



THE CITY OF DAWSON

AGENDA - COUNCIL MEETING #C24-06

TUESDAY, March 19, 2024 at 7:00 p.m.

Council Chambers, City of Dawson Office

Join Zoom Meeting

<https://us02web.zoom.us/j/81413293548?pwd=NUF4MjJSTC9KYjI0aWU3QW1aWDBLQT09>

Meeting ID: 814 1329 3548

Passcode: 461839

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

1. Council Meeting Agenda #C24-06

3. DELEGATIONS & GUESTS

1. Cud Eastbound RE: Waste Management
2. Justine Hobbs RE: Waste Management
3. Bill Kendrick RE: North End Property and City of Dawson

BUSINESS ARISING FROM DELEGATIONS & GUESTS

4. PROCLAMATION

1. UNESCO World Poetry Day & International Poetry Month

5. PUBLIC HEARINGS

1. Subdivision Application #24-007: Infill #3 near Callison

6. ADOPTION OF THE MINUTES

1. Council Meeting Minutes C24-04 of February 20, 2024
2. Special Council Meeting C24-05 of February 27, 2024

BUSINESS ARISING FROM MINUTES

7. SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS

1. Planning– Dredge Pond II Master Plan
2. Planning– OCP Review – RFP Release
3. Planning– Subdivision application #24-007 (Infill 3)
4. Planning– Subdivision Extension– Application #23-011 (West pt of Lots 11 & 12, Block L, Ladue Estate)
5. Member Resolution– Municipal Census and Electors List
6. Admin- Council Approval for Mayor to Attend Chiefs & Mayors Forum

8. BYLAWS & POLICIES

1. 2024 Annual Operating Budget & Capital Expenditure Program Bylaw (#2024-01)- 3rd & Final Reading
2. 2024 Tax Levy Bylaw (#2024-02)- 3rd & Final Reading
3. Fees & Charges 2024 Amendment Bylaw (#2024-03)- 3rd & Final Reading
4. Development Agreement No. 1 Bylaw (#2024-04)- 1st Reading
5. Official Community Plan Amendment No. 11 Bylaw (#2024-07)- 1st Reading
6. Zoning Bylaw Amendment No. 31 Bylaw (#2024-08)- 1st Reading

9. PUBLIC QUESTIONS

10. ADJOURNMENT

Waste Management Bylaw

Are we set up for success?



Waste Management Delegation March 19th 2024, presented by concerned citizens

*The numbers are calculated based on the 2023 waste management fees paid, which are divided by current rates. This information is drawn from previous Council proceedings or sourced from the City's 2018 waste management report conducted by Morrison Hershfield, as included in the Feb 20th Council Package.

We, representing a collective of citizens, come before the council seeking a reconsideration of the waste management draft policy. It's clear that neither we nor you are prepared for its implementation.

Our common goals are to:

1. Extend the life of our landfill
2. Divert Refundable, Recyclables, and Compostables
3. Attain optimal waste management results at an affordable cost.
4. Guide and encourage positive behavioural change towards how we manage our waste
5. To welcome tourists to our beautiful town, devoid of overflowing garbage bins and illegal dumping

Problems within the draft plan that need to be addressed

1. The City's calculations are inconsistent.

Waste Management Revenue

The September report to Council indicated that dropping Waste Management fees for Non-Residential entities would reduce city revenue by \$25,000. However, the December report revised this figure to \$118,000. Such a vast difference in numbers raises concerns and underscores the necessity for further assessment into the accuracy and reliability of the financial reports presented to Council.

Bin Rental/Disposal VS Extended Curbside Pick up

It has been reported by the city that bins rented from a local company costs the city \$85,000/year, but when questioned further, the cost was actually \$45,000/year. Which number is correct?

Even using the higher number of \$85,000, it breaks down to approx \$283/year/household for those neighbourhoods utilizing community bins. This appears as a reasonable expense particularly when there is no maintenance or other associated expenses to the City.

Feasibility of Private Contractors

Private Contractors offer a “all in” price, covering labor, benefits, equipment running costs, maintenance, and full commercial insurance as well as the equipment/machinery to specification.

The City's report of City operated garbage collection cost of \$270,000* could not possibly include such equipment as the \$215,000 garbage truck, back up garbage truck, and pickup truck with a trailer which are funded through a separate budget. Full detailed disclosure is needed for a direct comparison.

The City contracted Morrison Hershfield report from 2018 suggests:

To establish a cost-effective waste collection system, a competitive bidding process is recommended. Using an RFP enables specifying service levels, fostering innovation, and ensuring fairness in the procurement process. To encourage competition, the City Of Dawson can consider bidding on the contract and ensure fairness by specifying desired service conditions while providing flexibility for innovative solutions through the RFP process.

**\$270,000 estimate of collection services reported on February 21st 2024 (from the City Of Dawson, Yukon - Municipal Government Facebook Post)*

*The numbers are calculated based on the 2023 waste management fees paid, which are divided by current rates. This information is drawn from previous Council proceedings or sourced from the City's 2018 waste management report conducted by Morrison Hershfield, as included in the Feb 20th Council Package.

Also we believe:

2. The proposed expansion of services to subdivisions outside the townsite is not wanted or feasible.

The significant wildlife risk poses a formidable challenge that is not currently being addressed. Also, The 28 respondents to the 2023 Municipal review living on the Dome/Klondike Valley, or the 36 respondents from a phone survey are NOT a significant representations of those neighbourhoods and only demonstrates the need for better communication and data, now that we have specific details of this proposed service

3. Curb side recycling models are best suited for Urban areas with paved streets and dense populations.

Maneuvering plastic bins along gravel driveways and balancing them on snow windrows on the street doesn't meet the standards of best practices for recycling collection.

4. Our storefronts need decreased operating costs, not increased ones.

The Commercial, institutional, and multi-family properties, although the most demanding to maintain, also pay a higher tax rate than residential. They are the employers of our residents, provide rental accommodations, run restaurants, service our tourists, and operate hotels. This sector plays a vital role in generating and circulating wealth within our community. Any increase in their expenses inevitably trickles down to the consumer.

Is Our Territorial Government Ready?

The Territory is driving this initiative:

- Extended Producer Responsibility regulations are not in effect.
- There is no Final Waste Management Agreement.
- The Interim Waste Agreement has not been renewed for 2024.
- Weigh scales are not yet installed at Quigley Landfill.
- Charging customers by weight or volume is still undetermined.
- Tipping fee calculation is based on estimates from other communities, not actuals.
- Yukon Government has recently committed 2.4 M to the City of Whitehorse for their curbside recycling program. Is Dawson's proposed expansion to curbside pick up receiving additional funds too?

Is Our Municipal Government Ready?

- Does the City have baseline hard data to implement an accurate diversion program.
- Do we know the yearly volume of waste at Quigley Landfill?
- Do we know Domestic vs Construction volumes?
- Is our present diversion rate effectively slowing landfill growth?
- How are we addressing large-scale composting?
- What have we learned from the Quigley Compost?
- Will our bylaw enforcement continue to be a complaint driven service?
- Are there adequate bylaws and policy to deter illegal dumping?
- Why is diverted cardboard still reaching the landfill, particularly in our low season?

*The numbers are calculated based on the 2023 waste management fees paid, which are divided by current rates. This information is drawn from previous Council proceedings or sourced from the City's 2018 waste management report conducted by Morrison Hershfield, as included in the Feb 20th Council Package.

Are Our Citizens Ready?

To make major changes in citizens' habits, we need education and positive momentum.

Where is the conversation with citizens about the issues and the solutions?

Merely presenting policies across various public council meetings falls short; council must enhance communication with the public regarding issues such as this.

How will we measure our success?

If we don't know our starting point, how can we see our progress.

What can Council do?

First Steps to build for Success.

1. Meaningful engagement with CKS to re-engage as a partner

As a nonprofit society focused on waste reduction, CKS (Conservation Klondike Society) brings extensive experience as a long-standing service provider and would be an excellent resource for public education and promotion of our common waste reduction goals. The 2009 report from CKS could be revisited and integrated into the City's present draft.

Several recommendations in that report could be easily implemented:

1. Establishing a re-use construction/demolition waste pile.
2. Renaming the Waste Management Fee to a Landfill fee to prevent ongoing confusion.

2. Engagement with Citizens in positive ways to promote our shared goals

Who is responsible for ensuring citizens are informed about recycling procedures, understanding its importance, and highlighting and communicating the successes of the Diversion Centre?

We believe there is still significant work to be done in these areas.

3. Accurate Data Collection

The Quigley Landfill's last onsite analysis was conducted in 2009 by CKS. The more recent Morrison Hershfield report (2018) relies heavily on estimates and data from other communities.

The Ministerial Committee on Solid Waste estimated the CoD's annual waste tonnage based on Canada's average municipal waste generation rate (at 0.9 Tonnes Per Capita - Bryna Cable, personal communication, June 26, 2018) equating to 1,238 tonnes per year for the CoD population.

Currently, the CoD estimates that 10% of municipal solid waste (MSW) and construction & demolition (C&D) waste are diverted from the landfill, but lacks infrastructure to record or estimate diverted quantities.

To reiterate what we want:

1. Meaningful engagement with CKS to re-engage as a partner

2. Engagement with Citizens in positive ways to promote our shared goals

3. Accurate Data

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The Details:

Step 1:

If the Scales are already in progress, that is already a significant deterrent to wastefulness. Implementing too many changes simultaneously will hinder our ability to collect measurable data to assess their effectiveness.

Step 2:

Continue servicing non-residential properties but reduce service to 1X week. This will quickly identify the number and volumes involved. These large producers can be targeted to either improve, pay for extra service, or self haul.

The Waste Management fee, which is not a collection fee, could stay in place so there is no loss of revenue to City. Continue with the \$45,000 or \$85,000 bin rental (which ever it is). While it's understandable that this creates workflow issues although these challenges are not insurmountable.

Step 3:

24/7 community drop offs—Sept/2023 Public Works Waste Mgmt. Report—Option 3
This was presented as an option to curb side recycling pick up. Partner with grocery stores to set up recycling drop-off points nearby, encouraging citizens to sort their recyclables voluntarily. Similar to the adoption of reusable bags, people can adjust to bringing recyclables for deposit into their shopping routine.

Step 4:

Pause, Educate, and Evaluate for One Year.

Do not proceed with bag limits, or expanded pick up until data is analyzed.

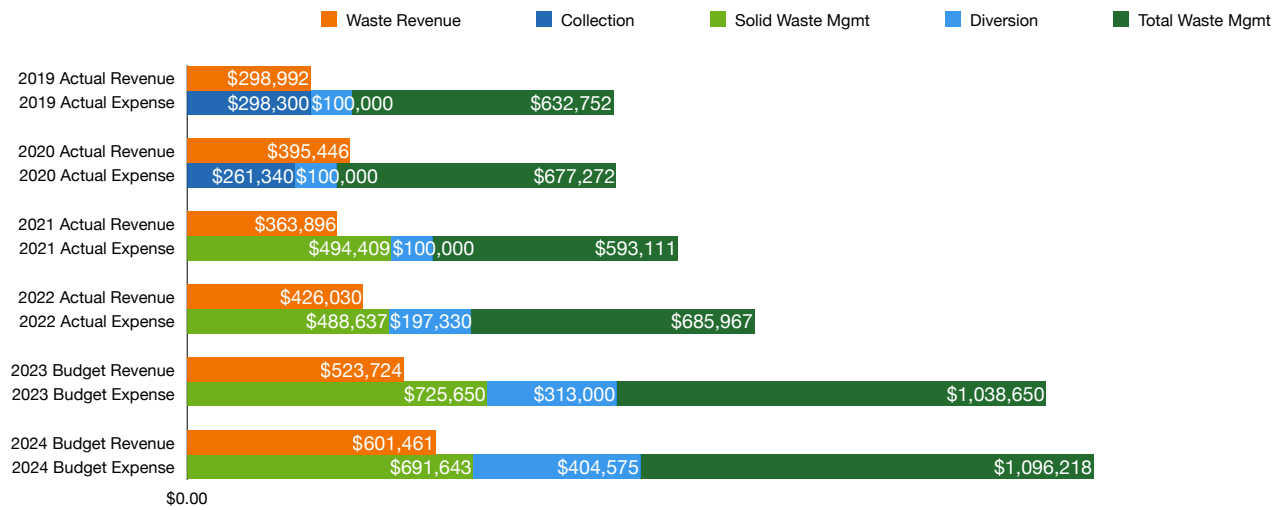
Carrots before Sticks

1. Implement a highly visible community diversion target and monitor Quigley Landfill's growth rate accordingly
2. Establish a Dawson Diversion Page on the city website to track monthly diversion volumes.
3. Explore the use of mobile apps, such as the Takacycle app, to enable individuals to record, incentivize, and work toward common diversion goals.
4. Offer a Tipping Fee Holiday for the initial month of weigh Scale implementation to educate the community about associated costs.
5. Develop a Communication Plan, especially for visitors, to ensure proper usage and servicing of municipal bins, within a proper Census/Voter List for accurate population data.

This presentation does not seek to downplay the dedication and commitment demonstrated by the Public works department. Our system operates collaboratively, and as citizens, we also have a role to fulfill.

I would like to extend my thanks to our dedicated city employees, as well Mayor and Council.

Thank you.



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Delegation - Bill Kendrick, re. North End Property and City of Dawson

To the City of Dawson Council and CAO

I am in receipt of a letter sent by regular post, dated February 19th, 2024, from City of Dawson CAO David Henderson, in which detailed direction of City Council is presented to me in regards to my personal property in the North End. City Council proposes that I accept a short term time-limited License of Occupation to deal with a septic system improvement and historic encroachments, and has also asked me to enter into an Agreement for Sale for lot remainders, and for a lot my workshop sits on. I am told that I must sign these documents and enter into these agreements by March 31, 2024, or the City will take “appropriate enforcement actions, including seeking a court order requiring you to remove the septic tank from City property”.

I am addressing Council and City administration to ensure they have accurate background information when making such determinations and subsequently issuing demand letters about my home and property in the North End.



In the fall of 2021, my septic tank failed; it collapsed. It was part of an approved sewage disposal system. This occurred during the “caretaker” period of the last council (after the nomination period but before the election and the swearing in of a new Council). With no time or ability to consider a land sale, our previous CAO suggested a License of Occupation (LOO) and this seemed to be a good short term solution. I was certainly in agreement with this concept, and said as much in an email I sent to the City CAO on October 6, 2021. Unfortunately, the Council meeting schedule and agendas conspired to delay this being dealt with for some time.

I suggest that most reasonable people understand that no one in Dawson wants to see a habitable house become unliveable for more than six months based on a technicality, and I had the expectation that either a (reasonable) License of Occupation or a land sale would be presented to me and signed in short order. My elderly father was visiting me that coming winter, and given the numerous documents I have about the property and assurances I have received in the past from the City, I found it both unreasonable and unconscionable that there would not be a waste disposal system in place for the long winter. As an emergency measure, I installed a brand new septic tank as temperatures dipped to minus 25 degrees in late 2021. The installation was done properly: documents were submitted to YG Environmental Health, they received photos of the work, and I have met all of their requirements.

Eventually the outstanding LOO was addressed by a brand new Council in late 2021, with the passing of a resolution. At the time, our previous CAO wrote to me by email indicating that the resolution passed:

... was to deal with the immediate issue of your septic tank failure and imminently unusable home. As you know we have another recently passed resolution that directs administration to use Gas Tax funding to work on engineering for Phase II and servicing that neighbourhood as well.

My property is in the North End Phase II neighbourhood.

I finally received a draft License of Occupation in February 2022. My insurance company had some issues with a clause and we went back and forth for some time; the City was aware and understanding. I also identified other issues with the LOO, as it seemed to read that by a simple resolution of a Council, my house could be rendered uninhabitable and unsellable. This was despite the representation the City of Dawson provided to me prior to me buying the house in 2009. This representation was relied upon by me when making such a life changing purchase. In a letter to the lawyer handling the sale, dated August 29, 2009, the City of Dawson wrote:

The above noted property currently complies with siting for the North End and it also complies with the applicable development and zoning restrictions for the City of Dawson.

Given the history of the property and documentation I have, I assumed that with discussion between myself, the City planning department, and the CAO, a reasonable agreement would be made. Indeed, we had an initial meeting during the summer of 2022. A few days later, I emailed the CAO and Planning Manager with suggested revisions to the LOO. As of today's date, I have never received a reply to this email from the City of Dawson.

The area in question is not part of Phase 1 North End Development, and there are currently no development plans for the area. The so-called "open roadway" referred to in the recent demand letter is a roadway only in a legal sense; it has long been over grown, been shut off to the south, and part of it to the north has been sold off.

I will also note that the current proposed LOO ignores a fundamental issue: my house also encroaches on the old roadway (see survey photo above). Am I being held responsible for a 125 year-old house's positioning on a lot in an active geotechnical slide area? Council may want to familiarize itself with Sections 301 to 305 of the Yukon Municipal Act that deals with non-conforming uses.

It is profoundly and oddly punitive to be forced to spend countless hours and up to \$50,000 (or more) to install a new sewage disposal system through rock and with routing under a deck after:

- (1) spending around \$15,000 less than three years ago on replacing a tank that has fully met the environmental health requirements for sewage disposal systems; and,
- (2) there is a City Council resolution, duly authorized by a vote, to use CCBF (Gas tax) funds "to complete the service-routing options and engineering, feasibility and implementation plan for Phase 2 North End development"; and,
- (3) there is yet another City Council resolution, also duly authorized, "that if the civil contract for pipes to Judge Street as per Phase One North End Project plans does not occur in 2022, then the project team meet with residents and Council about remedying unpermitted sewage disposal situations north of Albert Street".

These existing bona fide resolutions at the City concerning North End development have been ignored in favour of what appears to be a punitive measure directed only at me and my property.

Am I being singled out unfairly in the City's application to reduce encroachment issues in the North End? While there remains numerous unpermitted sewage disposal systems in the North

End that may or may not meet Yukon Government health regulations, my system is complete and could be fully permitted with as little as a simple email to YG Environmental Health from the City of Dawson providing permission to use the land.

Two questions highlight why I feel this current Council direction is unfair and unnecessary:

- A. **If development happens in this Phase 2 area of the North End, and a municipal water and sewer hookup is brought to my area (as we may hope it should one day), what is the point of spending money now on a new septic system?**
- B. **If further development is NOT going to happen, why not sell the land on which the current septic system sits, or at least allow a long-term license of occupation to use the land?**

Instead of doing a proper investigation of the situation or meeting with me to find out any pertinent background information, City Council has decided to only take me to task, and in doing so has wasted staff time and legal expense trying to punish me for doing an emergency repair that enabled me to continue living in a home that was built in 1899.

City Councillors, we have a housing crisis: how does it make any sense to force anyone, let alone a long-time devoted citizen, out of their house?!

It is suggested that the City of Dawson reconsider their approach and their current direction. Rather than sending ultimatums with arbitrary timelines, the situation should be discussed and a reasonable agreement entered so as to avoid legal costs on both sides. I believe if I had been treating fairly as any other taxpaying property owner, I would have been invited to a meeting with the new Planning and Development Manager and CAO. No such invitation to sit down and discuss next steps has been afforded me.

The purchase of lot remainders should and can go ahead as requested, but what is also reasonable is a permanent (long-term) license of occupation for the "open roadway" areas, which can be signed and in place until such a time that the City either implements further development in the area, or does not.

The above suggestion, if adopted by Council, would save staff time and resources, avoid legal expenses, and also save Council's time and energy so it can focus on other, possibly more pressing, issues in our town.

Thank you for your time and consideration.

Presentation Outline - Documents Available - Pending Correspondence that will be followed up on and sent to the City of Dawson:

INTRODUCTION

- Home built in 1899. A previous owner (D. Spriggs) relayed to me that he understood it to be the town's first privately built 2-story residential home.
- The North End neighbourhood was apparently the first permanent residential neighbourhood in the town. It used to also have water and sewer, and it is rather unclear why it was not afforded upgrades over the years when other areas of town had been and continue to have millions of dollars of work for water and sewer upgrades.

DUE DILIGENCE PRIOR TO PURCHASE

- Prior to purchase, lawyer handling the sale requested a zoning and siting compliance statement from the City of Dawson. The City of Dawson confirmed in writing that the property was properly sited and adhered to zoning bylaws. This representation was relied upon for the purchase. **This letter is attached.**
- The City of Dawson has been well aware of the sewage disposal system and shop related to this property for two decades and more.

IMPROVEMENTS TO HOME TO KEEP IT IN THE HOUSING STOCK

- Upon purchase, building was found to have a "floating NW corner", due to ground eroding down the hill. It was held up by the diagonal barn board as per the construction practices of the day. Necessary repair work was done. Rock wall and loads of gravel were brought in to secure foundation.
- Work above necessitated replacing water room as it was reviously on the historic roadway. This was rebuilt via an addition on the north side of home (this increased so-called compliance, rather than reducing it).
- Deck built
- City approved above work and Development Permit obtained from City **without conditions**
- Upgraded water and sewer piping infrastructure.
- Rebuilt the ground floor for energy efficiency.
- Properly insulated all window and door frame areas.
- Trim and siding replacement, paint
- Landscaping to provide for better drainage

OTHER CORRESPONDENCE WITH/FROM CITY - EXAMPLES

Excerpt from Letter to Development Officer, April 23, 2010: "... as you are well aware, I now own the house and the nearby workshop, which is also a Gold-rush era building. I also have an approved septic field which sits outside of my property lines." Response from Development Officer: "I acknowledge that the above is true as far as I know."

Since I purchased the home, I have been requesting rationalization of the property situation for many years. On August 9, 2011, for example, I sent a letter requesting that I purchase the remainders of Lot 3 and 4, Block G, Plan 8338A, Government Addition, as well as Lot 5. I appreciate that the recent letter from our current CAO indicates that the City is prepared to into Agreements for Sale on these lot remainders and the lot on which most of the shop/workshop sit on. The recent letter indicates I must enter into an Agreement for Sale for these properties but I have not been provided any draft agreements. I will be asking that you please forward these draft agreements to me and my lawyer dealing with this file.

PREVIOUS NORTH END DEVELOPMENT PLANNING

The North End area has gone through different iterations of planning. Two such time periods for this that I am aware of was in the 1990s and again a few years ago.

A new survey was done in the 1990s but never registered, except for two properties in the North End. There are documents at the City office that highlight considerations, one of them from the City Manager (same as the role of a CAO at the time) who suggested that these should not be registered until all properties got their new lot configurations also. Part of the deal was that the new lots would be expanded from what was generally a single historic 50 by 60 foot lot to a 50 by 100 or 110 foot lot, at no cost to the property owner.

Peter Maxwell, the previous owner of this property, did sign a deal that indicated that he would receive one 50 by 100 lot and would have the option of buying the two adjacent lots, one of which of which would then fully encompass the workshop to the north.

I understand that another property, owned by John Mitchell and Shirley Pierson, never received their agreed upon new lot survey registration similar to Mr. Maxwell, but Council has indicated it will be forthcoming one day.

MOST RECENT NORTH END DEVELOPMENT PLANNING

In 2016, the Yukon Government announced that it would be working with the City of Dawson to create a joint plan for the North End guided by Dawson's Official Community Plan.

This initiative was originally for the entire North End. Funding was going to "address the housing need in Dawson and provide residents with access to critical services such as fire protection, this project entails an extension of the current municipal infrastructure which includes water, sewer..." (From Infrastructure Canada's website).

A project goal for the neighbourhood is to increase "capacity to treat and/or manage wastewater and/or storm water; [and] Increased access to potable water".

A decision was made by the previous city council to phase north end development. At this time only Phase 1 is on deck. \$2.5 million has been received from the Federal Government, with close to another million provided by the Yukon Government.

According to the Yukon Municipal Act, the primary responsibilities of Yukon municipal governments are "services to property" and "good government to their residents and taxpayers". (MA, Preamble)

The preamble of the Act also states that Yukon communities "require financially solvent local governments that are responsive to the public's need for affordable public services"

The previous City Council, in response to the need from citizens in both the Phase 1 and 2 area for adequate services and for future housing viability, passed the following resolutions:

C21-20-17 Moved by Mayor Potoroka, seconded by Councillor Johnson that Council to direct administration to access the Canada Community-Building Fund (formerly Gas Tax) to complete the service-routing options and engineering, feasibility and implementation plan for Phase 2 North End development.

C21-21-03 Moved by Mayor Potoroka, seconded by Councillor Shore that if the civil contract for pipes to Judge Street as per Phase One North End Project plans does not occur in 2022, then

the project team meet with residents and Council about remedying unpermitted sewage disposal situations north of Albert Street.

How is the City of Dawson and the current city council going to ensure that people in the North End will continue to receive affordable water and sewer services? How will it help guarantee that the homes in the area will remain inhabitable? Everyone deserves a viable service.

OTHER RELEVANT SECTIONS OF THE MUNICIPAL ACT

City Council may wish to become familiar with relevant sections of the Yukon Municipal Act in considering this situation, including Sections 301 to 305 that deal with Non-Conforming Uses.



THE CITY OF DAWSON

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



DAVIS LLP

AUG 16 2008

RECEIVED

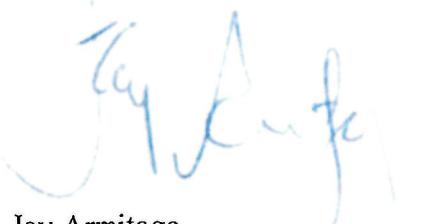
Graham Lang
Davis & Company
Suite 200, 304 Jarvis Street
Whitehorse, Yukon
Y1A 2H2

Dear Graham,

Re: Northerly Thirty-Two Feet of Portion of Lot 3 & Southerly One-Quarter of Lot 4, Portion 1, Block G, Plan 8338A, Government Addition, Dawson City, Yukon Territory currently in the name of Peter Maxwell.

The above noted property currently complies with siting for the North End and it also complies with the applicable development and zoning restrictions for the City of Dawson. Should you have any further questions regarding this property please feel free to give me a call.

Sincerely,


Jay Armitage
Community Development Officer
City of Dawson
867-993-7400

PROCLAMATION

UNESCO World Poetry Day March 21st &
April 2024 National Poetry Month



Whereas

National Poetry Month and the United Nations Education Scientific and Cultural Organization (UNESCO) World Poetry Day celebrates poetry's contribution to the quality of life in our communities and its ability to promote understanding, interpersonal communication, and literacy; and

Whereas

Poetry is the cornerstone of oral tradition and amongst the oldest forms of literature; and

Whereas

Poetry connects cultures, disparate corners of the world, and the ages by articulating humanity's common values and creative spirit; and

Whereas

Dawsonites are encouraged to enhance their lives through the enjoyment and practice of all forms of art; now

Therefore

I, William Kendrick, as Mayor of the City of Dawson, Yukon Territory, do hereby proclaim

March 21, 2024, to be "UNESCO World Poetry Day"

& April 2024 to be "National Poetry Month"

in the City of Dawson, Yukon Territory, and commit this observance to the people of Dawson City.

Mayor William Kendrick
Dated this 19th day of March, 2024.

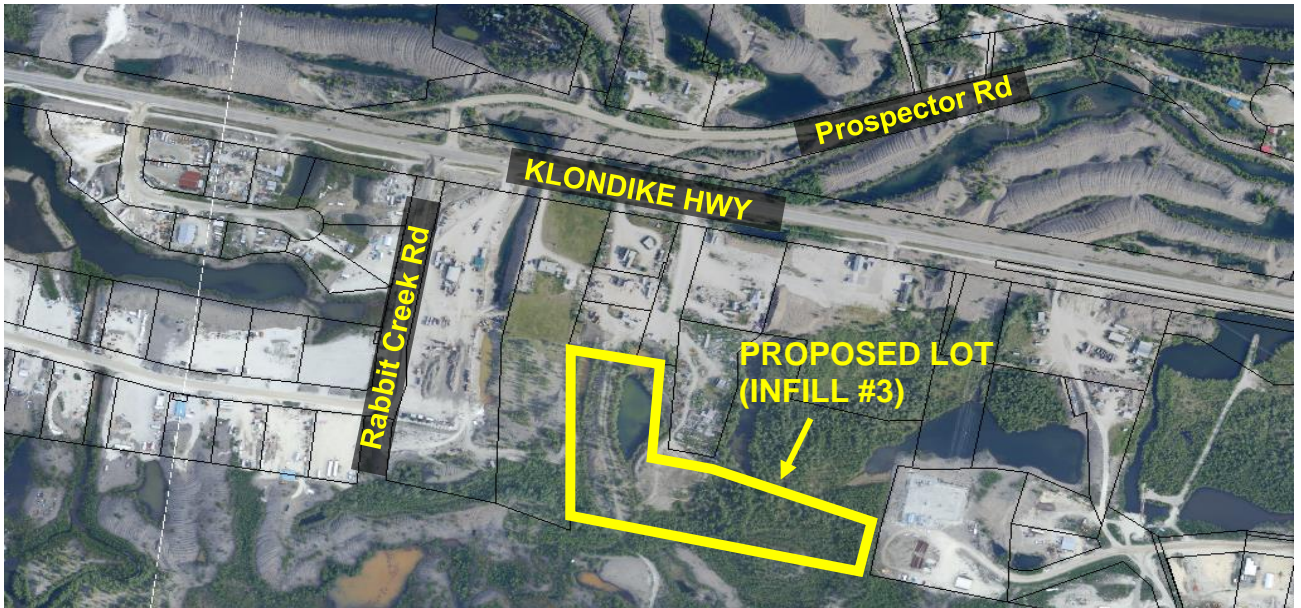


NOTICE OF PUBLIC HEARING

Subdivision Application

(Subdivision Application #24-007)

Subject Property	Infill #3, near Callison Subdivision
Date and Time	19th March, 2024, 7:00pm
Location	Council Chambers, City Hall
Listen to Public Hearing	Radio CFYT 106.9 FM or cable channel #11



As per Bylaw, S.5.1.4, upon receiving an application for subdivision, Council must give public notice of the application. Therefore, the City of Dawson is now requesting input from the public regarding the Subdivision Application of Infill #3, near Callison Subdivision, that creates a new industrial lot to be released by Yukon Government through a tender process.

For more information or to provide your input prior to the public meeting, please contact:

Planning Assistant
Box 308, Dawson, YT Y0B 1G0
PlanningAssist@cityofdawson.ca
867-993-7400 ext. 438

MINUTES OF COUNCIL MEETING C24-04 of the Council of the City of Dawson held on Tuesday, February 20, 2024 at 7:00 p.m. via City of Dawson Council Chambers.

PRESENT:

Mayor William Kendrick
 Councillor Alexander Somerville
 Councillor Patrik Pikálek
 Councillor Julia Spriggs
 Councillor Brennan Lister

REGRETS:

ALSO PRESENT:

CAO: David Henderson
 AMC: Shelly Musyj
 PDM: Farzad Zarringhalam
 PJM: Owen Kemp-Griffin
 RECM: Paul Robitaille
 PWM: Jonathan Howe

1 Call To Order

The Chair, Councillor Somerville called Council Meeting C24-04 to order at 7:00 p.m..

C24-04-01 2 Adoption of the Agenda
Moved By: Councillor Spriggs
Seconded By: Councillor Pikálek

That the agenda for Council meeting C24-04 of February 20, 2024 be adopted as amended.

CARRIED 4-0

3 PROCLAMATIONS

C24-04-02 3.1 March 8th, 2024, International Women's Day
Moved By: Councillor Somerville
Seconded By: Councillor Spriggs

That Council proclaim March 8, 2024 as International Women's Day, in the City of Dawson.

CARRIED 4-0

Mayor Kendrick made note that he was present at the meeting but was not let in from the Zoom waiting room.

- C24-04-03** **3.2** **Amend Agenda**
Moved By: Mayor Kendrick
Seconded By: Councillor Spriggs
- That the agenda be amended to add correspondence from Suzanne Crocker and Cud Eastbound.
- CARRIED 5-0
-
- C24-04-04** **3.3** **March 15th to March 17th Thaw di Gar Spring Carnival**
Moved By: Councillor Spriggs
Seconded By: Councillor Pikálek
- That Council proclaim March 15th-17th, 2024, to be “Thaw-Di-Gras Spring Carnival” in the City of Dawson.
- CARRIED 5-0
-
- 4** **ADOPTION OF THE MINUTES**
-
- C24-04-05** **4.1** **Council Meeting Minutes C24-01 of January 16, 2024**
Moved By: Councillor Pikálek
Seconded By: Mayor Kendrick
- That the minutes of Council meeting C24-01 of January 16, 2024 be approved as presented.
- CARRIED 5-0
-
- C24-04-06** **4.2** **Special Council Meeting Minutes C24-02 of January 30, 2024**
Moved By: Councillor Pikálek
Seconded By: Mayor Kendrick
- That the minutes of Special Council meeting C24-02 of January 30, 2024 be approved as presented.
- CARRIED 4-1
-
- C24-04-07** **4.3** **Special Council Meeting Minutes C24-03 of February 6, 2024**
Moved By: Councillor Pikálek
Seconded By: Mayor Kendrick
- That the minutes of Special Council meeting C24-03 of February 6, 2024 be approved as presented.
- CARRIED 4-1
-
- 5** **SPECIAL MEETING, COMMITTEE, & DEPARTMENTAL REPORTS**
-
- C24-04-08** **5.1** **Recreation Board Appointments**
Moved By: Mayor Kendrick
Seconded By: Councillor Pikálek
- That Council appoint Ashley Doiron and Amélie Morin to the Recreation Board with a term expiring October 31, 2025. CARRIED 5-0
-

C24-04-09	5.2	Community Grants and Recreation Fund Moved By: Mayor Kendrick Seconded By: Councillor Spriggs
<p>That Council approve the Community Grants, as recommended by the Community Grant Committee in the amount of \$13,000; and That Council approve the Level 2 Recreation Grants, as recommended by the Recreation Board in the amount of \$14,575.</p>		
CARRIED 5-0		
C24-04-10	5.2.1	In-Kind Support Moved By: Mayor Kendrick Seconded By: Councillor Spriggs
<p>That Council approve \$10,744 of in-kind support, as recommended by both the Recreation Board and Community Grant Committee.</p>		
CARRIED 5-0		
5.3 Solid Waste Management		
C24-04-11	5.3.1	Discontinue Commercial Collection Moved By: Councillor Somerville Seconded By: Councillor Pikálek
<p>That the City of Dawson discontinue solid waste collection services for Commercial, Institutional, and Multi-Residential properties and discontinue associated non-residential waste charges on a pro rated basis.</p>		
CARRIED AS AMENDED 4-1		
C24-04-12	5.3.2	Discontinue Commercial Collection-Amendment Moved By: Councillor Somerville Seconded By: Councillor Pikálek
<p>That the main motion be amended to remove "That the City of Dawson discontinue" and replace with "That Council direct administration to develop an implementation plan to discontinue...".</p>		
CARRIED 4-1		
5.3.3 Extend Residential Service and Reduce Bin Rental		
Moved By: Mayor Kendrick Seconded By: Councillor Pikálek		
<p>That Council postpone recommendation "That upon cessation of Commercial Solid Waste pickup services by the City, the City extend residential waste collection services to municipal residential neighborhoods where practicable with the elimination of neighbourhood bin rentals in neighbourhoods affected", to the next meeting of Council. DEFEATED 1-4</p>		

- C24-04-13** **5.3.4 Extend Residential Service and Reduce Bin Rental**
Moved By: Councillor Somerville
Seconded By: Councillor Spriggs
- That upon cessation of commercial solid waste pickup services by the City, the City extend residential waste collection services to municipal residential neighborhoods where practicable with the elimination of neighbourhood bin rentals in neighbourhoods affected.
- CARRIED 4-1
-
- C24-04-14** **5.3.5 Extend Meeting**
Moved By: Councillor Somerville
Seconded By: Councillor Pikálek
- That Council extend meeting C24-04 not to exceed one hour.
- CARRIED 5-0
-
- C24-04-15** **5.3.6 Recess**
Moved By: Councillor Pikálek
Seconded By: Councillor Somerville
- That Council take a five-minute recess.
- CARRIED 4-1
-
- C24-04-16** **5.3.7 Move to Biweekly Recycling Collection**
Moved By: Mayor Kendrick
Seconded By: Councillor Lister
- The City transition residential waste pickup services to a biweekly schedule with residential solid waste pickup on week one and residential recycling collection on week two.
- CARRIED AS AMENDED 4-1
-
- C24-04-17** **5.3.8 Move to Biweekly Recycling Collection-Amendment**
Moved By: Councillor Pikálek
Seconded By: Councillor Spriggs
- That the beginning of the main motion be amended to add "That upon cessation of Commercial services by the City,".
- CARRIED 4-1
-
- 5.3.9 Institute Bag Limits**
Moved By: Councillor Somerville
Seconded By: Councillor Pikálek
- That upon full implementation of tipping fees at the Dawson Landfill site, the City of Dawson adopt a waste limit of 1 or 2 Bag(s) per household per week, with the option to purchase additional bag tags.
-

C24-04-18 5.3.10 Postpone Discussion of Bag Limit
Moved By: Councillor Pikálek
Seconded By: Councillor Somerville
That the question be postponed to the next Special or regularly scheduled meeting of Council.

CARRIED 4-1

6 Adjournment
No adjournment was made because the meeting automatically adjourned at 11:00PM.

THE MINUTES OF COUNCIL MEETING C24-04 WERE APPROVED BY COUNCIL RESOLUTION #C24-06-XX AT COUNCIL MEETING C24-06 OF MARCH 19, 2024.

Alexander Somerville, Chair

David Henderson, CAO

MINUTES OF SPECIAL COUNCIL MEETING C24-05 of the Council of the City of Dawson held on Tuesday, February 27, 2024 at 7:00 p.m. via City of Dawson Council Chambers

PRESENT:

Mayor William Kendrick
 Councillor Patrik Pikálek
 Councillor Brennan Lister
 Councillor Julia Spriggs

REGRETS:

Councillor Alexander Somerville

ALSO PRESENT:

CAO: David Henderson
 MC: Elizabeth Grenon
 PDM: Farzad Zarringhalam
 PWM: Jonathan Howe
 RECM: Paul Robitaille
 FIREC: Mike Masserey

1 CALL TO ORDER

The CAO, Mr. Henderson, called Special Council meeting C24-05 to order at 7:00 p.m., as per Section 9(6) of the Council Proceedings Bylaw #11-12.

C24-05-01 1.1 Appoint Chair for Special Council Meeting C24-05

Moved By: Councillor Pikálek
Seconded By: Councillor Lister

That Council appoint Councillor Spriggs as the Chair of the meeting.

CARRIED UNANIMOUSLY

C24-05-02 2 ADOPTION OF AGENDA

Moved By: Mayor Kendrick
Seconded By: Councillor Pikálek

That the agenda for Special Council meeting C24-05 of February 27, 2024 be adopted as amended.

CARRIED UNANIMOUSLY

- add correspondence from Doug Cotter

3 FINANCIAL & BUDGET REPORTS

3.1 Overview of Operational & Capital Budgets and Fees & Charges

CAO Henderson presented an overview of the budget and fees and charges. Presentation included in meeting package.

3.2 CAO Report on Dawson City Cable Service

CAO Henderson presented an overview of the cable system. Presentation included in meeting package.

3.3 2024 Fees & Charges Motions

C24-05-03

3.3.1 Addition of Appeal to Council-Residential Fee

Moved By: Mayor Kendrick

Seconded By: Councillor Pikálek

That "Appeal to Council-Residential" at a cost of \$150, be added to the Development and Planning section of Appendix A of the 2024-03 Fees and Charges 2024 Amendment Bylaw.

CARRIED AS AMENDED 3-1

C24-05-04

3.3.1.1 Addition of Appeal to Council-Residential Fee-Amendment

Moved By: Councillor Pikálek

Seconded By: Mayor Kendrick

That the "Appeal to Council-Residential" fee be changed from \$150 to \$100.

CARRIED 3-1

3.4 2024 Operating Budget

C24-05-05

3.4.1 Recess

Moved By: Councillor Lister

Seconded By: Councillor Pikálek

That Council take a three-minute recess.

CARRIED UNANIMOUSLY

C24-05-06

3.5 2024 Capital Budget Motion

Moved By: Councillor Spriggs

Seconded By: Councillor Pikálek

That the Administration line item "Phone System" be removed.

CARRIED UNANIMOUSLY

-motion was to correct an error as there should only be one Phone System line item (under the Minor Equipment Plan)

4 BYLAWS & POLICIES

C24-05-07

4.1 Fees & Charges 2024 Amendment Bylaw (#2024-03)- 2nd Reading

Moved By: Councillor Pikálek

Seconded By: Mayor Kendrick

That Council give Bylaw 2024-03, being the Fees & Charges 2024

Amendment Bylaw, second reading, as amended. CARRIED UNANIMOUSLY

C24-05-08	4.2	2024 Annual Operating Budget & Capital Expenditure Program Bylaw (#2024-01)- 2nd Reading Moved By: Councillor Pikálek Seconded By: Councillor Lister
<p>That Council give Bylaw 2024-01, being the 2024 Annual Operating Budget & Capital Expenditure Program Bylaw, second reading, as amended.</p>		
CARRIED 3-1		
C24-05-09	4.3	2024 Tax Levy Bylaw (#2024-02)- 2nd Reading Moved By: Councillor Pikálek Seconded By: Councillor Spriggs
<p>That Council give Bylaw 2024-02, being the 2024 Tax Levy Bylaw, second reading.</p>		
CARRIED UNANIMOUSLY		
C24-05-10	5	CORRESPONDENCE Moved By: Councillor Pikálek Seconded By: Councillor Lister
<p>That Council acknowledge receipt of the following correspondence: 1. Cud Eastbound, 2. Rick Riemer, 3. Simon Vincent, 4. Doug Cotter, for informational purposes.</p>		
CARRIED UNANIMOUSLY		
C24-05-11	5.1	Extend Meeting Moved By: Councillor Pikálek Seconded By: Mayor Kendrick
<p>That Special Council Meeting C24-05 be extended not to exceed one hour.</p>		
CARRIED UNANIMOUSLY		
6	PUBLIC QUESTIONS	
<p>Dan Davidson had questions regarding the Wastewater Treatment Plant and the former Communications position at the City.</p>		
<p>Diana Andrew had questions regarding the budget.</p>		
<p>Cud Eastbound had questions regarding communication and engagement between the City and the citizens of Dawson.</p>		
<p>Kim Biernaskie had questions regarding taxes.</p>		
C24-05-12	7	ADJOURNMENT Moved By: Councillor Pikálek Seconded By: Councillor Lister
<p>That Special Council Meeting C24-05 be adjourned at 10:07 p.m. with the next regular meeting of Council being March 19, 2024. CARRIED UNANIMOUSLY</p>		

THE MINUTES OF SPECIAL COUNCIL MEETING C24-05 WERE APPROVED BY COUNCIL RESOLUTION #C24-06-XX AT COUNCIL MEETING C24-06 OF MARCH 19, 2024.

Julia Spriggs, Chair

David Henderson, CAO



City of Dawson

Report to Council

Agenda Item	Dredge Pond II Master Plan
Prepared By	Planning and Development
Meeting Date	March 19, 2024
References (Bylaws, Policy, Leg.)	
Attachments	Dredge Pond II Master Plan

x	Council Decision
	Council Direction
	Council Information
	Closed Meeting

Recommendation

That Council adopt Dredge Pond II Master Plan.

Executive Summary

The Dredge Pond II Master Plan is a significant step towards a multi-phase residential development in Dawson City. The planning area covers 143 hectares and is located 8 km east of downtown Dawson City along the Klondike River. The development is taking place on vacant Commissioner's Land.

Background

The final draft of the Dredge Pond II Master Plan and a report from Administration were presented to council during the November 7 Committee of the Whole meeting.

The Dredge Pond II Master Plan was presented to Council for consideration at its November 21, 2023 meeting. Tr'ondëk Hwëch'in wrote to the City of Dawson, raising concerns about the Master Plan, particularly the Heritage Park. Staff provided a response and brought it to Council for approval before sending it to TH. The CoD response was sent to TH after the January 16 Council meeting. The recommendation was to preserve the Historic Park in the Master Plan. The City received a follow-up letter from TH, expressing that their Council is comfortable moving forward with this project and requesting that CoD staff continue to collaborate with TH staff and the TH Council on next stages.

Discussion / Analysis

Master Plan Highlights

- The final buildout of the Dredge Pond II Subdivision is 40 country residential lots which equates to approximately 88 people.
- The Dredge Pond II is intended to incorporate extant natural areas and to respond to natural features.
- The development concept is based on a development pattern comparable to the adjacent Dredge Pond Subdivision and other existing developments along the Klondike River valley.
- The layout and design of the lots complies with municipal and environmental regulations including minimum zoning setbacks and Environmental Health setbacks. Standard single detached dwellings with or without a garden suite can be built on the lots.
- Dredge Pond II covers an area of 143 hectares (353 acres). A little less than one-third of the area is devoted to housing. The 40 residential lots are divided into three residential clusters. These clusters provide infrastructure, services, and cost advantages.
- Roads would be either gravel or BST. All lots would be serviced with overhead power. Lot owners would be responsible for installing private water and sanitary servicing.
- Roughly 50% of the total developable area is reserved as open space for recreation, habitat, and flood protection. In addition, less than a quarter of the land is designated for heritage use and protection of dredge tailings, cultural landscape, and heritage resources. Much of this area cannot be developed as residential lots as they are either adjacent to the river, are low-lying, or have geotechnical constraints.
- The Master Plan includes a central playground, walkways that facilitate non-motorized trail use in the neighbourhood, and a historic park that safeguards one of the last remaining sections of dredge tailings within the municipal boundary.

Fiscal Impact

Road operations and maintenance, maintenance of open spaces, and enforcement of bylaws will increase the municipal expenses. Greater number of residential lots will result in greater annual taxation.

Next Steps

Future steps include YESAB, OCP/Zoning amendments, other regulatory authorizations including Fisheries and Oceans Canada and water licenses, detailed design, and construction phase following the adoption of the Plan. This is a multi-phase development and depending on the regulatory approvals.

Approved by	Name	Position	Date
	<i>David Henderson</i>	CAO	12-Mar-2024



DREDGE POND II MASTER PLAN

GOVERNMENT OF YUKON
CITY OF DAWSON

FINAL

October 20, 2023

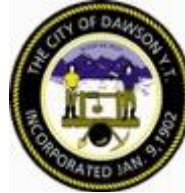


DREDGE POND II MASTER PLAN

PREPARED FOR:



GOVERNMENT OF YUKON
Community Services
Land Development Branch C-14
Box 2703
Whitehorse, YT
Y1A 2C6



CITY OF DAWSON
1336 Front Street
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SUBMITTED TO:

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City of Dawson
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PREPARED BY:

A handwritten signature in blue ink, appearing to read "Matthias Purdon".

Matthias Purdon, M.A.
Planner
3PIKAS

A handwritten signature in blue ink, appearing to read "Simon Lapointe".

Simon Lapointe, RPP, MCIP
Principal + Senior Planner
3PIKAS



I. VERSION HISTORY

VERSION	DATE	DESCRIPTION
1	2023/07/10	First Draft
2	2023/08/17	Second Draft
3	2023/10/20	Final

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1 INTRODUCTION

3Pikas is pleased to present the Dredge Pond II Master Plan (‘Master Plan’) for a new country residential neighbourhood in Dawson City. The Master Plan was completed under the joint direction of the City of Dawson and the Government of Yukon – Land Development Branch (LDB).

We recognize that this project is creating residential opportunities for people to live, work and play on the traditional territory of the Tr’ondëk Hwëch’in (TH).

The Master Plan represents a major milestone toward a multi-phase residential development to accommodate a portion of the City of Dawson’s expected growth. Residential land use is supported by an extended road network, parks and greenspace areas, trails, power, and telecommunications. The Master Plan establishes the framework for this future neighbourhood by articulating the vision and framework for how the Dredge Pond II subdivision should grow over time.

1.1 PLANNING AREA

The Dredge Pond II Planning Area (‘planning area’) is approximately 143 hectares (353 acres) located 8 km east of downtown Dawson City along the Klondike River (see Figure 1). The planning area abuts the Klondike Highway to the south and lies within the City of Dawson’s municipal boundary.

The planning area is vacant, previously the site of dredge placer gold resource extraction. Today the planning area is characterized by dredge tailings piles (disturbed riverbed material) with small to medium ponds scattered throughout.

The tailing piles and ponds are the result of historical dredge gold mining in the area. Some of the ponds are connected to the Klondike River. As such, the height of the tailings piles varies based on fluctuation in the Klondike River and is estimated to be around six metres above the observed high water mark (OHWM).



PHOTO: DREDGE TAILINGS (DREDGE POND II)

The area is located in the Klondike River Valley, known for its history of gold dredging since the early 1900s. Gold dredges were used to extract placer gold from the gravel and rock substrate in the valley. These dredges created ponds as they excavated, leaving piles of larger materials such as gravel, cobble, and boulders. There are approximately sixty ponds located in the planning area. Most of the ponds are isolated from surface connections to the river and other ponds, surrounded by cobble and boulder deposits. However, a few ponds have either frequent or seasonal surface connectivity to the Klondike River, while there is also evidence of subsurface connectivity between ponds through water flow among the cobble and boulder dredge piles.

Some ponds have created fish habitats and contain species considered part of a potential Commercial, Recreational, or Aboriginal (CRA) fishery (e.g., Chinook salmon, round whitefish, and burbot).

1.2 LAND OWNERSHIP

All development associated with the Dredge Pond II Subdivision is occurring on vacant Commissioner's Land (Crown Land), with surrounding areas including a mix of Commissioner's Land, TH Settlement Lands, and privately held titled lands (Figure 2). TH's parcels C-3B, C-5B, and C-14B are adjacent to the Dredge Pond II Subdivision. The Master Plan has been designed to ensure that it does not have negative impacts on the TH parcels.

YG is the landowner and developer for the Dredge Pond II Subdivision. As the approving authority for the proposed land use, Dawson City will approve the Master Plan, Official Community Plan amendment, Zoning Bylaw amendments and future subdivision application.

1.3 SURROUNDING LAND USES

Existing land uses surrounding the Dredge Pond II Subdivision include country residential lots located west of Dredge Pond II in the existing Dredge Pond Subdivision. The subdivision provides a quiet rural lifestyle and character with easy access to nature and privacy.

There are commercial and industrial uses to the south along the Klondike Highway and various informal recreational trails and uses. Additionally, there is a utility easement along the Klondike Highway and industrial land dispositions to the south of the Dredge Pond II. Highways and Public Works operate a gravel pit to the south of the Dredge Pond II. TH parcel C-3B is subject to future planning and is intended for future residential use.

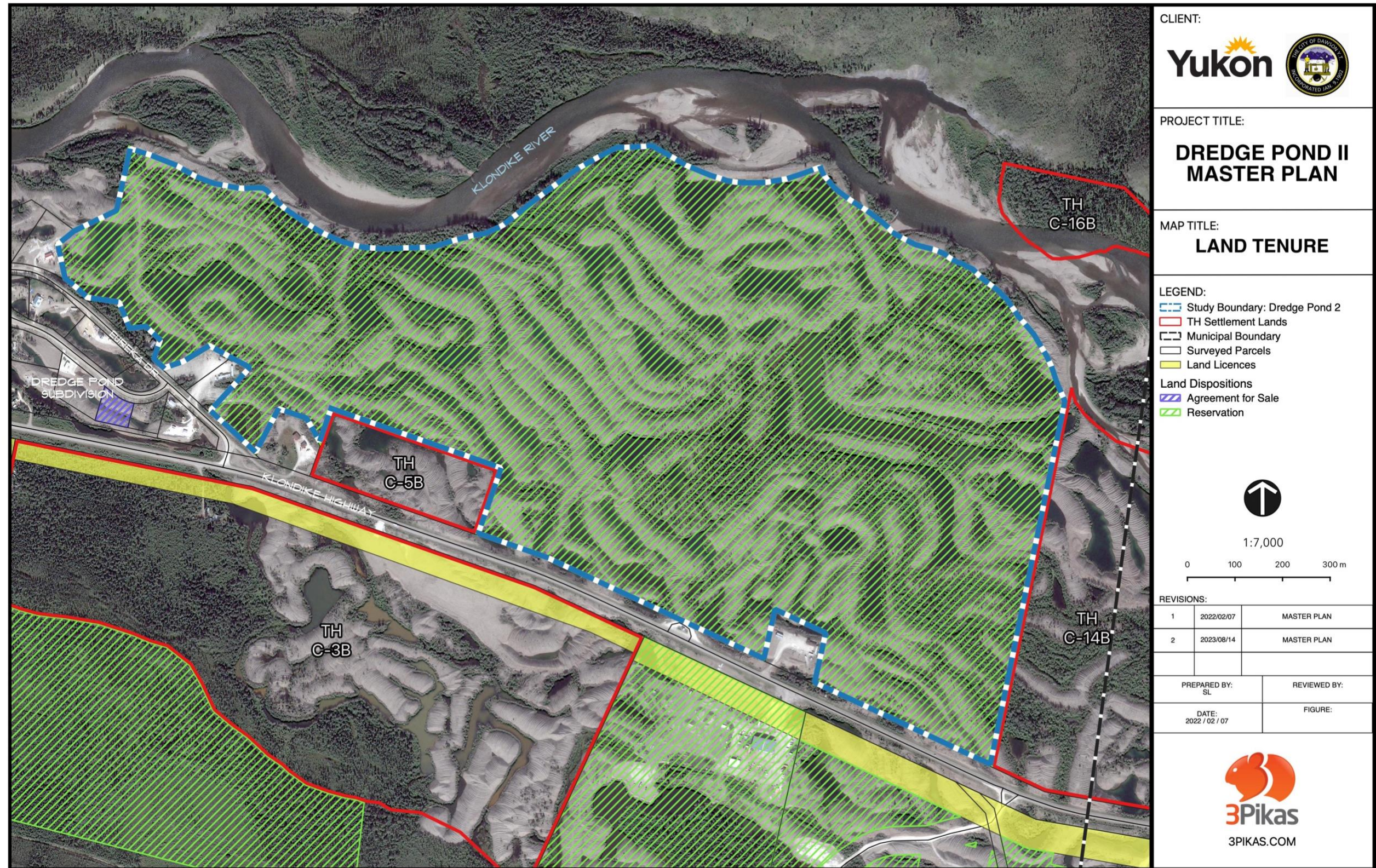
1.4 MINING CLAIMS

Some areas outside Dredge Pond II include mining claims though none of these claims have been developed. One inactive placer claim located within the planning area expired in October 2021.

FIGURE 1: PLANNING AREA



FIGURE 2: LAND TENURE



2 PLANNING CONTEXT

2.1 OFFICIAL COMMUNITY PLAN CONTEXT

The City of Dawson’s 2018 Official Community Plan (OCP) is a comprehensive document that outlines the City’s long-term vision, goals, and policies for the development and growth of the municipality. It serves as a guiding framework for land use planning and decision-making.

The OCP addresses various aspects of community development, including land use, transportation, housing, infrastructure, environmental protection, economic development, and social well-being. The OCP was created through a process involving community engagement, input from residents and stakeholders, and coordination with relevant government agencies. It is an important tool for managing growth, preserving community character, and ensuring sustainable development of areas such as Dredge Pond II.

2.1.1 VISION, GOALS, DESIGNATION

The OCP vision statement is: “Honouring the Past, Sharing the Present, Embracing the Future”. Long-term goals pertaining to the Dredge Pond II Subdivision development include:

- Meet the full spectrum of housing needs in the community.
- Provide sufficient land available for residential development.

2.1.2 OCP DESIGNATION

Dredge Pond II is currently designated FRP – Future Residential Planning (FRP). An OCP amendment will be required to redesignate the areas to Country Residential and Parks and Natural Space.

2.2 ZONING

Development activities within the City must adhere to the Zoning Bylaw. The primary purpose of the Zoning Bylaw is to facilitate organized, efficient, and socially responsible development, while aligning with the goals and objectives set forth in the OCP. To achieve this, the Zoning Bylaw establishes specific land use zones and corresponding regulations that dictate the permissible use, location, type, and extent of development for each land parcel in Dawson City. It also includes guidelines to preserve and enhance the City’s distinctive character and historical significance.

2.2.1 ZONING BYLAW (2018-19)

The planning area is currently zoned FP – Future Planning (FP). The purpose of the FP zone is to maintain the land as open space until it is needed for development while also identifying potential areas for future growth in the community. These areas have the potential to accommodate various land use designations. A zoning amendment will be required to redesignate the area to Country Residential and Parks and Natural Space.

2.2.2 CITY HERITAGE MANAGEMENT PLAN (2008)

Dawson City boasts a wealth of distinctive heritage resources, shaped by its strategic location within the heart of the TH traditional territory and its historical ties to the gold rush era. The Heritage Management Plan establishes a framework for the preservation and management of cultural landscapes and divides the Klondike Valley Cultural Landscape into eight distinct Character Areas. The Klondike Valley Character Area encompasses the stretch of the Klondike River Valley extending from Hunker Creek to Bonanza Creek, encompassing the Dredge Pond II study area. The management recommendations and guidelines for this character area are rooted in the commitment to safeguard all elements of the natural and historic landscape that are valued by the community. This encompasses the preservation of notable features such as the dredge tailings and ponds.

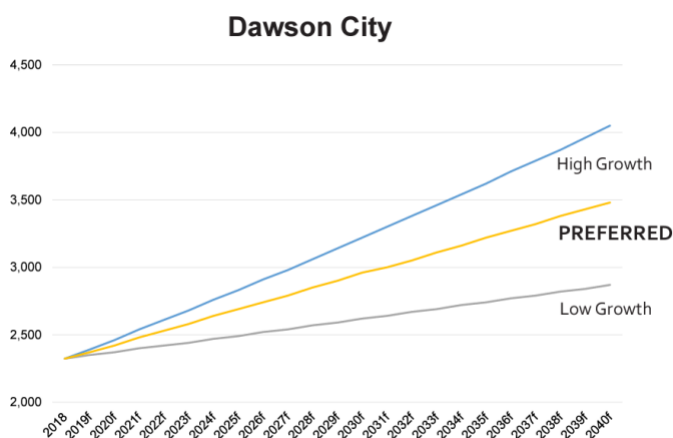
2.3 POPULATION & GROWTH

According to the Yukon Bureau of Statistics (Third Quarter, 2022), the estimated population of the Dawson City area was 2,331. The City of Dawson's OCP (2018) has identified a primary objective: to enhance the availability of diverse residential housing options. This objective aims to cater to individuals of different ages, income levels, and lifestyles, providing them with comfortable living arrangements in the community for the short and long term.

2.3.1 GROWTH PROJECTION

Over time, the population of Dawson City has steadily increased, leading to limitations in the housing and rental market in terms of supply and options. The Yukon Bureau of Statistics (YBS) collects population data for the entire territory and specific communities within Yukon. The YBS utilizes projection scenarios extending up to 2040 to provide insights into future population trends. In the most likely scenario, known as the Preferred Projection, Dawson City's population is projected to grow to 3,480 individuals by 2040. This represents an increase of 1,149 people compared to the population in 2022 (Figure 3). These projections offer valuable insights into the anticipated population growth within Dawson City over the coming years.

FIGURE 3: DAWSON CITY POPULATION PROJECTION (YBS, 2018)

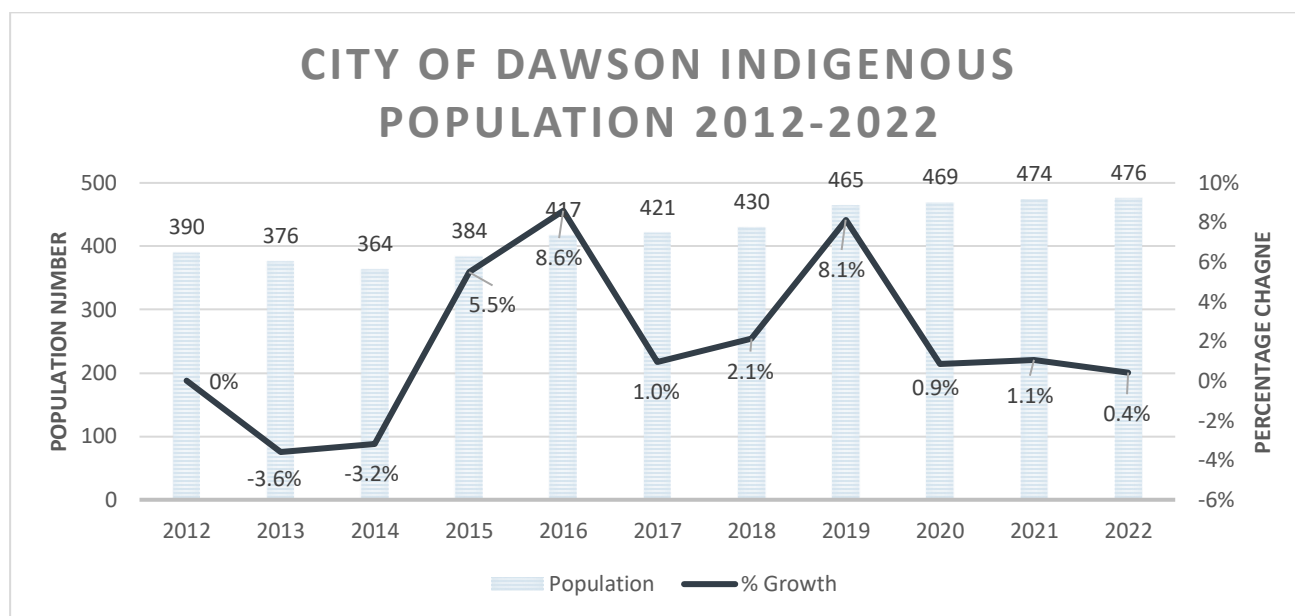


2.4 INDIGENOUS POPULATION: DAWSON CITY

Indigenous peoples play a significant role in the demographic makeup of Dawson City. As per the 2016 Census, the indigenous population accounted for 31.4% of the total population. The growth rate within the indigenous population in Dawson has been similar to that of the overall Yukon growth pattern. As shown in Figure 4, the indigenous population has steadily increased by approximately 2.1% annually (YBS, 2022).

Based on this growth rate, we can anticipate that the indigenous population in Dawson could expand by approximately 110 individuals, reaching a total of 586 by 2032.

FIGURE 4: INDIGENOUS POPULATION 2012-2022 – DAWSON CITY (YBS, 2022)



2.5 SITE CONDITIONS

2.5.1 ENVIRONMENTAL CONDITIONS

The planning area is characterized by relatively flat terrain with only minor changes in elevation due to tailing piles and ponds. The planning area underwent significant dredging, resulting in a landscape characterized by piles of rocks and boulders resting on compacted silty soil. Most of the tailings piles and peripheral deposits along the Klondike River shoreline are currently experiencing erosion, primarily caused by streambank erosion and seasonal flooding / channel migration.

Vegetation within the planning area is sparse. Mining disturbance removed organic soil horizons, so the ground conditions do not provide good conditions for vegetation growth. Nonetheless, there is evidence of vegetation communities returning slowly and re-generation of surface soils in some areas.

A Phase I Environmental Site Assessment (Phase I ESA) was completed during the pre-planning stage. The Phase I ESA did not reveal any evidence that historical or current site usage involving the storage,

use or disposal of hazardous substances on the subject property (Chilkoot, 2021). A subsequent Phase II Environmental Site Assessment (Phase II ESA) was conducted. One lead exceedance of the Yukon CSR standards was found at the location of an oil filter. During fieldwork, there were no visual or olfactory indications of contamination (no surface staining or odours). No other metals, VOCs, or hydrocarbon exceedances of the Yukon CSR standards were identified from the laboratory results. The area was cleaned up and remediated. No further environmental work is recommended.

2.5.2 FLOOD RISK

The Dredge Pond II Subdivision is located entirely within the Klondike River floodplain. As such, there is an increased risk of flooding from the Klondike River. YG hired YukonU Research Centre (YRC) to conduct a preliminary flood exposure assessment of the Dredge Pond II planning area.

According to YukonU, the water levels in the Klondike River are influenced by three primary factors:

- The quantity of water passing through the channel over a specific period typically measured in cubic meters per second (a higher flow rate corresponds to increased water levels).
- The water level downstream of a specific point. Similar to the impact of a dam, higher water levels downstream result in more water accumulating upstream, leading to increased water levels in that section of the river.
- The shape and roughness of the river channel also impact water levels. Obstacles such as large rocks, woody debris, and ice accumulations within the channel slow down the flow of water.

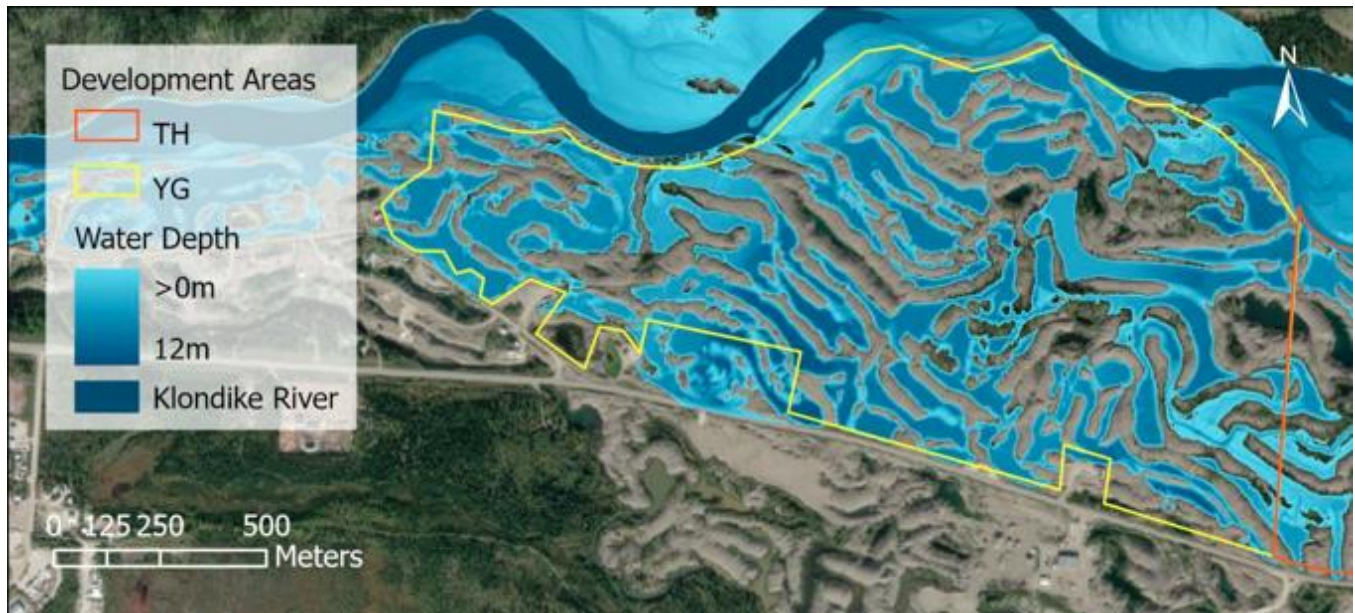
Understanding these dynamics is crucial for managing and predicting water levels. YukonU developed a model for the Klondike River using the Hydrological Engineering Centre's River Analysis System (HEC – RAS) program, developed by the United States Army Corps of Engineers. This widely used engineering tool is commonly used for designing hydraulic structures and developing flood maps. The topography of the Klondike River valley was obtained from a digital elevation model (DEM) provided by Yukon Geomatics, derived from LiDAR surveys. Bathymetry data for a small section near the Klondike Highway bridge came from a previous hydrodynamic model by Morrison Hershfield, while the rest of the sections used estimated bathymetry from aerial images during low-flow conditions.

According to YukonU, the calculated 200-year water surface elevation varies non-linearly between the upstream (342.5 m) and downstream (335.5 m) elevations. The study revealed a significant floodplain on the north side of the river and opposite the Dredge Pond II planning area, which serves for water evacuation at high flow or in the presence of ice jams.

Despite the significant room (i.e., freeboard) available for the river and land development, YukonU classified the area as Yellow (an area only partially available for development) for the following reason (Figure 5):

- As past satellite images reveal, the Klondike River remains mobile due to normal and climate-change-induced hydrological processes and in response to the placer mining legacy. This means that the bed elevation could continue to vary, that meanders, and gravel bars will keep adjusting, and that ice jam toe locations will change, all of which decrease certainty in characterizing the flood potential / risk.

FIGURE 5: AERIAL VIEW OF THE DREDGE POND II MASTER PLAN AREA



*with simulated 200-year water levels (YukonU Research Centre, Yukon University, 2021).

2.5.3 GEOTECHNICAL CONDITIONS

Chilkoot Geological Engineers Ltd completed a Geotechnical Feasibility Assessment in 2021. This assessment delineated regions within the planning area suitable for development (Figure 6). Overall, geotechnical conditions within the planning area are anticipated to be suitable for a country residential subdivision (Chilkoot, 2021). A total of 58.1 hectares have been identified as suitable for development or marginally suitable for development (Figure 6).

Given the planning area's proximity to the Klondike River and the floodplain, Chilkoot advises that cautions will need to be exercised throughout the development. Chilkoot suggested that the tailings piles could be utilized to fill designated ponds and low-lying areas in compacted layers. However, it is important to acknowledge that any alterations made to the tailings ponds could impact the existing drainage regime. Therefore, the infilling of each individual pond needs to be thoroughly evaluated on a case-by-case basis, considering the specific circumstances and potential implications.

2.5.3.1 ROAD DEVELOPMENT

Chilkoot suggests that the tailings should generally be suitable for use as road base and lot subgrade materials. Engineered civil works should be properly shaped to establish positive drainage which incorporates the use of ditches and culverts.

Importing granular subbase and base course materials may be necessary to establish the roadway structure if they are not produced onsite. In areas where roadways are constructed over fill (e.g., ponds or low lying areas), Chilkoot suggests that additional time will likely be required for stabilization, considering potential long-term settlement. As a result, these regions may initially require additional maintenance until sufficient consolidation occurs. It is recommended to delay the application of

bituminous surface treatment (BST) (if required) until the roadways have adequately stabilized. This approach ensures that the roadways are suitable for receiving BST and promotes long-term durability.

2.5.3.2 BUILDINGS AND SEPTIC FEASIBILITY

Buildings are anticipated to be able to use conventional shallow concrete foundations and or crib-type foundations, which would allow for releveling if necessary (Chilkoot, 2021).

When lots allow, septic fields are anticipated to be feasible. Septic fields will need to be located within areas with pre-existing mining tailings (Chilkoot, 2021). In addition, septic fields will need a 30m setback from any source of potable water, natural boundary or high-water level of any water body (Design Specifications for Sewage Disposal Systems, Yukon, 2022). However, should percolation rates be unsuitable, or areas of pre-existing tailings are not present within the lot, the option of using holding tanks may need to be explored. This option will need to be done in compliance with the Government of Yukon Environmental Health and Safety requirements.

2.5.4 RECREATION USE

The planning area offers valuable recreational opportunities to the residents, boasting an extensive network of informal trails spanning a total length of approximately 8.2 km. These trails serve as pathways for walking, accessing ponds for swimming, the Klondike River, and additional recreational areas within the planning area (see Figure 7).

The ponds within the planning area hold both aesthetic and recreational values. They contribute to the beauty of the surroundings and offer a range of activities for residents. Swimming is a popular activity during the warmer months, with five of the ponds providing local swimming areas. Fishing is also enjoyed by many, as the ponds are home to diverse fish species. Beyond their recreational significance, the ponds and tailings mounds are viewed as having historical importance as a visual touchstone from the post-goldrush dredge period.

2.5.5 HERITAGE

When considering the development of the area, it is crucial to evaluate the potential impact on heritage resources. To ensure the responsible development of a country residential area within the planning area, a Heritage Resource Impact Assessment (HRIA) was conducted in 2021 by Ecofor Consulting.

The field crew identified 10 historic rock stacked features on top of tailing piles. Additionally, field crews identified 29 anchor cable sites, 11 pole hole stone piles, seven dredge buckets, and several areas of scrap metal, cables, and insulators. No specific areas of pre-contact archaeological materials were noted. The HRIA recommended that at least one rock-stacked feature be avoided and materials be relocated to the proposed heritage park. No further heritage work is recommended. Ecofor identified certain areas of special interest.

2.5.6 FISHERY RESOURCES

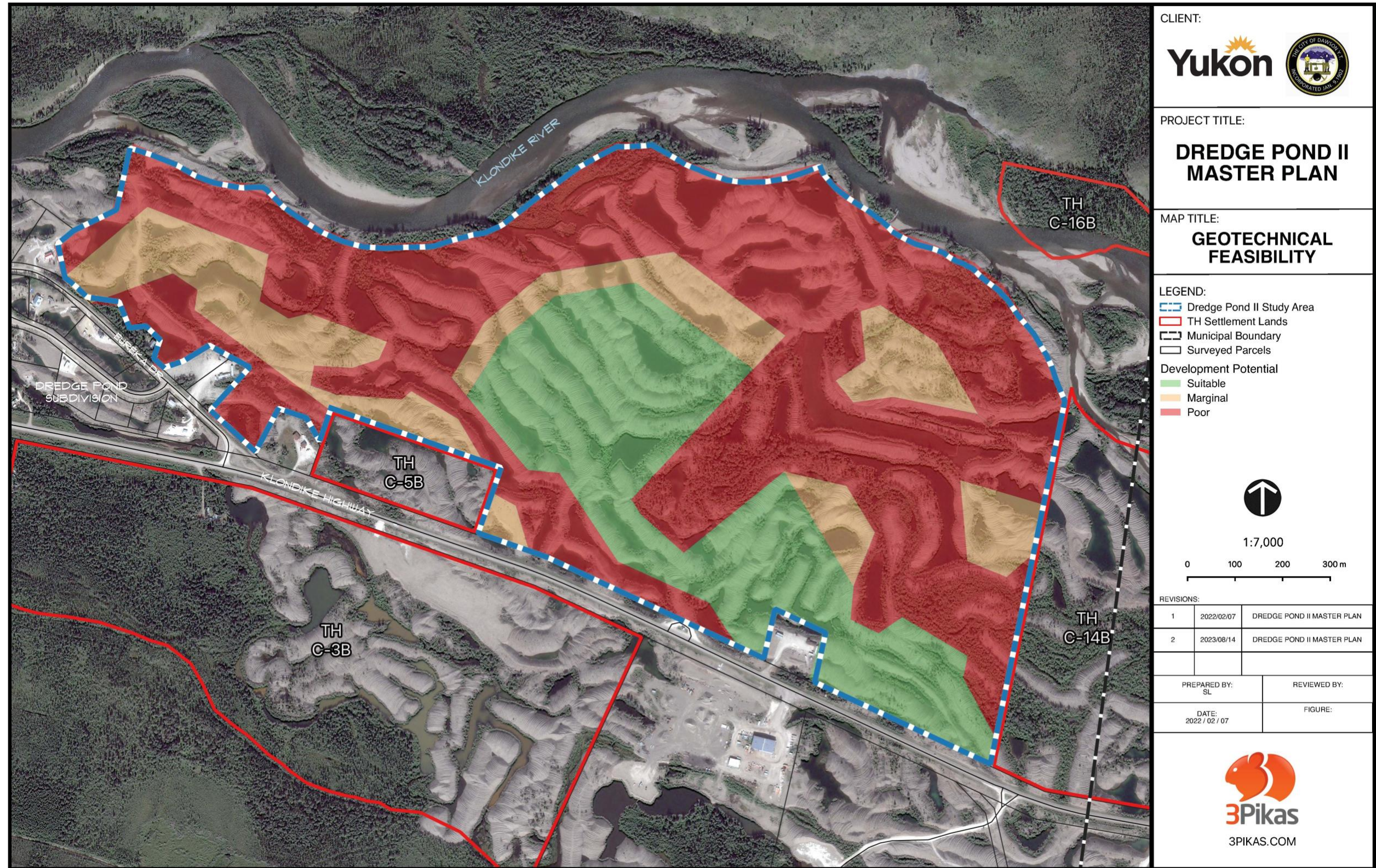
The planning area, located in the historic Klondike River Valley, has a significant legacy of gold dredging that dates back to the early 1900s, spanning over a century. As the gold dredges operated along the riverbanks to extract gold from the underlying deposits, they inadvertently left behind small ponds in

their wake. These ponds, created as a result of the dredging process, have been found to support fish populations.

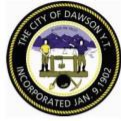
To gather information about the fish populations, a comprehensive field study was conducted in 2012 by Environmental Dynamics Inc (EDI). This study, known as fish mapping, aimed to assess the fish diversity and distribution within the 61 ponds surveyed and sampled. The findings revealed that out of the 61 ponds, 40 contained various fish species. Moreover, among these 40 ponds, 17 were identified as having fish species that are significant to the Commercial Recreational Access (CRA) fishery (EDI, 2012).

Typically, ponds that harbour fish, especially those with CRA fish species, are more commonly found in closer proximity to the Klondike River shoreline. However, it is worth noting that exceptions to this general pattern does exist, as illustrated in Figure 8. Fisheries Act Authorization will be required as well as a fish-habitat offsetting program as part of the implementation of this project.

FIGURE 6: GEOTECHNICAL DEVELOPMENT SUITABILITY



CLIENT:

Yukon 





PROJECT TITLE:

**DREDGE POND II
MASTER PLAN**




MAP TITLE:

**GEOTECHNICAL
FEASIBILITY**

LEGEND:

-  Dredge Pond II Study Area
-  TH Settlement Lands
-  Municipal Boundary
-  Surveyed Parcels

Development Potential

-  Suitable
-  Marginal
-  Poor

0 100 200 300 m

1:7,000

REVISIONS:

1	2022/02/07	DREDGE POND II MASTER PLAN
2	2023/08/14	DREDGE POND II MASTER PLAN

PREPARED BY: SL

REVIEWED BY:

DATE: 2022 / 02 / 07

FIGURE:



3Pikas
3PIKAS.COM

FIGURE 7: RECREATION VALUES



FIGURE 8: FISH



3 COMMUNITY ENGAGEMENT

The Dredge Pond II project placed great importance on engaging Dawson City residents, stakeholders, and TH citizens. However, due to the increasing COVID-19 restrictions at the time, all originally planned in-person public engagement events had to be cancelled and transitioned to online platforms in late 2021 and early 2022. The public engagement process involved three surveys and one webinar.

The first survey was conducted for approximately one month and was made available on the City of Dawson's project website on December 21st, 2021. Physical copies of the survey were available at the City of Dawson Main Office building. The second survey was posted on the City of Dawson's project website from June 13th to July 3rd, 2022. A separate survey was designed specifically for TH citizens and was accessible online and in paper format. The survey was conducted for a two-week period in May 2022. Additionally, a mailout was sent to all TH citizens residing in the TH traditional territory to inform them about the project, invite their participation in the survey, and solicit input.

In total, 100 people completed the first survey, and 33 completed the second survey. All relevant information regarding the project was posted on the Dredge Pond II project page on the City's website.

On January 11th, 2022, a webinar was organized on Zoom, jointly hosted by the Government of Yukon, the City of Dawson, and 3Pikas. The Project Team delivered a presentation followed by a question-and-answer session. Approximately 22 individuals attended the webinar.

Furthermore, on January 20th, 2022, the Project Team delivered a presentation to the Heritage Advisory Committee (HAC) of the City of Dawson.

3.1 ENGAGEMENT GOALS

The goals of the public engagement were:

- To inform Dawson City residents and TH Citizens about the project;
- Gather input to help develop a vision for the future subdivision, inform neighbourhood principles, and identify key design considerations;
- Present the draft vision and principles; and
- Present options and gather input.

3.2 WHAT WE HEARD

The following provides a summary of the comments received during engagement that are related to the overall development. Comments about draft concept plans were used to produce the final concept plan.

Key Themes include (in no particular order):

- History and dredge tailings
- Partnership and collaboration with Tr'ondëk Hwëch'in
- Community and community spaces
- Recreation, trails and connections
- Housing and Affordability
- Klondike River and flood hazards
- Protecting sensitive areas and wildlife

3.2.1 WEBINAR

Participants provided comments on the following during the January 2022 webinar:

- Retaining a portion of the tailings.
- The area's heritage value includes artifacts and cultural resources.
- The area's recreation value includes trails, swimming, fishing, etc.
- The proposed mechanism for releasing the lots out onto the market. The lot release timing and the proposed lot sizes.
- The Klondike River: The interplay between the Klondike River and the flood zone and the need for flood mitigations.
- The potential for the planning exercise to consider the provision for shared septic systems.
- The need to consider adjacent land uses and the future development plans on TH C-14B.

3.2.2 FIRST SURVEY: DECEMBER 2021 / JANUARY 2022

The primary objective of the initial survey was to collect feedback from the community, which would then be used to shape the subdivision's vision, principles, and other essential values that would serve as guiding principles for the design process. 100 people completed the first survey.

Survey respondents provided comments on the following:

- A large portion of respondents (75) identified the Klondike River as a high-priority area to be considered in the plan.
- Other special areas or features identified by respondents include:
 - Tailing piles
 - Trails
 - Water

- Natural areas
- Wildlife areas
- 88 respondents identified establishing trail linkages to connect Dredge Pond II with existing nearby subdivisions and other parcels as a medium to high priority.
- 83 respondents identified protecting trails as a medium to high priority.
- 88 respondents identified establishing trails to connect Dredge Pond II with the Klondike River as a medium to high priority.
- While 20 respondents identified preserving the character of the dredge tailings as a high priority, 33 respondents identified preserving the character of the tailings as a low priority.
- 80 respondents assigned a medium to high priority ranking to neighbourhood parks.

In considering sustainability and resiliency, these were the common themes heard:

- Consider climate change and build climate change mitigations and adaptations
- Incorporate appropriate setbacks from the River to avoid flooding
- Include social and affordable housing
- Preserve a critical mass of historic dredge tailings
- Create appropriate lot sizes
- Partner with Tr'ondëk Hwëch'in
- Consider natural eco-systems and maintain publicly accessible greenspace along the Klondike River
- Create community space, community connection, and amenities
- Respect and retain the heritage character and resources
- Encourage revegetation to help increase ecological diversity

Finally, survey participants were asked about their big ideas for what would make Dredge Pond II a truly great subdivision? These were the common themes heard:

- Include space for children and youth
- Include a setback from the highway to reduce traffic noise
- Set aside lots and make them accessible to low-income and first-time buyers
- Provide a range of lot sizes
- Consider an innovative land lottery approach
- Create affordable lots
- Provide country residential housing with a shared central community space
- Include a section for higher-density residential
- Incorporate space for a large community garden
- Consider including a community park
- Consider houseboats on some of the ponds
- Consider setting aside some of the ponds for swimming

3.2.3 SECOND SURVEY: JUNE / JULY 2022

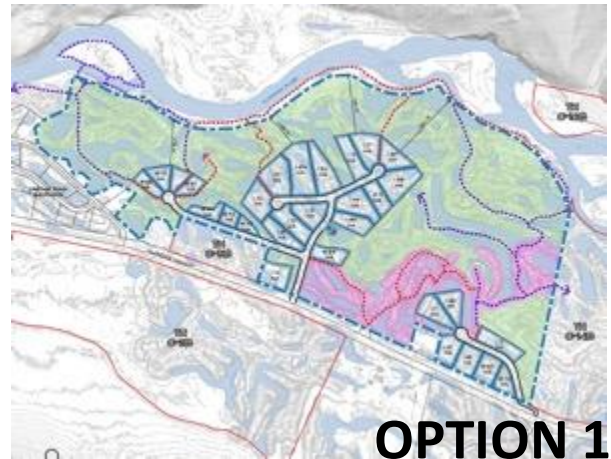
The primary aim of the subsequent survey was to solicit input from the community regarding draft vision and the two proposed draft options. Survey participants provided comments on the following:

- **Vision:**

- One person commented that the vision lacked an emphasis on affordability and access to land and housing.
- Another respondent noted that the vision could be improved by including a reference or statement on the need for all new infrastructure to be green and low carbon.

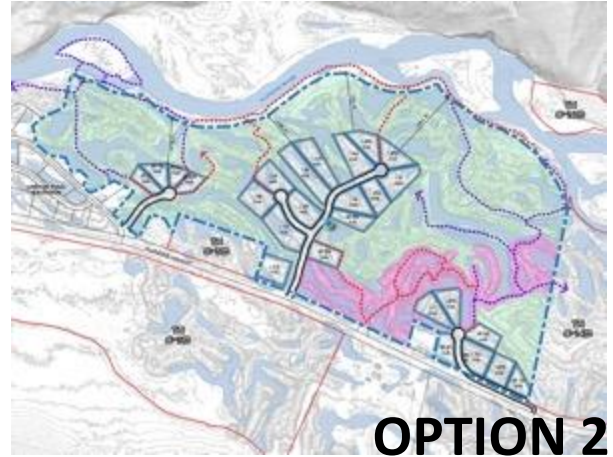
- **Option 1:**

- Respondents generally appeared favourable toward option 1. One respondent stated, "I believe option 1 is the best viable configuration. I do also think that we could reclaim some of the old dredge ponds and allow for expansion in the future."
- Another respondent mentioned being in support of the clusters approach "as they make a greater community vibe but I do think you need more lots added to some of these."
- One respondent inquired about the lot sizes and was concerned that some of the lots would be subdivided in the future.
- One respondent noted not being worried about the impacts on the tailings. They noted that there are many more in the region and many more in the Klondike valley. They went on to say that producing liveable space and retaining space needed to provide trails into and out of the subdivision is badly needed and is more important at this point.
- One respondent referred to the large green space area, the trail network, and the dredge tailings as favourable features and agreed with the level of protection placed on these features.
- Finally, one respondent commented on the need for more compact residential living.



- **Option 2:**

- Respondents appeared to be slightly less supportive of this option.
- The proposed number of lots was noted by one respondent as being less favourable than option 1.
- The configuration of the lots was also noted as being less favourable than option 1.
- One respondent mentioned that the elongated lot configuration was less useful and family friendly.
- One respondent mentioned not agreeing with the need for a historic tailings park as housing was more of a priority, while another noted that there wasn't enough dredge tailing protection.



4 VISION & PRINCIPLES

The following vision for the development was developed with input from City of Dawson residents and the Dawson City Council. It considers the broad demographic trends as well as the needs and goals of the City of Dawson looking towards the future.

“Dredge Pond II is a unique, livable, connected, and resilient subdivision. It protects the eclectic mix of historic resources and celebrates the diversity of cultures and the past. Dredge Pond II is designed to encourage a sense of community and interactions amongst residents and the public. It provides a number of residential lots to cater to a range of ages and incomes and family circumstances.

The Dredge Pond II subdivision is centered around an extensive maze of ponds and trails, which wind through the subdivision stretching from the Highway to the Klondike River connecting green space and providing access to natural amenities. It will be designed to integrate with nearby Tr'ondëk Hwëch'in C-5B and C-14B.”

4.1 DEVELOPMENT OBJECTIVES

The development objectives provide specific direction for how the vision will be carried through the Master Plan and subsequent development. These objectives will serve as a framework for various planning aspects, including lot layout, the design of greenspaces, trails, road networks, and supporting community infrastructure. The objectives also provide greater detail on the overall design intent for the neighbourhood.

4.1.1 NURTURE EXISTING NATURAL AREAS

The Dredge Pond II is designed to include existing natural areas and respond to natural features. This may include the Klondike River riparian area, ponds, watercourses, and native plant vegetation.

Intent:

- Identify and preserve significant environmental and ecological resources and natural areas within the Dredge Pond II area.
- Design the subdivision layout to avoid unnecessary disturbance of major natural areas or significant landscape features.
- Utilize existing natural areas as part of public green spaces and/or incorporate a trail network within these areas.
- If possible, connect natural areas with larger, ecological networks to allow for wildlife movement and improve ecosystem services.



PHOTO: TYPICAL DREDGE POND II VEGETATION

- Subdivision design should incorporate elements to protect and enhance the Klondike River riparian areas.

4.1.2 CONNECT TO THE RIVER

Public connections to the Klondike River should be provided where opportunities exist while respecting and acknowledging private spaces, the river, and the flood zones in the design of the subdivision.



PHOTO: KLONDIKE RIVER

Intent:

- Only low-vulnerability recreational uses should be retained along the river corridor to accommodate floodwaters.
- Connect trails with trail networks located in adjacent subdivisions.
- Connect open spaces with trails.
- Maintain and, where possible, provide access to the Klondike River for recreation.
- Maintain a riparian buffer along the Klondike River corridor.

4.1.3 FOSTER A DISTINCT HERITAGE AND CULTURAL IDENTITY

Distinct, yet connected land uses within Dredge Pond II, each with its own unique purpose and character, should be fostered. Features, focal points, natural elements, and heritage resources are integrated and represented in various locations within the subdivision. The subdivision retains a distinct ‘look and feel’ unique to the dredge tailings, including the piles, rock stacks, and other heritage resources.



PHOTO: ROCK STACKS

Intent:

- Preserve existing tailings and, where possible, create new viewpoints.
- Reflect and incorporate Dawson and Tr'ondek Hwëch'in natural or cultural features of the site in some of the following elements: Street names, signage design and materials (e.g., street signs, entrance signs, plaques), and trail elements (e.g., interpretive signage).
- Incorporate tailings features that signal arrival and departure from the Dredge Pond II subdivision.

4.1.4 CREATE A RESILIENT NEIGHBOURHOOD

The subdivision should be resilient and adapt to changing conditions such as climate change and changes in residents' needs and preferences. Resilient subdivisions are designed for efficient infrastructure and are able to respond and adapt to changes.

Intent:

- Incorporate a climate lens of resiliency in the design of new infrastructure.
- Minimize hard surface infrastructure requirements, optimize infrastructure use, and avoid duplication where possible.
- Seek out and create partnerships to deliver amenities and share in risk (e.g., co-locate complementary uses, share access and service areas, etc.).
- Where possible, restore and/or adapt existing tailings to preserve heritage features.
- Re-direct post-development flows away from ponds with CRA fish species where possible to maintain their habitat quality.
- Reduce community vulnerability to flooding by providing a large lateral setback from the river and locating residential uses in areas identified as suitable for development or marginally suitable for development.
- Only low-vulnerability recreational uses should be retained along the river corridor.

5 DEVELOPMENT CONCEPT

The concept plan illustrates the overall land uses, road, and proposed development fabric. This plan was designed to provide a range of places for people to live and recreate. The plan aims to develop the dredge tailings area while limiting the impact on aquatic life and areas of interest.

Overall, Dredge Pond II is designed to conserve and connect with its natural environment and honour its heritage. A vast open space network is integral to the subdivision concept, connecting the residential lots, community park, natural areas, and the Klondike River. More specifically, a large open space area was planned primarily for human use and enjoyment but also serves as a temporary water retention area during extreme flooding events. A historic park space fosters and encourages an active community while retaining the historic value of the tailing piles and ponds (Figure 9).

The proposed development concept provides a variety of residential lot sizes, allowing for country residential living, which requires relatively large lots to facilitate onsite services. The Master Plan also considers greenspace, land use, and its importance in building a community with a natural feel.

This development concept is based on a development pattern comparable to the adjacent Dredge Pond Subdivision and other existing developments along the Klondike River valley. This approach promotes “recycling” areas with a high concentration of tailing piles and avoids areas requiring a large amount of fill. It focuses on reusing and repositioning tailing piles where possible. This strategy helps in minimizing earthwork and regrading, even though large quantities will still be necessary.

The lot design and configuration took into account municipal and environmental regulations, which encompassed factors such as minimum zoning setbacks and Environmental Health setbacks. Ponds and open water create building siting challenges, and space is limited. Building on a lot constricted between a road, a pond, and the Klondike River increases vulnerability and reduces overall resilience. For this reason, additional development controls are recommended in Section 5.3. Finally, the irregular nature of the tailings creates potential access limitations and material requirements.

5.1 LAND USE

The land use plan describes the location, density and type of housing, green space, and community use that will be developed. Land use designations are aligned with the Official Community Plan and are guided by the principles endorsed within this document.

Dredge Pond II is 143 hectares (353 acres). Just under a third of the area is dedicated to housing. The 40 residential lots are organized into three main residential clusters. These clusters offer an advantage in terms of infrastructure, services, and cost. The lots vary in shape, size, and dimension and are accessed via two new accesses on the Klondike Highway. The proposed accesses to the site at the Klondike Highway meet Yukon’s access spacing requirements. The lots were carefully designed to accommodate options for building sites, grading, and onsite holding tanks and arranged to take advantage of tailing piles and topography to create a more sustainable and resilient subdivision. Residential lots are set back from the main Klondike River channel. Based on available information, a 200m to 600m setback could provide flood protection, recreation space, and habitat function.

Approximately half of the total developable area is retained as open space for recreation, habitat function, and flood protection. It is envisioned that open spaces should be at a walkable distance to residential lots. Careful thought went into locating the neighbourhood park space to help facilitate access and to incorporate the wider open space and trail network. More importantly, open space areas provide much-needed space for engineered flood protection structures or physical measures, such as floodplain restoration, to allow flows to bypass potential ice jams while limiting the rise in upstream water levels.

Finally, just under a quarter of the area is dedicated to heritage use and to provide protection for the dredge tailings, cultural landscape, and heritage resources. Access to the Historic Park is provided through a rest area on the Klondike Highway and strategically positioned beside the main entrance to the subdivision. The area is envisioned to include an array of artifacts representative of the time period. Informative signage, plaques, or displays should be strategically placed throughout to provide historical context, stories, and explanations of the significance of various structures or areas.

TABLE 1: SUMMARY OF LAND USE

LAND USE	AREA (HA)	AREA (%)
LOW DENSITY RESIDENTIAL	30.18	21%
OPEN SPACE	72.45	51%
HERITAGE PARK	33.63	23%
ROAD	7.10	5%
TOTAL	143.36	100%

5.1.1 LOT SUMMARY AND ANTICIPATED POPULATION AT FULL BUILD-OUT

The table below summarizes the dwelling units by type and future population projections. The anticipated housing density of Dredge Pond II is 0.77 du/net ha, with a total housing stock of 44 units, and a population of 88 residents.

TABLE 2: SUMMARY OF NUMBER OF LOTS, UNITS, AND POPULATION CAPACITY

LAND USE / HOUSING TYPE	AREA (HA)	AREA (%)	# OF LOTS	ESTIMATED NUMBER OF SUITES	DU/NET HA	POPULATION**
RESIDENTIAL: SINGLE-DETACHED HOUSING	30.18	21%	40	4	1.46	88

*The estimate is based on 10% of lots having additional dwelling units (i.e., secondary and garden suites).

**The estimate is based on an average household of 2.0 people per household from the 2016 Stats Canada Census

5.2 RESIDENTIAL LAND USE

The essence of residential lots is envisioned to retain the area's natural character. Lot sizes support standard single-detached housing with or without a garden and/or living suites.

Lots vary in size to take advantage of the existing topography. Lot sizes and frontage range considerably from 1 acre (0.40 ha) to 2 acres (0.80 ha) and frontage from 15m to 136m width.

Intent: Provide low-density single-detached housing with a garden or living suite option.

Recommendations for low-density residential:

- Permitted residential use includes single-detached housing.
- All inhabited buildings must be constructed 1m above the 200-year flood elevation per the prescribed subdivision design elevations.
- A garden or living suite may be allowed where design elevations can be achieved in line with the overall grading plan.
- Apply flexible setbacks to reduce the need for cut / fill and reduce the risk of flooding.
- All new lots have buildable areas above the 200-year flood elevation.
- Shared driveways are permitted where there are no options for individual driveways or if residents agree to share driveway development costs.



PHOTO: COUNTRY RESIDENTIAL HOUSING FORM

5.2.1 OPEN SPACE

Creating natural green spaces and open spaces where folks can congregate and recreate is a key theme within the Master Plan. The primary intent of the open space concept is to preserve large areas of connected natural and existing vegetation as habitat, for recreational activities, and as flood prevention.

The open space concept supports a connected multi-use trail system. Where possible, existing trails were retained. These trail connections provide coherent access to future trails. The primary intent of the trails is to create low-impact recreation opportunities.

Recommendations for open space areas:

- Create gathering spaces for community and recreational use.
- Retain a natural look and feel that fits with adjacent development patterns.
- Provide green trails and recreation opportunities.
- Provide flood prevention.

5.2.1.1 PLAYGROUND

The Master Plan incorporates a central playground with access from the main entrance to the subdivision. Playgrounds provide a space where the communities can come together and where children can spend time outside playing and engaging in physical activity. Additionally, having a central playground can help promote active transportation, such as walking or biking, as families are more likely to walk or bike to the playground if it is easily accessible. This can further contribute to a healthy and sustainable community. The playground is intended to include play structures and equipment and could be fitted with roofing or enclosures to provide shelter from snow, wind, and cold temperatures. These covered areas would allow children to continue playing even during light snowfall or chilly weather. To ensure year-round accessibility, the design should account for snow removal and maintenance during the winter months. A successful playground would blend elements of play, safety, cultural appreciation, and environmental awareness while accommodating the unique challenges posed by cold weather and snow.



PHOTO: NEIGHBOURHOOD PLAYGROUND

5.2.1.2 WALKWAYS & TRAILS

Walkways accommodate non-motorized trail use within the neighbourhood and provide pedestrian connections to trails. When a walkway abuts private property, the primary goal is to foster unobstructed access and reduce the potential for encroachment. This is achieved by designing the walkway junction with appropriate signage and soft landscape treatment such as boulders, shrubs, trees, and plants. This signals that the area is a public space (Figure 10). Trails should augment and align with nearby trails, and should be 2 to 3 metres wide.

FIGURE 10: WALKWAY DESIGN & TREATMENT

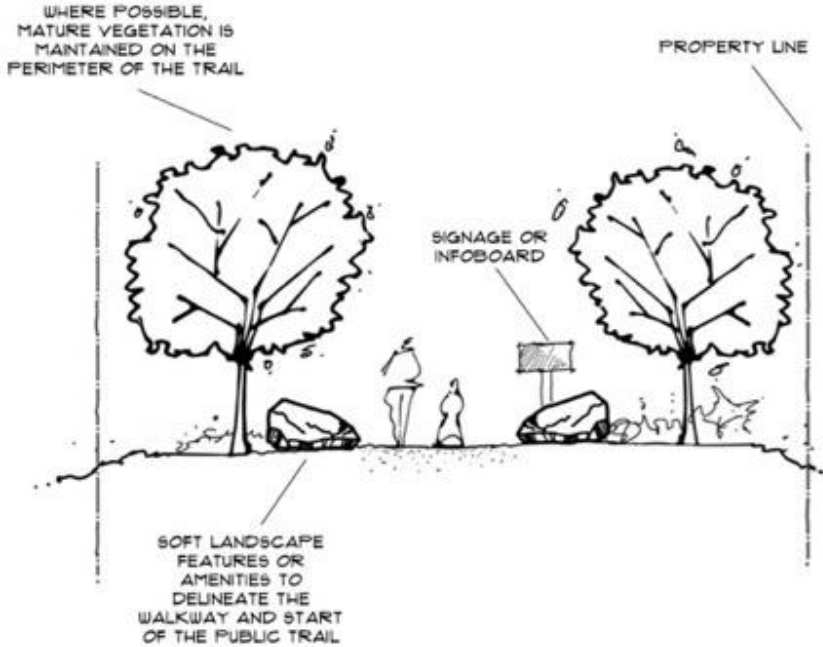


FIGURE 11: PROPOSED SURFACE MATERIAL FOR TRAIL CONSTRUCTION: COMPACT CRUSH



5.2.2 HISTORIC PARK

The City of Dawson historic park provides protection for one of the last remaining sections of dredge tailings within the municipal boundary. While much of Dawson surrounding area was once characterized by rolling tailings piles, the majority of the tailings have been altered by further mineral extraction or other activities and development. As such, the Master Plan incorporates a historic park which encompasses 33.63 ha of the planning area.

Intent: Moving forward through further planning, the City of Dawson should pay attention and respond to the protection of tailings piles, tailings ponds, and other historical assets such as, mining equipment and artifacts. Further, the historic park addresses the protection of these historical assets by promoting low-impact activities and discouraging most forms of development, especially those which may require extensive re-grading. The historic park includes information plaques to facilitate site visits, interpretive trails and boardwalks to guide visitors toward historical assets or areas, and picnic areas for visitors to enhance the visit. While the historic park space does not encompass the entire planning area, the Master Plan suggests that artifacts in the area slated for development and grading be moved to the historic park.

5.3 ZONING AND DEVELOPMENT REGULATIONS

The City of Dawson Zoning Bylaw 2018-19 regulates various aspects of land use and development within the municipality. Among other things, the City of Dawson Zoning Bylaw includes provisions and regulations related to the following: land use, density, building height, setbacks, parking requirements, and subdivision requirements. Overall, the zoning bylaw aims to ensure orderly and compatible development, protect the character of the neighbourhood, promote public safety, and balance the needs of different land uses within the municipality.

The following zones reflects the desired mix of land uses, density, and character for the Master Plan area. The proposed zoning for Dredge Pond II includes Country Residential (R3) and Parks and Natural Space (P1). While Table 3 provides a summary of the zoning proposed within the Master Plan, Figure 12 shows the proposed zoning districts within the plan.

The Country Residential (R3) regulations should be reviewed, and the following changes should be considered:

- The 200-year flood elevation plus a 1m of “freeboard” should be used to establish the elevation of the underside of a wooden floor system or the top of a concrete slab for habitable buildings.
- In the case of a manufactured home, the ground level or top of the concrete or asphalt pad on which it is located shall be equal to or higher than the above-described elevation.
- Buildings should not be constructed in regions where tailings ponds have been infilled due to anticipated settlement.

Low-vulnerability accessory structures such as sheds, greenhouses, and landscaping features are permitted to be situated below the 200-year water level.

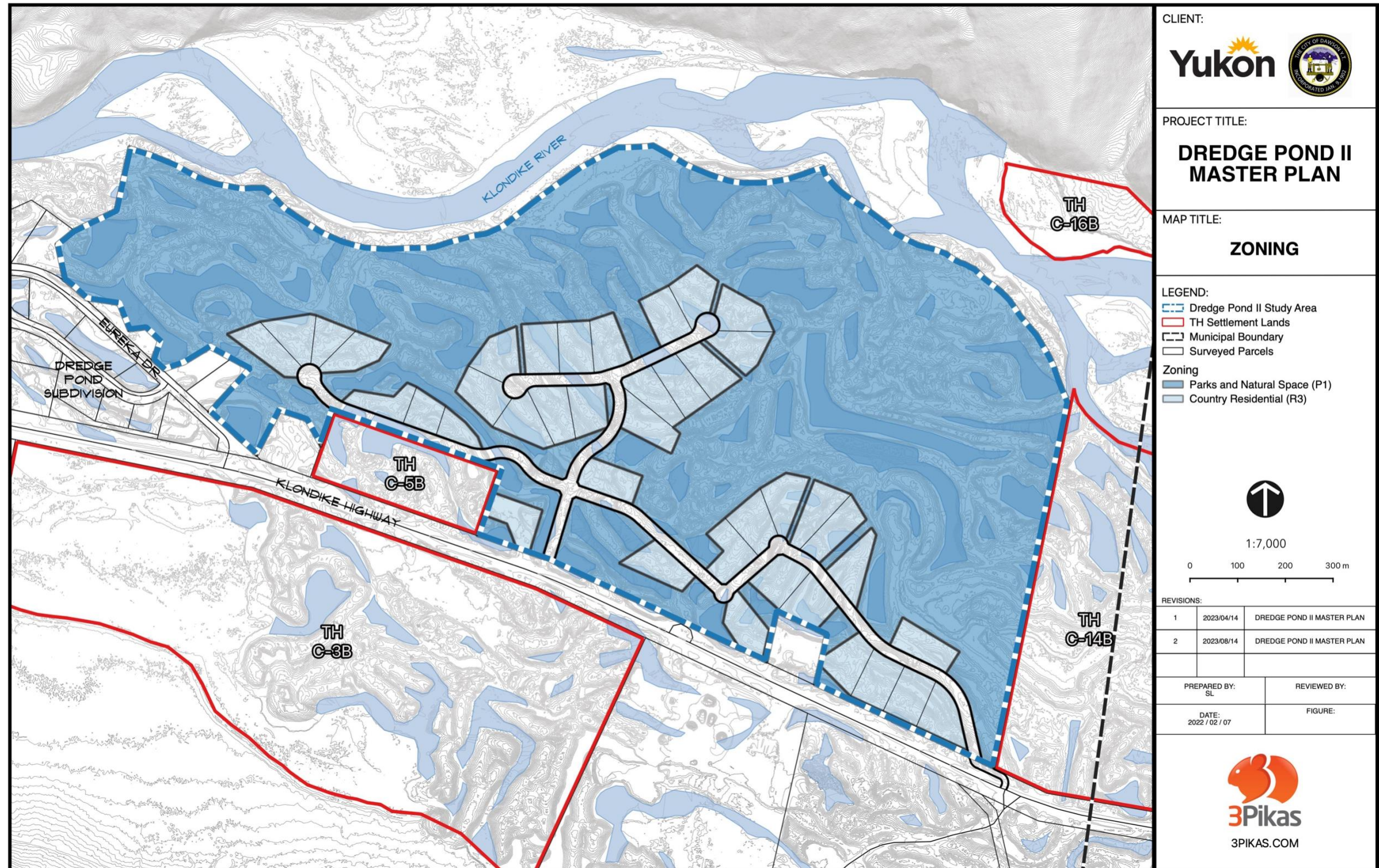
TABLE 3: CITY OF DAWSON ZONING BYLAW 2018-19

ZONING	INTENT	PRIMARY USE
Country Residential (R3)	<i>The purpose of the R3 zone is to permit low-density single detached housing in a rural setting.</i>	<i>Accessory building or structure - Bed and breakfast - Garden suite -Home industry - Home occupation -Modular home - Secondary suite -Single detached dwelling</i>
Parks and Natural Space (P1)	<i>The purpose of the P1 zone is to provide parks and natural areas for outdoor enjoyment.</i>	<i>Accessory building or structure- Campground - Cultural event or display - Park- Dock - Natural science exhibits and interpretive signage - Outdoor recreation facility - Public washrooms - Trails – Vendor, commercial – Vendor, food</i>


5.3.1 SUBDIVISION

Municipal regulation of the subdivision of land manages how parcels of land are divided into smaller lots. The City of Dawson regulates the layout of lots and their development. Subdivision control can ensure that the lots are designed to minimize hazards, are accessible, and can be maintained over the long term. Managing where and how land is divided into smaller lots is important to promote resilient developments to flood hazards. All proposed subdivided lots should have at least one viable building site and comply with all municipal and environmental setbacks. Consent to subdivide should be withheld where these conditions cannot be met. Lots should be less than 0.8 hectares to prevent further subdivision.

FIGURE 12: ZONING



CLIENT:

Yukon 





PROJECT TITLE:

DREDGE POND II MASTER PLAN



MAP TITLE:

ZONING

LEGEND:

-  Dredge Pond II Study Area
-  TH Settlement Lands
-  Municipal Boundary
-  Surveyed Parcels

Zoning

-  Parks and Natural Space (P1)
-  Country Residential (R3)

0 100 200 300 m

1:7,000

REVISIONS:


1	2023/04/14	DREDGE POND II MASTER PLAN
2	2023/08/14	DREDGE POND II MASTER PLAN

PREPARED BY: SL

REVIEWED BY:

DATE: 2022 / 02 / 07

FIGURE:


3Pikas
 3PIKAS.COM

6 ENGINEERING SERVICING PLAN

This section describes the preliminary servicing plan for the infrastructure required for Dredge Pond II. It is important to note that the planning and engineering sections are mutually supportive, and the overall functionality and sustainability of the subdivision depend on these two aspects working together.

The detailed servicing design should be developed with a close review of this master plan and be guided by goals, overall design intent and an integrated approach for the development.

The Preliminary Design Report, including site challenges, predesign, and Class D capital cost estimate, is attached in Appendix A.

6.1 SITE GRADING

The site grading plan was developed with consideration of the following principles:

- Stormwater management – Ensure proper drainage.
- Wastewater servicing – Ensure proper setbacks.
- Roads – Conform to existing topography wherever possible.
- Existing vegetation retention – Evaluate and identify opportunities to maintain vegetation within the lots and greenspace.
- Minimize earthworks – Provide the least earthworks to grade the development.

The overall grading concept plan (Figure 13) identifies proposed finished subdivision elevations and grades of the roads with the corresponding cut and fill shown. Other key components of the grading plan, such as driveways and conceptual minimum lot grading areas, are also shown.

6.1.1 DESIGN ELEVATION

While locating buildings and infrastructure outside the floodplain is always ideal, it is not possible in the case of Dredge Pond II. Dredge Pond II is adjacent to the Klondike River, so the risk of flooding due to ice jams is significant. According to the Yukon University Preliminary Assessment of Flood Exposure Report, the estimated 200-year water level varies non-linearly between 335.5m downstream to 342.5m from west to east, respectively. However, for the purposes of this Master Plan, a linear approach was used to determine the 200-year flood elevation throughout the planning area and a 1m of “freeboard” was added to provide an additional level of safety.

As such, a subdivision design elevation varies between 337m to 344m, from west to east. The minimum road design elevations are specified in the overall subdivision grading plan (Figure 13) and the Road Profile (Figure 14). The minimum lot design elevations are provided in (Table 4).

FIGURE 13: GRADING PLAN

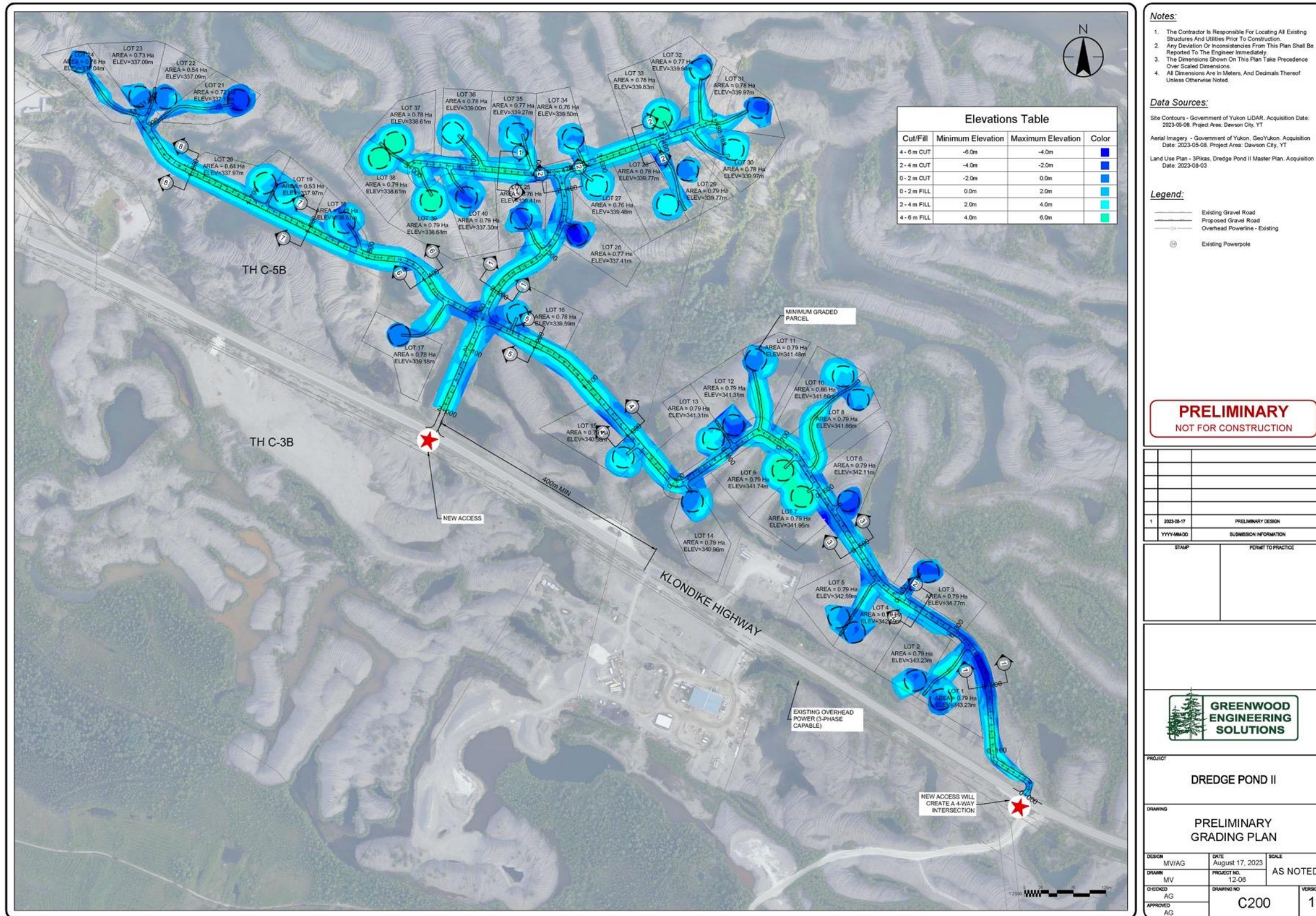


FIGURE 14: ROAD PROFILE

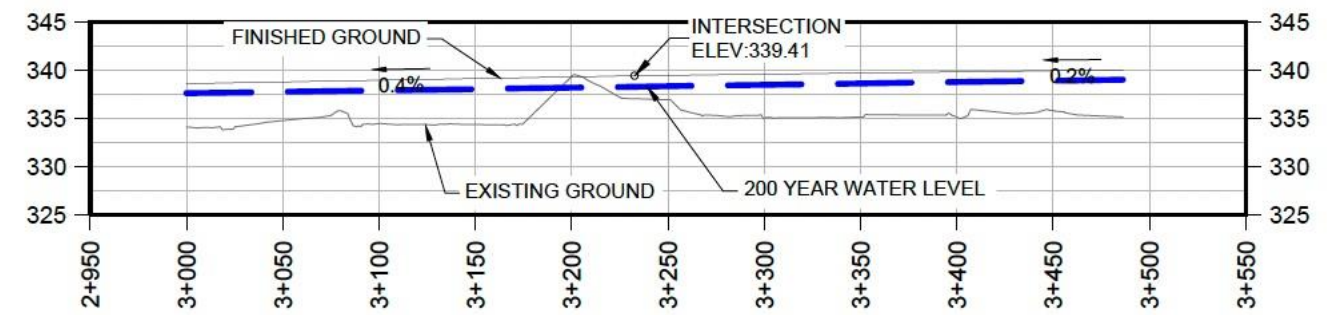
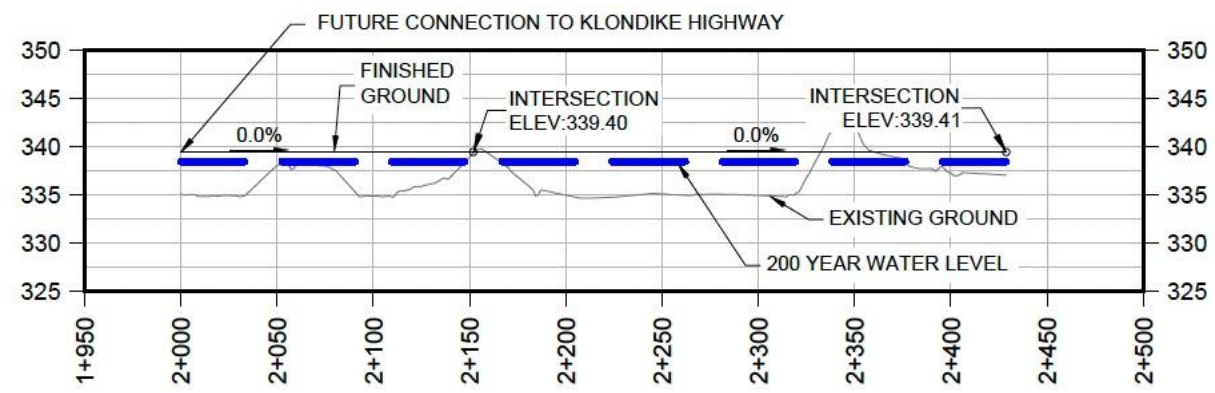
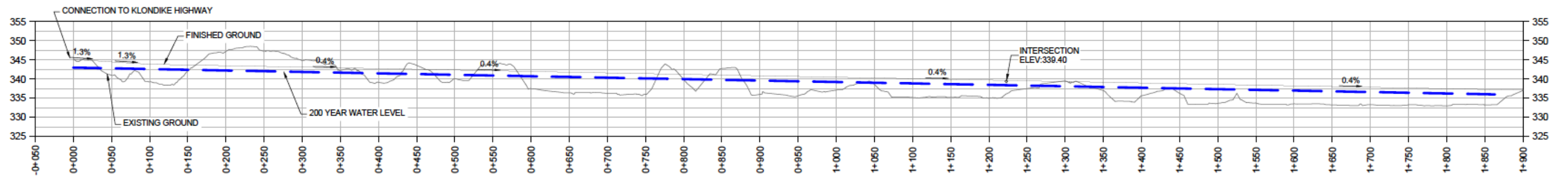


TABLE 4: LOT DESIGN ELEVATIONS

200 YEAR FLOOD DESIGN ELEVATIONS		
LOT NUMBER	LOT AREA (Ha)	DESIGN ELEVATION (m)
1	0.79	343.23
2	0.79	343.23
3	0.79	342.77
4	0.79	342.59
5	0.79	342.59
6	0.79	342.11
7	0.79	341.95
8	0.79	341.86
9	0.79	341.74
10	0.86	341.86
11	0.79	341.48
12	0.79	341.31
13	0.79	341.31
14	0.79	340.96
15	0.79	340.58
16	0.78	339.59
17	0.78	339.18
18	0.42	338.57
19	0.53	337.97
20	0.64	337.97
21	0.72	337.13
22	0.54	337.09
23	0.73	337.09
24	0.76	337.04
25	0.76	339.41
26	0.77	337.41
27	0.76	339.48
28	0.78	339.77
29	0.79	339.77
30	0.78	339.97
31	0.78	339.97
32	0.77	339.94
33	0.78	339.83
34	0.76	339.50
35	0.77	339.27
36	0.78	339.00
37	0.78	338.61
38	0.79	338.61
39	0.79	338.64
40	0.79	337.30

6.2 WATER & WASTEWATER

6.2.1 WATER

Water servicing could be provided using either water delivery by trucks or through well systems, with the final responsibility falling on the property owner in accordance with zoning and development regulations and Design Specifications for Sewage Disposal Systems (YG, Environmental Health Services).

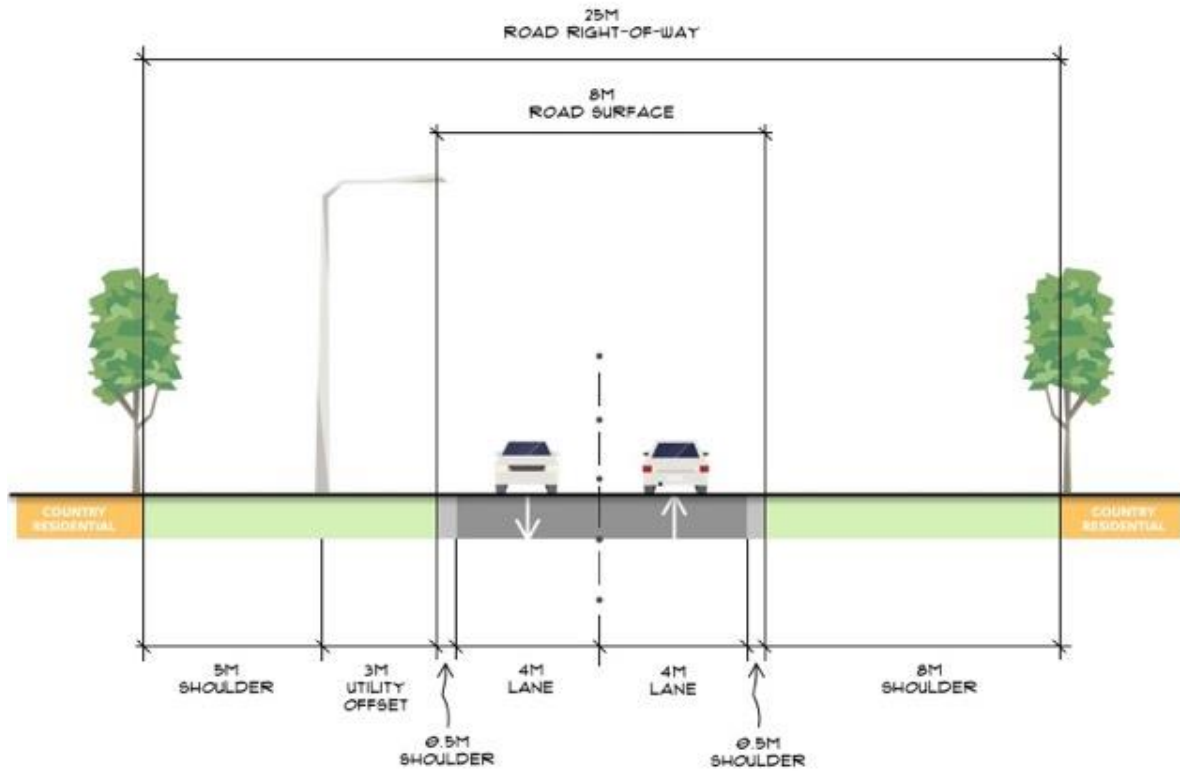
6.2.2 WASTEWATER

Where conditions allow for a 30m setback from any source of potable water, natural boundary or high-water level of any water body, septic fields are anticipated to be feasible. However, given the granular native material on site, the high hydraulic conductivity of the soils to the Klondike River, and the potential for flooding, there is a high risk of septic fields contaminating the river. There must be a minimum of 1.2 m of vertical separation between the bottom of a bed and the seasonally high groundwater table and/or impervious layer (Design Specifications for Sewage Disposal Systems, Yukon, 2022). Septic holding tanks will be required if percolation rates and regulatory setbacks are unsuitable within the lot. The tank sizing and setbacks will need to align with the Yukon government regulations and design standards.

6.3 ROADS AND DRIVEWAYS

Access to the proposed subdivision will be provided by an 8m wide, 2-lane gravel access road with a 25m right of way from the Klondike Highway (Figure 9). All internal access roads inside the subdivision will also be 8m wide, 2-lane gravel access roads with a 25m right of way. A minimum 3.5m wide gravel driveway will be provided to all lots. All roadways and driveways will have a 3% cross fall with the crown located 1m above the 200-year water level. Given the porous nature of the soils and the fact that the area will be built up with extensive dredge ponds throughout the development, culverts will not be required at all road crossings and driveways, and further review of any culvert requirements to manage drainage should be reviewed as part of the detailed design stage. Storm runoff will be conveyed to primarily through overland drainage (ditches) to open space areas. An overall subdivision drainage plan should be developed during detailed design to ensure run-off from developments will flow into designated open spaces.

FIGURE 15: LOCAL ROAD CROSS SECTION



6.4 POWER & COMMUNICATION

All electricity in Dawson City is provided and distributed by Yukon Energy Corporation (YEC). There is currently no existing electrical infrastructure in the Dredge Pond II planning area. However, 3-phase power is provided along the Klondike Highway between Dawson City and the Airport. YEC has indicated that they currently do not have the capacity to support the proposed 40 residential units in the Dredge Pond II area but are expecting to be able to supply this proposed development by November 2025 as they are in the process of procuring additional power generation equipment. All Dredge Pond II Subdivision electrical services would be provided via overhead power.

6.5 CLASS D COST ESTIMATE

Greenwood Engineering Solutions provided a Class D cost estimate. The cost estimate is intended to assist in making initial decisions on the feasibility of the Dredge Pond II subdivision. Many elements, such as final lotting, fill requirements, construction season, year of construction, etc., could impact the final cost estimate. The cost estimate includes items such as road construction, driveways, fill, two highway intersections, power and transformers, and a playground.

The was estimated to cost **\$11,400,000** or **\$285,000** per lot.

Note that these costs include a 50% contingency and engineering mark-up, which is typical of the Class D level to account for assumptions and associated risk of cost increases.

More details regarding the breakdown of costs and assumptions can be found in the pre-design report in Appendix A.

TABLE 5: CLASS D COST ESTIMATE

Item	Description	Unit	Quantity	Unit Rate	Cost Estimate
1	Earthworks				
1.1	Road Construction STA 0-000 - 1-860 (8m Wide)	l.m	1,860	\$568	\$1,056,480
1.2	Road Construction STA 2-000 - 2-428 (8m Wide)	l.m	428	\$568	\$243,104
1.3	Road Construction STA 3-000 - 3-486 (8m Wide)	l.m	486	\$568	\$276,048
1.4	Driveways (3.5m Wide)	l.m	1,969	\$56	\$110,261
1.5	Common Fill	m ³	151,000	\$12	\$1,812,000
1.6	Imported Fill	m ³	90,000	\$36	\$3,240,000
1.7	Highway Intersections	ea	2	\$75,000	\$150,000
2	Power and Communication				
2.1	Overhead Powerpoles with Allowance for Transformers	ea	46	\$12,000	\$552,000
3	Leisure				
3.1	Playground	ea	1	\$120,000	\$120,000
Subtotal					\$7,559,893
Contingency and Engineering (50%)					\$3,779,946
TOTAL					\$11,400,000
Cost Per Residential Lot					\$285,000

7 NEXT STEPS

7.1 TECHNICAL STUDIES

During the pre-planning and feasibility phase, a series of technical studies were undertaken to verify conditions and feasibility. These studies included a desktop geotechnical evaluation, an environmental assessment, a heritage impact assessment, a fisheries baseline study, and an analysis of flood exposure.

Before advancing to detailed design and construction, several additional steps need to be fulfilled to conclude the planning process. These steps encompass supplementary technical studies and securing environmental and municipal endorsements and permits.

The following technical studies should be completed prior to embarking on additional planning work.

Traffic Impact Assessment (TIA): Prior to development, a traffic study should be conducted in an effort to anticipate and mitigate the impacts of increased traffic levels on the Klondike Highway.

Flood Risk Map: Prior to detailed design, a flood risk mapping exercise should be completed in an effort to determine the socio-economic impacts flooding can have on the study area. The mapping would seek to identify critical infrastructure, homes, and other buildings that flooding could affect and may include financial impact estimates of potential floods of varying magnitudes.

Flood Risk and Mitigation Assessment: A flood risk and mitigation assessment should be completed. The scope of the study should consider all scales of mitigation and adaptation measures and, ultimately, select appropriate flood mitigation and adaptation approaches.

Climate Risk Assessment: A detailed climate risk assessment should be completed through an independent firm, and the owner should sign off on the accepted level of risk before moving forward to final design, tendering, and construction.

Geotechnical Investigation: While zoning regulations and policies are separate from building standards, decisions over development will be impacted where the two intersect. Requiring specific floodproofing requirements of a building is a valuable mechanism to complement flood risk mitigation and adaptation. A detailed geotechnical investigation must be completed to confirm soil conditions and foundation design specifications in flood-prone areas.

7.2 REGULATORY APPROVAL

When approved, the Master Plan can be advanced to regulatory approvals, permitting, and detailed design / construction tendering stages.

Regulatory approvals required to move forward include the YESAA review process, Water Licence, Fisheries Act Authorization, and municipal approvals such as OCP and zoning amendments and subdivision (Table 6). The timelines of these assessments vary.

TABLE 6: APPROVALS REQUIRED

APPROVALS	AUTHORITY
YESAA Review Process	YESAB
Water Licence	Yukon Water Board
Fisheries Act Authorization	Department of Fisheries and Oceans
OCP Amendment	City of Dawson
Zoning Amendment	City of Dawson
Subdivision Approval	City of Dawson

8 APPENDIX A

PRELIMINARY DESIGN REPORT: DREDGE POND II MASTER PLAN (GREENWOOD ENGINEERING SOLUTIONS, 2023)



City of Dawson

Report to Council

Agenda Item	OCP and Zoning Bylaw Review
Prepared By	Planning and Development
Meeting Date	March 19, 2024
References (Bylaws, Policy, Leg.)	Official Community Plan
Attachments	RFP Terms of Reference

x	Council Decision
	Council Direction
	Council Information
	Closed Meeting

Recommendation

That Council review the attached Terms of Reference and authorize staff to release the RFP for Official Community Plan and Zoning Bylaw comprehensive review.

Executive Summary

The current Official Community Plan (OCP) stipulates that it must be scheduled for a comprehensive review at the first Council meeting of October 2023. The recommendation is intended for carrying out the review in accordance with Council's decisions and directions.

Background

CW23-14-07 Official Community Plan Comprehensive Review-Amendment

Moved By: Councillor Somerville
 Seconded By: Councillor Pikálek

That Committee of the Whole direct administration to bring to Council a plan to establish a methodology for conducting the Official Community Plan comprehensive review and schedule it for the following year.

CARRIED

CW24-02-07 Official Community Plan and Zoning Bylaw Review

Moved By: Mayor Kendrick
 Seconded By: Councillor Lister

That Committee of the Whole recommend to Council to choose Option 1 to conduct a comprehensive review of the Official Community Plan and Zoning Bylaw and that Committee of the Whole recommend to Council to review the attached Terms of Reference and authorize staff to release the RFP for Official Community Plan and Zoning Bylaw comprehensive review.

CARRIED

Option 1: Use up to \$80,000 from the Capital Budget to conduct a comprehensive review of the OCP and Zoning Bylaw, as specified in the current RFP.

Discussion / Analysis

The primary focus of the project will be:

1. Promoting community engagement
2. Including interests and desires of Tr'ondëk Hwëch'in Government and citizens
3. Promoting a vibrant, sustainable city
4. Facilitating the provision of missing middle housing
5. Promoting economic growth of Dawson City
6. Exploring potential future land use needs for growth strategies

Fiscal Impact

This project will use up to \$80,000 from the Capital Budget with the balance of funding sourced from grant funding.

Alternatives Considered

NA

Next Steps

Releasing the RFP.

Approved by	Name	Position	Date
	<i>David Henderson</i>	CAO	12-Mar-2024



City of Dawson

Comprehensive review of Official Community Plan and Zoning Bylaw

Schedule A: Terms of Reference

1.0 Objectives

The City of Dawson is seeking proposals from experienced planning consultants to undertake the task of revising the Official Community Plan (OCP) and Zoning Bylaw (ZBL) for the City of Dawson. The updated OCP should focus on establishing objectives and guidelines to inform decision making regarding planning and land use management within municipal boundaries over the next decade.

2.0 Background

Dawson City, located in the center of the Yukon, is known as the heart of the Klondike Gold Rush. In 1898, it flourished as a bustling city with a population of 30,000. Dawson City lies within the traditional territory of the Tr'ondëk Hwëch'in. Each year, the area attracts 60,000 visitors who are drawn to its rich gold rush history, vibrant First Nations culture, and breathtaking natural landscapes. Dawson City, recognized as one of the eight heritage locations in the Tr'ondëk-Klondike World Heritage site, was added to the UNESCO World Heritage List in 2023. Dawson is home to a thriving community who contribute to the local economy through various industries including gold mining, tourism, the arts, and government services. Dawson region provides a model for co-operative leadership. It is administered collaboratively by the City of Dawson Municipal Government and the Tr'ondëk Hwëch'in Government, with participation from the Government of Yukon and the federal government's Parks Canada.

Over the past few years, Dawson City has faced the impacts of various factors such as climate change, global economics, interest rate fluctuations, unconventional business models, shifting demographics, and population migration. These factors have resulted in tangible local consequences, including natural disasters, wildfires, floods, industry closures, limited housing options, housing affordability challenges, business investment choices, and impacts on tourism.

The OCP is a valuable tool for local governments to involve their community in shaping a forward-thinking and adaptable vision for the future. In order to make informed decisions, the City of Dawson must take into account the various aspects of a thriving community, including its economic, environmental, and social sustainability.

Therefore, the City of Dawson is seeking proposals from consultants who have a strong background in various areas such as master planning, urban design, transportation planning, community and stakeholder consultation, and land use regulation. The goal is to provide an Official Community Plan that is driven by a clear vision and will serve as a guide for the City of Dawson and its Council in making future decisions. To implement the new OCP, the City of Dawson is aiming to complete a ZBL update concurrently using an integrated approach.

The City of Dawson OCP and ZBL were last updated in 2018. The OCP stipulates that it must be scheduled for a comprehensive review at the first Council meeting of October 2023. This Request for Proposals is the first step in undertaking this review.

3.0 Scope of Work

The City of Dawson is seeking the services of a qualified planning consultant to undertake a review of the City's Official Community Plan and Zoning Bylaw that align with the Yukon *Municipal Act* to guide land use and development for the next ten years. The review of the Official Community Plan and Zoning Bylaw will involve the following:

1. Create a fair, inclusive, and forward-thinking community engagement plan for future projects;
2. Create a strategy to actively involve Tr'ondëk Hwëch'in citizens and integrate indigenous perspectives and principles of reconciliation;
3. Explore potential future land use needs and consider different scenarios for growth strategies;
4. Explore and consider strategies and regulations for developing a vibrant city;
5. Review population and employment data and prepare projections to assist in providing appropriate metrics/context for the OCP and ZBL;
6. Enhance the efficiency and effectiveness of the Development Permit review process in the City of Dawson;
7. Develop strategies and regulations to support new residential construction, focusing on missing middle housing;
8. Create a new vision and update the goals and objectives of the OCP to address the current challenges faced by Dawson City and to drive economic growth;
9. Provide innovative approaches for successful implementation of goals and objectives;
10. Update the ZBL to effectively tackle the difficulties encountered by staff in the Development Permit process over the past few years;
11. Provide realistic and achievable goals and strategies to tackle housing challenges/requirements;
12. Enhance the clarity, intent, and ease of comprehending the OCP and ZBL by incorporating explanatory or illustrative diagrams.

3.1. Deliverables

The successful proponent will be responsible for:

1. Reviewing pertinent background information and delivering an assessment report. The background information includes but not limited to:
 - Municipal Act
 - City of Dawson Official Community Plan and Zoning Bylaw
 - Subdivision Bylaw
 - Dawson City Heritage Management Plan
 - TH Final Agreement and TH Self Government Agreement
 - City of Dawson Downtown Revitalization Plan
 - Klondike HWY Subdivision Parcel D/F Master Plan
 - Dredge Pond II Master Plan
2. With the assistance of the City of Dawson, forming an Advisory Committee consisting of key stakeholders and conducting meetings with the Committee to gain insights into the needs, interests, and preferences of stakeholders, as well as to gather feedback on the proposed modifications.

3. Presenting reports on the discussions held by the Advisory Committee to the Working Group.
4. Providing an updated Official Community Plan including but not limited to:
 - Public engagement plan
 - Updated vision and guiding principles
 - Updated implementation approaches
 - Updated land use designation (this may involve creating new designations)
 - The development of provisions which are supportive of missing middle housing
 - Revised land use maps
 - Recommendation for utilizing areas currently designated as Future Planning
 - The creation of provisions which are supportive of sustainable development
 - Diagrams, graphics, and images that illustrate key regulations and strategies
5. Providing an updated Zoning Bylaw including but not limited to:
 - Updated definitions (this may involve adding new definitions)
 - Updated general regulations and procedures
 - Updated zones (this may involve creating new zones)
 - Updated regulations and uses specific for each zone
 - Rationale for new/revised zones and regulations
 - The development of provisions which are supportive of affordable housing and innovative housing approaches, including secondary suites, reduced parking, setbacks and similar techniques
 - Ensure consistency of defined terms within all zone categories and exceptions
 - Mapping review and zoning map
 - Diagrams, graphics, and images that illustrate regulations
6. GIS data to support analysis and mapping for both OCP and ZBL

The revised OCP and ZBL should be presented in a clear and succinct written manner, avoid cross references, incorporate the use of tables in zone descriptions to simplify and clarify requirements, and be backed by pertinent statistics and information, and complemented by maps, photographs, and other visual materials. The City of Dawson shall acquire ownership of all original graphics and visuals.

3.2. Milestones

Phase		Description	Deliverable	Preferred timeline
1	Research & Analysis	Reviewing background information	Report to Working Group	Project commencement – July 2024
2	Consultation	Forming and Meeting with Advisory Committee	Report to Working Group	Project commencement – September 2024
		Community Consultation and Engagement	Report to Working Group	
		Meeting with Council	Report to Working Group	
		Meeting with Working Group	Minutes	

3	Draft OCP and ZBL	Drafting OCP and ZBL and Recommendations	Presenting the drafts to Advisory Committee and gathering feedback	October 2024 – February 2025
			Presenting drafts to Working Group and Council	
4	Approval	Finalizing the OCP and ZBL	Presenting final drafts to Working Group for their review	March 2025 – April 2025
			Presenting final drafts to Council for adoption	April 2025 – July 2025

3.3. Meetings and site inspection

The proponent is required to:

- host at least 3 Advisory Committee meetings electronically (at least one meeting after drafting the OCP and ZBL);
- conduct one public open house, one public meeting, and two Council meetings (one before and one after drafting the OCP and ZBL), all of which are to be in person;
- travel to Dawson to complete site inspections.

The Project Manager will collaborate with the Consultant to establish the level of consultation. However, the successful Consultant will be responsible for providing a recommended consultation plan for the project in their proposal submission

The Consultant may be requested to attend additional one-on-one sessions with key stakeholders for further consultation. The additional meetings requested will be priced based on the consultant's hourly rates.

The successful proponent is responsible for preparation of draft notices, invitations, press releases, and minutes.

4.0 Management of the Process and Reporting

The Project Manager will be the City of Dawson Planning and Development Manager and shall be the primary point of contact with the proponent. The Project Manager will establish a Working Group. The role of Working Group is to:

- ensure that deadlines are met and key milestones are achieved
- review the reports
- review the final drafts
- provide guidance, feedback, and recommendations
- attend pertinent meetings
- provide the proponent with relevant information within their area of expertise
- provide the proponent with existing reports, background information, and inventory details
- provide the proponent with community group contacts
- provide a supportive role in organizing meetings

5.0 Resources

The total estimated budget for this project is \$\$\$ CAD. The prices shall be firm and fixed and will not be exceeded unless prior written approval is obtained. All proposals must be in Canadian dollars. All applicable taxes must be listed separately.

Proponents shall include a section that contains:

- An Upset Price: the cost of completing each phase of the project outlined in the Milestones Section.
- Fees for professional service
- Sub-consultant services (if applicable)
- Disbursements (e.g. travel, meetings, etc.)
- Taxes

The following documents are available with this bid:

- Official Community Plan
- Zoning Bylaw

End of Terms of Reference

DRAFT

Discussion / Analysis

Subdivision Bylaw

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

Municipal Act

The Municipal Act S. 314 details the requirements for any proposed plan of subdivision to have direct access to the highway to the satisfaction of the approving authority. An existing road right-of-way (Narozny Road) provides access to the proposed lot from the Klondike Highway. Some road surface improvements are required in order to facilitate vehicle access to the parcel. The road improvement requirements will be identified in a proposed development agreement that will be registered on the title of the proposed lot after the legal survey plan is registered in the Land Titles Office.

Official Community Plan

The existing properties are currently designated as MU – Mixed Use. The area features an integrated mix of commercial and industrial uses. Therefore, the proposed lot development conforms to the OCP. Any new use or development on the proposed lot would be required to continue conforming to MU – Mixed Use.

Zoning Bylaw

The subject property is currently designated as M1: Industrial. In 2021, the Zoning Bylaw Amendment No.13 (Bylaw #2021-12) was passed, rezoning the area from FP: Future Planning to M1: Industrial.

Site Conditions

The pond was tested prior to the subdivision application being submitted and does not contain any fish.

The proposed lot is mostly cleared with a few small trees. The elevation of the proposed lot is approximately 328m. The existing topography of the proposed lot is generally low lying compared to the adjacent properties and contains tailings piles and a historic placer mining dredge pond. Fill should be imported to the site to address low-lying areas of the proposed lot and to help mitigate flood damage to any future building improvements through effective site grading.

Potential Future Subdivision

During the staff update at the March 5th Committee of Whole meeting, it was asked if YG LDB is willing to include a condition to their Sale Agreement requiring the buyer to subdivide the land. Staff inquired with YG about the potential of doing so. It was determined that YG is unwilling and technically unable to impose conditions on their agreement that their approval fall under the jurisdiction of another government. The CoD Council, as the approving authority for subdivision applications, may decline to approve future proposed subdivision plans for any reason. This is especially concerning given the schedule for completion of this project will be in the coming years and the council election is taking place at the end of this year.

Furthermore, there will be certain challenges in providing access to newly created parcels. The applicant must create access for each lot and transfer ownership to the City of Dawson. This means that they will have to give away a portion of their land.

YG LDB, however, mentioned that they are currently looking into concepts for further subdividing the land and that if they come up with a plan, they will submit a new application to the CoD Council for consideration and approval.

Fiscal Impact

The newly created lot will generate industrial property taxes.

Alternatives Considered

That Council do not grant subdivision authority to create proposed infill lot.

Next Steps

Passing Bylaw #2024-04, signing the Development Agreement, and issuing the subdivision approval letter.

Approved by	Name	Position	Date
	<i>David Henderson</i>	CAO	12-Mar-2024



City of Dawson

Report to Council

Agenda Item	Subdivision Application 23-011 Extension
Prepared By	Planning and Development
Meeting Date	March 19, 2024
References (Bylaws, Policy, Leg.)	Municipal Act, Zoning Bylaw
Attachments	None

x	Council Decision
	Council Direction
	Council Information
	Closed Meeting

Recommendation

That Council grant a 12-month extension of the subdivision authority to consolidate Westerly portions of Lots 11 and 12, Block L, Ladue Estate as per the approved Subdivision Application #23-011, subject to the following conditions:

1. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
2. 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.

Executive Summary

Application #23-011 seeks to consolidate Westerly portions of Lots 11 and 12, Block L, Ladue Estate. Each of lots 11 and 12 has two portions – see figure 1 for context. The application seeks to consolidate portions 1 of each lot (see figure 2). A single detached dwelling on portion 1 of Lot 11 is currently encroaching on portion 1 of Lot 12. The dimensions of portions 1 are 25' by 50'.

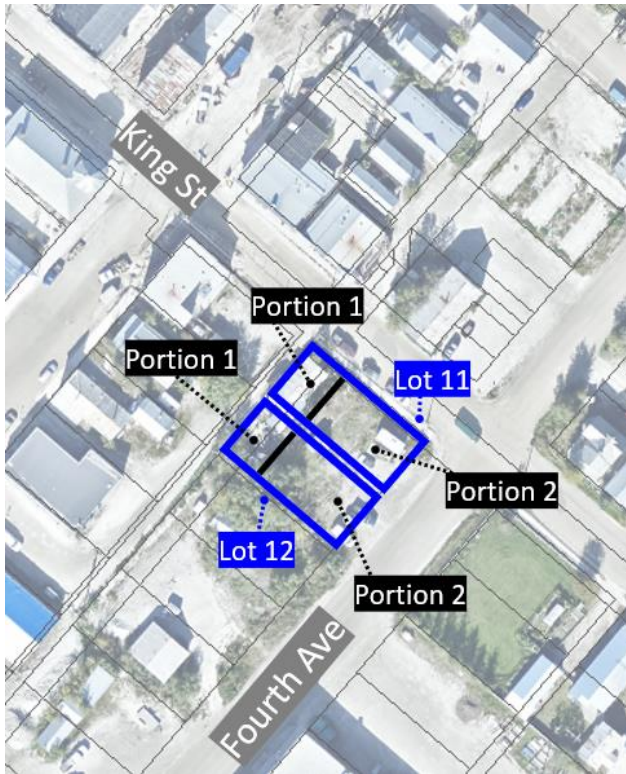


Figure 1: Existing lot configuration

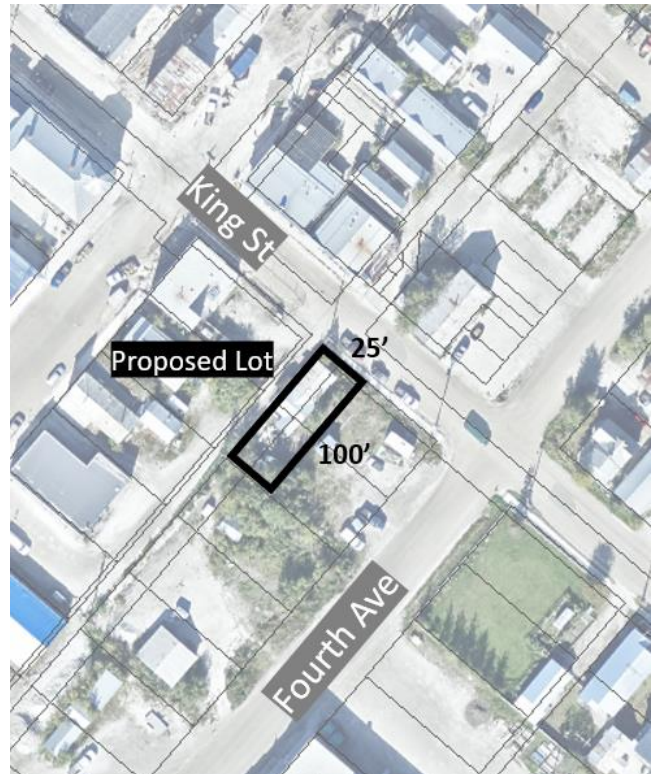


Figure 2: Proposed Lot Layout

Background

Council granted subdivision authority to consolidate Westerly portions of Lots 11 and 12, Block L, Ladue Estate on March 1, 2023, via resolution C23-03-16. The extension request was received before the expiry date due to certain issues the applicant encountered with signatures for the various parcels involved during the winter months.

Discussion / Analysis

Lots 11 and 12 are zoned C1 – Core Commercial. Single detached dwelling is not among the permitted uses in C1. The minimum lot size requirement for lots in C1 zone is 5,000 ft², and the rear setback requirement is 5 ft. Therefore, in terms of use, parcel size, and rear setback, portions 1 of Lots 11 and 12 are currently non-compliant. However, the Bylaw's s.5.1.1.I stipulates the following:

“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.”

This provision applies to this application since all of the non-compliances already existed and the current consolidation plan does not increase the legally non-conforming nature of the use or structure (it only remedies part of it). There is currently no viable option to bring the in-question properties to complete compliance because the other portion of Lots 11 and 12 are owned by other people. Zoning amendment and/or variance applications will be required for any upcoming development on these properties.

The Municipal Act S. 319(2) states “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 the approving authority”.

Fiscal Impact

The consolidation application does not have any fiscal impact since the portions have already been amalgamated for tax purposes.

Alternatives Considered

That Council do not grant a 12-month extension.

Next Steps

Sending out the decision letter.

Approved by	Name	Position	Date
	<i>David Henderson</i>	CAO	12-Mar-2024



City of Dawson

Report to Council

Agenda Item	Municipal Census and Elections List
Prepared By	David Henderson CAO
Meeting Date	March 19, 2024
References (Bylaws, Policy, Leg.)	
Attachments	

	Council Decision
	Council Direction
x	Council Information
	Closed Meeting

Recommendation

That Council receive this report for Information purposes in reference to discussion on a Municipal Census

Executive Summary

A Motion from a member of council has been proposed for Council to move forward with a municipal population census and develop and adopt an electors list.

The basis of the proposal to undertake a census is identified as increasing the funding the municipality will receive annually from The Comprehensive Municipal Grant (CMG) and the Regional Waste Management Agreement (RWMA). Both funding mechanisms are through the Yukon government and provide annual funding to the municipality based on population numbers for the Municipality and surrounding non municipal area

Currently the CMG and RWMA use a combination of sources of population numbers to arrive at the number used. The Yukon government has not indicated that an individual municipal census would be accepted for population figures in a municipality's CM or RWMA calculation.

The Town of Faro has undertaken a municipal census and is trying to use it in discussions with the Yukon Government to increase funding provided through the CMG and RWMA

The development of an electors list for use in the municipal election in the fall is an option open to the City under the Municipal act. A formal request from the City to Elections Yukon is required to initiate discussions on utilizing existing information or resources to develop a municipal election list. Usage of such information is restricted specifically to elections.

Background

The Comprehensive Municipal Grant (CMG)

The CMG is the primary operational, annual funding grant from YG to each municipality in the Yukon. The grant utilizes multiple factors to determine how much each municipality will receive, including Capital Assets, regional population, occupied municipal properties, unutilized municipal properties, property taxes.

The CMG funds approx. 1/3 of the Municipal operating budget annually and is currently subject to AYC lobbying efforts for improvements that AYC feels are appropriate to the goals of the program.

The CMG regulation stipulates that the population figure used will be the average of the quarterly population reports published by the Yukon Bureau of Statistics, which includes peripheral populations. When developed, the CMG was intended to include readily available, consistent data for all municipalities. The Yukon Government would be unable to use any other population calculations that are not authorized in the Comprehensive Municipal Grant regulation and that are not consistent across all municipalities.

Regarding transient residents temporarily residing in properties/dwellings within the municipal boundaries, the CMG provides funding for these properties or dwellings through the dwelling factor in the calculation. The Dwelling factor provides \$1375 per dwelling/property and in this way identifies funding for people who live in the municipality, consume resources, yet may not be identified in population statistics as a resident.

The Yukon Government has not indicated at the current time that it is willing to allow a municipal census to be used for the population figures within the CMG calculation.

Regional Waste management Agreement (RWMA)

RWMAs are agreements between the Yukon Government and Municipalities whereby the Yukon Government subsidizes the operational costs of the Municipal landfill in return for equal access to the landfill for non municipal regional residents. The subsidy is based on a regional non municipal resident population number that is established according to a formula using existing statistical matrices.

There is more to the agreements than just this but for the point of this discussion the important thing is that YG provides an annual subsidy to the municipality based on the regional population number. The formula used to establish the number is consistent with all regional agreements.

The Yukon Government has not indicated at the current time that it is willing to allow a municipal census to be used for the population figures within the RWMA calculation.

Voters List

Regarding setting up an electronic Voters list:

Elections Yukon confirmed with Dawson's Community advisor in November that it had participated with the City of Whitehorse on a pilot project to set up an electronic voters list and they would be willing to have initial discussions on the issue with the City of Dawson if Dawson formally requests such with the following caveats:

- Need to start things with somewhat of a formal request. That could come from Council itself saying what it wants, what it is trying to accomplish, and the help needed to get there. It could be the CAO reaching out to Elections Yukon as an information gathering exercise. Just something more formal to kick-start the process.
- While they are willing to have initial conversations, there isn't a guarantee they can assist – The work with Whitehorse was a pilot project and doing these sorts of things requires special permission.
- It's not a free service, there would be a cost that the City of Dawson would have to pay. What that is would really depend on what assistance was provided.
- Assuming they can do it, and that the cost is acceptable to City of Dawson, this process takes time – it's not an overnight thing, with the last time it was done taking over a year to complete. Point being, it might not match with timelines for this upcoming election but could be for the one after that.

If The municipality wants to set up a voters list utilizing voter information it starts with a call to Elections Yukon. Elections Yukon will work with the municipality to get the information needed while ensuring compliance with existing legislation and regulations. Information provided can only be used for an election. There will be a cost to this service based on the work required.

Yukon Municipal Act – Electors List

59 Preliminary Electors list

... the designated municipal officer shall prepare within the eight months preceding the date of the election a preliminary list of electors.

60 List not required.

Despite section 59, a council, if it so desires, may by bylaw

- (a) dispense with the requirement of a list of electors for an election; and
- (b) prescribe procedures and forms governing the conduct of elections otherwise consistent with this Act.

61 Enumeration or registration of voters

The council may, by bylaw, provide for

- (a) a system of enumeration of persons entitled to vote at an election; or
- (b) *a system of registration of persons entitled to vote at an election which shall include the prescribed oath required to be signed by each person applying to vote. (process Dawson currently Uses)*

The council may enter into an agreement with the chief electoral officer of the Yukon or Canada to obtain data to be used in the preparation of a list of electors.

Town of Faro

The town of Faro undertook a municipal census process in 2023 to determine the degree of its “shadow” population – people who are not recorded on its official population numbers yet consume to some degree services provided by the municipality. The process took approx. 6 weeks and cost approx. \$10,000 utilizing 2 contracted “volunteers”. The census identified roughly. 600 “residents” versus the official 440. Faro is scheduled to provide an update on their experience and results to the AYC board meeting scheduled for Saturday March 16.

Discussion / Analysis

Information available to date identified that the Town of Faro produced a population census in 2023. The process cost approx. \$10,000 utilizing 2 people over 6 weeks with a population of 400 people.

Dawson and the regional area have a population of approx. 2000 – 2400 people. A quick extrapolation would suggest a factor of 6 an or a possible cost of \$60,000 utilizing 12 people over 6 weeks. This is a very rough number.

Organizing the process will require either management oversight or contracting of such services, a degree of scope not required in FARO.

The indication currently is that a municipal census will not be utilized by YG in either the CMG or RWMA calculations.

Regarding the establishment of an electors list – Historically the City has utilized a system of registration as authorized in the legislation. Issues with the historical system have not been identified so it is not clear what the problem is that we are trying to solve – this information needs to be identified prior to discussions with Elections Yukon.

Consideration must also be given to the degree of transient or seasonal residents in the Dawson Region and the challenge to enumerating a transient population.

Fiscal Impact

Information available to date identified that the Town of Faro produced a population census in 2023. The process cost approx. \$10,000 utilizing 2 people over 6 weeks with a population of 400 people. Dawson and the regional area have a population of approx. 2000 – 2400 people. A quick extrapolation would suggest a factor of 6 or a possible cost of \$60,000 utilizing 12 people over 6 weeks. This is a very rough number.

Contracting out such a process will involve additional cost.

Utilizing Elections Yukon will entail discussion identifying work asked for and potential cost .

Alternatives Considered

Electors list

- 1. Utilize the historical process of electors registering and signing an oath confirming eligibility.

CMG

- 1. Staff are currently working on the issue of unused city owned properties In the CMG Calculation with a proposal coming forward to council.
- 2. AYC is lobbying YG for changes in the CMG to increase funding to municipalities.

Next Steps

If Council adopts the motion as currently worded staff will contact the Chief Electoral Officer to discuss compiling an electors list and staff will work with AYC and YG to implement a municipal census for input into the CMG and RWMA.

Both of these projects may require the services of a project manager on contract and face timing constraints depending on what the end product is defined as.

Approved by	Name	Position	Date
	<i>David Henderson</i>	CAO	June 12, 2023

Report to Council



For Council Decision
 For Council Direction
 For Council Information

AGENDA ITEM:	Census and Electors Lists - Benefits and Considerations	
PREPARED BY:	Mayor Kendrick	Attachments: • email from Town of Faro Mayor Jack Bower re change in population after census • email from AYC Executive Director Shelley Hassard re. Electors list • Emails (2) from YG CS re obtaining a voters list
DATE:	February 29, 2024	
RELEVANT BYLAWS / POLICY / LEGISLATION: Yukon Municipal Act Comprehensive Municipal Grant Regional Landfill Agreement		

RECOMMENDATION

That Council direct Administration to contact the Chief Electoral Officer to initiate conversations regarding compiling an electors list as soon as possible, and to work with the Association of Yukon Communities and Yukon Government to implement a census for the Dawson and Klondike region, for input into the Comprehensive Municipal Grant and Regional Landfill Agreement calculations as applicable.

ISSUE / PURPOSE

Initiating and completing the process of compiling an electors list and doing an up-to-date census of the region will lead to additional financial resources via the Comprehensive Municipal Grant and Regional Landfill agreement and will contribute to the administration of effective and fair elections.

BACKGROUND SUMMARY

The City of Dawson and surrounding region has undergone tremendous change since the last electors list for the municipality was compiled, and the lack of a recent census for the town and for the service area of our regional landfill limits the financial transfer we receive from the Yukon Government for both the Comprehensive Municipal Grant (CMG).

An electors list is a straightforward means that will reduce the administrative burden of running a municipal election and will streamline the verification of qualified electors

ANALYSIS / DISCUSSION

There are potential benefits of having an up-to-date census and electors list:

- Recently the Town of Faro did a census and found their numbers had increased (email attached). They are working with the Yukon Government to use these numbers in the calculations used to determine the funding transfer they receive from the Yukon Government. Faro will provide update at Mar. 16 AYC meeting.
- Both the CMG and the financial transfer we receive from YG for peripheral users of the Quigley Landfill utilize estimates of the town and peripheral population. A larger number will lead to additional financial resources available to the municipality. AYC is involved in this task as per our landfill agreement.
- Obtaining an electors list with local knowledge and assistance from the Chief Electoral Officer is a relatively low cost way relatively low cost method that will lead to administrative efficiencies and fairness in our elections.

APPROVAL

NAME:		SIGNATURE:
DATE:		



City of Dawson

Report to Council

Agenda Item	Preapproval of Mayor Expenses & Per Diem
Prepared By	David Henderson
Meeting Date	March 19, 2024
References (Bylaws, Policy, Leg.)	Council Remuneration Bylaw Council Travel Bylaw
Attachments	Invitation letter

<input checked="" type="checkbox"/>	Council Decision
<input type="checkbox"/>	Council Direction
<input type="checkbox"/>	Council Information
<input type="checkbox"/>	Closed Meeting

Recommendation

That Council approve travel and per diems for the mayor to attend the April 18th Chiefs and Mayors meeting in Whitehorse.

Executive Summary

The second annual Chiefs and Mayors Forum, organized by AYC, is scheduled for April 18th in Whitehorse. Please see the attached Invitation from AYC outlining the general purpose and topics.

Background

The inaugural forum in 2023 was an opportunity for municipal and first nation leaders to connect and discuss areas of common interest with representatives from the Yukon Government also in attendance.

Discussion / Analysis

Areas of discussion warranted attendance by the Mayor.

Fiscal Impact

The travel, accommodation and per diem costs will be covered by the municipality.

Alternatives Considered

Not approving would mean not participating in the forum or Participating without reimbursement of expenses.

Next Steps

If approved mayor Kendrick can proceed with scheduling

Approved by	Name	Position	Date
	<i>David Henderson</i>	CAO	13-Mar-2024

Association of Yukon Communities



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Immediate Past President

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Shelley Hassard

Manager of Operations

David Rózsa

Members of:



February 15, 2024

Dear Mayors

RE: INVITATION TO 2ND CHIEFS AND MAYORS FORUM

Building on the success of our inaugural event, we invite you to join us in further strengthening the bond between our community leaders by joining us for our 2nd Chiefs and Mayors Forum. This Forum offers a unique opportunity for Yukon First Nation and Municipal Leaders to convene, exchange insights, and devise strategies to tackle our shared obstacles. Your valuable insights and guidance are instrumental in shaping our progressive conversations.

Date: April 18, 2024

Time: 9:00 – 16:00 *(lunch will be provided)*

Venue: Grey Mountain Room @ Mt. McIntyre Centre in Whitehorse

The Forum agenda may include discussion on infrastructure, emergency measures planning, land development, and housing. Please let us know if there is an area of particular interest or if there are additional topics you would like addressed during the Forum. A final agenda will be sent prior to the meeting.

To assist with planning we ask that you please confirm your intention to attend the 2nd Chiefs and Mayors Forum by no later than Apr 1, 2024.

Thank you for your consideration,

Ted Laking
President
Association of Yukon Communities



THE CITY OF DAWSON

2024 Annual Operating Budget and the Capital Expenditure Program

Bylaw No. 2024-01

WHEREAS section 238 of the *Municipal Act*, RSY 2002, c. 154, and amendments thereto, provides that on or before April 15 in each year, council shall cause to be prepared the annual operating budget for the current year, the annual capital budget for the current year, and the capital expenditure program for the next three financial years, and shall by bylaw adopt these budgets; and

WHEREAS section 239 of the *Municipal Act*, RSY 2002, c. 154, and amendments thereto, provides that council may establish by bylaw a procedure to authorize and verify expenditures that vary from an annual operating budget or capital budget; now

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

PART I - INTERPRETATION

1.00 Short Title

1.01 This bylaw may be cited as the **2024 Annual Operating Budget and the Capital Expenditure Program Bylaw**.

2.00 Purpose

2.01 The purpose of this bylaw is to adopt the 2024 annual operating budget and the capital expenditure program for the years 2024 to 2026.

3.00 Definitions

3.01 In this Bylaw:

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



THE CITY OF DAWSON

2024 Annual Operating Budget and the Capital Expenditure Program

Bylaw No. 2024-01

PART II – APPLICATION

4.00 Budget

- 4.01 The 2024 annual operating budget, attached hereto as Appendix “A” and forming part of this bylaw, is hereby adopted.
- 4.02 The 2024 to 2026 capital expenditure program, attached hereto as Appendix “B” and forming part of this bylaw, is hereby adopted.

5.00 Budgeted Expenditures

- 5.01 All expenditures provided for in the 2024 Annual Operating Budget and the 2024 to 2026 Capital Expenditure Program shall be made in accordance with the *Finance Policy* and the *Procurement Policy*.

6.00 Unbudgeted Expenditures

- 6.01 No expenditure may be made that is not provided for in the 2024 Annual Operating Budget and the 2024 to 2026 Capital Expenditure Program unless such expenditure is approved as follows:
- (a) by resolution of council for expenditures which will not increase total expenditures above what was approved in the 2024 Annual Operating Budget and the 2024 to 2026 Capital Expenditure Program.
 - (b) by bylaw for expenditures which increase total expenditures above what was approved in the 2024 Annual Operating Budget and the 2024 to 2026 Capital Expenditure Program.

PART III – FORCE AND EFFECT

7.00 Severability

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



THE CITY OF DAWSON

2024 Annual Operating Budget and the Capital Expenditure Program

Bylaw No. 2024-01

8.00 Enactment

8.01 This bylaw shall be deemed to have been in full force and effect on January 1, 2024.

9.00 Bylaw Readings

Readings	Date of Reading
FIRST	January 16, 2024
SECOND	February 27, 2024
THIRD and FINAL	March 19, 2024

William Kendrick, Mayor
Presiding Officer

David Henderson, CAO
Chief Administrative Officer



THE CITY OF DAWSON

2024 Annual Operating Budget and the Capital Expenditure Program

Bylaw No. 2024-01

PART IV – APPENDIX

Appendix A – 2024 Annual Operating Budget

Appendix B - 2024 to 2026 Capital Expenditure Program

Appendix "A"
2024 Annual Operating Budget

Summary A	2021 Actual	2022 Actual	2023 Budget	2023 YTD	2024 Budget
Property Taxes / Pmt in Lieu	3,246,103	3,449,210	3,661,329	3,656,320	3,887,292
Comprehensive Municipal Grant	2,562,359	2,600,592	2,620,997	2,705,851	2,922,102
	<u>5,808,462</u>	<u>6,049,802</u>	<u>6,282,326</u>	<u>6,362,171</u>	<u>6,809,394</u>
Departmental Expenses Net of Department Revenue					
Gen Gov	(1,517,742)	(1,631,169)	(1,817,254)	(1,628,136)	(1,903,100)
Public Works	(1,366,026)	(1,728,291)	(2,282,214)	(1,508,766)	(2,202,678)
Planning	(124,810)	(264,237)	(269,650)	(272,218)	(358,100)
Fire	(311,627)	(294,317)	(400,243)	(303,931)	(408,772)
Recreation	(1,340,188)	(1,384,618)	(1,450,478)	(1,503,749)	(1,512,636)
Cable	314	(29,183)	(0)	(79,171)	(40,738)
Unallocated (outstanding 2023 invoices)				(850,000)	1
Net Expenses	<u>(4,660,079)</u>	<u>(5,331,816)</u>	<u>(6,219,839)</u>	<u>(6,145,971)</u>	<u>(6,426,023)</u>
Net Operating Surplus	1,148,383	717,986	62,487	216,200	383,371
Transfers To (from) Reserves					
Contingency reserve (to cover anticipated Cable shortfall)					(40,738)
Facility Reserve	350,000	231,208	250,000	250,000	390,000
Total Transfers to Reserves	<u>929,652</u>	<u>446,361</u>	<u>259,300</u>	<u>259,300</u>	<u>349,262</u>
Transfer From Unrestricted to cover deficit					
From Unrestricted Surplus			(196,813)	(196,813)	-
Net Surplus/Deficit	<u>218,731</u>	<u>271,625</u>	<u>0.00</u>	<u>153,713</u>	<u>34,108</u>
Total Wages & Bnfits	3,474,907	3,923,846	4,083,552	4,133,003	4,268,855

1 Note: There are currently invoices under review and not yet posted.
Invoices for 2023 are still coming in, so expect final result closer to budget.

Green highlights indicate changes based on updated information

Appendix "A"
2024 Annual Operating Budget

GENERAL MUNICIPAL	2021 Actual	2022 Actual	2023 Budget	2023 YTD	2024 Budget
Property Tax					
Property Taxes - Residential	1,119,233	1,208,563	1,278,635	1,287,076	1,318,135
Property Taxes - Non-Residential	1,115,590	1,165,112	1,236,711	1,219,974	1,354,228
Total Property Tax	2,234,823	2,373,675	2,515,346	2,507,050	2,672,363
Grants in Lieu of Taxes					
Federal Grants in Lieu - Residential	27,697	29,383	30,702	30,702	31,744
Territorial Grants in Lieu - Residential	13,589	15,580	16,279	16,279	18,124
Federal Grants in Lieu - Non-Residential	159,215	166,847	174,061	174,963	183,739
Territorial Grants in Lieu - Non-Residential	416,170	434,691	460,316	462,701	488,479
Tr'ondek Hwech'in Grants In Lieu	394,609	429,034	464,625	464,625	492,843
Total Grants in Lieu of Taxes	1,011,280	1,075,535	1,145,983	1,149,270	1,214,929
Comprehensive Municipal Grant	2,562,359	2,600,592	2,620,997	2,705,851	2,922,102

Appendix "A"
2024 Annual Operating Budget

GENERAL MUNICIPAL	2021 Actual	2022 Actual	2023 Budget	2023 YTD	2024 Budget
REVENUES					
Grants					
Training Grant	2,590	2,500	4,000	4,000	4,000
Carbon Rebate	35,275	65,153	65,153	76,322	76,000
Total Grants	37,865	67,653	69,153	80,322	80,000
Penalties & Interest					
Penalties & Interest - Property Taxes	14,926	15,310	10,000	17,161	15,000
Penalties & Interest - Water & Sewer	8,991	13,632	6,000	9,821	10,000
Administration Fee - Tax Liens	-	-	600		600
Total Penalties & Interest	23,917	28,942	16,600	26,982	25,600
Other Revenue					
Bank Interest			6,000	37,550	20,000
Interest on Investments	23,976	45,290	45,000	79,343	100,000
Less Interest Transferred to Reserves	(22,773)	(41,763)	(40,000)	(70,527)	(75,000)
Bad Debt Recovery/NSF charges	80	-	1,000		-
Total Other Revenue	29,634	10,771	12,000	46,366	45,000
Sales of Services					
Business Licence	34,099	40,838	40,000	32,914	40,000
Intermunicipal Business Licence	4,457	2,487	1,500	575	1,500
Certificate and Searches	1,473	2,550	1,475	1,900	2,000
Building Lease/Rental Income	116,125	84,077	85,071	86,543	86,500
Total Sales of Services	156,154	129,952	128,046	121,932	130,000
TOTAL GENERAL MUNICIPAL REVENUE	247,570	237,318	225,799	275,602	280,600
EXPENDITURES: MAYOR AND COUNCIL					
Wages & Honoraria - Mayor/Council	60,712	67,680	70,000	70,769	71,750
Benefits - Mayor/Council	3,057	3,778	4,200	4,006	4,305
Employee Wages - Council Services Admin.	47,977	50,056	51,307	55,020	52,590
Employee Benefits - Council Services Admin.	7,234	7,819	7,696	7,314	7,889
Membership	26,750	26,606	27,000	31,593	29,814
Training/Conferences - Mayor and Council	5,015	4,728	5,000	2,900	5,125
Travel - Accommodation and Meals		4,916	11,500	9,583	11,788
Travel - Transportation	5,057	1,664	9,000	5,253	9,225
Special events/sponsorship	1,113	2,634	6,000	456	4,000
Non Capital Equipment/Office Furniture	308	1,500	1,500	-	1,000
TOTAL MAYOR AND COUNCIL EXPENSES	157,223	171,381	193,204	186,894	197,485
Elections	8,370	8,492	-	-	20,000
Total Elections	8,370	8,492	-	-	20,000
Grant Expenses					
Homeowner Senior Tax Grants	24,964	28,330	21,248	20,475	14,165
Development Incentive Grant	25,730	29,220	64,610	29,749	75,000
Water and Sewer - Senior Discount	51,173	54,357	43,665	32,286	30,076
Community Grants	40,465	16,250	30,000	31,860	30,000
Dawson Ski Hill Grants	8,131	5,871	6,000	6,157	6,000
KDO Funding	35,000	35,000	35,000	35,000	35,000
Total Grants / Subsidies	185,463	169,028	200,523	155,527	215,241

Appendix "A"
2024 Annual Operating Budget

GENERAL MUNICIPAL	2021 Actual	2022 Actual	2023 Budget	2023 YTD	2024 Budget
Administration					
Wages - Administration	501,646	542,709	555,000	592,008	568,875
Benefits - Administration	100,182	127,235	83,250	107,878	85,331
Professional Fees	24,294	1,331	2,000	5,333	2,000
Audit	22,000	22,000	22,000	22,000	22,000
Legal	64,798	66,180	100,000	58,479	100,000
Human Resource	14,329	14,732	15,000	12,524	15,375
Membership/Conference	290	1,295	2,500	1,183	2,563
Training	2,792	4,760	7,000	-	6,500
Travel - Accommodation and Meals	1,014	1,731	6,000	3,819	8,000
Travel - Transportation	2,526	2,452	10,000	5,345	10,250
Promotional Material/Hosting Events	1,960	7,479	3,000	398	30,000
Subscriptions & Publications	3,890	-	2,000	425	-
Postage ALL DEPTS	8,691	13,596	13,500	11,869	13,500
Freight	1,583	1,219	2,000	783	1,700
Supplies - Office ALL DEPTS	28,143	19,616	30,000	25,364	25,920
Non Capital Equipment	1,994	3,202	4,000	3,981	4,000
Photocopier Expense - ALL DEPTS	8,800	13,205	9,000	9,179	9,000
Building Repairs and Maintenance	34,021	15,449	15,000	4,092	15,000
Electrical	11,307	11,064	19,500	10,385	12,000
Heating	15,825	21,995	27,000	14,496	27,675
Insurance - ALL DEPTS	267,765	266,914	308,544	311,213	374,268
Telephone and Fax	31,190	31,442	33,000	37,874	33,825
Bank Charges	3,903	3,424	8,100	5,244	4,300
Payroll Fees	4,420	5,498	3,360	6,638	7,000
Bad Debt Expense	500	65	4,796	-	500
Assessment Fees	37,932	40,318	38,500	40,756	40,000
Tax Liens/Title Searches (now in planning)	-	150	200	-	-
Partnerships					15,000
Intermunicipal Business Licence	-	680	1,000	595	1,500
TOTAL ADMINISTRATION EXPENSES	1,195,795	1,239,741	1,325,250	1,291,861	1,436,081
Cemetery Revenues					
Sale of Cemetery Plots	2,400	4,300	4,300	7,800	4,300
Total Cemetery Revenues	2,400	4,300	4,300	7,800	4,300
Cemetery Expense					
Contracted Services	-	3,265	8,000	1,250	5,000
Landscaping/ Maintenance	-	-	5,000	-	3,000
Total Cemetery Expense	-	3,265	13,000	1,250	8,000
Other Property Expenses					
Repairs and Maintenance - 8th Residence	1,911	679	7,000	3,258	7,000
Repairs and Maintenance - 6th Ave. Rental	757	523	5,000	5,679	5,000
Property Lease /staff housing		8,709	12,100	8,794	9,000
Total Other property Expenses	2,668	9,911	24,100	17,731	21,000
Computer Information Systems					
Accounting System Support Plan	27,918	23,389	30,000	38,625	30,750
Network Workstation Support Plan & Updates	56,214	42,033	45,000	48,754	46,125
Network Software and Accessories	30,760	18,176	25,000	21,448	25,625
Repairs, Maintenance & Non Capital Replaceme	697	7,929	4,000	3,417	4,100
Additional Licensing					-
TOTAL COMPUTER IT EXPENSES	115,589	91,527	104,000	112,244	106,600

Appendix "A"
2024 Annual Operating Budget

GENERAL MUNICIPAL	2021 Actual	2022 Actual	2023 Budget	2023 YTD	2024 Budget
Communications					
Communications - Wages	-	29,338	-		-
Communications - Benefits	-	4,408	-		-
Communications - Advertising ALL DEPTS	22,403	26,473	18,200	20,360	22,655
Licence Fees	1,993	1,963	2,500	2,201	2,300
Contracted Services	145	5,995	9,000	-	19,225
TOTAL COMMUNICATIONS EXPENSES	2,138	68,177	29,700	22,561	44,180
Bylaw Enforcement					
Revenues					
Bylaw Revenue	-	2,751	3,000	1,750	3,000
Animal Control Fees	3,025	1,850	3,000	1,430	2,000
Grants		3,000			1,000
Total Expenses	3,025	7,601	6,000	3,180	6,000
Expenses					
Wages - Bylaw	73,332	79,179	81,000	84,235	83,025
Benefits - Bylaw	1,919	11,963	12,150	11,385	12,454
Legal Fees / Professional Fees	-	-	30,000	1,554	10,000
Training	473	3,399	4,000	1,427	4,000
Travel - Accommodation and Meals	96	1,782	2,250	1,289	2,250
Travel - Transportation	-	1,309	1,750	-	1,750
Educational Material/Special Events	6	28	3,750	834	2,000
Freight	-	-	300	35	-
Non Capital Equipment	126	-	500	500	500
Contracted Services	4,059	195	2,000	570	2,000
Animal Control - Humane Society	14,600	14,694	14,600	14,600	14,600
Operating Supplies/Signs/Animal control	605	1,445	3,000	81	3,900
Specialty Clothing	338	787	1,000	496	1,000
Vehicle Fuel	1,505	1,451	1,800	1,553	1,845
Vehicle Repairs and Maintenance	942	1,911	1,000	1,449	1,500
Total Expenses	98,001	118,143	159,100	120,008	140,824
Health & Safety					
Wages - Safety	4,818	-	3,927	5,974	4,025
Benefits - Safety	672	724	550	668	564
Total Health & Safety	5,490	724	4,477	6,642	4,589
TOTAL GENERAL MUNICIPAL EXPENSES	1,770,737	1,880,388	2,053,353	1,914,718	2,194,000
TOTAL GENERAL MUNICIPALITY REVENUES:	252,995	249,219	236,099	286,582	290,900
TOTAL GENERAL MUNICIPALITY EXPENSES:	1,770,737	1,880,388	2,053,353	1,914,718	2,194,000
NET GENERAL MUNICIPALITY	(1,517,742)	(1,631,169)	(1,817,254)	(1,628,136)	(1,903,100)
DEPARTMENTAL WAGES AND BENEFITS	746,338	867,014	810,077	876,923	830,329

Appendix "A"
2024 Annual Operating Budget

	2021	2022	2023	2023	2024
Public Works	Actual	Actual	Budget	YTD	Budget
Water Service					
Water Utility Fee	829,871	835,087	898,115	900,004	920,568
Bulk Water Sales - Fill Station	16,099	19,014	20,250	17,398	20,756
Water Delivery	60,213	64,422	74,109	74,840	75,962
Disconnect/Reconnect Water Services	8,690	12,190	9,585	15,488	10,000
Total Water Service	914,873	930,713	1,002,059	1,007,730	1,027,286
Sewer Service					
Sewer Utility Fee	622,012	624,559	679,948	673,275	696,947
Total Sewer Service	622,012	624,559	679,948	673,275	696,947
Waste Management					
Waste Management Fees	256,307	259,273	270,884	291,338	298,621
YG Funding for Waste Management	75,000	75,000	75,000	72,000	145,000
Ground Water Monitoring	32,589	35,000	35,000	17,500	35,000
Tipping Fees		-	50,000	-	50,000
YG Funding for Recycling Depot		38,556	42,840	38,046	42,840
Recycling Revenue (Raven Recycling)		18,201	50,000	28,142	30,000
Total Waste Management	363,896	426,030	523,724	447,026	601,461
1. Transition Plan approval will require a budget amendment					
Other					
New Installation Fee - Labour	39,850	28,745	45,000	43,553	46,125
Sale of Gravel	1,430	2,143	1,500	2,927	1,500
New Installation Fee - Sale of Inventory	3,740	25,727	35,000	40,705	35,000
Load Capacity	1,550	10,850	20,000	9,803	10,000
Grant - Training	5,154	2,940	5,000	4,559	5,000
Lease Income - Dock		-	5,000	-	-
Total Other	51,724	70,405	111,500	101,547	97,625
Total Revenue - Public Works	1,952,505	2,051,707	2,317,231	2,229,578	2,423,319
EXPENDITURES - PUBLIC WORKS:					
COMMON:					
Wages - PW Common	136,844	144,911	148,000	182,757	151,700
Benefits - PW Common	17,732	26,331	22,200	37,934	22,755
Professional Fees	-	105	1,000	-	1,000
Membership/Conference/Meetings	177	6	3,000	1,220	1,500
Training	7,180	9,596	8,000	3,796	5,000
Travel - Accommodation and Meals	1,365	486	5,000	876	3,125
Travel - Transportation	-	105	2,000	783	2,050
Promotional Material/Special Events	283	-	500	500	513
Subscriptions & Publications	143	362	500	200	513
Freight	3,657	14,136	2,000	9,012	9,000
Non Capital Equipment	2,873	13,514	15,000	5,986	10,000
Photocopier Expense (lease)	1,394	1,388	1,395	621	1,430
Building Repairs and Maintenance	15,748	13,768	10,000	9,125	10,250

Appendix "A"
2024 Annual Operating Budget

	2021	2022	2023	2023	2024
Public Works	Actual	Actual	Budget	YTD	Budget
Electrical	6,367	7,066	8,450	8,781	8,661
Heating	13,646	25,582	22,500	27,810	32,000
Telephone and Fax	16,957	15,423	15,000	17,697	15,375
Contract Services - Common	9,165	3,333	5,000	10,102	8,000
Supplies - Common Operating	9,165	12,664	20,000	24,623	20,500
Supplies - Safety	17,176	18,512	15,000	11,471	15,375
Vehicle Fuel	22,294	41,164	33,000	38,739	40,000
Vehicle Repairs and Maintenance	33,156	23,651	35,000	30,829	35,875
Heavy Equipment Fuel	11,163	26,634	15,000	27,778	30,000
Heavy Equipment R&M	27,960	74,683	75,000	73,930	76,875
Mosquito Control	16,570	17,672	18,000	-	18,450
TOTAL COMMON EXPENDITURES:	371,015	491,092	480,545	524,570	519,946
Transportation					
Roads - Summer					
Wages - PW Roads Summer	24,468	12,694	13,000	16,032	13,325
Benefits - PW Roads Summer	8,165	7,941	1,950	1,925	1,999
Freight	-	-	500	-	513
Contracted Services	55,170	71,930	60,000	57,043	61,500
Supplies - Operating	526	2,109	1,000	-	1,025
Chemicals	20,397	-	10,000	-	10,250
Cold Mix	-	-	3,000	-	3,075
Gravel	410	955	10,000	3,075	10,250
Signs	12	7,242	7,000	-	7,175
Street Lights	18,312	18,498	20,000	22,121	20,500
Total Roads - Summer	127,460	121,369	126,450	100,196	129,611
Roads - Winter					
Wages - PW Roads Winter	66,247	60,704	62,000	66,613	63,550
Benefits - PW Roads Winter	12,743	13,185	9,300	13,504	9,533
Freight	317	-	2,500	-	2,563
Contracted Services	179,211	245,568	250,000	192,770	256,250
Supplies	17	151	500	499	-
3/8 Minus Sand Mix	16,869	18,190	20,000	-	-
Winter Chemical	-	-	65,000	-	66,625
Signs	-	949	500	66	-
Street Lights	17,972	18,370	19,000	15,097	19,475
Total Roads - Winter	293,376	357,117	428,800	288,549	417,995
Sidewalks					
Wages - PW Sidewalks	15,082	10,518	11,000	15,117	11,275
Benefits - PW Sidewalks	1,651	1,165	1,650	1,639	1,691
Freight	-	-	500	-	513
Contracted Services	-	-	5,000	52	1,000
Supplies - Material	19,042	701	2,000	1,088	4,000
TOTAL SIDEWALKS:	35,775	12,384	20,150	17,896	18,479

Appendix "A"
2024 Annual Operating Budget

Public Works	2021 Actual	2022 Actual	2023 Budget	2023 YTD	2024 Budget
Dock					
Repair and Maintenance	108	1,159	3,000	3,224	-
Contracted Services	-	-	2,000	-	-
Marine Lease	150	150	150	150	150
Total Dock	258	1,309	5,150	3,374	150
Surface Drainage					
Wages - PW Surface Drainage	19,297	52,577	54,000	50,763	55,350
Benefits - PW Surface Drainage	2,061	5,725	8,100	5,855	8,303
Freight	271	-	500	-	513
General Operat-Non Capital Equipment	461	2,028	2,500	-	-
Electrical	2,009	2,273	2,250	658	1,000
Contracted Services	7,290	15,830	12,000	807	10,000
Supplies	772	3,437	5,000	1,241	5,125
Total Surface Drainage	32,161	81,870	84,350	59,324	80,290
ENVIRONMENTAL USE AND PROTECTIONS:					
Water					
Wages - PW Water Services	404,134	451,290	460,000	440,722	471,500
Benefits - PW Water Services	55,721	54,519	69,000	54,034	70,725
Professional Fees	14,643	1,104	10,000	-	10,250
Professional Fees - Water Licence	1,794	5,063	20,000	3,616	5,000
Membership/Conference/Certificates	446	1,101	4,000	588	4,100
Training	9,462	1,742	10,000	1,202	5,000
Travel - Accommodation and Meals	36	2,974	5,000	3,611	5,125
Travel - Transportation	-	-	2,500	1,872	2,563
Freight	17,112	26,077	22,000	26,375	26,000
Non Capital Equipment	5,238	3,921	5,000	3,091	5,125
Repairs and Maintenance	74,376	29,338	75,000	76,436	76,875
Electrical	135,706	142,270	195,000	132,188	145,000
Heating	174,614	210,507	300,000	92,884	307,500
Telephone	14,568	14,581	15,000	22,800	18,700
Contract Services	50,174	38,969	50,000	34,118	51,250
Supplies - Operating	61,537	91,416	100,000	113,036	115,000
Supplies - Safety	2,687	1,927	5,000	7,029	5,125
Chemicals	11,117	7,873	20,000	9,169	15,000
Water Sampling/Testing	8,425	14,027	12,000	5,858	12,300
Water Delivery	108,609	115,258	116,000	96,024	118,900
Total Water	1,150,399	1,213,957	1,495,500	1,124,653	1,471,038

Appendix "A"
2024 Annual Operating Budget

Public Works	2021 Actual	2022 Actual	2023 Budget	2023 YTD	2024 Budget
Sewer					
Wages - PW Sewer Services	184,571	149,505	153,000	177,246	156,825
Benefits - PW Sewer Services	20,444	22,567	22,950	25,289	23,524
Membership/Conference/Dues	200	-	1,000	-	-
Training	90	-	5,000	-	-
Travel - Accommodation and Meals	-	-	3,000	-	-
Travel - Transportation	-	-	1,500	-	-
Freight	1,434	2,160	1,500	364	1,538
Non Capital Equipment	16	-	3,000	-	3,075
Electrical	23,477	26,667	32,500	24,643	26,000
Contracted Services	2,151	8,127	60,000	23,070	40,000
Supplies	7,448	6,605	8,000	5,136	8,200
Supplies - Safety	29	3,358	5,000	-	3,000
Chemicals	-	-	3,000	-	-
Total Sewer	239,860	218,989	299,450	255,748	262,161
Waste Water Treatment plant					
YG Payment towards Operating WWTP	221,031	221,534	232,000	218,897	232,000
Total Wastewater Treatment Plant	221,031	221,534	232,000	218,897	232,000
Solid Waste Management					
Wages - PW Waste Management	257,960	262,486	338,000	234,410	346,450
Benefits - PW Waste Management	31,591	38,826	50,700	35,045	51,968
Professional Fees		-	10,000	-	-
Training	573	1,723	5,000	-	5,125
Travel - Accommodation and Meals	542	783	5,000	693	5,125
Travel - Transportation	1,246	484	2,500	230	2,563
Freight	209	61	500	7,061	513
Non-Capital Equipment	9,211	923	40,000	482	20,000
Building Repairs and Maintenance	1,783	676	7,000	73	7,175
Electrical	477	3,164	11,700	2,241	3,500
Heating	3,537	3,762	4,500	927	4,613
Contracted Services	117,315	117,580	150,000	130,262	145,000
Supplies	633	1,832	1,500	2,277	1,538
Supplies - Safety	3,888	2,229	3,000	925	3,075
Sampling/Testing	34,678	12,098	40,000	35,000	41,000
Vehicle Fuel (including garbage truck)	8,967	16,918	15,000	18,094	20,000
Vehicle Repairs and Maintenance	12,390	12,098	15,000	20	5,000
Water Delivery/Septic	72	407	1,000	1,358	1,500
Heavy Equipment Fuel	2,088	7,824	5,250	6,899	7,000
Heavy Equipment Repairs & Maintenance	7,249	4,763	20,000	13,171	20,500
Total Solid Waste Management	494,409	488,637	725,650	489,168	691,643

Appendix "A"
2024 Annual Operating Budget

Public Works	2021 Actual	2022 Actual	2023 Budget	2023 YTD	2024 Budget
Solid Waste Diversion					
Wages - PW Diversion		147,318	200,000	189,033	240,000
Benefits - PW Diversion		19,194	30,000	24,037	30,750
Curbside Pickup					70,000
Non-Capital Equipment		3,953	10,000	7,094	10,250
Electrical		6,636	50,000	11,586	30,000
Building Repairs and Maintenance		1,094	3,000	723	3,075
Contracted Services		12,410	5,000	7,620	5,125
Recycling Depot - Supplies		2,804	10,000	1,575	10,250
Supplies - Safety		3,921	5,000	6,044	5,125
Total Solid Waste Diversion		197,330	313,000	247,712	404,575
Building Maintenance					
Wages - PW Other	284,821	308,915	316,000	325,084	323,900
Benefits - PW Other	40,142	42,949	47,400	46,625	48,585
Janitorial Supplies - ALL DEPTS	27,825	22,546	25,000	36,548	25,625
Total Building Maintenance:	352,788	374,410	388,400	408,257	398,110
TOTAL PUBLIC WORKS REVENUE	1,952,505	2,051,707	2,317,231	2,229,578	2,423,319
TOTAL PUBLIC WORKS EXPENDITURES	3,318,531	3,779,998	4,599,445	3,738,344	4,625,997
NET PUBLIC WORKS EXPENDITURES	(1,366,026)	(1,728,291)	(2,282,214)	(1,508,766)	(2,202,678)
DEPARTMENTAL WAGES AND BENEFITS	1,583,674	1,833,321	2,018,250	1,943,664	2,103,706

Appendix "A"
2024 Annual Operating Budget

	2021 Actual	2022 Actual	2023 Budget	2023 YTD	2024 Budget
PLANNING & DEVELOPMENT:					
REVENUES - PLANNING:					
Development Permits	12,605	2,796	10,000	25,371	15,000
Subdivision Fees (2024 in Development Permits)	210	420	5,000	-	-
Misc Government Grant	-	-	-	8,294	
Land Sales	-	-	60,000	1,000	25,000
Cash in Lieu (parking)	58,900	9,300	9,300	-	6,400
Transfer in from Reserves (Heritage)		10,000	10,000	10,000	10,000
TOTAL REVENUE - PLANNING:	71,715	22,516	94,300	44,665	56,400
EXPENDITURES - PLANNING:					
Wages - Planning	127,334	195,643	203,000	200,271	250,000
Benefits - Planning	17,306	28,639	30,450	27,938	37,500
Honoraria	8,400	9,969	12,000	9,231	12,000
Legal	1,690	26,029	30,000	41,216	50,000
Training	1,007	5,166	6,000	1,647	6,000
Travel - Accommodation and Meals	-	-	3,000	1,165	3,000
Travel - Transportation	-	-	4,000	447	4,000
Subscriptions & Publications	-	143	500	-	-
Non Capital Equipment/Office Furniture	718	-	3,000	-	2,000
Downtown Revitalization	-	10,600	30,000	24,258	20,000
Heritage Incentive		10,000	10,000	-	10,000
Contracted services	717	564	2,000	-	5,000
Survey and Title Costs	39,353	-	30,000	10,710	15,000
TOTAL EXPENDITURES - PLANNING:	196,525	286,753	363,950	316,883	414,500
TOTAL PLANNING REVENUES:	71,715	22,516	94,300	44,665	56,400
TOTAL PLANNING EXPENSES:	196,525	286,753	363,950	316,883	414,500
NET PLANNING EXPENSES	(124,810)	(264,237)	(269,650)	(272,218)	(358,100)
DEPARTMENTAL WAGES AND BENEFITS	144,640	224,282	233,450	228,209	287,500

Appendix "A"
2024 Annual Operating Budget

	2021 Actual	2022 Actual	2023 Budget	2023 YTD	2024 Budget
Protective Services					
Fire Protection Revenues					
Fire Alarm Monitoring	14,380	13,150	9,955	12,930	10,204
Inspection Services	-	-	2,000	-	2,050
Fire & Alarm Response	-	9,500	5,000	-	5,125
Miscellaneous Protective Services	7,000	8,000	15,000	1,903	8,000
Total Fire Protection Revenues	21,380	30,650	31,955	14,833	25,379
Fire Protection Expenses					
Wages - Fire Protection	81,143	105,228	109,000	107,735	111,725
Benefits - Fire Protection	29,192	12,099	16,350	15,485	16,759
Fire Fighter Call Outs	35,760	24,655	30,000	30,640	30,750
Benefits - Fire Fighter WCB	18,509	25,868	24,000	28,493	30,000
Professional Fees (medical fees)	522	234	2,000	1,066	2,050
Membership	150	590	1,000	755	1,000
Training/Certificates	40,502	25,584	35,000	37,530	35,875
Travel - Accommodation and Meals	5,582	1,170	6,000	4,781	5,000
Travel - Transportation	211	-	5,000	4,095	4,000
Promotional Material	5,085	3,044	2,000	343	2,050
Special Events		2,984	8,000	2,944	3,000
Subscriptions & Publications	236	765	2,000	-	-
Freight	1,462	2,453	5,000	748	1,000
Non Capital Equipment	2,332	5,159	8,000	800	2,000
Building Repairs and Maintenance	3,184	1,859	4,000	2,117	2,000
Electrical	5,492	5,799	6,500	4,434	5,000
Heating	6,967	8,666	9,750	6,212	9,994
Insurance (FF additional)	4,262	4,716	5,000	-	5,125
Telephone and Fax	7,613	5,641	6,500	5,818	6,663
Contracted Services	22,388	14,155	42,000	6,915	53,050
Supplies - Operating and safety	19,245	28,878	30,000	17,076	25,000
Supplies - Specialty Clothing/other	12,600	15,292	20,000	6,166	20,500
Smoke/CO Detector Campaign	323	-	5,000		5,125
Training facility	-	-	5,000		2,000
Vehicle Fuel	2,586	4,267	4,500	4,111	4,613
Vehicle Repairs and Maintenance	1,902	993	2,500	349	2,563
Heavy Equipment Fuel	873	1,494	1,500	992	1,538
Heavy Equipment Repairs and Maintenance	2,585	280	7,500	3,883	7,688
Total Fire Protection Expenses	310,706	301,873	403,100	293,488	396,065
Net Fire Protection	(289,326)	(271,223)	(371,145)	(278,655)	(370,686)
Emergency Measures (EMO)					
Service Fees		1,184			
EMO Expenses					
Wages - EMO	17,943	20,690	21,000	21,478	21,525
Benefits - EMO	2,573	2,832	3,150	2,625	3,229
Promotional Material/Special Events	-	-	-	-	2,000
Emergency Messaging system					2,900
Supplies (includes Infosat communication)	861	1,185	1,948	225	1,997
Non Capital Equipment	924	755	1,000	857	1,025
Contract Services					3,360
Safety Kits and Supplies	-	-	2,000	91	2,050
Total EMO Expenses	22,301	24,278	29,098	25,276	38,085
DEPARTMENTAL WAGES AND BENEFITS	130,851	140,849	149,500	147,323	153,238

Appendix "A"
2024 Annual Operating Budget

Recreation	2021 Actual	2022 Actual	2023 Budget	2023 YTD	2024 Budget
Recreation Revenues - Common					
Lotteries - Yukon	39,156	43,051	43,051	45,978	45,978
Equipment Rental	2,523	6,296	6,000	3,593	4,000
Misc Revenue (includes misc grant)	5,580	5,772	7,500	7,515	7,688
Sponsored Initiatives	7,500	7,500	7,500	-	7,500
Total Recreation Revenues - Common	54,759	62,619	64,051	57,086	65,166
Recreation Expenses - Common					
Wages - Recreation	150,697	114,840	118,000	197,725	120,950
Benefits - Recreation	5,276	21,433	17,700	22,504	18,143
Professional Fees	2,374	2,000	8,000	4,033	6,000
Training	4,875	4,848	5,000	3,696	4,500
Travel - Accommodation and Meals	2,282	720	3,000	1,844	4,000
Travel - Transportation	-	-	3,000	4,000	3,075
Freight	3,543	13,964	13,000	4,868	7,000
Non Capital Equipment/Office Furniture	3,400	4,069	4,000	1,687	3,000
Photocopier Expense (lease)	1,780	1,998	2,136	2,332	2,189
Telephone and Fax	5,311	10,687	10,000	17,026	18,100
Bank Service Charges/Debit Machine	6,105	6,547	6,300	5,626	6,458
Contracted Services	3,036	16,262	10,000	16,386	10,250
Supplies - Safety	11,271	6,472	6,000	5,645	6,150
Lottery Grants	20,650	15,607	43,051	41,249	45,000
Vehicle Fuel	4,581	7,376	7,250	7,312	7,431
Vehicle Repairs and Maintenance	2,564	7,399	7,000	4,575	6,000
Sponsored Initiatives	2,000	9,622	10,000	1,857	7,500
Total Recreation Expenses - Common	229,745	243,844	273,437	342,365	275,746
Programs & Events Revenue					
YLAP Grant/Youth Activity Grant	15,900	13,000	12,500	12,500	12,500
Programs - combined after 2021	50,553	41,140	43,079	49,194	48,079
Grants	-	-	10,000	5,000	6,000
Total Programs & Events Revenue	66,453	54,140	65,579	66,694	66,579
Programs & Events Expenses					
Wages - Programs and Events	184,192	168,131	172,000	178,421	176,300
Benefits - Programs and Events	31,308	23,853	25,800	34,208	26,445
Membership/Conference Fees	143	-	300	-	-
Training	1,331	48	2,000	1,384	2,050
Travel - Accom & Transportation	1,618	-	2,000	5,677	2,050
Non Capital Equipment	4,583	4,656	5,000	4,742	5,125
Contracted Services - Instructors	28,580	24,881	25,000	34,983	35,000
Supplies Programming	13,413	10,360	11,500	14,644	11,788
Supplies - YLAP	13,401	10,036	12,500	12,445	12,500
Canada Day	2,500	3,046	5,000	6,397	5,125
Discovery Day	1,687	2,275	2,500	3,630	2,563
Celebration of Lights	8,360	7,396	7,500	10,852	7,688
Total Programs & Events Expenses	291,116	254,682	271,100	307,383	286,633
Rec Center Revenue					
Merchandise/skate sharpening	2,460	1,728	1,331	1,322	3,500
Public Skating	6,848	9,391	10,001	5,285	9,000
Ice Fees	62,350	32,609	41,973	44,048	46,000
Curling Club Lease	4,000	4,000	5,000	5,000	5,000
Recreation Facility Rental & Kitchen lease	4,447	767	1,500	6,766	9,000
Total Rec Centre Revenue	77,645	48,495	59,805	62,421	72,500

Appendix "A"
2024 Annual Operating Budget

Recreation	2021 Actual	2022 Actual	2023 Budget	2023 YTD	2024 Budget
Rec Centre Expenses					
Wages	195,246	207,038	212,000	200,072	217,300
Benefits	22,332	32,004	31,800	28,769	32,595
Building R & M	99,654	143,986	145,000	119,363	125,000
Equipment R & M	9,625	6,386	8,000	12,211	12,500
Electrical	129,939	85,587	125,000	175,753	175,000
Propane	40,662	2,901	2,000	8,826	-
Heating	77,389	98,551	105,000	71,274	107,625
Contracted Services	14,476	10,844	10,000	4,463	6,000
Supplies Operating	6,872	8,148	6,000	4,602	6,000
Equip Fuel	660	530	250	-	-
Total Rec Centre Expenses	596,855	595,975	645,050	625,333	682,020
Waterfront Building Revenues					
Fitness Passes	42,279	62,230	50,150	60,535	62,232
Total Revenues - Waterfront Building	42,279	62,230	50,150	60,535	62,232
Waterfront Building Expenses					
Wages - Waterfront	9,727	9,423	9,500	5,531	9,738
Benefits - Waterfront	7,589	713	1,425	733	1,461
Building R & M	6,995	8,500	10,000	4,397	7,000
Equipment R & M	2,224	652	5,000	161	5,125
Electrical	5,670	7,468	7,500	6,002	6,500
Heating	11,788	6,760	7,500	3,770	7,688
Supplies Operating	1,502	2,399	3,000	3,088	2,400
Total Waterfront Building Expenses	45,495	35,915	43,925	23,682	39,911
Pool Revenue					
Public Swim	9,790	13,053	14,901	20,880	16,000
Swimming Lessons	200	4,917	5,237	4,698	5,368
Rentals	97	-	250	370	256
Total Pool Revenues	10,087	17,970	20,388	25,948	21,624
Pool Expenses					
Wages - Pool	102,069	109,740	100,000	118,588	102,500
Benefits - Pool	17,409	11,120	15,000	12,221	15,375
Membership/Conference	250	120	200	-	205
Training	2,243	5,996	6,000	5,059	6,150
Travel - Accommodation and Meals	358	1,019	1,250	2,381	1,281
Travel - Transportation	437	582	750	-	769
Building Repairs and Maintenance	19,601	35,112	32,500	20,627	25,000
Electrical	11,686	20,497	17,500	17,796	17,938
Heating	21,676	42,219	42,500	47,312	46,500
Supplies - Operational	6,210	2,570	4,000	3,046	3,588
Swim Club Expenditures	377	208	500	505	513
Supplies - Lesson Material	-	329	500	457	513
Chemicals	2,311	4,384	4,500	1,320	5,000
Total Pool Expenses	184,627	233,896	225,200	229,312	225,330

Appendix "A"
2024 Annual Operating Budget

Recreation	2021 Actual	2022 Actual	2023 Budget	2023 YTD	2024 Budget
Green Space Revenue					
Rentals - Minto	3,319	8,333	8,500	2,423	3,000
Farmers Market Lease	-	1,000	1,000	-	1,000
Commemorative Parks Donations	350	-	4,500	1,200	3,000
Misc Grant			20,000	4,342	5,000
Rentals - Parks & Greenspaces	2,456	3,062	3,261	642	3,000
Miscellaneous Revenue	2,158	8,335	2,500	2,040	2,040
Total Green Space Revenue	6,125	20,730	39,761	10,647	17,040
Green Space expenses					
Wages	102,582	117,768	120,000	95,672	123,000
Benefits	10,095	11,675	18,000	9,175	18,450
Training	-	-	2,000	1,200	2,050
Non Capital Equipment	6,739	9,774	10,000	7,062	8,000
Repairs & Maintenance - Minto	6,489	1,491	below	below	
Repairs & Maintenance - Other	1,082	4,980	below	below	
Commemorative Parks Program	271	6,122	6,000	145	2,000
Equipment Repairs & Maintenance	1,753	1,303	2,000	935	2,050
Electric - Minto	6,031	6,334	7,500	5,579	6,000
Electric - Other	3,656	-	3,500	5,501	3,588
Contracted Services	30,231	47,688	35,000	28,893	35,000
Parks & Greenspace Maintenance	17,257	18,364	20,000	35,500	23,000
Trail Maintenance - Green Space	2,073	121			
Land Lease	300	400	500	399	500
Golf Course - Operating Lease	45,000	45,000	45,000	49,000	65,000
DC Minor Soccer Lease	6,851	6,960	7,000	5,454	7,000
Community Garden	9,288	8,511	15,000	14,490	12,500
Total Green Spaces Expenses	249,698	286,491	291,500	259,005	308,138
Net Green Spaces	(243,574)	(265,761)	(251,739)	(248,358)	(291,098)
TOTAL RECREATION REVENUES:	257,348	266,184	299,734	283,331	305,140
TOTAL RECREATION EXPENSES:	1,597,536	1,650,802	1,750,212	1,787,080	1,817,776
NET RECREATION EXPENSES	(1,340,188)	(1,384,618)	(1,450,478)	(1,503,749)	(1,512,636)
DEPARTMENTAL WAGES AND BENEFITS	838,522	827,737	841,225	903,619	862,256

Appendix "A"
2024 Annual Operating Budget

	2021	2022	2023	2024
Cable Television:	Actual	Actual	Budget	Budget
Revenues				
Analog Basic	143,020	161,566	188,429	156,000
Digital Basic	56,356	44,644	48,941	33,845
Packages	13,431	13,573	15,304	7,537
New Installations/Reconnects	2,288	2,080	2,345	1,000
Fibre Optic Rental	4,440	4,070	4,589	4,704
Estimated loss of customer base			(2,500)	(2,500)
Total Revenues	221,460	225,933	257,108	200,586
Expenses				
Wages	27,024	26,590	27,000	27,675
Benefits	3,858	4,054	4,050	4,151
Advertising/Analog Channel Guide	6,920	9,591	2,358	-
Supplies - Office	1,586	811	2,500	2,500
Non-capital Equipment/Office Furniture	-	-	2,000	2,000
Tower/Equipment Repairs and Mtnce.	2,276	7,565	7,000	5,000
Electrical	12,776	11,711	13,000	13,325
Telephone and Fax	2,083	2,270	2,200	2,255
Contracted Services	37,120	37,760	40,000	54,000
Supplies - Operating		1,314	2,000	2,050
Cable Pole Rental/Site Lease	34,953	36,720	35,000	35,000
Television Stations	92,550	116,730	120,000	93,367
Total Expenses	221,146	255,116	257,108	241,323
Net Cable	314	(29,183)	(0)	(40,738)
				1
1. To be funded from the Contingency Reserve				
Note: On the adoption of a transition plan, a budget amendment will be required.				
DEPARTMENTAL WAGES AND BENEFITS	30,882	30,644	31,050	31,826

Appendix "B"

2024-2026 Capital Expenditure Program

Capital Budget	2024											2025		2026
	Source of Funds													
	Facilities Reserve	Equipment Reserve	Water/ Sewer Reserve	Waste Reserve	Roads	Land Dev.	Unexpended 2023 approved budget	CCBF (formerly Gas Tax)	Grants (dependent on funding source)	YG TPA				
PW Van (2016)	-	-	-	-	-	-	-	-	-	-	-	-	50,000	
Bylaw Vehicle	-	-	-	-	-	-	-	-	-	-	-	-	60,000	
Recreation Ford F150	-	-	-	-	-	-	-	-	-	-	-	40,000	-	
	-	-	-	-	-	-	-	-	-	-	-	40,000	110,000	
Public Works														
Baler	300,000	-	-	-	-	-	-	300,000	-	-	-	-	-	
PW Truck	45,000	-	-	45,000	-	-	-	-	-	-	-	-	-	
Weigh Scales (COF)	400,000	-	-	-	-	-	-	-	400,000	-	-	-	-	
Household Collection Bins	150,511	-	-	-	-	-	-	150,511	-	-	-	-	-	
Metal removal (landfill)	200,000	-	-	-	-	-	-	200,000	-	-	-	-	-	
Hydrological Assessment	50,000	-	-	-	-	-	-	50,000	-	-	-	-	-	
In-Town Backhoe (Caterpillar)	-	-	-	-	-	-	-	-	-	-	-	-	175,000	
Street Signs	15,000	-	-	-	15,000	-	-	-	-	-	-	-	-	
Solid Waste Management	-	-	-	-	-	-	-	-	-	-	-	-	40,000	
Foodcycle Pilot Project	35,000	-	-	-	35,000	-	-	-	-	-	-	-	-	
	1,195,511	-	-	-	80,000	15,000	-	700,511	-	400,000	-	40,000	175,000	
Water and Wastewater														
Lift Station Upgrade	15,000	-	-	15,000	-	-	-	-	-	-	-	-	-	
Phase 2 - Reservoir Construction (COF)	4,000,000	-	-	-	-	-	-	-	4,000,000	-	-	-	-	
North End Service Construction	2,808,426	-	-	-	-	-	-	-	2,808,426	-	-	-	-	
Factor Truck	-	-	-	-	-	-	-	-	-	-	-	-	150,000	
In House Upgrades to Water/Sewer/Drainage	200,000	-	-	200,000	-	-	-	-	-	-	-	-	-	
5th Ave Sewer Replacement Craig St to Harper St	-	-	-	-	-	-	-	-	-	-	-	-	2,825,000	
	7,023,426	-	-	215,000	-	-	-	-	6,808,426	-	-	2,825,000	150,000	
Administration														
Council Chamber AV System	-	-	-	-	-	-	-	-	-	-	-	-	-	
Phone System	40,000	-	40,000	-	-	-	-	-	-	-	-	-	-	
Propane City Hall	660,000	140,000	30,000	-	-	-	-	-	490,000	-	-	-	-	
CBC Restoration Design Phase 2	96,534	-	-	-	-	-	-	96,534	-	-	-	-	-	
CBC Restoration Phase 2	1,120,000	-	-	-	-	-	-	1,120,000	-	-	-	-	-	
Cable Equipment	8,000	-	8,000	-	-	-	-	-	-	-	-	-	-	
	1,924,534	140,000	78,000	-	-	-	-	1,216,534	490,000	-	-	-	-	
Recreation														
Riding Mower	16,500	-	16,500	-	-	-	-	-	-	-	-	-	-	
Waterfront Interpretive Panels	-	-	-	-	-	-	-	-	-	-	-	-	15,000	
Bike Racks	11,000	-	11,000	-	-	-	-	-	-	-	-	-	-	
Precor Treadmill	10,000	-	10,000	-	-	-	-	-	-	-	-	-	-	
Precor Recumbent Bike	5,000	-	5,000	-	-	-	-	-	-	-	-	-	-	
NRC Planning	10,000	10,000	-	-	-	-	-	-	-	-	-	-	-	
NRC Planning	-	-	-	-	-	-	-	-	-	-	-	-	100,000	
Pool Extended Season Feasibility Study	40,000	-	-	-	-	-	-	40,000	-	-	-	-	-	
Rec Centre - Structural Upgrades	250,000	-	-	-	-	-	-	250,000	-	-	-	-	-	
Minto - Field Upgrades / storage shed	100,000	-	-	-	-	-	-	-	100,000	-	-	-	-	
Waterfront Building - Exterior Painting	15,000	-	-	-	-	-	15,000	-	-	-	-	-	-	
Crocus Bluff - Storage Shed renovations	15,000	-	-	-	-	-	15,000	-	-	-	-	-	-	
Trail - 9th ave extension/improvement	40,000	-	-	-	-	-	25,000	-	-	15,000	-	-	-	
trail - bike exits Nankak Zhu to Judge St / Crocus	60,000	-	-	-	-	-	-	60,000	-	-	-	-	-	
Trail Map Signage	12,500	-	-	-	-	-	-	-	12,500	-	-	-	-	
Trail - Uptrack to top of Dome	75,000	-	-	-	-	-	-	75,000	-	-	-	-	-	
	660,000	10,000	42,500	-	-	-	55,000	385,000	152,500	15,000	-	15,000	100,000	
Planning														
E-Permit System (COF)	20,000	-	-	-	-	-	-	-	20,000	-	-	-	-	
GIS system (COF)	75,000	-	-	-	-	-	-	-	75,000	-	-	-	-	
Surveying "parts" and "roads" (COF)	500,000	-	-	-	-	-	-	-	500,000	-	-	-	-	
Surveying "parts" and "roads" (COF)	-	-	-	-	-	-	-	-	-	-	-	-	500,000	
OCP Review	160,000	-	-	-	-	80,000	-	-	80,000	-	-	-	-	
	755,000	-	-	-	-	80,000	-	-	675,000	-	-	-	500,000	
Fire / Emergency Services														
Rescue Trailer	-	-	-	-	-	-	-	-	-	-	-	-	9,000	
Fire Engine	-	-	-	-	-	-	-	-	-	-	-	-	450,000	
Ladder Truck Upgrades	25,000	-	25,000	-	-	-	-	-	-	-	-	-	-	
Generator for EOC	65,000	-	-	-	-	-	-	65,000	-	-	-	-	-	
Upgrades to Training Facility	50,000	-	-	-	-	-	-	50,000	-	-	-	-	-	
Space Needs assessment PW & Fire)	40,000	-	-	-	-	-	-	40,000	-	-	-	-	-	
Drone Equipment & Training	50,000	-	50,000	-	-	-	-	-	-	-	-	-	-	
Jordair Air Compressor	75,000	-	75,000	-	-	-	-	-	-	-	-	-	-	
SCBA Gear	50,000	-	50,000	-	-	-	-	-	-	-	-	-	-	
FM Emergency Radios	20,000	-	20,000	-	-	-	-	-	-	-	-	-	-	
	375,000	-	220,000	-	-	-	-	155,000	-	-	-	-	459,000	
Minor Equipment Plan														
Communications														
Council Computers	-	-	-	-	-	-	-	-	-	-	-	-	15,000	
Server System														
General Server	-	-	-	-	-	-	-	-	-	-	-	-	25,000	
Backup Server	-	-	-	-	-	-	-	-	-	-	-	-	25,000	
Other required Hardware	-	-	-	-	-	-	-	-	-	-	-	-	10,000	
Workstations and Computers														
PS Equipment (electronic)	-	-	-	-	-	-	-	-	-	-	-	-	7,000	
Fire - Other Equipment														
Positive Pressure Fans	-	-	-	-	-	-	-	-	-	-	-	-	8,000	
Confined Space Equipment	10,000	-	10,000	-	-	-	-	-	-	-	-	-	-	
Helmets	10,000	-	10,000	-	-	-	-	-	-	-	-	-	-	
PW Equipment														
Electrofusion Machine	-	-	-	-	-	-	-	-	-	-	-	-	6,000	
Recreation														
Precor AMT	8,000	-	8,000	-	-	-	-	-	-	-	-	-	-	
Rowing Machine	-	-	-	-	-	-	-	-	-	-	-	-	5,000	
Precor Bike	-	-	-	-	-	-	-	-	-	-	-	-	5,000	
Spin Bike	-	-	-	-	-	-	-	-	-	-	-	-	3,000	
Picnic Tables	10,000	-	10,000	-	-	-	-	-	-	-	-	-	-	
Benches	5,000	-	-	-	-	-	-	-	5,000	-	-	-	-	
Benches	-	-	-	-	-	-	-	-	-	-	-	-	5,000	
	43,000	-	38,000	-	-	-	-	-	5,000	-	-	21,000	93,000	
total	11,976,471	150,000	378,500	215,000	80,000	15,000	80,000	55,000	2,457,045	1,322,500	7,223,426	3,400,000	1,128,000	



THE CITY OF DAWSON

2024 Tax Levy Bylaw

Bylaw No. 2024-02

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

WHEREAS section 55(2) of the *Assessment and Taxation Act* requires that each municipality shall levy taxes upon all taxable real property within its jurisdiction; and

WHEREAS section 55(3) of the *Assessment and Taxation Act* provides for the establishment of different classes of real property, and varied tax rates according to the class of real property to be taxed; now

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

PART I - INTERPRETATION

1.00 Short Title

1.01 This bylaw may be cited as the **2024 Tax Levy Bylaw**.

2.00 Purpose

The purpose of this bylaw is to levy taxes for the year 2024.

3.00 Definitions

3.01 In this Bylaw:

- (a) Unless expressly provided for elsewhere within this bylaw the provisions of the Interpretations Act (RSY 2002, c. 125) shall apply;
- (b) “city” means the City of Dawson;
- (c) “council” means the council of the City of Dawson;
- (d) “residential” means all property used primarily for residential purposes and designated one of the following assessment codes on the “City of Dawson Assessment Roll”: REC, RMH, RS1, RS2, RSC, or RSM.
- (e) “non-Residential” means all property used primarily for commercial, industrial and public purposes and designated one of the following assessment codes on the “City of Dawson Assessment Roll”: CG, CMC, CMH, CML, CMS, INS, MHI, MSI, NOZ, OSP, PI, PLM, PRC, or QRY.



THE CITY OF DAWSON

2024 Tax Levy Bylaw

Bylaw No. 2024-02

- (f) “vacant residential” means all property classified as “Vacant” as defined in section 2.01 (g)(a) of the Taxation of Vacant Lands Policy (2022-02).

PART II – APPLICATION

4.00 Tax Rates Established

4.01 A general tax for the year 2024 shall be levied upon all taxable real property in the City of Dawson classified “non-residential” at the rate of 1.92 percent.

4.02 A general tax for the year 2024 shall be levied upon all taxable real property in the City of Dawson classified “residential” at the rate 1.61 percent.

5.00 Minimum Tax

5.01 The minimum tax for the year 2024 on any real property classified “residential” shall be eight hundred and eighty dollars (\$880.00) (2023 - \$840) except for real property with a legal address in West Dawson where the minimum tax shall be three hundred and seventy dollars (\$370.00).

5.02 The minimum tax for the year 2024 on any real property classified “non-residential” shall be one thousand two hundred and fifteen dollars (\$1,215.00).

6.00 Minimum Vacant Residential Land Tax

6.01 The minimum tax for the year 2024 on any real property classified as “vacant residential” shall be one thousand seven hundred dollars (\$1,700.00).

PART III – FORCE AND EFFECT

7.00 Severability

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



THE CITY OF DAWSON

2024 Tax Levy Bylaw

Bylaw No. 2024-02

8.00 Bylaw Repealed

8.01 Bylaw 2023-02, and amendments thereto, are hereby repealed.

8.02 All previous year's tax levies as presented in property tax notices from the City of Dawson shall continue to apply.

9.00 Enactment

9.01 This bylaw shall be deemed to have been in full force and effect on January 1, 2024.

10.00 Bylaw Readings

Readings	Date of Reading
FIRST	January 16, 2024
SECOND	February 27, 2024
THIRD and FINAL	

William Kendrick, Mayor

Presiding Officer

David Henderson, CAO

Chief Administrative Officer



THE CITY OF DAWSON

Fees and Charges 2024 Amendment Bylaw

Bylaw No. 2024-03

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

WHEREAS

- (a) bylaw #13-05 establishes fees for certain services, and
- (b) council for the City of Dawson approved bylaw #13-05 being the *Fees and Charges Bylaw*, and
- (c) the City of Dawson is desirous of amending bylaw #13-05, now

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

PART I - INTERPRETATION

1.00 Short Title

1.01 This bylaw may be cited as the *Fees and Charges 2024 Amendment Bylaw*.

2.00 Purpose

2.01 The purpose of this bylaw is to amend bylaw #13-05 being the *Fees and Charges Bylaw*.

3.00 Definitions

3.01 In this Bylaw:

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



THE CITY OF DAWSON

Fees and Charges 2024 Amendment Bylaw

Bylaw No. 2024-03

PART II – APPLICATION

4.00 Amendment

Appendix “A” of bylaw #13-05 is hereby repealed and replaced with the attached Appendix “A”.

PART III – FORCE AND EFFECT

5.00 Severability

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

6.00 Bylaw Repealed

6.01 Bylaw #2023-03 is hereby repealed.

7.00 Enactment

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

8.00 Bylaw Readings

Readings	Date of Reading
FIRST	January 16, 2024
SECOND	February 27, 2024
THIRD and FINAL	

William Kendrick, Mayor

Presiding Officer

David Henderson, CAO

Chief Administrative Officer



THE CITY OF DAWSON

Fees and Charges 2024 Amendment Bylaw

Bylaw No. 2024-03

PART IV – APPENDIX

Appendix A – Fees and Charges

Appendix A - 2024 Fees and Charges for Bylaw 2024-03
All rates are subject to GST when applicable

FEES AND CHARGES		2022	2023	2024	
Administration	Fee Description	Fee	Fee	Fee	Unit
	Certified Bylaw	25.00	25.00	30.00	per bylaw
	NSF Cheque Service Charge	40.00	40.00	50.00	each
	Stop Payment Fee	35.00	35.00	40.00	each
	Processing Fee (tax Liens, land registrations)	50.00	50.00	55.00	each
	Document Search		50.00	55.00	each
	Tax Certificate	50.00	50.00	55.00	per property
	Administration of Non-Municipal program	5.00%	5.00%	6.50%	value of program
Animal Control	Fee Description	Fee	Fee	Fee	Unit
	License Fee, Annual - Dangerous animal	250.00	250.00	255.00	per year
	License Fee, Annual - Unspayed/Un-neutered Dog	75.00	75.00	80.00	per year
	License Fee, Lifetime - Spayed or Neutered Dog	40.00	40.00	45.00	per dog
	Feed and Care While Impounded	25.00	25.00	30.00	per animal, per day
	Impound - First Occurrence	25.00	25.00	30.00	per animal
	Impound - Second Occurrence	75.00	75.00	80.00	per animal
	Impound - Third Occurrence	125.00	125.00	130.00	per animal
	Impound - Fourth Occurrence	300.00	300.00	310.00	per animal
	Impound - Fifth and Subsequent Occurrences	500.00	500.00	515.00	per animal
	Replacement Tag	15.00	15.00	15.00	per unit
	Special Needs Dog	No Fee	No Fee	No Fee	
Business Licen	Fee Description	Fee	Fee	Fee	Unit
	Local - Initial Business License Fee	125.00	125.00	130.00	per year
	Local - Additional Business License for same location	60.00	60.00	130.00	per year
	Regional - Business License Fee	210.00	210.00	225.00	per year
	Non-Local - Business License Fee	600.00	600.00	615.00	per year
Cable System	Fee Description	Fee	Fee	Fee	Unit
	Analog Service - Residential Regular Rate	48.00	56.16	62.00	per month
	Analog Service - Residential Senior Rate	44.00	52.65	58.00	per month
	Analog Service - Single Unit Commercial Rate	48.00	56.16	62.00	per month
	Analog Service - Multi Unit Commercial / Institution:				
	Base Rate, plus	150.00	175.50	195.00	per month, plus room/site rate
	Room/Site Rate from May 1st to September 30th Inclusive	20.00	23.40	26.00	per room per month
	Room/Site Rate from October 1st to April 30th Inclusive	10.00	11.70	15.00	per room per month
	Digital Service - Residential Regular Rate	80.00	93.60	105.00	per month
	Digital Service - Residential Senior Rate	68.00	83.07	95.00	per month
	Digital Service - Programming Fee for Additional Digital Receiver	8.00	9.36	10.50	per month
	Digital Additional Programming:				
	Digital Specialty Packages #10 Educational, #5 Business & Info, #8 Variety & Special Int, #7 Lifestyle, #4 Primetime, #12 Family & Kids	6.00	7.02	8.00	per package per month
	Digital Specialty Package #6 - Premium Movies	22.00	25.74	29.00	per package per month
	Digital Specialty Package - Entertainment HD	9.00	10.53	12.00	per package per month
	Digital Sports HD	8.00	9.36	11.00	per package per month
	Digital Sportnet World HD	35.00	40.95	45.00	per package per month
	Digital Network HD	10.00	11.70	13.00	per package per month
	Digital Hollywood Suites HD	10.00	11.70	12.00	per package per month
	Commercial Sportsnet (distribution in Lounges/Bars/Restaruant	75.00	87.75	97.00	Seating capacity 51-100, per month
	Commercial Sportsnet (distribution in Lounges/Bars/Restaruant	85.00	99.45	110.00	Seating capacity 101-150, per month
	High Definition Additional Programming:				
	Connection for new service:				
	Administration/Connection Fee (Connection already exists)	75.00	87.75	100.00	per connection
	Connection prior to the 15th of the month	1 month Levy	1 month Levy	2 month Levy	
	Connection after 15th of the month	50% of Monthly Levy	50% of Monthly Levy	50% of Monthly Levy	
		Cost+15%	Cost+15%	Cost+15%	
	Service Charge - New Installation				per installation
	Service Charge - Late Penalty & Disconnection	10% of outstanding	10% of outstanding	10% of outstanding	per month
	Service Charge - Re-connection for Arrears	\$100.00 + one month	\$100.00 + one month	\$100.00 + one month	per re-connection
	Service Charge - Transfer (Name change only, same location)	25.00	29.25	30.00	per transfer
	Fibre Optic Rental	350.00	409.50	450.00	per month per 1 pair of fibre
	Additional Fibre Optic Rental	75.00	87.75	100.00	fibre
Camping Bylaw	Fee Description	Fee	Fee	Fee	Unit
	Fee to remove a tent	75.00	75.00	80.00	per tent
	Storage fee for tent	10.00	10.00	15.00	per tent per day
Cemetery	Fee Description	Fee	Fee	Fee	Unit
	Disinterment or Reinterment of any Cadaver	actual costs	actual costs	actual costs	each
	Interment of a Cadaver - Normal Business Hours	625.00	625.00	650.00	each
	Interment of a Cadaver - Outside Normal Business Hours	actual costs	actual costs	actual costs	each
	Interment of Ashes - Normal Business Hours	425.00	425.00	450.00	each
	Interment of Ashes - Outside Normal Business Hours	\$210 plus costs	\$210 plus costs	\$250 plus costs	each
	Plot and Perpetual Care - Ashes	500.00	500.00	525.00	each
	Plot and Perpetual Care - Cadaver	750.00	750.00	800.00	each

Appendix A - 2024 Fees and Charges for Bylaw 2024-03
All rates are subject to GST when applicable

FEES AND CHARGES		2022	2023	2024	
Development & Planning	Fee Description	Fee	Fee	Fee	Unit
	General				
	Appeal to Council - non-residential related		120.00	250.00	per application
	Appeal to Council - residential related			100.00	per application
	Cash in Lieu of on-site parking	3,100.00	3,300.00		per space
	Cash in Lieu of on-site parking (C1 and P2 Zones)	3,100.00	3,300.00	4,500.00	
	Cash in Lieu of on-site parking (R1,R2,R3,C2,M1,P1,A1,FP zone)	3,100.00	3,300.00	3,400.00	
	Extension of Approval (excluding subdivision applications)	105.00	120.00	100.00	per application
	Development Permit Search			50.00	per lot
	Advertising - Required Advertising associated with any application	80.00	85.00	90.00	signage replacement fee
	Development Permits				
	New Build (single detached or duplex)	155.00	165.00	175.00	per application
	New Build (single detached or duplex + secondary/garden suite)			200.00	
	New Build (secondary/garden suite)			100.00	
	New Build (Multi-unit residential, apartment, townhouse)	260+.25 / sq ft dev	275+.3/sq ft dev		area
	New Build (Commercial, institutional, industrial, lodging facility)	260+.25 / sq ft dev	275+.3/sq ft dev		area
	New Build (non-dwelling accessory structure)			75.00	
	Major Alteration (addition to the building, structural or exterior cha	105.00	120.00	100.00	
	Minor Alteration (fence, solar panel/culvert/pole installation)	25.00	30.00	50.00	
	Sign Application	25.00	30.00	50.00	
	Temporary (less than 7 days)	25.00	30.00	50.00	
	Temporary (more than 7 days)	105.00	120.00	150.00	
	Amendment to Approved Development Permits			50.00	
	Change of Use (Without new zoning requirement)			50.00	
	Conditional Use			250.00	
	Amendments and Variance				
	OCP Amendment application	1,030.00	1,100.00	1,200.00	per application
	Zoning Amendment Application Fee	410.00	450.00	600.00	per application
	Combined OCP and Zoning Bylaw Amendment			1,500.00	
	Variance Application	105.00	120.00	250.00	per application
	Subdivision				
	Subdivision	105.00	120.00	125.00	per lot created- Max. \$1,000
	Consolidation	105.00	120.00	125.00	per lot consolidated - Max \$1,000
	Extension of Approval (subdivision apps only)	105.00	120.00	125.00	
	Boundary Adjustment	105.00	120.00	125.00	Per lots adjusted - Max \$1,000
	Land application			450.00	
	Move and Demolition				
	Move Application			250.00	per application
				350+Redevelopment Security Dep 1/sq ft of lot)	
	Demolition (structures on Yukon Historic Sites Inventory)	210.00	225.00		per application
				200+Redevelopment Security Dep 1/sq ft of lot)	
	Demolition (structures NOT on Yukon Historic Sites Inventory)				per application
	Traffic Control	Fee	Fee	Fee	Unit
	Erection of Barriers for Public Utility	350.00	350.00	360.00	occasion
	Road Closure - Daily Fee	50.00	50.00	55.00	For each day over three days
	Temporary Road Closure Application Fee	75.00	75.00	85.00	occasion
	Permanent Road Closure Application	210.00	225.00	240.00	per application
	Fire Protection	Fee	Fee	Fee	Unit
	Inspection Service: Third Party Requests for Business Premises	75.00	75.00	80.00	per hour
	Inspection Service: File Search	75.00	75.00	80.00	per hour
	Inspection Service: Request for on-site inspection	75.00	75.00	80.00	per hour
	Inspection Service: Non-routine inspection	75.00	75.00	80.00	per hour
	Burning Permit Application	-	-		per application
	False Alarm Responses:				
	1-2 responses per calendar year				
	3-5 responses per calendar year	250.00	250.00	260.00	per response
	greater than five responses per calendar year	500.00	500.00	515.00	per response
	Emergency Response				
	Base Rate, plus	500.00	500.00	520.00	per hour, per unit
	Disposable materials	Markup	Markup	Costs + 21.5% Markup	
	Contracted Services	\$500 + actual costs	\$500 + actual costs	\$520 + actual costs	
	Confined Space Rescue Stand-by	500.00	500.00	520.00	per request
	Confined Space Rescue Response	\$500 + actual costs	\$500 + actual costs	\$520 + actual costs	per response
	Public Works	Fee	Fee	Fee	Unit
	Equipment Rental including operator:				
	Backhoe	150.00	159.75	165.00	per hour (one hour min.)
	Dump Truck	150.00	159.75	165.00	per hour (one hour min.)

Appendix A - 2024 Fees and Charges for Bylaw 2024-03
All rates are subject to GST when applicable

FEES AND CHARGES		2022	2023	2024	
	Labour:				-
	Service Call / double time	150.00	159.75	165.00	per employee per hour (min 4 hrs)
	Service Call / time and half	120.00	128.00	131.00	per employee per hour (min 4 hrs)
	Service Call / normal business hours	80.00	85.00	90.00	per employee per hour (min 1 hr)
	Other:				-
	External contractor and material mark-up	21.5%	21.5%	21.5%	
	Municipal Dock Rental	105.00	112.00	115.00	per foot per season
and Parks	Fee Description	Fee	Fee	Fee	Unit
	Recreation Centre				
	Arena Ice Rental - Adult	120.00	130.00	132.50	hour
	Arena Ice Rental - Youth	60.00	65.00	67.50	hour
	Arena Ice Rental - Tournament*	1,500.00	1,600.00	1,650.00	per tournament
	Arena Ice Rental Tournament - Daily	new 700.00	700.00	725.00	daily
	Arena Ice Rental - Tournament additional hours*	50.00	55.00	57.50	hour
	Change fee	100.00	110.00	115.00	
	Locker Rental Fee	50.00	60.00	62.50	per season
	Arena Dry Floor	550.00	600.00	615.00	per day or part thereof
	Arena Dry Floor - Non-profit	400.00	450.00	460.00	per day or part thereof
	Arena Kitchen	175.00	190.00	190.00	per day or part thereof
	Arena Kitchen - Non-profit	110.00	120.00	125.00	per day or part thereof
	Arena Concession Area	45.00	50.00	52.50	per day or part thereof
	Arena - Child Day Pass (3-12 years)	4.00	4.50	4.50	day
	Arena - Child 10 Punch Pass (3-12 years)	34.00	37.50	37.50	10 times
	Arena - Child Season Pass (3-12 years)	150.00	160.00	160.00	season
	Arena - Youth/Senior Day Pass (13-18 years; 60+)	5.50	5.50	5.50	day
	Arena - Youth/Senior 10 Punch Pass (13-18 years; 60+)	42.00	45.00	45.00	10 times
	Arena - Youth/Senior Season Pass (13-18 years; 60+)	185.00	200.00	200.00	season
	Arena - Adult Day Pass (19-59 years)	6.00	6.50	6.50	day
	Arena - Adult 10 Punch Pass (19-59 years)	48.00	52.50	52.50	10 times
	Arena - Adult Season Pass (19-59 years)	210.00	225.00	225.00	season
	Arena - Family Day Pass (related & living in one household)	13.00	14.00	14.00	day
	Arena - Family 10 Punch Pass (related & living in one household)	108.00	115.00	115.00	10 times
	Arena - Family Season Pass (related & living in one household)	470.00	500.00	510.00	season
	Skate Sharpening	new 5.00	5.00	6.00	
	Skate Sharpening - 10 Punch Pass	new 40.00	40.00	45.00	
	Parks & Greenspace				
	Minto or Crocus - Ball Diamond	120.00	130.00	132.50	per day or part thereof
	Minto or Crocus - Ball Diamond*	850.00	910.00	925.00	season
	Crocus - Day Camp	1,200.00	1,300.00	1,325.00	season
	Crocus - Concession	110.00	120.00	122.50	per day or part thereof
	Minto - Concession - Entire Building	150.00	160.00	165.00	per day or part thereof
	Minto - Kitchen or Program Room	75.00	80.00	82.00	per day or part thereof
	Minto - Program Room - program	15.00	16.00	16.50	hour
	Minto - Program Room - private event	40.00	45.00	46.00	first hour
	Minto - Program Room - private event	15.00	16.00	16.50	each additional hour
	Parks or Greenspace*	52.00	56.00	57.00	per day or part thereof
	Gazebo*	52.00	56.00	57.00	per day or part thereof
	Picnic Shelter*	52.00	56.00	57.00	per day or part thereof
	Community Garden Plot	30.00	40.00	42.50	season
	Dawson City Swimming Pool				
	Swimming Pool Rental* - under 25 swimmers	120.00	130.00	135.00	hour
	Swimming Pool Rental* - additional fee for 25+ swimmers	32.00	35.00	40.00	hour
	Swimming Pool - Child Day Pass (3-12 years)	4.50	4.50	4.50	day
	Swimming Pool - Child 10 Punch Pass (3-12 years)	34.00	37.50	37.50	10 times
	Swimming Pool - Child Season Pass (3-12 years)	140.00	160.00	160.00	season
	Swimming Pool - Youth/Senior Day Pass (13-18 years; 60+)	5.00	5.50	5.50	day
	Swimming Pool - Youth/Senior 10 Punch Pass (13-18 years; 60+)	40.00	45.00	45.00	10 times
	Swimming Pool - Youth/Senior Season Pass (13-18 years; 60+)	180.00	200.00	200.00	season
	Swimming Pool - Adult Day Pass (19-59 years)	6.00	6.50	6.50	day
	Swimming Pool - Adult 10 Punch Pass (19-59 years)	48.00	52.50	52.50	10 times
	Swimming Pool - Adult Season Pass (19-59 years)	210.00	225.00	225.00	season
	Swimming Pool - Family Day Pass (related & living in one household)	13.00	14.00	14.00	day
	Swimming Pool - Family 10 Punch Pass (related & living in one household)	108.00	115.00	115.00	10 times
	Swimming Pool - Family Season Pass (related & living in one household)	470.00	500.00	510.00	season
	Equipment Rental	Fee	Fee	Fee	
	Cross Country Ski , Snowshoe, or Kicksled Package*		10.00	10.00	per day
	Cross Country Ski , Snowshoe, or Kicksled Package*		20.00	20.00	3 days
	Cross Country Ski , Snowshoe, or Kicksled Package*		40.00	42.00	7 days
	Cross Country Ski , Snowshoe, or Kicksled Package - Child (3-12)		5.00	5.00	per day
	Cross Country Ski , Snowshoe, or Kicksled Package - Child (3-12)		10.00	10.00	3 days
	Cross Country Ski , Snowshoe, or Kicksled Package - Child (3-12)		20.00	22.00	7 days
	Coffee Urns	10.50	11.00	11.25	per day or part thereof
	Picnic Table	12.00	13.00	13.25	per day or part thereof
	Fitness Centre				
	Fitness Centre	7.00	8.00	8.00	day
	Fitness Centre	35.00	37.50	38.25	month
	Fitness Centre	88.00	95.00	97.00	3 months
	Fitness Centre	165.00	175.00	178.50	6 months
	Fitness Centre	319.00	340.00	347.00	year

Appendix A - 2024 Fees and Charges for Bylaw 2024-03
All rates are subject to GST when applicable

FEES AND CHARGES		2022	2023	2024	
Deposits					
	Damage Deposit - Facility	350.00	350.00	350.00	fully refundable if conditions met
	Damage Deposit - Parks or Greenspace	100.00	100.00	100.00	fully refundable if conditions met
	Deposit - Key	40.00	40.00	40.00	fully refundable if conditions met
	Program Cancellation	10.00	10.00	10.25	
Vehicle for Hire					
	Fee Description	Fee	Fee	Fee	
	Vehicle for Hire License or Renewal	100.00	100.00	105.00	per application
	Vehicle for Hire Operator's permit	30.00	30.00	35.00	per application
Waste Management					
	Fee Description	Fee	Fee	Fee	Unit
	Waste Management Fee - Commercial Space	300.00	319.50	330.00	year
	Waste Management Fee - Institutional Residential	300.00	319.50	327.00	year
	Waste Management Fee - Non-vacant Institutional Space	300.00	319.50	327.00	year
	Waste Management Fee - Residential Unit (including B&B)	195.00	208.00	213.00	year
	Waste Management Fee - Mobile Refreshment Stands	20.80	22.00	23.00	week or portion thereof
	Waste Management Fee - Mobile Refreshment Stands	50.70	54.00	55.00	month
	Waste Management Fee - Mobile Refreshment Stands	152.10	162.00	166.00	season
	Waste Management Fee - Vacant Institutional Commercial Lot	150.00	319.50	327.00	year
	Waste Management Fee - Vacant Institutional Residential Lot	150.00	319.50	327.00	year
	Waste Management Fee - Vacant Non-Institutional Commercial Lot	120.00	319.50	327.00	year
	Waste Management Fee - Vacant Non-Institutional Residential Lot	120.00	208.00	213.00	year
Tipping Fees					
	under review - will apply to all drop offs	Fee	Fee	Fee	
	White metals (non-refrigerant)	new	new	17.00	
	White metals (refrigerant)	new	new	50.00	
	Commercial by volume				
	Pickup partial	new	new	5.00	
	Pickup full	new	new	10.00	
	Dumptruck	new	new	35.00	
	Other (measured)	new	new	2.50	per cubic meter
	E-Waste	new	new	5.00	per piece
	Metals				
	Half pickup load	new	new	75.00	
	Full pickup load	new	new	150.00	
	Dumptruck	new	new	600.00	
	Other (measured)	new	new	35.00	per cubic meter
	Standard vehicle	new	new	250.00	
Water Delivery					
	Fee Description	Fee	Fee	Fee	Unit
	One delivery every two weeks	1,166.88	1,248.00	1,279.00	per year
	One delivery every two weeks - senior	700.13	892.80	1,085.00	per year - paid monthly
	One delivery per week	2,333.76	2,496.00	2,558.00	per year
	One delivery per week - senior	1,400.26	1,785.60	2,170.00	per year - paid monthly
Water Services					
	Fee Description	Fee	Fee	Fee	Unit
	Private owned/occupied Residential/ Trondek Hwechin residential	635.59	677.00	694.00	per year - paid quarterly
	Privately owned/rental Residential - Senior Discounted	370.03	394.00	404.00	per year - paid quarterly
	Commercial Residential	974.40	1,038.00	1,065.00	per year
	Hotel, motel, Inn, Hostel, Boarding Houses, Bed and Breakfast	103.66	130.00	135.00	per rentable room per year
	Non-Residential Cooking Facility - Commercial/Institutional Kitchens	512.58	546.00	560.00	per kitchen per year
	Non-Residential Cooking Facility - Community Halls	309.58	330.00	340.00	per kitchen per year
	Non-Residential Cooking Facility - Staff Kitchens	157.33	168.00	175.00	per kitchen per year
	Non-Residential Washroom - Restaurant, Lounge, Bar, Tavern, Casino		-	-	
	First (2) Units (Refer to Table "A" for unit calculation)	426.30	454.00	475.00	per unit per year
	Additional per unit rate for over (2) units (Refer to Table "A" for unit calculation)	137.03	146.00	150.00	per unit per year
	Non-Residential Washroom - Institutional	1,141.88	1,216.00	1,250.00	per washroom per year
	Non-Residential Washroom - Commercial and all other Non-Residential	182.70	195.00	200.00	per toilet / urinal per year
	Non-Residential Laundry Washing Machine - Institutional Washing Machine	1,141.88	1,216.00	1,250.00	per machine per year
	Non-Residential Laundry Washing Machine - Hotel/Motel Washing Machine	938.88	1,000.00	1,025.00	per machine per year
	Non-Residential Laundry Washing Machine - Hotel/Motel Guest Room	466.90	497.00	510.00	per machine per year
	Non-Residential Laundry Washing Machine - other Non-Residential	466.90	497.00	510.00	per machine per year
	Janitor Room - equipped with water outlet - Institutional	1,141.88	1,216.00	1,250.00	per janitorial room per year
	Janitor Room - equipped with water outlet - Commercial and all other	182.70	195.00	200.00	per janitorial room per year
	R.V. Park/Campground	86.28	92.00	95.00	per serviced space per year
	School	1,020.20	1,087.00	1,115.00	per classroom per year
	Car Wash	938.88	1,000.00	1,025.00	per year
	Sewage Disposal Facility	340.03	362.00	375.00	per year
	Public Shower & Staff Shower	294.35	313.00	320.00	per shower per year
	Stand Alone Sink	157.33	168.00	175.00	per sink per year
	Water-Cooled Air Condition, refrigeration or freezer unit and ice machine	106.58	114.00	120.00	per horsepower, per year
	Bulk water pick up at pumphouse	4.00	4.25	4.50	per cubic metre
	Disconnection or reconnection of private water service	1 hr labour + 1 hrs equip. rental including operator + materials OR actual costs, whichever is greater	1 hr labour + 1 hrs equip. rental including operator + materials OR actual costs, whichever is greater	2 hr labour + 1 hrs equip. rental including operator + materials OR actual costs, whichever is greater	

Appendix A - 2024 Fees and Charges for Bylaw 2024-03
All rates are subject to GST when applicable

FEES AND CHARGES		2022	2023	2024	
Sewer Services	Fee Description	Fee	Fee	Fee	Unit
	Private owned/occupied Residential /Trondek Hwechin residential	481.82	513.00	530.00	per year - paid quarterly
	Private owned/occupied Residential - Seignor Discounted	280.51	299.00	310.00	per year - paid quarterly
	Privately owned/rental Residential /Trondek Hwechin residential	481.82	513.00	530.00	per year - paid quarterly
	Commercial Residential	741.76	790.00	810.00	per year
	Hotel, motel, Inn, Hostel, Boarding Houses, Bed and Breakfast	77.52	96.90	100.00	per rentable room per year
	Non-Residential Cooking Facility - Commercial/Institutional Kitchens	391.49	417.00	430.00	per kitchen per year
	Non-Residential Cooking Facility - Community Halls	236.95	252.00	260.00	per kitchen per year
	Non-Residential Cooking Facility - Staff Kitchens	118.48	126.00	130.00	per kitchen per year
	Non-Residential Washroom - Restaurant, Lounge, Bar, Tavern, Casino			-	
	First (2) Units (Refer to Table "A" for unit calculation)	324.52	345.00	355.00	per unit per year
	Additional per unit rate for over (2) units (Refer to Table "A" for unit calculation)	103.02	110.00	115.00	per unit per year
	Non-Residential Washroom - Institutional	870.54	927.00	950.00	per washroom per year
	Non-Residential Washroom - Commercial and all other Non-Residential	130.08	140.00	145.00	per toilet / urinal per year
	Non-Residential Laundry Washing Machine - Institutional Washroom	870.54	927.00	950.00	per machine per year
	Non-Residential Laundry Washing Machine - Hotel/Motel Washroom	716.01	763.00	785.00	per machine per year
	Non-Residential Laundry Washing Machine - Hotel/Motel Guest	355.43	379.00	390.00	per machine per year
	Non-Residential Laundry Washing Machine - other Non-Residential Washing Machine	355.43	379.00	390.00	per machine per year
	Janitor Room - equipped with water outlet - Institutional	870.54	927.00	950.00	per janitorial room per year
	Janitor Room - equipped with water outlet - Commercial and all other	139.08	148.00	155.00	per janitorial room per year
	R.V. Park/Campground	48.94	52.00	55.00	per serviced space per year
	School	775.24	826.00	850.00	per classroom per year
	Car Wash	716.01	763.00	785.00	per year
	Sewage Disposal Facility	257.56	274.00	280.00	per year
	Public Shower & Staff Shower	226.65	241.00	250.00	per shower per year
	Stand Alone Sink	118.48	126.00	130.00	per sink per year
	Disconnection or reconnection of private sewer service	2 hrs labour+2 hrs equip. rental including operator +material costs OR actual costs, whichever is greater	2 hrs labour+2 hrs equip. rental including operator +material costs OR actual costs, whichever is greater	3 hrs labour+2 hrs equip. rental including operator +material costs OR actual costs, whichever is greater	
W&S - Load Capacity	Load Capacity Charge-single family residential				
	Single family residential	1,550.00	1,650.75	1,700.00	per unit (includes 2 bathrooms)
	Single family residential	415.00	442.00	455.00	per additional bathroom
	Multi-family or commercial property	415.00	442.00	455.00	per water outlet
TABLE A:					
	151 - 200 = 8 units				
	201 - 250 = 10 units				
	251 - 300 = 12 units				
	301 - 350 = 14 units				
	351 - max = 16 units				
	Plus 2 units for each additional 50 seating capacity				



City of Dawson Report to Council

Agenda Item	Development Agreement No.1 Bylaw
Prepared By	Planning and Development
Meeting Date	March 19, 2024
References (Bylaws, Policy, Leg.)	Municipal Act
Attachments	Development Agreement, Bylaw 2024-04

x	Council Decision
	Council Direction
	Council Information
	Closed Meeting

Recommendation

That Council give First Reading to Development Agreement No.1 Bylaw.

Executive Summary

The Government of Yukon has submitted a subdivision application for the Infill #3 parcel in Callison Subdivision. Direct access to the highway is a requirement under the *Municipal Act* for any proposed plan of subdivision. The applicant is currently unable to provide access for the proposed lot due to the need for engineering work. Municipalities have the authority to establish a Development Agreement through the passage of a bylaw, which addresses the conditions of conditional approval. Development Agreement No.1 Bylaw has been drafted for this reason.

Background

In accordance with Council's directive to pursue industrial lot development by releasing the parcel to the private sector, the applicant submitted a rezoning application in 2021 to designate the area as M1: Industrial. This application has successfully completed its Third Reading in 2021. The Subdivision Application #24-007 for creating the parcel represents an additional significant move in the direction of Council. This Subdivision Application necessitates the City and YG to engage in a Development Agreement, which requires the passage of a bylaw.



Discussion / Analysis

The newly created lot requires access to the highways. Access to that area is currently obstructed by a pond. In order to establish access, certain geotechnical and engineering work must be completed. The applicant is currently unable to complete these tasks due to scheduling and financial constraints. The *Municipal Act* provides the subdivision approving authority with the power to impose conditions on subdivision applications and establish a development agreement to meet those conditions.

Municipal Act S.309:

“development agreement” means a binding agreement between the owner of the land that is the subject of an application for subdivision and the approving authority with respect to the requirements or limitations of the conditional approval;

The administration suggests that Council consider approving the application subject to the condition that YG signs a Development Agreement for the construction of the road. In order to accomplish this, council is required to pass bylaw(s) as stated in S.326 of the *Municipal Act*:

(1) The council may pass bylaws providing for the entering into development agreements, or council may, in its discretion, pass a bylaw for each development agreement the council enters into.

(2) Any development agreement referred to in subsection (1) may include any terms and conditions considered necessary by council to carry out the intent of the development agreement.

Therefore, in order to expedite the process, Development Agreement No.1 Bylaw is being presented to Council for first reading. This will allow for the Third Reading to be given immediately after the approval of the application in the upcoming meeting.

Fiscal Impact

The newly created lot will generate industrial property taxes.

Alternatives Considered

Do not pass First Reading .

Next Steps

Passing Second and Third readings of Development Agreement No. 1 Bylaw.

Approved by	Name	Position	Date
	<i>David Henderson</i>	CAO	12-Mar-2024

DEVELOPMENT AGREEMENT

THIS Development Agreement made in triplicate this ____ day of _____, 2024.

BETWEEN:

THE CITY OF DAWSON
a municipal corporation
(Hereinafter referred to as “the City”)

AND:

THE GOVERNMENT OF YUKON
(Hereinafter referred to as “the Developer”)

SECTION 1 PREAMBLE

WHEREAS the Developer owns or is entitled to become the owner of certain lands as outlined in red on the sketch plan attached hereto as Schedule “A”, and being referred herein as the “Subdivision”; and

WHEREAS the Developer has applied for subdivision approval to construct one (1) service industrial lot in the Subdivision Area, and the City of Dawson has approved the said Plan of Subdivision in accordance with the aforementioned sketch plan, and subject to certain conditions, including the entering into of the Development Agreement for road construction within the Narozny Right-of-way; and

WHEREAS upon the completion, to the satisfaction of the City, of the construction of the said Municipal Improvements which are required to be constructed by the Developer hereunder, on any Public Property or any rights-of-way provided in accordance with the terms of this Development Agreement, the same shall thereafter be deemed to be the property of the City, without any cost or expense to the City thereof, or any further written agreement; and

WHEREAS the parties have agreed that the said construction and installation of the Municipal Improvements and all matters and things incidental thereto shall be subject to the terms, covenants and conditions as are hereinafter set forth; and

WHEREAS the City and the Developer jointly wish to see the development of the Subdivision; and

WHEREAS the City and the Developer recognize that development in the Subdivision may occur; and

WHEREAS the Developer is willing to undertake development of its lands in co-operation with the City.

NOW THEREFORE in consideration of the premises and mutual terms, covenants and conditions to be observed and performed by each of the parties hereto, the City agrees with the Developer and the Developer agrees with the City as follows:

SECTION 2: INTERPRETATION

- 2.1 “Agreed Standards” shall mean the standards and specifications as referred to in Schedule “C” attached hereto.
- 2.2 “BST” shall mean one or more applications of spayed-on liquid asphalt followed by a layer of suitable aggregate to protect and preserve the surface and maintain the structural integrity and skid resistance of roadway.
- 2.3 “Consulting Engineer” shall mean the Consulting Professional Engineer or Engineers employed or retained by the Developer at the Developer’s expense.
- 2.4 “Construction Completion Certificate” is the written document in the form set forth per Schedule “D” by which the City confirms that the Developer has installed and completed the Municipal Improvements, contemplated by this Development Agreement, in accordance with the Plans, Agreed Standards and the terms and conditions of this Development Agreement.
- 2.5 “Council” shall mean the Council of the City of Dawson.
- 2.6 “Deemed Acceptance” shall mean where the City fails to provide the Developer with notice of its non-acceptance and reasons therefore within thirty (30) days of receiving the request for a Final Acceptance inspection of the Municipal Improvements, the Municipal Improvements shall be deemed to have met the warranty obligations at the end of the thirty (30) day period.
- 2.7 “Detailed Engineering Design” shall mean all plans, specifications, drawings and reports, including a master drainage plan, covering the detailed engineering design for construction and installation of the Municipal Improvements completed by the Consulting Engineer.
- 2.8 “Developer” means Yukon Government, Community Services, Land Development Branch, or its authorized assignee(s).
- 2.9 “Development Area” means the land shown as outlined in bold on the sketch plan attached hereto as Schedule “B”.
- 2.10 “Development Officer” means the official or officials of the City appointed by the City Council to interpret and administer the provisions of the City’s Zoning Bylaw.
- 2.11 “Final Acceptance Certificate” means the written document in the form set forth in Schedule “E” by which the City confirms that the Developer has satisfactorily completed the Municipal Improvements and the City assumes the complete responsibility for the Municipal Improvements.
- 2.12 “Inspection Date” is defined in Section 8.3 of this Development Agreement.
- 2.13 “Minor Deficiency” is a deficiency in materials and/or workmanship that does not affect the normal operation of the subdivision. Failure to erect street signs, lack of test results or similar deficiencies which affect the operation of the subdivision shall not be considered as minor deficiency.
- 2.14 “Municipal Improvements” shall mean the following services, utilities and other such items as are necessary for the proper development and functioning of the Development Area constructed in accordance with the Agreed Standards, approved

Plans and terms of this Development Agreement:

- (a) such construction, development or upgrading of the Roads, in accordance with the Agreed Standards;
 - (e) grading as indicated in Lot Grading Plan to the extent required to ensure proper road surface drainage;
 - (f) ditches and back slopes as required to restore disturbed areas, or as may be required by the Development Officer and set forth in the Agreed Standards; and
 - (h) Driveway and culvert accessing the lot shown on Schedule 'A' in accordance with standards specified by the City.
- 2.15 "Plans" shall mean plans and specifications prepared by the Consulting Engineer or the Developer, at the Developer's expense, covering the design, construction and installation of the Municipal Improvements as approved by the City of Dawson.
- 2.16 "Plan of Subdivision" shall mean the registered plan of the subdivision referred to in this Development Agreement, as set out in Schedule "A".
- 2.17 "Preliminary Design Report" shall mean the preliminary engineering design drawings identified in the Agreed Standards and any additional engineering design drawings as may be determined to be required by the City.
- 2.18 "Public Property" shall mean any property owned or administered by the City, the Yukon Government, or the Government of Canada, but not including the Subdivision Area.
- 2.19 "Stop Work Order" means an order issued by the City to cease work within the Development Area.
- 2.20 "Subdivision Approval" means the signing of a sketch plan of subdivision by Council in accordance with the City of Dawson Subdivision Control Bylaw 95-08.
- 2.21 "Subdivision Area" is the area identified as the Plan of Subdivision and as outlined in bold line in Schedule "A" of this Development Agreement.
- 2.22 "Warranty Period" with respect to the Municipal Improvements shall mean a period of one year from the Inspection Date as determined pursuant to either Section 8.3 (a), (b) or (c).

SECTION 3 DEVELOPMENT OF THE SITE

- 3.1 The Developer may commence development in the Subdivision and Development Area, upon receipt of Subdivision Approval from the City.
- 3.2 The Developer shall develop at its sole cost the Development Area in accordance with the provisions of this Development Agreement.
- 3.3 A Preliminary Design Report is to be submitted to the City for review and approval before the detail design for this development is started. Plan approvals, construction completion certificates, maintenance periods and final acceptance certificates will be issued as outlined in Section 8, Acceptance of Municipal Improvements.

SECTION 4 ADHERENCE TO CITY BYLAWS

- 4.1 The Developer agrees that it shall comply with all of the City's statutes, bylaws, regulations and City policies adopted by Council, in place as of the date of signing of this Development Agreement, relating to the Subdivision Area and the Development Area, as may be required. Interpretation of City policies in effect at date of signing is subject to the intent and provisions of this Development Agreement.
- 4.2 It is further agreed by the Developer that, notwithstanding anything in this Development Agreement to the contrary, the Developer shall make application for all permits contemplated by the bylaws of the City and, shall submit such plans, specifications and designs as shall be required by those bylaws prior to issue of such permits.

SECTION 5 PLAN OF SUBDIVISION AND UTILITY EASEMENTS

- 5.1 The Developer shall, at its own expense cause the Plan of Subdivision to be prepared and approved by all necessary approving authorities in accordance with the law in that respect at the time of signing, and in accordance with the requirements imposed upon the Developer by the City.
- 5.2 For the purposes hereof, approval shall be deemed to have been obtained by Council approval. Preliminary approval of the Plan of Subdivision shall not be construed as inferring Subdivision Approval has been granted for land registration or for other purposes.
- 5.3 The City of Dawson shall review the Plan of Subdivision to ensure all conditions as agreed between the Developer and the City have been met. Once the City of Dawson has deemed the Plan of Subdivision complete, the City of Dawson will endorse the Plan of Subdivision, pursuant to the Subdivision Control Bylaw, provided all City conditions and concerns have been met.

SECTION 6 ENGINEERING APPROVALS

- 6.1 The Developer shall, at its own expense, design, construct and install the necessary Municipal Improvements related to the Development Area in accordance with the Agreed Standards.
- 6.2 Prior to commencing construction of the Municipal Improvements, the Developer shall comply with the following, regarding approval of the detailed design drawings:
 - (a) the Developer shall submit to the City a Preliminary Design Report for the Development Area, which is to be reviewed and returned to the Developer within 21 working days from the date of receipt;
 - (b) prepare and submit a master drainage plan of the Development Area for approval by the City in accordance with the Agreed Standards;
 - (c) When the Preliminary Design Report has received approval, an electronic PDF copy of the Municipal Improvement detailed design drawings, and an electronic PDF copy for of any supporting documents, including geotechnical design recommendations shall be submitted for review by the City. The City's comments with the "redlined" detailed design drawings will be returned to the

- Developer within 21 working days from the date of receipt;
- (d) Any changes as agreed by the City and the Developer in accordance with the Agreed Standards and good engineering practice or operational requirements shall be made by the Developer. Revised Plans shall be returned to the City with the original redline drawing for final review by the City within 14 days. When the City is satisfied with the submission, revised drawings shall be submitted for formal City approval and sign-off; and
 - (e) the City shall return the approved drawings to the Developer, at which time the Developer shall submit an electronic PDF copy of the approved engineering drawings to the City. These drawings are to be submitted to the City prior to the mobilization of any construction equipment on site unless approval has been granted by the City.
- 6.3 At all times during the performance of the work, the City:
- (a) shall have free access to all design, inspection, material testing and “as constructed” records;
 - (b) may inspect and review the performance of the work and the testing of materials as may be reasonably deemed necessary and advisable to ensure the full and proper compliance by the Developer of the Developer’s obligations under this Development Agreement and including without limiting the generality of the foregoing the proper performance of the work and the construction of the Municipal Improvements;
 - (c) may notify the Developer or the Consulting Engineer whenever they are of the opinion that the performance of the work or material testing to be incorporated in the work is not being carried out in full and proper compliance with the Developer’s obligations herein. The Developer shall then take what steps are required to rectify the problem; and
 - (d) may notify the Developer or the Consulting Engineer whenever they are of the opinion that the testing of any materials to be incorporated in the work is not properly carried out. The Developer shall then take what steps are required to rectify the problem.
- 6.4 The Developer is responsible for determining the exact location of existing utilities or relocation of any utilities required for the construction of the Municipal Improvements. Approval must be received from the appropriate City departments and any other utility companies for any relocation.

SECTION 7 COMPLIANCE WITH ALL PLANS, SPECIFICATIONS, RESOLUTIONS AND REGULATIONS

- 7.1 The Developer shall, during all phases of the construction and installation of the Municipal Improvements contemplated by this Development Agreement, comply fully with all the terms, covenants, conditions, provisions and details as may be set out in the Plans, the Agreed Standards and all other lawful and legal requirements of the City.
- 7.2 Any major design change proposed by the Developer during construction shall be

approved as follows:

- (a) the Developer shall submit a full sized redline print of all design changes to the City for review and approval;
 - (b) the redline print of the design changes shall be reviewed and comments returned to the Developer within 72 hours of submission;
 - (c) any changes as agreed between the City and the Developer in accordance with the Agreed Standards and good engineering practice or operational requirements shall be made by the Developer. The revised redline print shall be returned to the City with the original redline print for review. When the City is satisfied with the submission the Developer shall submit an electronic PDF copy for approval; and
 - (d) all design changes are to be incorporated into the as-built drawings.
- 7.3 The provisions of this section shall be additional to, and not in substitution for, any law, whether Federal, Territorial or City, which prescribe requirements relating to the construction standards and the granting of Development Permits, Building Permits, Occupancy Permits, Construction Completion Certificates, or Final Acceptance Certificates in place at the time of signing the Development Agreement.

SECTION 8 ACCEPTANCE OF MUNICIPAL IMPROVEMENTS

- 8.1 The Developer agrees that it will complete the Municipal Improvements, and apply to the City for acceptance of the Municipal Improvements.
- 8.2 When the Developer claims that a Municipal Improvement has been constructed and installed in accordance with the requirements of this Development Agreement, the Developer shall give notice in writing of such claimed completion to the City. The said notice is to be received by the City from the Developer only and not from any contractors or sub-contractors which the Developer may employ.
- 8.3 Upon the City receiving such notice from the Developer, it shall within thirty (30) days, weather permitting, either:
- (a) upon being satisfied with the claimed completion, issue the Developer a Construction Completion Certificate, dated as of the date of inspection (the "Inspection Date"); or
 - (b) upon being satisfied with the claimed completion subject to the correction of Minor Deficiencies, issue a Construction Completion Certificate upon receipt of a letter of intent from the Developer to correct said Minor Deficiencies by July 31 of the following calendar year, dated as of the date of inspection (the "Inspection Date"); or
 - (c) issue the Developer notice of its non-acceptance and the reasons therefore.
- 8.4 In the event that the City fails to provide the Developer with notice of its non-acceptance and its reasons therefore within thirty (30) days of receiving such claim of completion from the Developer, the Municipal Improvements claimed to have been completed shall be deemed to have been accepted by the City at the expiration of the thirty (30) days.
- 8.5 Upon the City so accepting, or having been deemed to have accepted the Municipal Improvements, or any of them, all right, title and interest in and to all the Municipal

Improvements which are not on private property, shall vest in the City without any cost or expense to the City therefore, and such Municipal Improvements shall thereafter become the property of the City once the Construction Completion Certificate has been issued and the warranty period has been completed.

- 8.6 Within 60 calendar days of the Inspection Date, the Developer shall submit a copy of the as-built drawings to the City for review or as soon thereafter as practical. The engineering comments with the redlined detailed design drawings will be returned to the Developer. Revised as-built drawings shall be returned to the City with the original redline drawing for final review. When the City is satisfied with the revised submission, one copy of the as-built drawings shall be submitted by the Developer to the City for the City files within 30 calendar days of receiving City approval.

SECTION 9 WARRANTY OF MUNICIPAL IMPROVEMENTS BY THE DEVELOPER

- 9.1 The Developer shall warrant the Municipal Improvements against deficiencies in materials or workmanship, whether latent or otherwise, from the date of each Construction Completion Certificate for one year or until a Final Acceptance Certificate is issued whichever comes first and shall keep the Municipal Improvements in good repair (vandalism and reasonable wear and tear excepted) for that warranty period.
- 9.2 The Developer shall correct any defect in materials and workmanship forthwith upon the Developer being notified of that defect.
- 9.3 On the expiry of the 47 weeks from the date of each Construction Completion Certificate or deemed acceptance, the Developer shall give notice in writing to the City requesting an inspection for the purposes of obtaining a Final Acceptance Certificate.
- 9.4 Upon receipt of such notice from the Developer, the City shall within 30 days, weather permitting, either:
- (a) upon being satisfied that the Municipal Improvements are free of defects in materials or workmanship, issue the Developer a Final Acceptance Certificate as per Section 8.1 of this Development Agreement; or
 - (b) issue the Developer notice of its non-acceptance and the reasons therefore.
- 9.5 In the event that the City fails to provide the Developer with notice of its non-acceptance and the reasons therefore within 30 days of receiving the request for an inspection of the Municipal Improvements for the purposes of obtaining a Final Acceptance Certificate, the Municipal Improvements shall be deemed to have met the warranty obligations at the end of the 30-day period.

SECTION 10 DEFAULT BY THE DEVELOPER

- 10.1 In the event that the City claims that the Developer is in default of its covenants under this Development Agreement, save for the warranty at Section 9.1, or City approvals in Section 6.2, the City may:
- (a) give the Developer notice in writing of such claimed default and require the Developer to correct the default within a period of 30 days from the receipt of

this notice or such other time period or date as the City may identify, and the Developer shall forthwith correct such default; and/or

- (b) issue a Stop Work Order to the Developer where the said default will affect the outcome of the development, as would be the case where construction was progressing without approved drawings. Upon receipt of the Stop Work Order, all work within the development shall cease. Construction shall not commence until the said default has been rectified and written notice to recommence work received from the City.
- 10.2 In the event that the City claims that the Developer is in default of the warranty provisions of this Development Agreement, the City may give the Developer notice in writing of such claimed default, and by such notice either require the Developer to rectify such default within 15 days of the receipt of such notice or such other time period or date as the City may identify, or notify the Developer that the City intends to rectify such default at the Developer's expense.
- 10.3 In the event that the City shall have given notice of default under either Section 10.1 or 10.2 hereof, and the Developer shall have failed to rectify the default within the time set out, then the City may rectify such default at the Developer's expense, and the Developer shall, within a reasonable period of time, pay the cost of rectifying the default.
- 10.4 In the event that the City shall carry out any rectification of default, it shall be entitled, where permitted by law, and in lieu of or in addition to seeking payment from the Developer, provide for recovery of the cost of rectifying any default by the levy of a frontage tax or drawdown of the Security; providing, however, that the making of any such levy or drawdown shall not relieve the Developer from payment, until the cost of rectifying the default has been recovered in full.
- 10.5 In the event the City, in its discretion, considers it necessary to undertake any immediate work for the repair of any of the Municipal Improvements, in any situation which the City considers to be an emergency, the City shall be entitled to cause such work to be done at the Developer's cost and expense without notification to the Developer; provided that the City shall forthwith give notice in both verbal and written form to the Developer if the City claims that such repair work was made necessary by reason of a default on the part of the Developer.
- 10.6 The City shall if practicable attempt to preserve the condition of the Municipal Improvements in such a manner so as to assist any claim that the Developer may wish to advance against any contractor which may be responsible to the Developer for such defect in the Municipal Improvements repaired by the City in such emergency situations.

SECTION 11 INDEMNITY

- 11.1 The Developer shall during the period from the date of this Development Agreement until issuance of a Final Acceptance Certificate, indemnify the City from any and all claims, demands, actions, causes of actions, suits and costs which may be brought against or incurred by the City by any person, firm or corporation for injury, loss or damage, whether personal or to property which may occur as a result of, or by reason of, the performance of the Municipal Improvements provided for in this Development

Agreement, and based upon or attributable to the activities of the Developer, its servants, agents, employees, consultants and contractors or any person, firm or to which the Developer has delegated or authorized the delegation of any work hereunder; provided that the Developer shall not be liable for any acts of negligence of the City or its servants, agents or employees.

SECTION 12 COMPLIANCE WITH LAW

- 12.1 The Developer shall at all times comply with all legislation, resolutions, City Bylaws and Territorial laws and regulations pertaining to the development of the Development Area.
- 12.2 This Development Agreement does not constitute approval of the Subdivision Area and is not a Development Permit, or other Permit granted by the City.
- 12.3 Where anything provided for herein cannot lawfully be done without the approval or permission of any authority, person or board, the obligation or right to do it does not come into force until such approval or permission is obtained provided that the parties will do all things necessary by way of application or otherwise in an effort to obtain such approval or permission.
- 12.4 If any provision hereof is contrary to law, the same shall be severed and the remainder of this Development Agreement shall be of full force and effect.

SECTION 13 LAW OF THE YUKON APPLICABLE

- 13.1 The validity and interpretation of this Development Agreement and of each clause and part thereof shall be governed by the law of the Yukon Territory in place at the time of signing the Development Agreement.

SECTION 14 FURTHER ASSURANCES

- 14.1 Both parties shall execute and deliver all further documents and assurances necessary to give effect to this Development Agreement and to discharge the respective obligations of the parties.

SECTION 15 WAIVER

- 15.1 A waiver by either party hereto of the strict performance by the other of any covenant, condition or provision of this Development Agreement shall not of itself constitute a waiver of any subsequent breach of such covenant, condition or provision or of any other covenant, condition or provision of this Development Agreement.

SECTION 16 NOTICES

- 16.1 Whenever, under the provision of this Development Agreement, any notices, demands or requests are required to be given by either party to the other, such notice, demand or request may (except where expressly otherwise herein provided) be given by delivery by hand to, by sending the same by telecopier, or by registered mail sent to, the respective addresses or telecopier number hereinafter provided for, and if given

by mail shall be deemed to have been served and given on the second business day following the date of mailing by registered mail. The respective addresses or facsimile numbers of the parties being, in the case of the City and provided such addresses or facsimile numbers may change upon five (5) days notice. In the event that notice is served by mail at the time when there is an interruption of mail service affecting the delivery of mail, the notice shall not be deemed to have been served until one (1) week after the date that the normal service is restored. The respective addresses and facsimile numbers of the parties being, in the case of the City:

CITY OF DAWSON

Attention: Planning and Development Manager

PO Box 308

Dawson City, Yukon, Y0B 1G0 ;

Email: planingmanager@cityofdawson.ca

and in the case of the Developer:

THE GOVERNMENT OF YUKON

Attention:

Whitehorse, Yukon, Y1A

Email:

SECTION 17 COVENANTS RUN WITH TITLE

- 17.1 The Developer agrees that pursuant to the Municipal Act, the conditions, terms and provisions of this Development Agreement shall be deemed to be covenants running with the title to the Subdivision Area, and shall be binding upon the Developer and its successors.
- 17.2 The City may register this Development Agreement or such other document as it shall deem advisable against the title to the Subdivision Area, to protect its interests therein, which registered interest shall be first in priority to any other charge, encumbrance or caveat registered.
- 17.3 The City shall remove the registered Development Agreement from the title of the Subdivision Area after the warranty period relating to the Municipal Improvements has expired, no defects remain uncured and the Final Acceptance Certificate for the Municipal Improvements has been issued.

SECTION 18 ASSIGNABILITY OF DEVELOPMENT AGREEMENT

- 18.1 This Development Agreement shall not be assignable, nor shall any of the rights or

obligations hereunder be assignable by the Developer, without the written approval of the City, which approval shall not be unreasonably withheld.

- 18.2 It is understood between the parties that in the event that the Developer wishes to assign any of its duties or obligations herein granted to it by the City, that the City has the full right to request that a Development Agreement be entered into by the assignee or transferee; and that no assignment of this Development Agreement shall be permitted unless the proposed assignee or transferee enters into such new Agreement, which may impose further or other conditions, levies or terms and covenants and standards and the assignee or transferee provides such security as the City may then require.

SECTION 19 ENUREMENT

- 19.1 This Development Agreement shall enure to the benefit of and be binding upon the parties, their heirs, executors, administrators, successors and assigns.

DRAFT

AFFIDAVIT OF WITNESS

(s. 47(1))

Name of Witness: _____
(print full name)

I SWEAR / AFFIRM THAT

1. I was personally present and did see the attached instrument duly signed and executed by _____, the party thereto for
(print full name of Person(s) Signing Document)
the purposes named therein.

2. The said party identified themselves to me to be the party named in the within instrument, and the party is, in my belief, of the full age of nineteen (19) years.

3. I am not
(a) a party to this instrument; or
(b) a spouse, within the meaning of the *Family Property and Support Act*, of a party to this instrument.

SWORN / AFFIRMED BEFORE ME)
At Dawson in Yukon Territory)
on the _____ day of _____, 202_) (Signature of Witness)

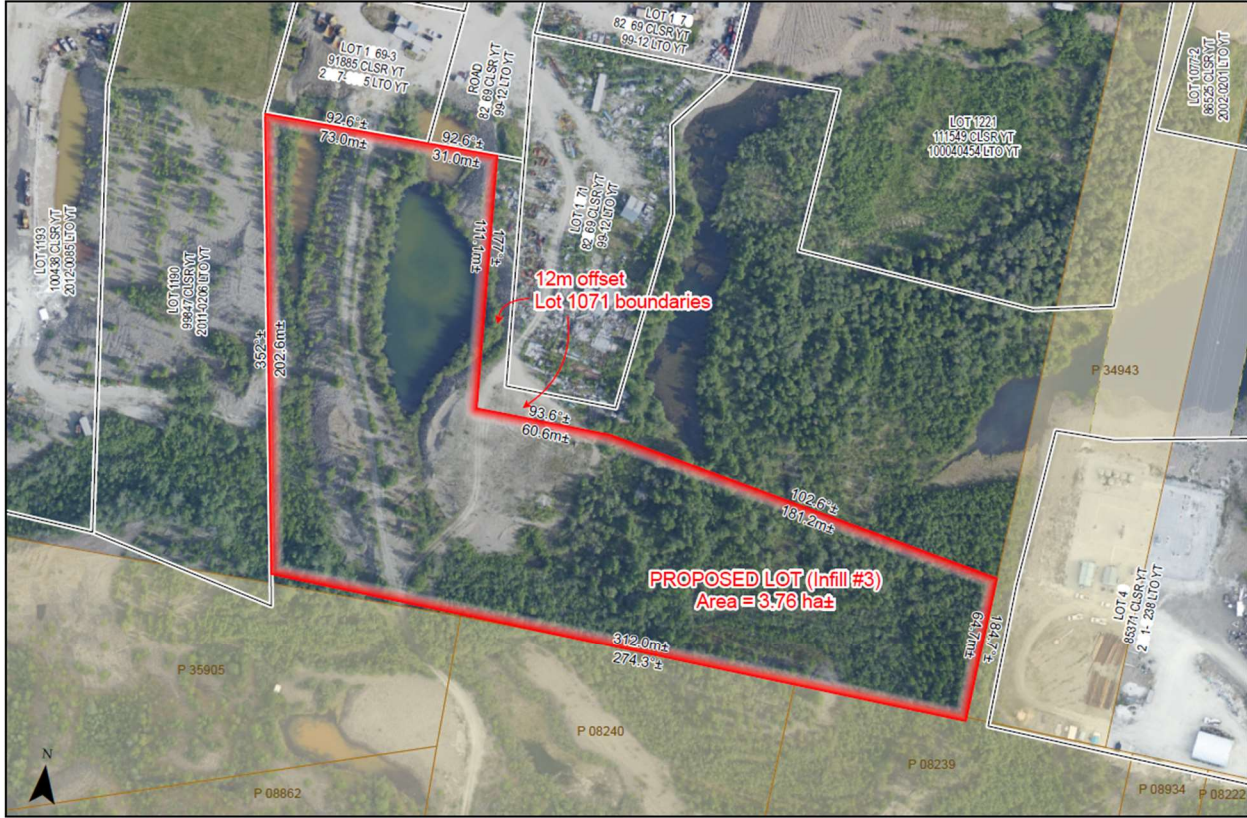
_____) (Signature of Notary or Commissioner)
(print full name) _____) (print full name)

_____) (print full name)

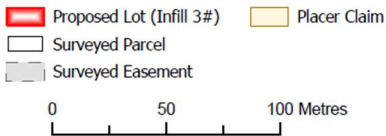
Notary Public in and for Yukon; _____)

My commission expires: _____)

SCHEDULE "A" PLAN OF SUBDIVISION



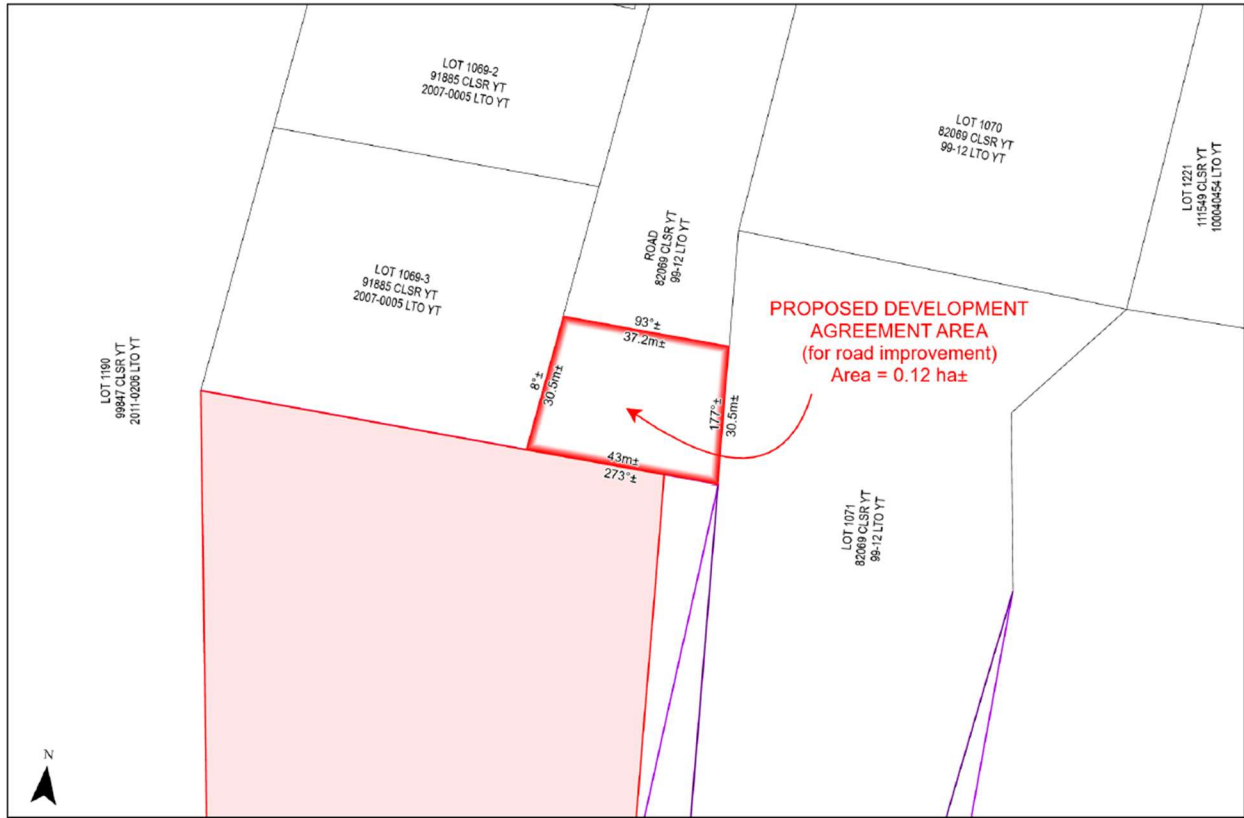
**Subdivision Application
Proposed Lot - Infill #3 near
Callison Subdivision, City of Dawson**



2024-01-03

Yukon

SCHEDULE "B" DEVELOPMENT AREA (PORTION OF NAROZNY ROAD)



Proposed Development Agreement Area (for road improvement), near Callison Subdivision, City of Dawson

- Proposed Development Agreement Area
- Proposed Lot (Infill 3#)
- Surveyed Parcel
- Land Disposition



2023-11-08



SCHEDULE "C"
SUBDIVISION AREA
AGREED STANDARDS

1. GENERAL

- 1.1. The following sub-sections deal with the standards for any road infrastructure that will be located within or adjacent to the Subdivision Area that will be transferred to the City and fall under maintenance of the City, or is located on land that is currently maintained by the City but will be impacted by the construction of this new development. This includes the construction of: a public road; storm drainage systems; and all required connections to existing road and utility infrastructure located within the proposed or existing public road rights-of-ways. Utilities such as power are included but will be maintained by the respective Utility companies, not the City.
- 1.2. The Developer will be responsible for the provision of survey information necessary for the design of subdivision infrastructure, and along all proposed and existing roadways and other properties impacted by the development. Drawings and reports are available from the City for use, but information provided by the City is to be confirmed by the Developer for use on this project.

2. PRELIMINARY ENGINEERING DESIGN REPORT (PRE-DESIGN REPORT)

- 2.1. Preliminary engineering design drawings for the Development are to be submitted to the City for review and approval. Design considerations must address roadwork, highway improvements, surface drainage, landscaping, trails and other utilities.
- 2.2. Design is to consider future improvements within the appropriate zoning identified for the development.

3. DRAINAGE

- 3.1. As part of the preliminary engineering design, a drainage plan shall be submitted. The drainage plan is to show the impact on existing properties and must address all drainage issues along existing roadways, proposed roadways and identify Public Utility Lots for drainage to the ultimate point of discharge.
- 3.2. All drainage works are to be designed and constructed in accordance with sound engineering practice. Drainage works are to be designed and constructed with sufficient capacity to carry storm and spring runoff water and have adequate erosion protection provided at outfall structures, along drainage channels, ditch locations and along overland drainage Public Utility Lots where required.

4. ROADWAYS

- 4.1. Roadways, unless otherwise approved by the City, shall be designed as follows:

- 4.2. The Local roadway is to be Rural Roadway (TAC RLU-50), to the City Rural Local Standard of 9.0 metres wide, placed within a 30-metre right of way.
- 4.3. Cul-de-sacs are to be constructed to the standard for Urban Local Roads with a minimum inside turning radius of 14 metres. Right of Way widths are to be sufficient to provide the same separation from edge of shoulder to property line as on straight roads.
- 4.4. All roadway improvements i.e. ditches, sideslopes, backslopes, pole locations etc. are to be located within the Right of Way and constructed as per the relevant Rural Local\Collector Roadway Detail, and with the operational constraints of snow removal and ditch clearing in mind.
- 4.5. A qualified geo-technical engineer shall design the roadway and rural access structure. All approved materials are to be compacted under the responsibility of the geo-technical engineer. All compacted materials shall meet the City standards, and tests results are to be submitted to the City.

5. UTILITIES

- 5.1. Overhead power and telephone lines are to be designed, coordinated and installed by the appropriate utility company.

6. OTHER REQUIREMENTS

- 6.1. Finished surface shall be free of all rocks 150mm or larger and materials consisting of trees, branches, stumps, tree roots and deleterious materials (muskeg soils). All disturbed areas are to be graded; all organics suitable for re-use shall be incorporated within disturbed areas or road side ditches prior to seeding; ditches are to be deepened to ensure final grade meets drainage requirements. Seed mix is to be approved by the City and should contain a mixture of site-specific grasses that are low maintenance and drought and disease resistant. Once the areas have been seeded and fertilized, a Construction Completion Certificate for landscaping will be issued.
- 6.2. Disturbed areas shall include road right of ways, drainage channel right of ways, and borrow areas.
- 6.3. Any information on wells drilled within the subdivision area shall be copied to the City including well logs, depth of well, water level and flow conditions.
- 6.4. If a Construction Completion Certificate is not issued prior to snowfall, the Developer will be required to notify the City and sign a work order authorizing the City to provide snow removal.

SCHEDULE "D"
Construction Completion Certificate

Development Area: _____

Developer: _____

Development Agreement Date: _____

Contractor: _____

Municipal Improvement: _____

Date of Application: _____

I, _____ of the Firm _____

"Consulting engineers" hereby certify that the Municipal Improvement noted herein meets all the requirements for a Construction Completion Certificate as specified by the said mentioned Development Agreement above, and constructed, as far as can be practically ascertained, according to the Agreed Standards of the said development agreement, I, hereby recommend this Municipal Improvement for approval of the Construction Completion Certificate

Project Engineer (Consulting Engineer) Date

Signing Officer (Consulting Engineer Firm) Date

Developer Date

Authorized City Inspector Date

Approved / Rejected

Development Officer, City of Dawson Date

SCHEDULE "E"
FINAL ACCEPTANCE CERTIFICATE

Development Area: _____

Developer: _____

Development Agreement Date: _____

Contractor: _____

Municipal Improvement: _____

Date of Application: _____

I, _____ of the Firm _____

"Consulting Engineers", hereby certify that as of the above date, the Municipal Improvements noted herein meet all of the requirements for final acceptance as specified by City of Dawson's Development Agreement, and I hereby recommend these Municipal Improvements for final acceptance by City of Dawson.

Project Engineer (Consulting Engineer) Date

Signing Officer (Consulting Engineer Firm) Date

Developer Date

Authorized City Inspector Date

Approved / Rejected

Development Officer, City of Dawson Date



City of Dawson

Report to Council

Agenda Item	OCP Amendment No.11; ZBL Amendment No.31
Prepared By	Planning and Development
Meeting Date	March 19, 2024
References (Bylaws, Policy, Leg.)	Municipal Act, OCP, ZBL
Attachments	Bylaw 2024-07 and 2024-08

x	Council Decision
	Council Direction
	Council Information
	Closed Meeting

Recommendation

1. That Council give First Reading to OCP Amendment No.11 Bylaw (Bylaw #2024-07).
2. That Council give First Reading to Zoning Bylaw Amendment No.31 (Bylaw #2024-08).

Executive Summary

These amendments to the Official Community Plan and Zoning Bylaw are to fulfill the vision and objectives of the Dredge Pond II Master Plan.

Background

Yukon Government Land Development Branch (YG LDB) submitted a joint OCP and ZBL Amendment application for Dredge Pond II area. The Dredge Pond II Master Plan is included in this package for Council discussion and adoption. Once adopted, amendments to the OCP and ZBL are required to proceed with the Plan implementation.

Discussion / Analysis

The OCP Amendment will amend the Dredge Pond II area in the Schedule B Map from FRP (Future Residential Planning) to CR (Country Residential) and P (Parks and Natural Space). Country residential development will align with the goals of the FRP designation. According to the Master Plan, geotechnical factors will render nearly half of the entire land unsuitable for residential development. Finally, little about a fourth of the area is set aside for historic purposes, including the protection of dredge tailings and cultural landscape.

To be consistent with the OCP, as required by the Municipal Act, the Zoning Bylaw Schedule B Map must change portions of the land from FP - Future Planning to R3 - Country Residential and P1 - Parks & Natural Spaces.

As stated in the Master Plan, the studies suggest the need for some text amendments to the Zoning Bylaw in order to reduce risks. These text amendments are:

- For habitable buildings, the underside of wooden floor systems or top of concrete slab are required to be constructed at or over the 200-year flood elevation plus 1 m of freeboard.
- For habitable manufactured homes, the ground level or top of concrete or asphalt pad on which it is located shall be constructed at or over the 200-year flood elevation plus 1 m of freeboard.
- Buildings shall not be constructed in regions where tailing ponds have been infilled due to anticipated settlement.

Fiscal Impact

NA

Alternatives Considered

That Council do not give First Reading to OCP Amendment No.11 Bylaw and Zoning Bylaw Amendment No.31 Bylaw.

Next Steps

Holding public hearings.

Approved by	Name	Position	Date
	<i>David Henderson</i>	CAO	12-Mar-2024



THE CITY OF DAWSON

Official Community Plan Amendment No. 11 Bylaw

Bylaw No. 2024-07

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

WHEREAS section 278 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that a council must, within three years of formation or alteration of municipal boundaries, adopt or amend by bylaw an official community plan.

WHEREAS section 285 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that an official community plan may be amended, so long as the amendment is made in accordance with the same procedure established for adoption of an official community plan.

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

PART I - INTERPRETATION

1.00 Short Title

This bylaw may be cited as the ***Official Community Plan Amendment No. 11 Bylaw***

2.00 Purpose

2.01 The purpose of this bylaw is to provide for

- (a) redesignating Dredge Pond II area from FRP - Future Residential Planning to CR - Country Residential and P - Parks and Natural Space



THE CITY OF DAWSON

Official Community Plan Amendment No. 11 Bylaw

Bylaw No. 2024-07

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DRAFT



THE CITY OF DAWSON

Official Community Plan Amendment No. 11 Bylaw

Bylaw No. 2024-07

3.00 Definitions

3.01 In this Bylaw:

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

PART II – APPLICATION

4.00 Amendment

4.01 This bylaw redesignates Dredge Pond II Subdivision area from FRP - Future Residential Planning to CR - Country Residential and P - Parks and Natural Space, as shown in Appendix A of this bylaw.

PART III – FORCE AND EFFECT

5.00 Severability

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

6.00 Enactment

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



THE CITY OF DAWSON

Official Community Plan Amendment No. 11 Bylaw

Bylaw No. 2024-07

6.02

7.00 Bylaw Readings

Readings	Date of Reading
FIRST	
MINISTERIAL NOTICE	
PUBLIC HEARING	
SECOND	
MINISTERIAL APPROVAL	
THIRD and FINAL	

Original signed by

William Kendrick, Mayor

Presiding Officer

David Henderson, CAO

Chief Administrative Officer

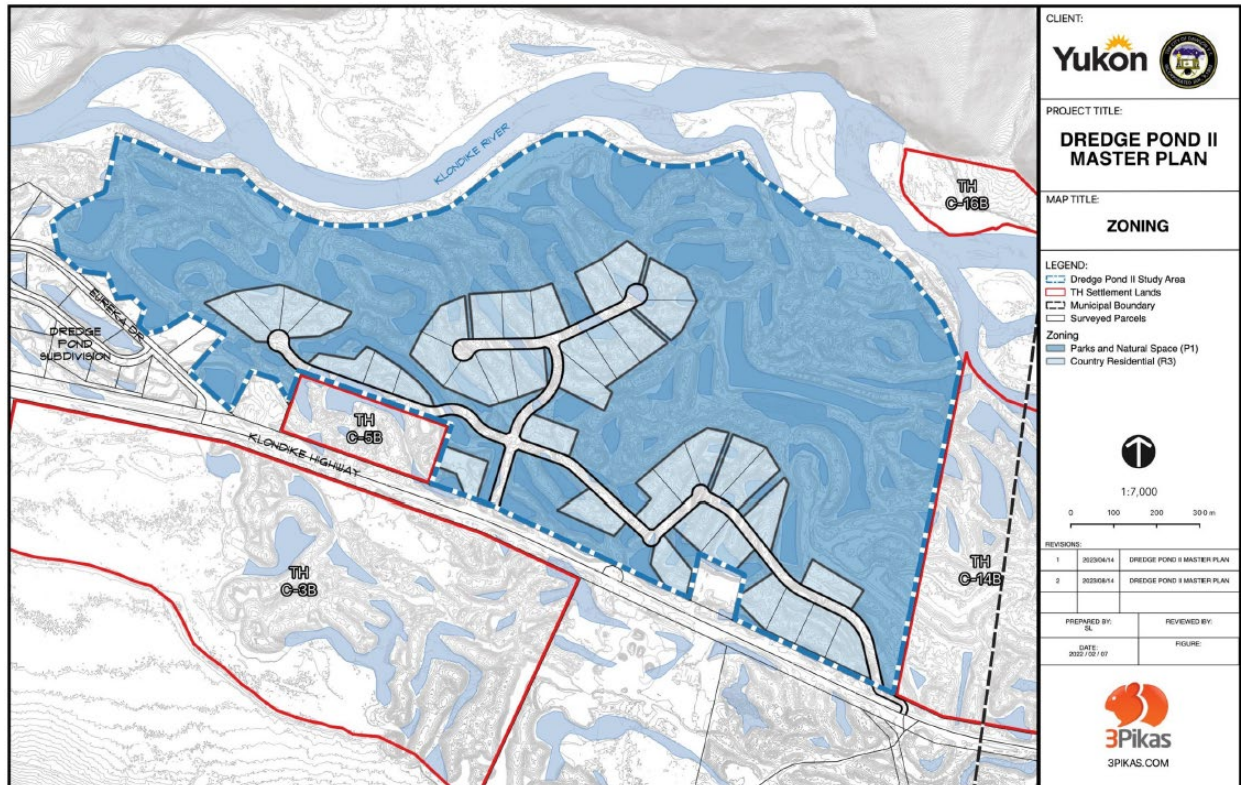


THE CITY OF DAWSON

Official Community Plan Amendment No. 11 Bylaw

Bylaw No. 2024-07

PART IV – APPENDIX A



This map is to be updated for the Second Reading of this Bylaw Amendment in order to be consistent with the Map in Schedule B of the current Official Community Plan.



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 31 Bylaw

Bylaw No. 2024-08

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

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

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

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

PART I - INTERPRETATION

1.00 Short Title

This bylaw may be cited as the **Zoning Bylaw Amendment No. 31 Bylaw**

2.00 Purpose

2.01 The purpose of this bylaw is to provide for:

- (a) A series of text amendments.
- (b) An amendment to the Zoning Bylaw from FP to R3 and P1.



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 31 Bylaw

Bylaw No. 2024-08

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THE CITY OF DAWSON

Zoning Bylaw Amendment No. 31 Bylaw

Bylaw No. 2024-08

3.00 Definitions

3.01 In this Bylaw:

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

PART II – APPLICATION

4.00 Amendment

4.01 This bylaw amends areas in Dredge Pond II Subdivision from FP - Future Planning to R3 - Country Residential and P1 - Parks & Natural Spaces, as shown in Appendix A of this bylaw.

4.02 Insert the following:

“11.0.3 Special Modifications:

.1 The following applies to all developments in Dredge Pond II Subdivision:

- For habitable buildings, the underside of wooden floor systems or top of concrete slab are required to be constructed at or over the 200-year flood elevation plus 1 m of freeboard.
- For habitable manufactured homes, the ground level or top of concrete or asphalt pad on which it is located shall be constructed at or over the 200-year flood elevation plus 1 m of freeboard.
- Buildings shall not be constructed in regions where tailing ponds have been infilled due to anticipated settlement.”

PART III – FORCE AND EFFECT

5.00 Severability



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 31 Bylaw

Bylaw No. 2024-08

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

6.00 Enactment

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

7.00 Bylaw Readings

Readings	Date of Reading
FIRST	
PUBLIC HEARING	
SECOND	
THIRD and FINAL	

William Kendrick, Mayor
Presiding Officer

David Henderson, CAO
Chief Administrative Officer

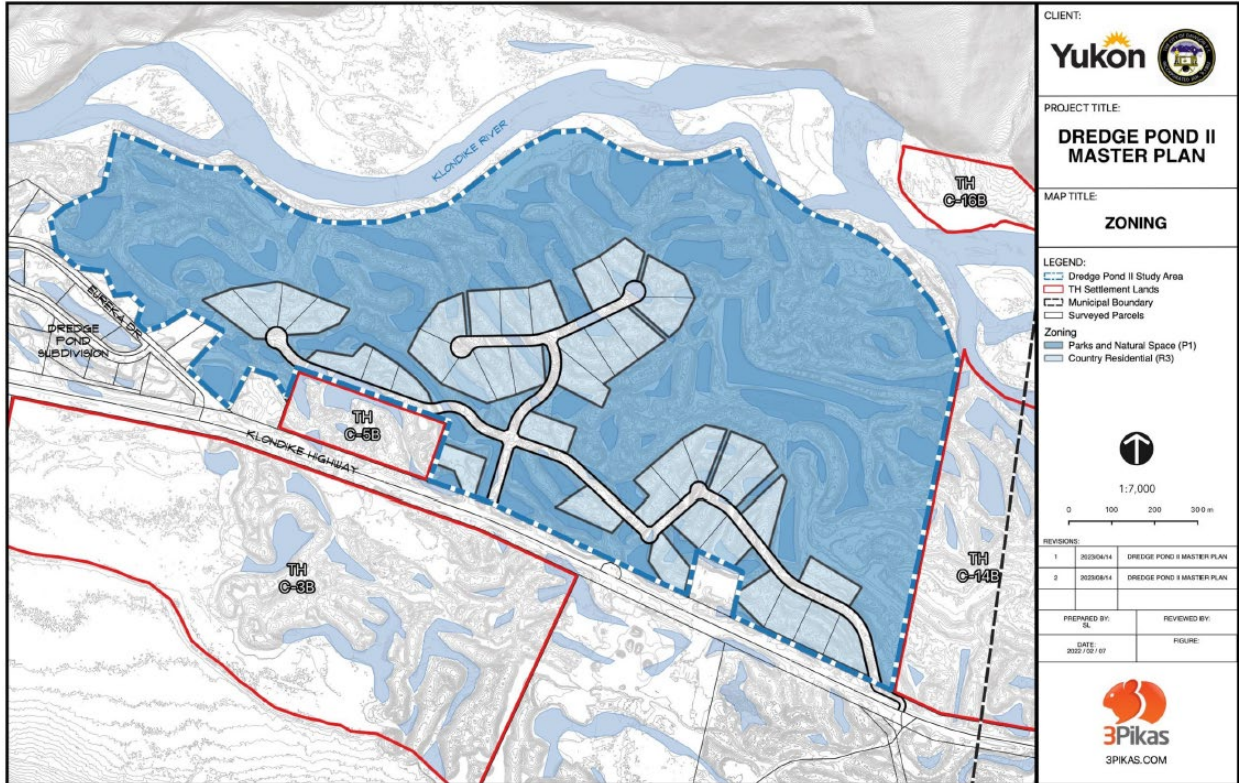


THE CITY OF DAWSON

Zoning Bylaw Amendment No. 31 Bylaw

Bylaw No. 2024-08

8.00 Appendix A



This map is to be updated for the Second Reading of this Bylaw Amendment in order to be consistent with the Map in Schedule B of the current Zoning Bylaw.