126. Develop and promote climate change training for Government of Yukon employees. | ENV |
| 127. Continue to assist First Nations and municipalities to identify, implement and access federal and Government of Yukon funding for climate change and energy projects. | EMR |
| 128. Continue to monitor progress and report on the effectiveness of our actions in meeting targets, reducing greenhouse gas emissions and adapting to the impacts of climate change through the Government of Yukon's Climate Change Secretariat. | ENV |

Educate and empower youth as the next generation of leaders.

Youth will be most affected by the decisions we make today. Recognizing this, many Yukon youth have already become involved in climate change, energy and green economy initiatives. This strategy will support youth to continue being involved in these important areas, educating and empowering them to step forward as the next generation of leaders. Our approach to empowering and educating youth will acknowledge traditional knowledge and Indigenous ways of knowing and doing.

ACTIONS

- | | |
|---|-----|
| 129. Create a Youth Panel on Climate Change that will provide advice and perspectives to the Government of Yukon on climate change, energy and green economy matters. | ENV |
| 130. Provide mentorship opportunities for Yukon youth to participate in major climate change conferences or events with Government of Yukon staff. | ENV |
| 131. Continue to integrate information about climate change impacts and adaptation into the Yukon school curriculum. | EDU |
| 132. Continue to support land-based programs in the Yukon school curriculum that teach First Nations ways of knowing and doing to youth. | EDU |

Increase public awareness of this strategy and how businesses and individuals can make a difference.

The collaborative actions of businesses and individuals are key to reaching the goals of this strategy. It is businesses and individual Yukoners who will decide whether to retrofit their business or home to reduce energy use, buy an electric vehicle or start a new green economy venture. This strategy contains many initiatives that will help Yukoners do these things and more. In order to take action, Yukon businesses and individuals need to understand what they can do and what resources are available to assist them. It is also important to recognize and celebrate our achievements.

To become a leader in sustainable tourism, Yukon is implementing a sustainability framework through the Tourism Development Strategy that measures the impacts of tourism development to ensure it balances economic growth with healthy communities and safeguarding of the environment.

ACTIONS

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|--|-----------|
| 133. Implement a Yukon-wide information campaign about climate change, energy and green economy. | ENV |
| 134. Raise awareness of funding programs that can support green businesses and encourage applications to these funds. | EcDev |
| 135. Create a recognition program to recognize the achievements of local green businesses and organizations. | EcDev |
| 136. Implement an education campaign for Government of Yukon building occupants and visitors to encourage more energy efficient behaviours. | HPW |
| 137. Provide accessible information on how to improve energy efficiency, use renewable energy, reduce wildfire and flood risk, reduce water consumption, and build safely on permafrost. | ENV & EMR |

Ensure Yukoners have the information needed to make informed decisions.

Research will continue to be an important part of our action on climate change, energy and green economy. To take effective action, we must understand the problems we are trying to solve and the solutions that are available. Our understanding of these things will continue to evolve over the course of this strategy with advances in research, science and technology. We also need to share the information we already know, as well as the new information we will gather. Information sharing and collaboration across governments, businesses, organizations and individuals will help us work together to build a better future.

ACTIONS

- | | |
|---|-----|
| 138. Conduct regular assessments of the impacts of climate change on Yukon communities and evaluate the costs and benefits of responding to these impacts to inform future efforts. | ENV |
| 139. Conduct annual energy assessments of Government of Yukon buildings to identify further opportunities for energy efficiency and greenhouse gas reductions. | HPW |
| 140. Share technical information and lessons learned about climate change, energy and green economy with governments and stakeholders across Yukon using Yukon.ca and the Open Data Portal. | ENV |
| 141. Regularly meet with stakeholders to share information and receive feedback on energy-related policies, programs and projects. | EMR |
| 142. Regularly report on the impacts climate change could have on Yukon's economy. | FIN |

Prioritization

The objectives in this strategy were developed with Indigenous and municipal partners by using a set of criteria to prioritize what the strategy should focus on. These criteria helped us make informed decisions about the best places to invest our time and resources. We used multiple criteria because deciding what to focus on is complex and cannot be determined by looking at any one factor alone.

Decision-making criteria

Core criteria	Additional criteria
Effectiveness How much could this contribute to reaching our four goals?	Economic effects Could taking action in this area positively or negatively affect the economy?
Feasibility How feasible it is to take action in this area over the next 10 years?	Societal effects Could taking action in this area positively or negatively affect social equity and community wellbeing?
Participant interest To what degree were participants in the public engagement interested in seeing action taken in this area?	Public health effects Could taking action in this area positively or negatively affect public health?
Cost effectiveness How cost effective would it be to take action in this area? For greenhouse gas reduction initiatives, we considered the cost per tonne of greenhouse gases reduced.	Environmental effects Could taking action in this area positively or negatively affect the environment?

With Indigenous and municipal partners, we used these criteria to evaluate each of the areas that we could take action on. Based on this evaluation, we decided which areas we should focus on, which areas we should evaluate further, and which should not be a priority for this strategy.

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Literature Cited

^[1] Government of Canada, 2019. Canada’s Changing Climate Report. https://www.nrcan.gc.ca/sites/www.nrcan.gc.ca/files/energy/Climate-change/pdf/CCCR_FULLREPORT-EN-FINAL.pdf

^[2] Streicker, J., 2016. Yukon Climate Change Indicators and Key Findings 2015. Northern Climate ExChange, Yukon Research Centre. https://www.yukoncollege.yk.ca/sites/default/files/inline-files/Indicator_Report_Final_web.pdf

^[3] This number was calculated based on the fuel efficiency of an electric vehicle (Chevy Malibu) and a gasoline vehicle (Chevy Bolt), a gasoline price of \$1.40 per litre, and an electricity rate of 0.129 cents per kilowatt hour.

^[4] Global Comission on Adaptation, 2019. Adapt Now: A Global Call for Leadership on Climate Resilience. https://cdn.gca.org/assets/2019-09/GlobalCommission_Report_FINAL.pdf

Ideas for Potential Partner Actions

This document outlines ideas for actions that partners could take as part of the new climate change, energy and green economy strategy. The action ideas are organized into the areas and objectives laid out in the draft strategic direction.

These ideas were generated through a review of various sources including community energy plans, adaptation plans, integrated community sustainability plans, and actions taken by communities in southern Canada. The ideas in this document are not meant to be comprehensive or prescriptive, they are just meant to be a source of inspiration.

Some actions may need to be approached in partnership with the Yukon government. We look forward to hearing your ideas for actions and exploring opportunities for our efforts to complement each other.

Area #1: **Transportation**

Increase the number of zero emission vehicles on our roads.
<ul style="list-style-type: none">• Replace fleet vehicles with plug-in hybrid or electric vehicles.• Purchase electric ATVs or other small vehicles for staff to use for daily errands.• Install a fast-charging station for government vehicles, community members, and/or tourists.
Ensure roads, runways and other transportation infrastructure are resilient to the impacts of climate change.
<ul style="list-style-type: none">• Use materials that are permafrost-thaw resistant when constructing roads.• When building roads, use pavement materials that can withstand extreme hot and cold temperatures.• Inventory the state of permafrost within relevant highway corridors.• Increase the number of road networks covered by weather sensors and increase coverage through broadcasting to inform the public on road conditions.• Improve road drainage systems to combat increased precipitation.
Increase the use of public transportation in Whitehorse and between Yukon communities.
<ul style="list-style-type: none">• Conduct outreach and education to improve the perception of public transit as a desirable choice.• Purchase electric or hybrid buses.• Subsidize public transit fares for large employers and/or offer discounted passes to residents in order to increase ridership.• Partner with nearby communities to offer van or bus transportation to and from Whitehorse or other communities.
Increase the use of active transportation.

<ul style="list-style-type: none"> • Improve trail systems to increase active transportation. • Build pedestrian bridges across rivers. • Develop biking and walking infrastructure that leads from community centers to residential areas. • Provide facilities such as lockers, showers, and bike storage to encourage cycling. • Implement bylaws that establish minimum bicycle parking requirements. • Provide infrastructure for safely locking up bicycles in the community. • Adjust bylaws to make it easier for business to operate sidewalk cafes. • Increase the number of benches along sidewalks to increase pedestrian traffic.
Be more efficient in how and when we travel to avoid unnecessary travel and to use fuel more efficiently.
<ul style="list-style-type: none"> • Audit government vehicle travel distances to evaluate how savings can be accrued from trip efficiencies and reduction in trip distance. • Establish policies that reduce idling time and staff commute trips. • Implement bylaws that establish maximum vehicle parking limits to reduce the desire to travel in single occupancy vehicles.

Area #2: **Homes and buildings**

Ensure our homes and buildings are resilient to the impacts of climate change.
<ul style="list-style-type: none"> • Upgrade windows in community buildings to heat deflecting windows in order to combat extreme heat. • Upgrade community buildings to efficient indoor climate control systems to combat extreme heat. • Monitor buildings constructed on permafrost.
Use energy more efficiently in our homes and buildings.
<ul style="list-style-type: none"> • Upgrade community buildings to have an automated building control system that controls lights, heating, etc.
Retrofit existing buildings to reduce the amount of energy they use.
<ul style="list-style-type: none"> • Complete energy efficient upgrades to community buildings such as LED light replacement, upgraded boiler systems, improved insulation, upgraded furnaces, programmable thermostats, air sealing, low-flow showerheads and other water efficiency upgrades, HVAC retrofits, or switch to EnergyStar appliances. • Pursue heat recovery design in buildings/recreational facilities where heat is recovered from an area such as the ice rink and is used it to heat other areas in the building, such as the aquatic center.
Ensure new buildings are built to be low-carbon.

<ul style="list-style-type: none"> • Design and construct buildings with south facing windows and thermal mass in order to maximize the heating potential from sunlight. • Design and construct buildings that have green roofs that can capture rainwater, sequester emissions, and lower building HVAC costs. • Construct buildings with passive solar heating design where building materials are able to absorb heat and slowly release it when the sun isn't shining.
Increase the use of biomass (and other renewable energy) as an energy source for our homes and buildings.
<ul style="list-style-type: none"> • Complete a regional forest resource management plan to identify sustainable biomass harvest levels for local forests. • Upgrade standard boilers to biomass boilers in community buildings. • Use district heating, biomass and biogas, ground/air/water-source heat pumps, heat recovery, and solar energy to supply heating to residential, commercial, and local government buildings. • Install a wood chipper at local landfills so any wood materials that are deposited can be chipped and used as a biomass fuel source.

Action Area #3: Electricity

Increase the supply electricity generated from renewable sources like wind, solar and hydro.
<ul style="list-style-type: none"> • Construct roof and ground mounted solar panels in/at community buildings. • Implement a renewable electricity project.
Invest in energy storage that will help integrate renewable energy sources into the electrical grid.
<ul style="list-style-type: none"> • Investigate possible locations or projects for energy storage.
Better align electricity supply and demand through demand-side management measures.

Action Area #4: Communities

Design our communities to be low-carbon and resilient to the impacts of climate change.
<ul style="list-style-type: none"> • Adjust land planning policy to include a density bonus which would permit developers to increase density/height in exchange for affordable housing or green space. • Administer sustainable neighborhood projects in which neighborhoods choose activities that address a certain number of pre-determined sustainability indicators and take actions to tackle them. • Launch campaigns to encourage sustainability in the community such as planting trees/shrubs, water conservation, or sustainable transportation. • Incorporate local infrastructure and natural features into climate change adaptation measures, such as converting firebreaks to trails.

<ul style="list-style-type: none"> • When making zoning and land planning decisions, aim to make the community more public transit and pedestrian accessible. • Ensure climate change impacts are incorporated into the design of community infrastructure.
Manage our infrastructure in a way that increases resilience, decreases energy use and supports local business development.
<ul style="list-style-type: none"> • Develop a strategy to enforce the protection of riparian buffers. • Design and construct storm water systems that return storm water to the ground. • Perform sustainable upgrades on sewer systems. • Perform sustainable upgrades on water distribution systems. • Develop integrated asset management plans. • Develop a system to track the impacts of climate change on infrastructure, including repair and maintenance costs.
Ensure we are prepared for emergencies that could be caused by climate change.
<ul style="list-style-type: none"> • Implement emergency preparedness education to help residents respond to potential climate change-related emergencies. • Update emergency response plans. • Analyze rivers and dike systems to ensure there are adequate flood defenses. • Form a committee comprised of groups that have an interest in disaster mitigation (RCMP, residents, etc.). • Organize tasks and recruit community members to perform tasks during an emergency. • Prepare for emergencies by creating pamphlets with emergency response information and creating emergency packages for community members. • Harvest salvage wood and use for biomass energy systems. • Plant more drought tolerant vegetation that is less likely to provide fuel for wildfires.
Supply more of what we eat through sustainable local food production.
<ul style="list-style-type: none"> • Construct community greenhouses and employ local community members to operate them. • Implement and follow a food security strategy. • Establish experimental and/or teaching farms. • Investigate compost production as a way to increase soil quality and quantity. • Create a how-to book about preserving and storing foods. • Open a small store and storage facility to sell locally produced foods. • Organize and deliver workshops on permaculture which focus on food and energy resilience. • Create educational signage for edible landscapes.

Preserve our ability to safely pursue traditional and cultural activities on the land as climate change affects ecosystems, landscapes and wildlife.
<ul style="list-style-type: none"> • Establish baseline ecosystem health monitoring programs to track changes to the land and fish and wildlife populations. • Implement measures to mitigate the discharge of storm water into fish bearing streams so there is no impact on fish. • Implement and get youth involved in a professional or educational manner in projects focused on increasing traditional food species populations through fish hatcheries, channel construction, clearing creeks, hunting/fishing camps, and aquaponics.
Preserve historic and cultural sites that may be impacted by climate change.
Protect and enhance human health and wellbeing in a changing climate.
<ul style="list-style-type: none"> • Implement monitoring programs to document changes in water quality. • Create training programs that increase awareness and education surrounding climate change-induced health issues. • Implement a hunter support program that provides funding for equipment and fuel to increase the amount of local food in the community. • Organize the harvesting and community-wide sharing of traditional foods by developing a plan for sharing and trading between families and communities. • Develop a plan for processing, storing, and distributing meat donated from outfitters.

Action Area #5: Innovation

Support innovation and sustainable business practices through green procurement.
<ul style="list-style-type: none"> • Implement green procurement policies and practices.
Support innovation and build Yukon's knowledge economy.
Ensure Yukoners have the skills to participate in the green economy.
<ul style="list-style-type: none"> • Provide education and training on agricultural activities and techniques.
Reduce the carbon footprint of mining and ensure mining projects are prepared for the impacts of climate change.
Improve how we manage our waste to move toward a more circular economy.
<ul style="list-style-type: none"> • Provide solar powered garbage compactors to all residents, which increase the volume of garbage that can fit into a can and therefore reduces the frequency of collectors needed. • Upgrade waste management facilities to incorporate recycling systems.

Area #6: Leadership

Ensure the goals of this strategy guide government planning and operations.
<ul style="list-style-type: none">• Commit to use all or a portion of the carbon rebate received from the Yukon government for green projects.• Incorporate the goals of the strategy into official community plans.• Require all major government initiatives to consider greenhouse gas emissions.
Educate and empower youth as the next generation of leaders.
<ul style="list-style-type: none">• Implement mentoring programs between youth and Elders to educate and engage youth in traditional cultural activities and increase the exposure of youth to traditional foods, as well as educating youth on traditional cultures, skills, knowledge, values, and practices to ensure sustainable practices are passed down.
Increase public awareness of this strategy and how individual actions can make a difference.
<ul style="list-style-type: none">• Educate members of the community on adaptation and mitigation strategies by creating an education-based webinar series that highlights case studies, tools, and plans.• Develop and deliver short films highlighting climate change, energy and green economy projects that are currently in progress or will be shortly.
Support the development of resilient green businesses and the implementation of green economy projects.
<ul style="list-style-type: none">• Explore opportunities to support or get involved in eco-tourism.
Ensure we have the information we need to make informed decisions.
<ul style="list-style-type: none">• Administer community-to-community mentorship programs which allow for a community that has already gained experience in clean energy programs to share their lessons with other communities through mentorship.

Climate Change, Energy and Green Economy Strategy

Template for Partner Actions

The vision, values, goals and objectives of Our Clean Future, the draft climate change, energy and green economy strategy for Yukon, have been developed in partnership between the Government of Yukon, Yukon First Nations, transboundary Indigenous groups and Yukon municipalities.

The draft strategy for public review only contains the actions that the Government of Yukon is proposing to take. However, all partners are invited to include actions in the final strategy that work toward our collective objectives. Please fill out this template for each action your government or organization would like to include in the final strategy.

This template gathers the information needed for each action in the strategy. It also encourages partners to make each action as “SMART” (specific, measurable, achievable, relevant, and time-bound) as possible, consistent with our collective core value to “be accountable.”

Part 1: Overview and Approval

Action name (as you would like it to appear in the strategy): Click or tap here to enter text.

More detailed description (please limit to 5 sentences): Click or tap here to enter text.

Please be as specific in the action name and description as possible.

Intended start date of action (fiscal year only; e.g., 2020/21): Click or tap here to enter text.

Intended end date (fiscal year only; e.g., 2023/24): Click or tap here to enter text.

Is this action already underway? ☐ Yes ☐ No

Approval entity (name and position): Click or tap here to enter text.

Approval secured:

☐ Yes

☐ No

Part 2: Strategy Alignment

Which area and objective of the strategy does this action fit under? (please select one only)

Area #1: Transportation

- ☐ Increase the number of zero emission vehicles on our roads.
- ☐ Increase the use of public and active transportation.
- ☐ Reduce the carbon footprint from medium and heavy-duty vehicles.
- ☐ Be more efficient in how and when we travel to avoid unnecessary travel and to use fuel more efficiently.
- ☐ Ensure roads, runways and other transportation infrastructure are resilient to the impacts of climate change.

Area #2: Homes and buildings

- ☐ Improve the energy efficiency and climate resilience of existing homes and buildings.
- ☐ Ensure new homes and buildings are built to be low-carbon and climate-resilient.
- ☐ Increase the use of biomass and other renewable energy sources for heating.
- ☐ Use energy more efficiently and better align energy supply and demand.

Area #3: Energy production

- ☐ Increase the supply of electricity generated from renewable sources.
- ☐ Support local and community-based renewable energy projects for heating and electricity.
- ☐ Ensure electricity generation, transmission and distribution infrastructure is resilient to the impacts of climate change.

Area #4: Communities

- ☐ Design our communities to be low-carbon and resilient to the impacts of climate change.
- ☐ Ensure we are prepared for emergencies that are becoming more likely due to climate change.
- ☐ Supply more of what we eat through sustainable local harvesting and food production.
- ☐ Maintain our ability to safely engage in traditional and cultural activities.
- ☐ Protect and enhance human health and wellbeing in a changing climate.
- ☐ Respond to the impacts of climate change on wild species and their habitats.

Area #5: Innovation

- ☐ Support innovation and green business practices.
- ☐ Ensure Yukoners have the skills to participate in the green economy.
- ☐ Reduce the carbon intensity of mining and ensure mining projects are prepared for the impacts of climate change.
- ☐ Improve how we manage our waste to move toward a more circular economy.

Area #6: Leadership

- ☐ Ensure the goals of this strategy are incorporated into government planning and operations.
- ☐ Educate and empower youth as the next generation of leaders.
- ☐ Increase public awareness of this strategy and how businesses and individuals can make a difference.
- ☐ Ensure Yukoners have the information needed to make informed decisions.

☐ None of the above

Part 3: Implementation

Which department(s) or unit(s) will be tasked with completing this action? Click or tap here to enter text.

What is the estimated yearly cost to implement this action, including operation & maintenance and capital costs? Click or tap here to enter text.

	Year 1	Year 2	Year 3	Year 4
O&M				
Capital				
Total Cost				

What funding opportunities have you considered for this action? (check more than one as appropriate)

☐ Internal budget (i.e., action will be implemented with existing resources)

☐ Application for federal funding*

If yes: Please specify the desired funding source: Click or tap here to enter text.

Please estimate the desired funding amount: Click or tap here to enter text.

☐ Application for Government of Yukon funding*

If yes: Please specify the desired funding source: Click or tap here to enter text.

Please estimate the desired funding amount: Click or tap here to enter text.

☐ Other funding

**Please note that indicating a desire for funding does not guarantee that it will be received.*

Part 4: Measurement and Reporting

What indicators or performance measures will be used to evaluate the success of this action? (e.g., energy consumption; GHG emissions; number of participants)

1. Click or tap here to enter text.

2. Click or tap here to enter text.

What data will be collected to enable reporting, how frequently will it be collected, and do you already collect it? (e.g., fuel and electricity bills)

Data	Collection frequency	Is this data already collected?