

# THE CITY OF DAWSON



## COMMITTEE OF THE WHOLE MEETING #CW21-09

**DATE:** WEDNESDAY April 21, 2021

**TIME:** 7:00 PM

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

- 1. CALL TO ORDER**
- 2. ACCEPTANCE OF ADDENDUM & ADOPTION OF AGENDA**
- 3. MINUTES**
  - a) Committee of the Whole Meeting Minutes CW21-08 of March 24, 2021
- 4. BUSINESS ARISING FROM MINUTES**
  - a) Committee of the Whole Meeting Minutes CW21-08 of March 24, 2021
- 5. SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS**
  - a) Lands Branch Development Updates
- 6. BYLAWS AND POLICIES**
  - a) Council Remuneration Bylaw 2018-10 Review
  - b) Civic Addressing Bylaw Amendment No. 2 (2021-05)
  - c) Flag Protocol Policy
- 7. CORRESPONDENCE**
  - a) Roberta Cope RE: Closing of Downtown Campground
  - b) Sue Lancaster RE: Purchase Request for Lot Beside Little Blue Day Care
- 8. PUBLIC QUESTIONS**
- 9. IN CAMERA**
  - a) Legal Related Matter
- 10. ADJOURNMENT**

**MINUTES OF COMMITTEE OF WHOLE MEETING CW21-08** of the Council of the City of Dawson  
called for 7:00 PM on Wednesday, March 24, 2021, City of Dawson Council Chambers

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<b>PRESENT:</b>	Mayor	Wayne Potoroka
	Councillor	Stephen Johnson
	Councillor	Bill Kendrick
	Councillor	Natasha Ayoub
	Councillor	Molly Shore

**REGRETS:**

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<b>ALSO PRESENT:</b>	A/CAO	Kim McMynn
	EA	Elizabeth Grenon
	CDO	Stephanie Pawluk
	PW Manager	Gagan Sandhu
	Project Manager	Brodie Klemm

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**Agenda Item:** Call to Order

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

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**Agenda Item:** Agenda

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**CW21-08-01** Moved by Mayor Potoroka, seconded by Councillor Johnson that the agenda for Committee of the Whole meeting CW21-08 be accepted as presented.  
Carried 5-0

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**Agenda Item:** Delegations and Guests

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a) RCMP RE: Policing Priorities 2021-2022

Sgt. Morin and Cpl. Grant gave a quick overview of how 2020 went with the policing priorities set from last year which were:

- Substance Abuse-Drugs and Alcohol
- Police/ Community Relations
- Positive Relationships between Youth and the Police
- Road Safety

Council was content to have the same four priorities for 2021-2022.

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**Agenda Item:** Minutes

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a) Committee of the Whole Meeting Minutes CW21-02 of February 3, 2021

**CW21-08-02** Moved by Councillor Kendrick, seconded by Councillor Ayoub that the minutes of Committee of the Whole meeting CW21-02 of February 3, 2021 be accepted as presented.  
Carried 5-0

b) Special Committee of the Whole Meeting Minutes CW21-04 of February 15, 2021

**CW21-08-03** Moved by Councillor Shore, seconded by Councillor Ayoub that the minutes of Special Committee of the Whole meeting CW21-04 of February 15, 2021 be accepted as presented.  
Carried 5-0

c) Special Committee of the Whole Meeting CW21-05 of February 24, 2021

**CW21-08-04** Moved by Mayor Potoroka, seconded by Councillor Shore that the minutes of Special Committee of the Whole meeting CW21-05 of February 24, 2021 be accepted as amended.  
Carried 5-0

Resolution #CW21-05-01: Change 5-0 to 4-0

d) Committee of the Whole Meeting CW21-06 of March 3, 2021

**CW21-08-05** Moved by Councillor Shore, seconded by Councillor Ayoub that the minutes of Special Committee of the Whole meeting CW21-06 of March 3, 2021 be accepted as presented.  
Carried 5-0

e) Committee of the Whole Meeting CW21-07 of March 17, 2021

**CW21-08-06** Moved by Councillor Kendrick, seconded by Councillor Johnson that the minutes of Special Committee of the Whole meeting CW21-07 of March 17, 2021 be accepted as presented.  
Carried 5-0

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**Agenda Item:** Business Arising from Minutes

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a) Committee of the Whole Meeting Minutes CW21-02 of February 3, 2021

- Question: What is the status of the Water Metering Program?
- Answer: Consultant developing RFP.
- Question: Will the reports for the Water Metering Program be amended to reflect the comments/recommendations from Council?
- Answer: Yes.
- Question: (CW21-01 of January 13, 2021) Has there been progress or changes regarding the lagoon?
- Answer: Nothing new to report since last update except that Yukon Government has a new Project Manager for this project

b) Committee of the Whole Meeting Minutes CW21-06 of March 3, 2021

- Comment: Need to schedule a meeting and make a decision on the rec center.
- Question: What is the schedule for the stability studies?
- Question: Have we heard what the latest is on the life of the existing Rec Center?
- Question: What is the latest estimate on the changes to the Waste Water Treatment Plant?
- Question: With the lagoon option, what is the final footprint of the wastewater infrastructure that will reside at the 5<sup>th</sup> Avenue location?

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

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a) Information Report- Consolidation: Lots 5 & 6, Block X, Ladue Estate

**CW21-08-07** Moved by Councillor Ayoub, seconded by Councillor Kendrick that Committee of the Whole accept Lot 5 and 6, Block X, Ladue Estate, Consolidation Application Report as information and forward the application to Council for Public Hearing on the 31st of March 2021.  
Carried 5-0

Council held discussion on the Information Report.

- b) Information Report- Consolidation: Lots 1069-2 and 1069-3, Quad 116 B/03

**CW21-08-08** Moved by Councillor Kendrick, seconded by Councillor Ayoub that Committee of the Whole accept Lot 1069-2 and 1069-3 Consolidation Application Report as information and forward the application to Council for Public Hearing and decision.  
Carried 5-0

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**Agenda Item: Bylaws and Policies**

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- a) Tax Levy Bylaw (2021-02)

**CW21-08-09** Moved by Councillor Johnson, seconded by Councillor Shore that Committee of the Whole forward Bylaw 2021-02, being the 2021 Tax Levy Bylaw, to Council for second reading.  
Carried 4-1

Council held discussion regarding the Tax Levy Bylaw and vacant lots.

- b) Fees and Charges 2021 Amendment Bylaw (2021-03)

**CW21-08-10** Moved by Councillor Johnson, seconded by Councillor Ayoub that Committee of the Whole forward Bylaw 2021-03, being the Fees & Charges 2021 Amendment Bylaw, to Council for second reading.  
Carried 5-0

Council held discussion regarding the Fees and Charges Bylaw and vacant lot waste management fees.

- c) 2021 Annual Operating Budget and the Capital Expenditure Program Bylaw (2021-04)

**CW21-08-11** Moved by Mayor Potoroka, seconded by Councillor Shore that Committee of the Whole forward Bylaw 2021-04, being the 2021 Annual Operating Budget and the Capital Expenditure Program Bylaw, to Council for second reading.  
Carried 5-0

Acting CAO, Kim McMynn reviewed the questions asked by Council at the previous meeting.

**CW21-08-12** Moved by Mayor Potoroka, seconded by Councillor Ayoub that Committee of the Whole extend meeting CW21-08 no longer than 1 hour.  
Carried 5-0

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**Agenda Item: Correspondence**

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**CW21-08-13** Moved by Mayor Potoroka, seconded by Councillor Kendrick that Committee of the Whole acknowledges receipt of correspondence from:  
a) HAC Minutes 21-02  
b) HAC Minutes 21-03  
c) Julie Stinson, Director, Wildland Fire Management RE: Wildland Fire Management's 2020 Fire Season in Review

- d) Tracy-Anne McPhee, Minister of Justice and Attorney General RE: Yukon's Policing Priorities 2021-22
- e) City of Dawson Recreation Board RE: Recreation Board Recommendations for Future Facility,  
provided for informational purposes.  
Carried 5-0

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**Agenda Item:** In Camera

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- CW21-08-14** Moved by Mayor Potoroka, seconded by Councillor Shore that Committee of the Whole move into a closed session for the purposes of discussing a legal related matter as authorized by section 213 (3) of the *Municipal Act*.  
Carried 5-0

*10:47 PM Councillor Kendrick left the meeting.*

- CW21-08-15** Moved by Mayor Potoroka, seconded by Councillor Shore that Committee of the Whole reverts to an open session of Committee of the Whole and proceeds with the agenda.  
Carried 4-0

- CW21-08-16** Moved by Mayor Potoroka, seconded by Councillor Johnson that Committee of the Whole:  
1. Forward 2019 Land Sale Bylaw No. 2 (Bylaw No. 2019-09) for Second Reading.  
2. Direct administration to arrange signatures for the Agreements for Sale and release a public tender for the survey work following Third Reading.  
Carried 4-0

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**Agenda Item:** Adjournment

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- CW21-08-17** Moved by Mayor Potoroka, seconded by Councillor Shore that Committee of the Whole meeting CW21-08 be adjourned at 11:00 p.m. with the next regular meeting of Committee of the Whole being April 21, 2021.  
Carried 4-0

**THE MINUTES OF COMMITTEE OF WHOLE MEETING CW21-08 WERE APPROVED BY COMMITTEE OF WHOLE RESOLUTION #CW21-09-\_\_\_ AT COMMITTEE OF WHOLE MEETING CW21-09 OF APRIL 21, 2021.**

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Wayne Potoroka, Chair

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Kim McMynn, A/CAO

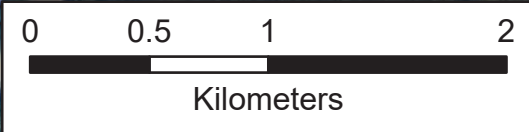
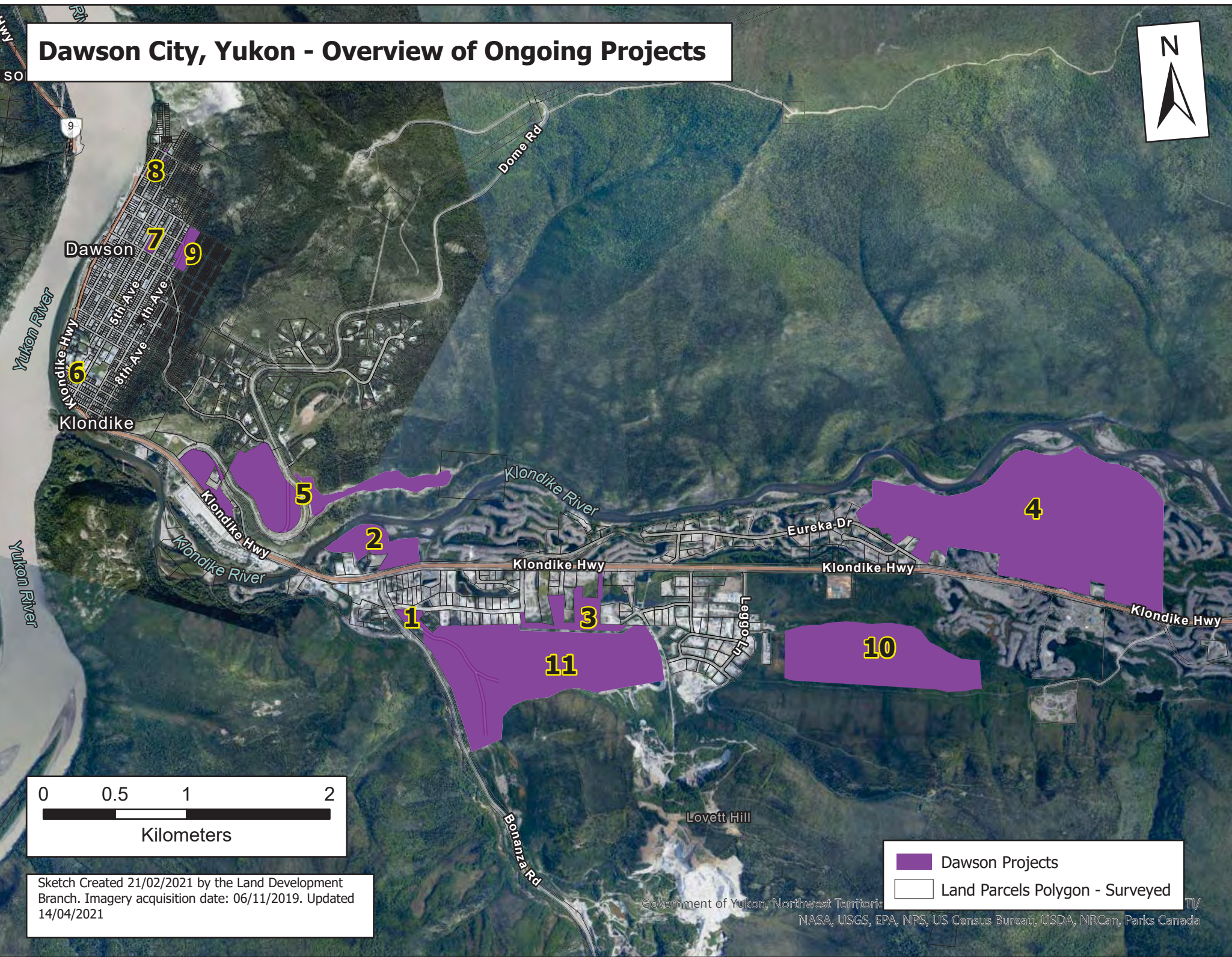
<p align="center"><b>City of Dawson Council Meeting</b>  <b>Dawson Land Development Projects</b></p>							
PART A: Short Term Initiatives (~1-3 years)							
Commercial/Industrial Projects							
Map #	Project	Description	Summary of Work Completed to Date	Next Steps, Deliverables, and Tentative Timelines	Potential Development Options	Questions/Decisions Required from Dawson City Council	Other Notes
1	Infill Area 1	2 to 4 un-serviced commercial lots. Project is located at the corner of Rabbit Creek Road and Bonanza Road. Refer to attached concept sketch for Area 1.	<ul style="list-style-type: none"> <li>Feasibility work</li> <li>Planning report submitted</li> <li>Consultation with TH</li> </ul>	<ul style="list-style-type: none"> <li>Finalize planning report - spring 2021</li> <li>Zoning amendment – spring 2021</li> <li>YESAA – spring 2021</li> <li>Detailed design, subdivision, surveying – summer 2021</li> <li>Construction and lot sales – target fall 2021/ backup - summer 2022</li> </ul>	<ol style="list-style-type: none"> <li>Pursue development of portion on west side of road access. Will get two 1 acre (0.4 hectare) lots in short-term. Two lots on east side will be considered as a future phase. <b>RECOMMENDED OPTION.</b></li> <li>Create a larger four lot development, which includes two lots on the east side of road access.</li> <li>Do not proceed with project.</li> </ol>	<ul style="list-style-type: none"> <li><b>Which option should LDB pursue further?</b></li> <li><b>Should LDB advance a zoning amendment application to the City to rezone lots to C2?</b></li> <li><b>Do you have any additional questions on this project?</b></li> </ul>	<ul style="list-style-type: none"> <li>Lots on east side of road have more constraints (tailing ponds, lots below minimum lot size, encroachments). Development will take longer and can be a future phase.</li> <li>Development costs mainly associated with road and intersection upgrades, power upgrades, and grading.</li> <li>TH have expressed concerns with M1 zoning due to impact to their nearby parcel.</li> <li>Approximate costs to develop the lots is \$90,000-\$135,000 per lot (based on 4 lots).</li> </ul>
2	Infill Area 2	~9 to 22 lot serviced or un-serviced commercial subdivision. Project is located near NAPA between the Klondike Highway and Klondike River. Refer to attached concept sketches for Area 2.	<ul style="list-style-type: none"> <li>Feasibility work</li> <li>Planning report submitted</li> <li>Work Plan and Roles &amp; Responsibilities with COD finalized.</li> </ul>	<ul style="list-style-type: none"> <li>Finalize boundary and initiate TH consultation.</li> <li>Finalize planning report – spring 2021</li> <li>Public engagement? – spring 2021</li> <li>Zoning amendment – summer 2021</li> <li>YESAA – summer 2021</li> <li>Detailed design, subdivision, surveying – start fall 2021; complete by spring 2022</li> <li>Construction and lot sales – tentatively 2022</li> </ul>	<ol style="list-style-type: none"> <li>Pursue further planning and engineering work and consult with TH for possible joint development.</li> <li>2a. Serviced development: ~22 lots (0.3-1.0 acres in size). <b>RECOMMENDED OPTION.</b></li> <li>2b. Un-serviced development: 9 lots (~1.0 acres in size).</li> <li>Do not proceed with this project.</li> </ol>	<ul style="list-style-type: none"> <li><b>Which option(s) are supported by the CoD?</b></li> <li><b>What is the vision for this development? Serviced small lot live/work development or large unserviced lots?</b></li> <li><b>To date, no public engagement has occurred on this project. Should public engagement occur or just include it during the rezoning/YESAA processes?</b></li> <li><b>Do you have any additional questions on this project?</b></li> </ul>	<ul style="list-style-type: none"> <li>Planning report resulted in options and cost estimates to determine whether servicing is feasible.</li> <li>Setback required from Klondike River due to TH concerns, heritage site, ponds, hydrology, and OCP. Tailings ponds in the area also limit developable building footprints.</li> <li>Highway access to be reviewed.</li> <li>Recommend C2 zoning as nearby parcels are zoned C2 (not M1).</li> <li>The most cost-efficient concept is the 22 serviced lot development (~\$69,000-\$231,000 per lot depending on size). Unserviced 9 lot development is approx. \$136,000-\$221,000 per lot.</li> </ul>
3	Infill Area 3	1 un-serviced lot for commercial/industrial development	<ul style="list-style-type: none"> <li>Desktop geotechnical feasibility assessment and heritage resources overview assessment completed.</li> </ul>	<ul style="list-style-type: none"> <li>Phase 1 Environment Site Assessment – spring/summer 2021.</li> <li>Access considerations &amp; ROW being examined.</li> <li>Make a decision on next steps following feasibility work – spring 2021</li> </ul>	<ol style="list-style-type: none"> <li>Pursue potential option of releasing raw land parcel to the private sector for development. <b>RECOMMENDED OPTION.</b></li> <li>Consider lot expansions of existing privately owned industrial lots.</li> <li>Do not proceed with development.</li> </ol>	<ul style="list-style-type: none"> <li><b>Which option(s) should LDB pursue further?</b></li> <li><b>Do you have any additional questions on this project?</b></li> </ul>	<ul style="list-style-type: none"> <li>The geotechnical study flagged poor development potential due to wet/ swampy areas within the study area which would require significant imported fill.</li> <li>There are mining claims that intersect a portion of the parcel.</li> <li>Access to the parcel will be challenging and may have to involve working with adjacent property owners and looking at different access options. HPW won't accept the construction of a new access road from the Klondike Highway.</li> </ul>

Map #	Project	Description	Summary of Work Completed to Date	Next Steps, Deliverables, and Tentative Timelines	Potential Development Options	Questions/Decisions Required from Dawson City Council	Other Notes
<b>Country Residential Projects</b>							
4	Dredge Pond II	~50-70 lot un-serviced residential development	<ul style="list-style-type: none"> <li>Draft Project Charter circulated. Requires Council approval.</li> <li>HROA, Phase 1 ESA, and preliminary geotechnical feasibility work underway and complete by July 2021.</li> <li>Previous studies from the 2011/2012 work including fisheries studies, concept options, and Klondike River water level baseline information.</li> </ul>	<ul style="list-style-type: none"> <li>Council direction to proceed with next steps (approving Project Charter)</li> <li>Consultation with THFN – spring 2021</li> <li>Planning and preliminary engineering work for larger area – complete by 2022</li> <li>Construction and lot sales (first phase) - ~2023</li> </ul>	<ol style="list-style-type: none"> <li>Pursue a new planning and preliminary engineering exercise that includes a country residential portion and a historic park. <b>RECOMMENDED OPTION.</b></li> <li>Pursue a Phase 1 area (e.g. off Eureka Dr.) in parallel with planning exercise to enable earlier lot release.</li> <li>Pursue original 87 lot design outlined in 2012 plan that does not include a historic site.</li> <li>Do not proceed with project.</li> </ol>	<ul style="list-style-type: none"> <li><b>Dredge Pond II Project Charter (refer to attached draft Charter) requires Council approval before LDB and City can proceed with next steps.</b></li> <li><b>Which option(s) should LDB pursue further?</b></li> <li><b>Should a portion of the area be set aside as a protected heritage park?</b></li> <li><b>Do you have any additional questions on this project?</b></li> </ul>	<ul style="list-style-type: none"> <li>Need firm Council direction to add this project to list of active projects. Require Council resolution to approve Project Charter.</li> <li>Hydrology investigations required to determine area can be developed. The 2012 plan does not incorporate hydrology impacts.</li> <li>TH has several large Settlement Parcels in the area and we don't know what their stance is on the project.</li> </ul>
<b>Urban Residential/Commercial Projects</b>							
5	Dome Road	Future serviced residential development in four different areas along the Lower Dome Road.	<ul style="list-style-type: none"> <li>Previous planning work for other development proposals</li> <li>Significant feasibility work – geotechnical, heritage, ESAs, tailing ponds, terrain studies</li> <li>Dome Road visioning charrette</li> <li>Master Plan underway.</li> </ul>	<ul style="list-style-type: none"> <li>Draft concepts – spring 2021</li> <li>Complete Master Plan – summer 2021</li> <li>YESAA – fall 2021</li> <li>LDB work with MRB &amp; Others to address overlapping mining claims</li> <li>Zoning amendments – summer 2021</li> <li>Detailed design – fall 2021</li> <li>Construction tender (Phase 1) – tentatively 2022</li> <li>Construction and lot sales (Phase 1) – tentatively 2022 or 2023</li> </ul>	<ol style="list-style-type: none"> <li>Continue pursuing and developing the master plan for serviced residential development. <b>RECOMMENDED OPTION.</b></li> <li>Explore potential country residential development if serviced development cost prohibitive. <b>BACKUP OPTION.</b></li> <li>Do not proceed with project.</li> </ol>	<ul style="list-style-type: none"> <li><b>Do you have any questions on this project?</b></li> </ul>	<ul style="list-style-type: none"> <li>An update to Council will occur later in the spring on draft concepts/servicing options.</li> <li>Notable considerations and issues include: mining claims in area, costs associated with serviced development, access considerations, and parallel planning processes such as recreation centre option at bottom of Dome Road</li> <li>February 2021 engagement included public sessions and online survey. Approx. 140 survey respondents and attendees participated. Results will be in a What we Heard report. Initial findings include: <ul style="list-style-type: none"> <li>74% of respondents felt the draft vision captured their vision for the development.</li> <li>Efficient infrastructure, housing diversity, and sustainable design were the most important goals.</li> </ul> </li> </ul>
6	3 to 4 Vacant Lots (for Release)	2 lots on Turner Street, single lot on 2 <sup>nd</sup> Ave (Lot 2 Block HB, Harper) + lot 11 near North End, by LMB, not included in this summary of work	<ul style="list-style-type: none"> <li>Transfer of Turner St lots from YHC</li> <li>Feasibility work: Phase I &amp; II ESA's, desktop geotechnical, heritage impact assessment</li> <li>Survey monument and encroachment review</li> <li>YEC powerline relocation</li> <li>NWtel infrastructure relocation</li> <li>Subdivision application / approval (Lot 12 Turner St.)</li> </ul>	<u>Turner Street Lots</u> <ul style="list-style-type: none"> <li>SLRA (Risk Assessment), Lot 12 – May</li> <li>Minor remedial work (lot 15) – May</li> <li>Lot survey/Plan registration – May</li> <li>Lot Appraisals – April</li> <li>Pricing &amp; Classification – May 2021</li> <li>Lot Release – late May 2021</li> </ul> <u>Lot 2, Block HB, Harper Estate</u> <ul style="list-style-type: none"> <li>Finalize Phase II ESA – April 2021</li> <li>Address encroachment (fence)</li> <li>Potential on-going monitoring and/or SLRA (TBD)</li> </ul> Potential lot release (TBD) – depends on findings of Phase II ESA	<u>Turner Street Lots</u> <ol style="list-style-type: none"> <li>Continue with development and release of 2 lots on Turner Street <b>RECOMMENDED OPTION</b></li> </ol> <u>Lot 2 Block HB, Harper</u> <ol style="list-style-type: none"> <li>Lot 2, Block HB, Harper – may require on-going monitoring <b>OPTIONS NOT YET KNOWN</b></li> </ol>	<ul style="list-style-type: none"> <li><b>How does the City wish to resolve the encroachment on Lot 2, Block HB, Harper Estate?</b></li> </ul>	<ul style="list-style-type: none"> <li>Extensive heritage investigations required</li> <li>Contamination identified, requiring limited risk assessment</li> <li>Lot 2, Block HB, Harper – contaminated site was on hold for some time due to costs associated with investigations (SARU now managing/financing)</li> <li>Difficulty in securing market value appraiser right now</li> <li>Note: EMR-LMB will release North End Lot in next (~May 2021) lottery.</li> </ul>

Map #	Project	Description	Summary of Work Completed to Date	Next Steps, Deliverables, and Tentative Timelines	Potential Development Options	Questions/Decisions Required from Dawson City Council	Other Notes
7	Vacant Lots Review	1000+ lots vacant existing reviewed for development potential	<ul style="list-style-type: none"> <li>List of vacant lots from CoD</li> <li>LDB revision of list to facilitate mapping</li> <li>Disposition review by LMB</li> <li>Slope assessment mapping</li> <li>Creation of web map to spatially capture list of vacant lots</li> <li>LDB review of vacant lots for high level development suitability</li> </ul>	<ul style="list-style-type: none"> <li>LDB confirming title on some parcels, updating webmap with additional information</li> <li>CoD looking into any agreements regarding development potential of some parcels/areas</li> <li>Identify priority lots to focus on for potential development</li> <li>LDB preparing list of lots for discussion with Dawson to determine priority (Phase 1 &amp; 2)</li> <li>LDB to conduct high level review and proposed workplan based on priority lots identified</li> <li>LDB &amp; CoD to determine roles/responsibilities</li> </ul>	TBD based on approved/supported lots for development	<ul style="list-style-type: none"> <li>CoD to confirm approved lots to proceed with investigations and development options, and confirm type of development/zoning desired (ie. R1)</li> <li>Confirm extent of feasibility investigations and roles/responsibilities</li> </ul>	<ul style="list-style-type: none"> <li>Significant unsorted list of lots (1100+ entries) to filter, map and carry out high level suitability review</li> <li>Many lots identified are old surveyed 'tent platform' lots and have access constraints and steep slopes</li> <li>Webmap tool is a work in progress and not always user-friendly</li> <li>CoD to lead development on City-owned lots, with YG assistance as requested</li> </ul>
8	North End	16 lot development (including 2 lease only lots)	<ul style="list-style-type: none"> <li>Project Charter</li> <li>Significant feasibility work – geotechnical (desktop, intrusive investigations), heritage assessments, Phase I ESA, multiple Phase II ESA's &amp; additional investigations, service expansion assessment, Preliminary Risk Assessment, Comprehensive Risk Assessment (underway)</li> <li>Geohazard investigation; eg. Moosehide Slide monitoring &amp; assessments.</li> <li>Conceptual Planning</li> <li>Market Analysis (internal)</li> <li>civil design contracts</li> <li>Tel/Communications designs</li> <li>Topo survey, encroachment reviews</li> <li>ICIP funding application</li> <li>Public communications on encroachments</li> <li>Cancelled tender</li> <li>YGS-initiated Moosehide Slide Modelling, Risk Assessment &amp; Monitoring/Warning system design near completion</li> </ul>	<ul style="list-style-type: none"> <li>Finalize encroachment resolutions - NOW</li> <li>Finalize lot layout - NOW</li> <li>Finalize civil design - NOW</li> <li>Update/Revise YEC/NWtel designs – April 2021</li> <li>Finalize extent of clearing / lot development, and interior servicing (LDB preparing costing to facilitate decision)</li> <li>Finalize implementation approach (YG or CoD to implement?) – NOW</li> <li>Finalize Environmental Risk Assessment – April 2021</li> <li>Issued Environmental Permitting – June 2021</li> <li>Tender project – May 2021</li> <li>Construction complete – August/Sept 2021)</li> <li>Legal survey – August 2021</li> <li>Lot Appraisals – July 2021</li> <li>Lot sales –Sept/Oct. 2021</li> <li>Moosehide Slide Risk Assessment Work underway – Once received, to be reviewed by COD Safety Committee &amp; relevant YG depts. &amp; new YG gov.</li> </ul>	<ol style="list-style-type: none"> <li>Proceed with full implementation and development of 16 lots <b>RECOMMENDED OPTION</b></li> <li>Proceed with implementation and development of proposed lots 1-7, with servicing provided to all lots. Future release of remaining lots based on demand</li> <li>Do not proceed with the development</li> </ol>	<ul style="list-style-type: none"> <li>CoD to finalize encroachment resolutions and finalize lot layout</li> <li>CoD to approve final civil design and extent of clearing/interior servicing</li> <li>CoD to confirm if they will tender/implement this project</li> </ul>	<ul style="list-style-type: none"> <li>Environmental issues to investigate/ address (metals contamination &amp; associated risks)</li> <li>Heritage Resource constraints</li> <li>Geotechnical constraints (underlying permafrost, ground movement and geotechnical setback)</li> <li>Geohazard constraints (Moosehide Slide, erosion gully)</li> <li>Encroachments from existing private development</li> <li>Concept planning resulted in un-implementable concept</li> </ul>

Part B: Medium/Long Term Initiatives (3+ years or Unknown Timeline)							
Map #	Project	Description	Summary of Work Completed to Date	Next Steps, Deliverables, and Tentative Timelines	Potential Development Options	Questions/Decisions Required from Dawson City Council	Other Notes
<b>Urban Residential/Commercial Projects</b>							
9	7th Avenue	Serviced residential development.	<ul style="list-style-type: none"> <li>Review of past (~2009) work</li> <li>Tenure confirmation</li> <li>Summary of past work and next steps identified</li> </ul>	<ul style="list-style-type: none"> <li>LDB to propose extent of development boundary</li> <li>YG &amp; CoD to define roles/responsibilities, extent of feasibility investigations</li> <li>YG to contract for concept planning once development boundary approved.</li> </ul> <p>*Note: schedule dependent on findings from feasibility work</p>	TBD after approved development boundary and conceptual planning	<ul style="list-style-type: none"> <li>CoD to confirm/approve development boundary</li> <li>CoD to confirm extent of feasibility investigations to be carried out</li> <li>Confirm roles and responsibilities (who will manage what and who will implement)</li> </ul>	<ul style="list-style-type: none"> <li>Land is primarily CoD owned and therefore recommend CoD lead development (YG to assist as needed)</li> <li>9<sup>th</sup> Avenue Trail intersects area</li> <li>Geohazard (Gully) &amp; geotechnical issues</li> </ul>
<b>Industrial Projects</b>							
10	Potential Industrial/Lagoon Site	Potential industrial development near future lagoon	<ul style="list-style-type: none"> <li>This is a long-term project. No work has been completed. There is an opportunity to tie the development to the lagoon site for potential cost savings.</li> <li>LDB and IDB completed geotechnical studies</li> </ul>	<ul style="list-style-type: none"> <li>Feasibility work – heritage, and environmental site assessments – 2021 or 2022</li> </ul>	1. Holding off on further work until Lagoon Site determined and boundaries/footprint of lagoon is determined.	<ul style="list-style-type: none"> <li>Should this project be added as a long-term potential development site?</li> </ul>	<ul style="list-style-type: none"> <li>Not much information on this area.</li> <li>There may be potential incompatibilities between the lagoon, adjacent THFN land and future development.</li> <li>Once Lagoon site is chosen this area may be available to potential development</li> </ul>
11	South of Area 3	Potential long-term future industrial area.	Feasibility work started & gathering mining work/use information.	<ul style="list-style-type: none"> <li>Feasibility work – desktop geotechnical, heritage Spring/summer 2021.</li> <li>Environmental site assessment Phase I will be completed later as many active mining operations within the study areas.</li> <li>Will present results &amp; proposed study area in summer 2021</li> </ul>	1. Holding off on planning work until feasibility work and mining claims/operations are clearer.	<ul style="list-style-type: none"> <li>Should this site be added as a long-term potential development site?</li> </ul>	<ul style="list-style-type: none"> <li>There are mining claims and active mining operations that overlap much of the area.</li> <li>There isn't much information on this area.</li> <li>Very large study area</li> </ul>
<b>Country Residential Projects</b>							
12	Bear Creek	Country residential development just outside City limits.	This is a long-term project outside City limits.			<ul style="list-style-type: none"> <li>How does the City of Dawson see itself in a future planning and development process for Bear Creek considering its outside City limits?</li> <li>Is a project outside City limits supported by the CoD?</li> </ul>	<ul style="list-style-type: none"> <li>YG LDB has two residential reserves in the Bear Creek area for potential future development.</li> <li>Mining claims overlap much of the area.</li> </ul>

# Dawson City, Yukon - Overview of Ongoing Projects



Sketch Created 21/02/2021 by the Land Development Branch. Imagery acquisition date: 06/11/2019. Updated 14/04/2021

- Dawson Projects
- Land Parcels Polygon - Surveyed

Government of Yukon, Northwest Territories  
NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada

## Project 1: Commercial/Industrial Infill Area 1

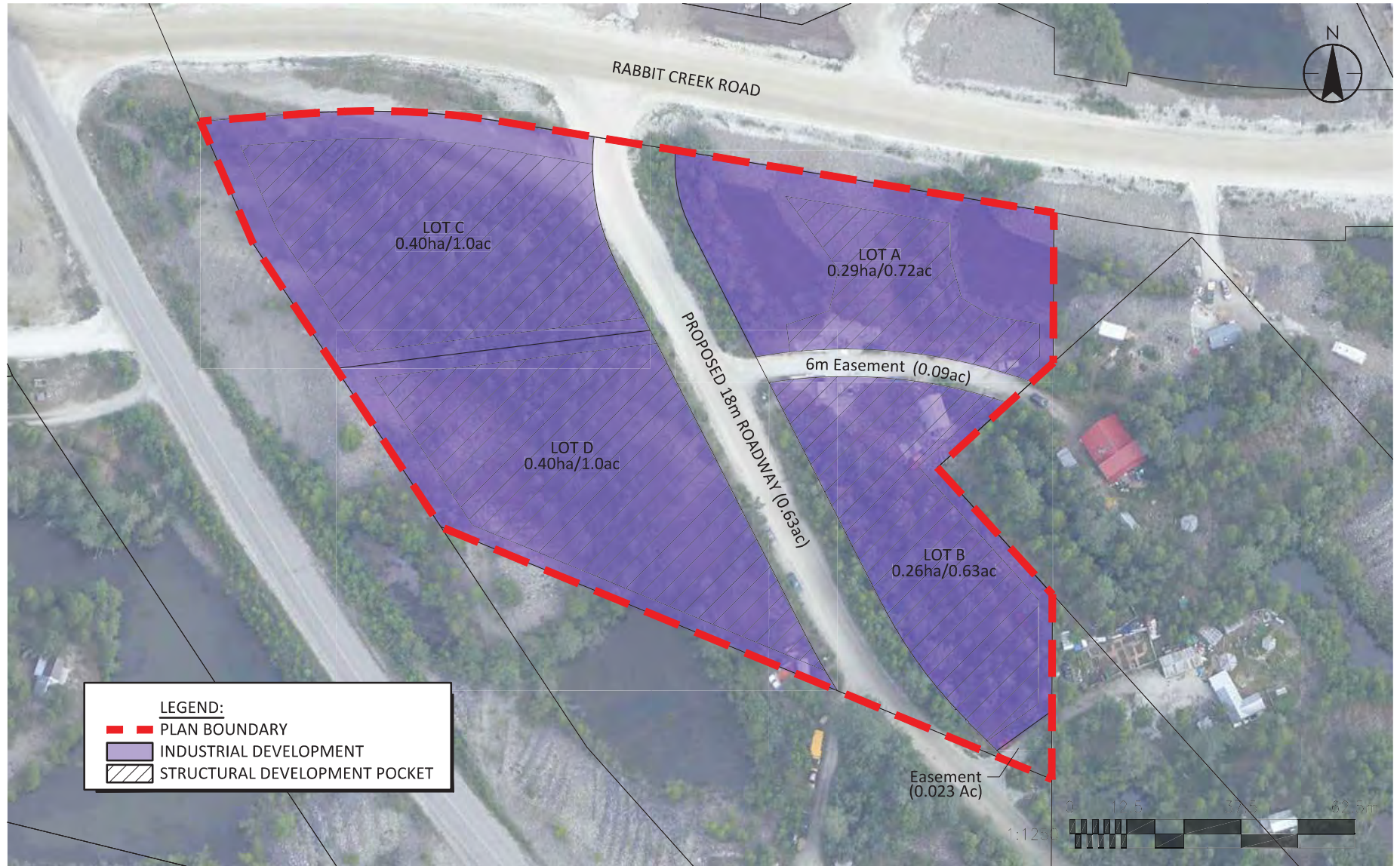


Figure 2.0  
Infill Site #1 - 4 Lot Development

Prepared for:  
Government of Yukon



#1100, 4900-50th Street, Red Deer, AB T4N1X7  
Ph: (403) 341-3320 Fax: (403) 342-0969

DRAWN BY: SAS  
CHECKED BY: GCL  
SCALE: 1:1,250  
PROJECT #: 144903045

April, 2021

## Project 2: Commercial/Industrial Infill Area 2

Updated 2/14/14, 2:06 PM by: STAFFORD

V:\1128\TEMPORARY\1128 DAW AND DRAWING\NORTH SITE\FIGURE 2A.DWG

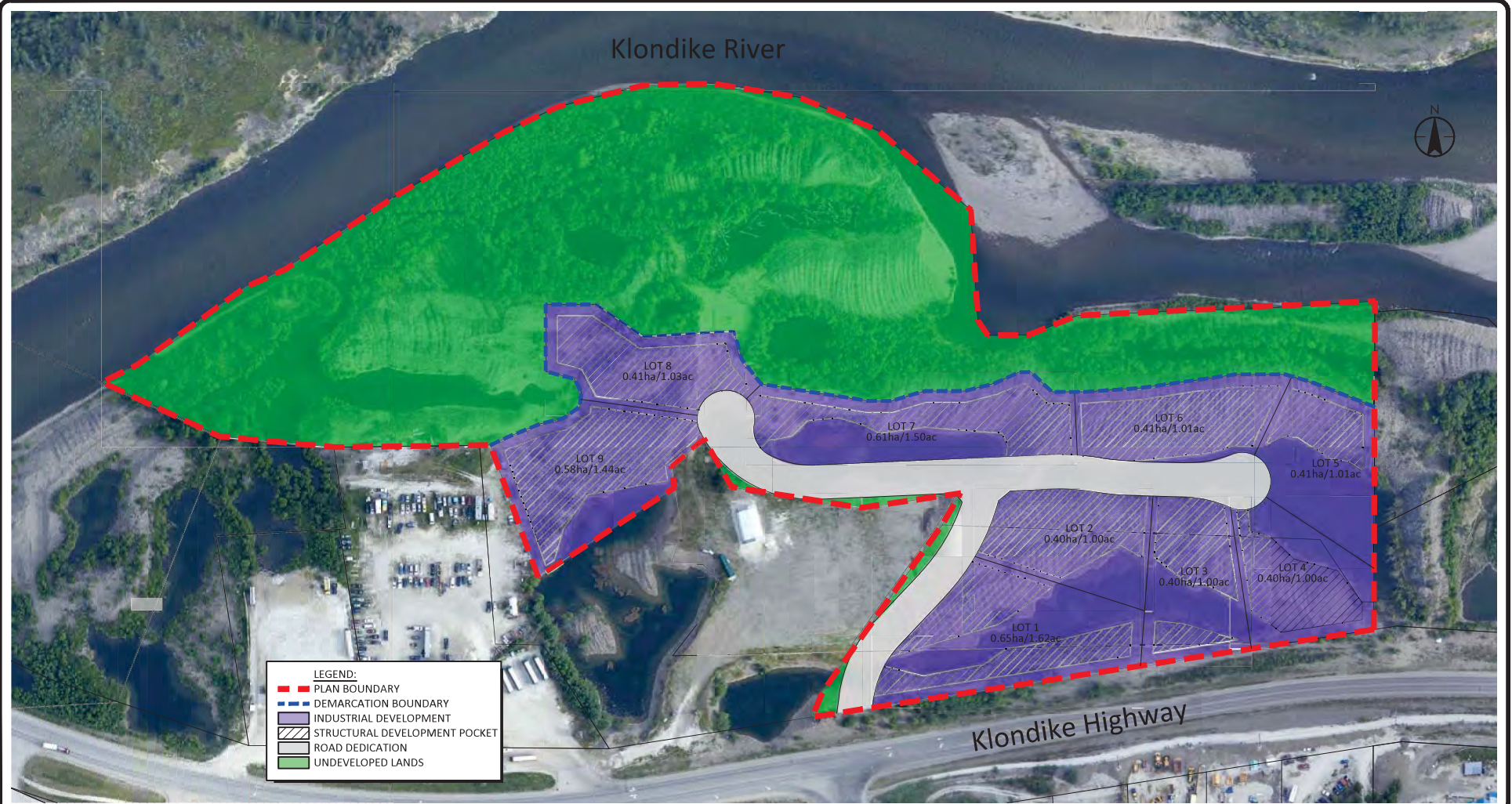


Figure 6.0 - Option A  
Infill Site #2 - 9 Lot Cul-de-sac (1.0ac Lots)

1:2000 0 20 60 100m

Prepared for:  
Government of  
Yukon

DRAWN BY: SAS  
CHECKED BY: GCL  
SCALE: 1:2000  
PROJECT #:

April, 2021

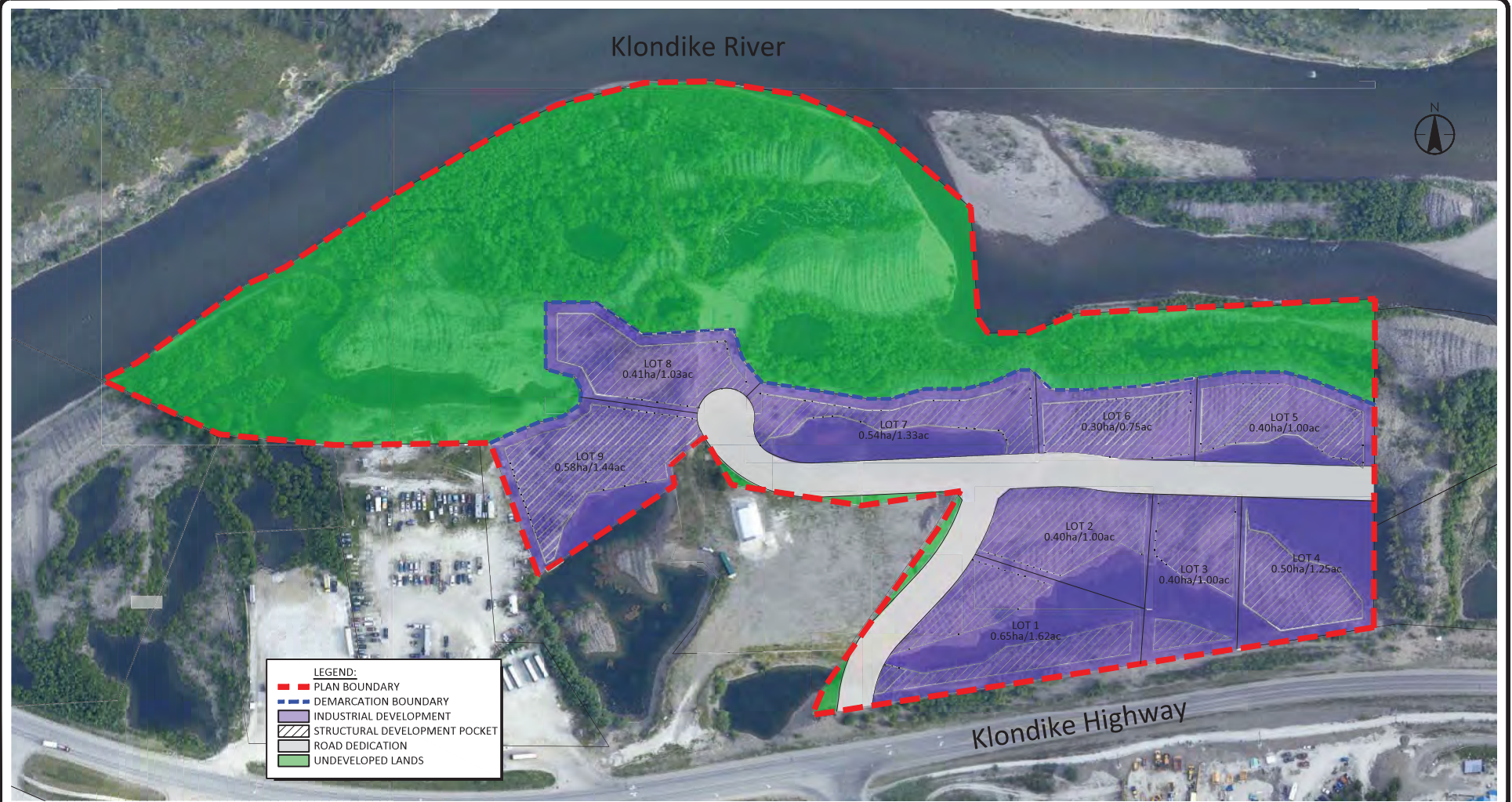


Figure 7.0 - Option A-1  
Infill Site #2 - 9 Lot Cul-de-sac (1.0ac Lots)

1:2000  
0 20 60 100m

Prepared for:  
Government of  
Yukon

DRAWN BY: SAS  
CHECKED BY: GCL  
SCALE: 1:2000  
PROJECT #:

April, 2021

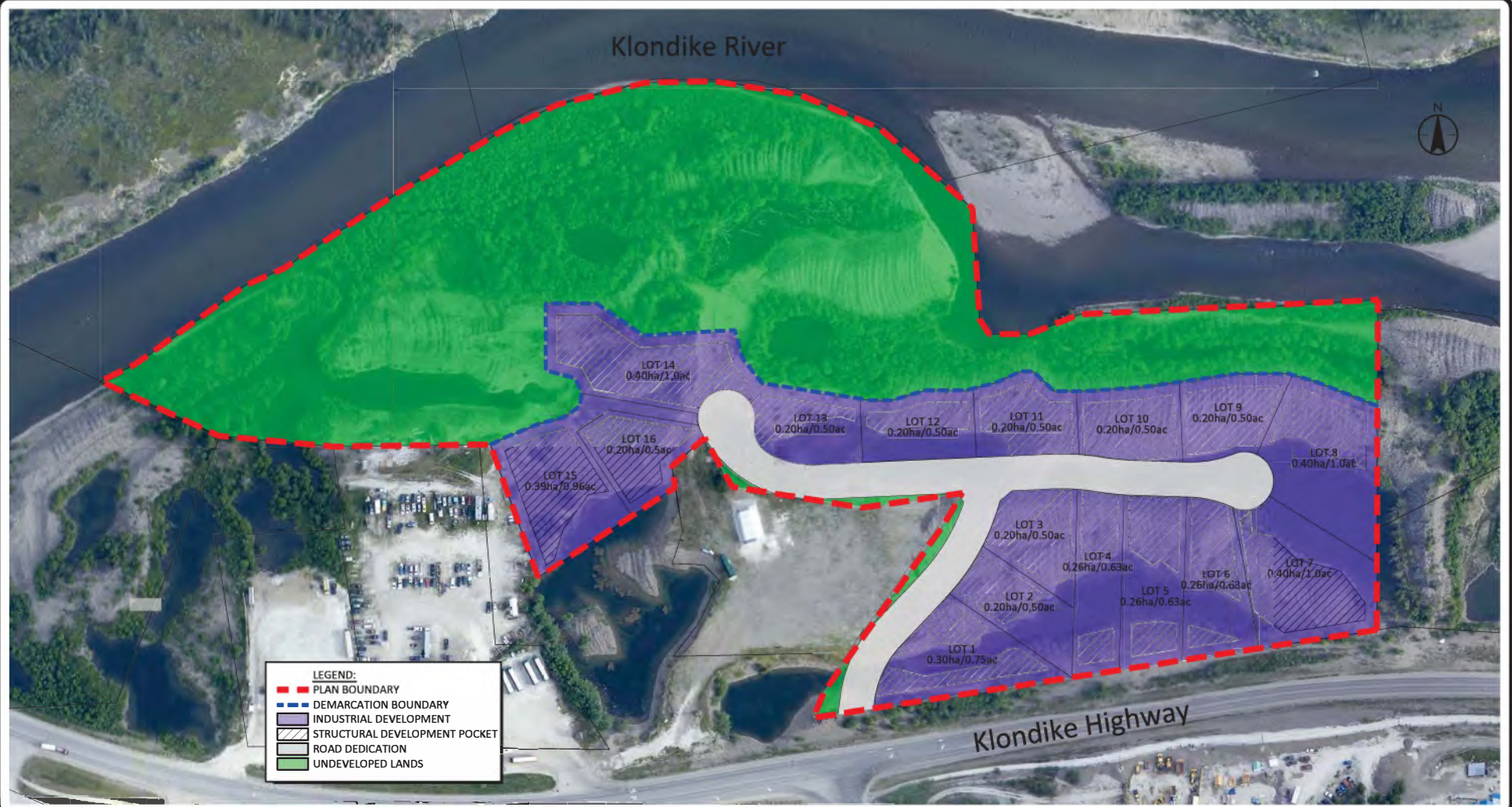


Figure 8.0 - Option B  
 Infill Site #2 - 16 Lot Cul-de-sac (Mixed sized lots)

0 20 60 100m  
 1:2000

Prepared for:  
 Government of  
 Yukon

DRAWN BY: SAS  
 CHECKED BY: GCL  
 SCALE: 1:2000  
 PROJECT #:

April, 2021

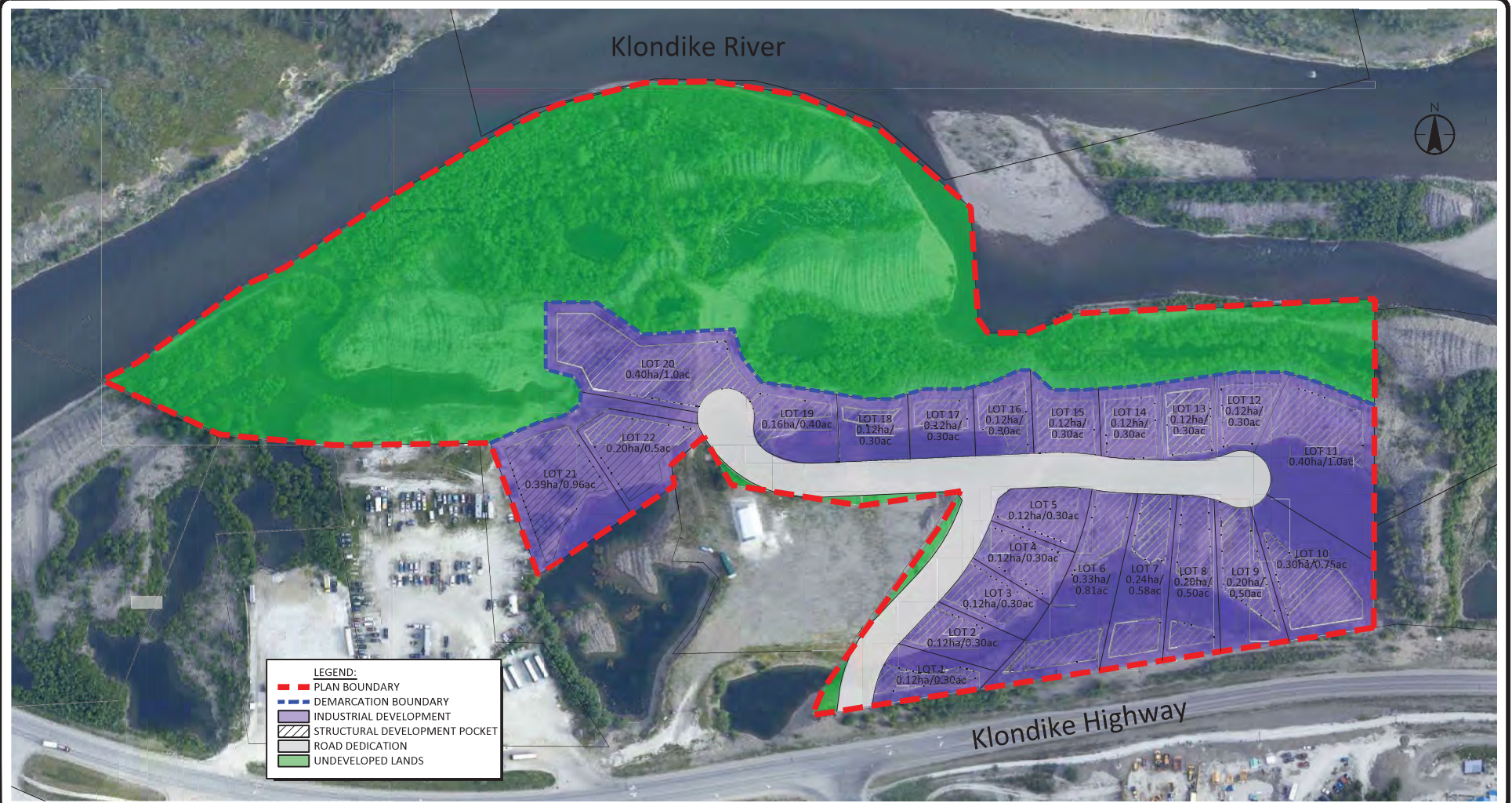


Figure 10.0 - Option C  
 Infill Site #2 - 22 Lot Cul-de-sac (Mixed sized lots)

1:2000 0 20 60 100m

Prepared for:  
 Government of  
 Yukon

DRAWN BY: SAS  
 CHECKED BY: GCL  
 SCALE: 1:2000  
 PROJECT #:

April, 2021

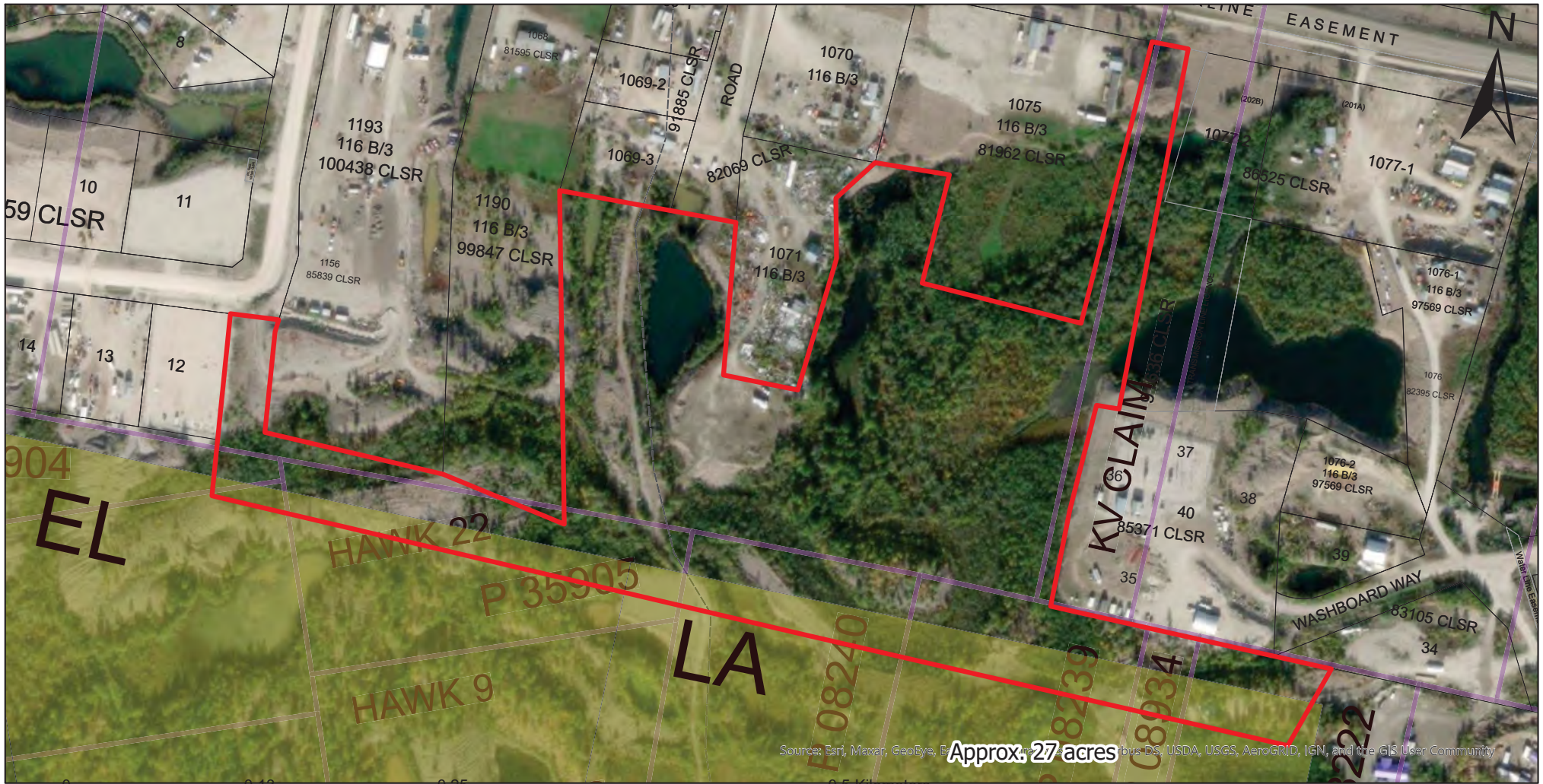


**Project 3: Commercial/Industrial Infill Area 3**



Approx. 27 acres

Infill # 3 - Dawson



Quartz Claims - 50k Placer Claims - 50k

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #d4edda; border: 1px solid #c3e6cb; margin-right: 5px;"></span> Active and Pending | <span style="display: inline-block; width: 15px; height: 10px; background-color: #d4edda; border: 1px solid #c3e6cb; margin-right: 5px;"></span> Active and Pending |
| <span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed #c3e6cb; margin-right: 5px;"></span> Expired                                      | <span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed #c3e6cb; margin-right: 5px;"></span> Expired                                      |

Infill # 3 - Dawson



# Project Charter between Government of Yukon and City of Dawson Dredge Pond II Residential Development Project

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The Government of Yukon (YG) and City of Dawson (City) are working together to pursue future development of the Dredge Pond II area. The project will require coordination and partnership between the two organizations to oversee, facilitate, support, and make decisions on all aspects of the project. This includes project scoping, planning, engineering, technical studies, and overall construction and development of the area. This Project Charter outlines the project objectives, roles and responsibilities, and draft scope of work for the Dredge Pond II Residential Development Project. It is understood that the role of both organizations will change depending on the stage of the development process (e.g. support role vs. management role).

### 1. OVERVIEW:

Government of Yukon Community Services (CS) and the City of Dawson (City) are interested in pursuing the eventual development of the Dredge Pond II area for un-serviced residential development (country residential development). The Dredge Pond II area is YG Commissioner's Land and is currently held under a land reserve (Disposition Number 2012-0521) for the purpose of country residential development. Time is of the essence due to the complexity and length of time involved in proceeding through the entire land development process to a public lottery. In order for the overall process to be successful, there is a need for all Parties involved to have a clear understanding of their respective roles and responsibilities in this process.

### 2. SUBJECT AREA:

The subject area falls within the City of Dawson municipal boundaries. It is bordered by the Klondike Highway to the south; the original Dredge Pond subdivision to the west; the Klondike River to the north; and the municipal boundary to the east. The Dredge Pond II residential reserve is approximately 142 hectares (351 acres) in size. The final residential subdivision will be reduced in size to reflect a riparian buffer zone from the river, a potential historic park area, and other considerations. There are several Tr'ondëk Hwëch'in (TH) Settlement Parcels that border the subject area including TH C-14B and TH C-5B. TH C-3B is across the highway from the subject area. Refer to the map of the subject area in Appendix A.

### 3. BACKGROUND:

The original Dredge Pond subdivision to the west of the area was constructed in the early 2000s and resulted in over 30 country residential lots.

The Dredge Pond II area is designated FRP – Future Residential Planning in the City of Dawson Official Community Plan. The OCP contains specific policies to investigate the suitability of the Dredge Pond areas for new residential development. The Zoning Bylaw zones the area FP – Future Planning, which indicates the area is set aside for future development and growth areas. If development proceeds, both OCP and Zoning Bylaw amendments will be required once planning determines the appropriate OCP designation and zoning.

In 2012, planning and design work commenced for the Dredge Pond II area, which resulted in draft concepts. Work was suspended at the time due to other priorities as well as a City of Dawson initiative to designate the entire area as a Municipal Historic Site. The purpose of this designation was to protect the area from future development and to preserve the historic dredge tailings. In 2018, during the Council process, concerns were raised by the public over the designation stating that the area should be set aside for country residential development instead, due to pressing housing needs. Administration recommended that the designation for the nominated site be postponed until further work can be conducted regarding a balance between historic preservation and housing availability. The sentiment was that the site could accommodate both country residential development and a smaller historic area that contains a representative sample of the dredge tailings.

#### **4. PROJECT OBJECTIVES:**

The project objectives are to:

- determine the feasibility and development potential of the Dredge Pond II country residential area, including assessing development costs;
- determine final project boundaries based on feasibility, public engagement, and planning work;
- determine the areas and boundaries of the proposed country residential portion and the proposed historic park portion;
- develop a final plan for the Dredge Pond II area that outlines a multi-phased residential development including a proposed first phase;
- develop preliminary engineering for all phases of development;
- develop detailed engineering, including a Development Agreement for infrastructure;
- implement, construct, develop, and prepare lots for release; and
- engage and consult with Tr'ondëk Hwëch'in, stakeholder and community organizations, and residents.

#### **5. PROJECT MANAGEMENT:**

As this is Government of Yukon land, YG will be the primary project manager, with support from the City of Dawson as needed throughout the project. Contracts for the work will be administered by YG. Procurement methods will follow applicable YG regulations and standard practices.

In determining the development potential of the area, constraints identified through the preliminary civil engineering work, potential heritage resources, environmental conditions, hydrology conditions, and geotechnical conditions may require the study area to be revised. If revised, the remaining project scope will be based on this revised study area.

An overall planning concept will be prepared for the study area and, if viable, detailed engineering and implementation will follow for the first phase of development. As the first phase gets absorbed by the market, future phases of development will follow.

Final deliverables are expected to be an overall plan for the study area and development engineering plans/implementation (construction) of developed lots within phase 1 (determined through the planning process). Lots will likely be sold via a public land lottery process. Future development phases will be based on market demand, off-site infrastructure upgrades, and all necessary regulatory processes being addressed.

Regarding public engagement, the City of Dawson will support the consultant teams hired for the work. This includes advertising, public communications, and logistical support for any public engagement components and events. For media enquiries, as Yukon Government is managing the contracts, they will be the primary point of contact.

## 6. PROJECT WORKPLAN:

Phase	Notable Tasks	Lead (L) and Support (S)	General Timelines for Completion
Direction to Proceed	<ul style="list-style-type: none"> <li>• Project Charter</li> <li>• Council Resolution to proceed with project</li> </ul>	Government of Yukon (L) City of Dawson (L)	Spring 2021
Feasibility Work	<ul style="list-style-type: none"> <li>• Environmental Site Assessments</li> <li>• Geotechnical</li> <li>• Heritage</li> <li>• Hydrology and Klondike River dynamics</li> </ul>	Government of Yukon (L)	Summer 2021
Dredge Pond II Planning and Pre-Design Report	<ul style="list-style-type: none"> <li>• Final development boundaries</li> <li>• Final neighbourhood vision and principles</li> <li>• Neighbourhood concept</li> <li>• Recommended zoning, subdivision layout</li> <li>• Proposed historic park boundary, site elements, and next steps</li> <li>• Preliminary engineering (all phases)</li> <li>• Class C cost estimates</li> <li>• TH consultation</li> <li>• Public and stakeholder engagement</li> </ul>	Government of Yukon (L) City of Dawson (S)	Summer 2022
YESAA Process and Decision Document	<ul style="list-style-type: none"> <li>• Project proposal and application</li> <li>• Seeking Views and Information Stage</li> <li>• Evaluation Report</li> <li>• Final Decision Document</li> </ul>	Government of Yukon (L)	Fall 2022
Detailed Design (Phase 1)	<ul style="list-style-type: none"> <li>• Development Agreement between City and YG</li> <li>• Detailed subdivision design</li> <li>• Infrastructure design</li> </ul>	Government of Yukon (L) City of Dawson (S)	Spring 2023
Construction and Subdivision Approval (Phase 1)	<ul style="list-style-type: none"> <li>• Infrastructure improvements</li> <li>• Subdivision approval</li> <li>• Servicing and roadwork</li> </ul>	Government of Yukon (L)	Fall 2023
Lot Release	<ul style="list-style-type: none"> <li>• Appraisals</li> <li>• Lot pricing</li> <li>• Lot release</li> </ul>	Government of Yukon (L)	Winter 2023

## 7. DREDGE POND II PLANNING AND PRE-DESIGN REPORT ROLES AND RESPONSIBILITIES

This particular stage in the planning and development process for Dredge Pond II warrants a specific outline of roles and responsibilities between the City of Dawson and Government of Yukon. This charter should be updated as the project enters later stages including detailed design and construction.

City of Dawson	Government of Yukon, Community Services	Consultant Teams
<ul style="list-style-type: none"> <li>Provides logistical support for the public engagement component to the consultant team hired to complete the master plan.</li> <li>Acts as main point of contact regarding public/community enquires. Forwards enquiries to the Project Manager as required.</li> <li>Supports the consultant team in the preparation of a communications and engagement strategy.</li> <li>Processes OCP and Zoning amendments for the area.</li> <li>Supports the Government of Yukon by reviewing, advising, and providing input on the planning, design, and engineering components of the master plan.</li> <li>Serves on a Dredge Pond II technical working group or committee if deemed necessary during the planning process.</li> <li>Facilitate and support the Consultant Team's presentation of the final master plan and pre-design report to Council.</li> </ul>	<ul style="list-style-type: none"> <li>Decision maker on all contractual aspects of the plan and pre-design report, including contract management for the consultant hired to complete the plan.</li> <li>Provides funding for the planning, public engagement, engineering, and technical work required to complete the plan.</li> <li>Provides funding for community engagement events related to this event including public meeting expenses, advertising, room rentals, catering, and incidentals.</li> <li>Manages the financial aspects of the project, on a cost recovery basis.</li> <li>Serves on a Dredge Pond II technical advisory group or committee if deemed necessary during the planning process.</li> <li>Drafts any Cabinet or Management Board submissions necessary.</li> <li>Works with the consultant to coordinate and manage the project submission to YESAB for review.</li> </ul>	<ul style="list-style-type: none"> <li>Prepares, leads, and presents at public engagement events;</li> <li>Prepares and produces display materials for public engagement events.</li> <li>Coordinates any meetings or workshops involving City of Dawson, Government of Yukon, and other partners;</li> <li>Analyses all data, reports, and background documents;</li> <li>Coordinates and leads any site visits;</li> <li>Coordinates and manages any sub-consultants working as part of the team;</li> <li>Conducts any research associated with the project;</li> <li>Prepares all reports, maps, documents, and final deliverables associated with the project;</li> <li>Prepares and submits the project proposal to YESAB for review.</li> <li>Presents final plans and deliverables if necessary (e.g. presentations to Dawson City Council).</li> </ul>

## **8. TECHNICAL WORKING GROUP/COMMITTEE**

- If a working group or committee is deemed necessary, staff from the Government of Yukon Community Services and City of Dawson will serve on it. A decision on whether a working group/committee is required will be made during the RFP scoping phase, in consultation with the City of Dawson.
- The group/committee will review, provide direction and feedback, and approve all technical components of the work. This includes reviews of draft deliverables and providing guidance and direction to consultants.
- The consultant team hired to complete the work will prepare the necessary materials needed for the meetings. The consultant team will chair the meetings and prepare relevant agendas and minutes.
- Other organizations may be invited to the meetings on an as-needed basis and to provide specific technical advice.

## **9. DREDGE POND II PLANNING AND PRE-DESIGN REPORT DELIVERABLES**

The final deliverable is expected to be an overall master plan for the study area and preliminary engineering for all infrastructure (roads, storm, electrical and telecommunications), grading, and construction work.

Components of the final deliverable include:

- vision, neighbourhood design features, and final Master Plan concept;
- summary of public engagement, LFN consultation, and stakeholder engagement;
- final development boundaries based on hydrology, setbacks from river, and other considerations;
- final boundary of the proposed historic park including preliminary park features and next steps;
- final subdivision plan. It will include elements such as lot sizes and dimensions, housing units, transportation, trails and recreation, and zoning;
- phasing plan and implementation plan that outlines a detailed step-by-step account of next steps and responsibilities;
- preliminary engineering servicing plan that will include all engineering and servicing requirements for the subdivision;
- grading and cut/fill analysis;
- servicing Class “C” cost estimates based on the final plan and pre-design work;
- analysis of estimated long-term operational costs to the City of Dawson including roads and other assets; and
- an economic and market analysis of the proposed development including anticipated absorption, market conditions, housing demand and preferences, lot release models, and cost-recovery models.

## **10. DEVELOPMENT COST RECOVERY**

- YG Community Services will manage the project on a cost recovery basis.
- All costs associated with the planning, engineering, and construction of the development within the study area will be recovered through revenue from future lot sales of YG tenure.

## **11. POTENTIAL RISKS & CONSTRAINTS**

- There is a risk that the feasibility, planning, and engineering work may reveal that some land is not developable.

- Risk in spending resources on investigatory purposes and developing deliverables that cannot be implemented (or cause delays in implementation) due to site conditions, constraints, socio-economic reasons, or development costs.
- Risk in spending resources that may not be cost recoverable if development does not proceed (either due to viability/feasibility issues or off-site infrastructure/capacity issues).
- Risk of lack of community buy-in of the proposed development scheme (i.e. nearby lot owners not in support of development).
- Risks of large-scale environmental constraints including flooding hazards posed by the Klondike River and sensitivity of the tailings ponds.
- Suitability of using the dredge tailings and ponds for residential development and road infrastructure.
- Suitability of installing private residential wells and septic systems.
- Access considerations from the highway.
- Coordination and compatibility with adjacent TH parcels.
- Scope and refinement of the planning area including:
  - establishing the riparian setback zone to respect distances from the river and ponds that have fish/wildlife potential.
  - potential setbacks from adjacent property owners including TH.
  - the proposed historic site area.

## 12. ALTERNATIVE LAND DEVELOPMENT MODEL

An alternative land development and release model is to release a portion of the Dredge Pond II site as a raw land parcel to the private sector. The private sector would be responsible for regulatory approvals, servicing design, surveying, and construction including roads, trails, and services. As private sector capacity to develop the entire area is likely limited, a portion of the site could be released (e.g. the western portion closest to the existing Dredge Pond subdivision). This is not the recommended option, and YG recommends the conventional approach of completing a planning and pre-design report for the entire area, however it is important to consider alternatives. If, during the Dredge Pond II process, new information, priorities, or direction is obtained that might give preference to an alternative development model, then YG and the City should determine next steps and new direction for the area.

## 13. UNDERSTANDING & ACCEPTANCE

We the undersigned support the planning and development of the Dredge Pond II area in the City of Dawson for future residential development, as per the above.

In recognition that the Yukon is acting as the developer for this project, it is understood that lots will be developed and sold in accordance with the Yukon Land Act and regulations.

We agree to appoint representatives from our respective organizations to assist with the development of these lands. We hereby provide the Department of Community Services with a mandate to proceed.

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Laura Prentice, Director  
Land Development Branch, Community Services  
Government of Yukon

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Date

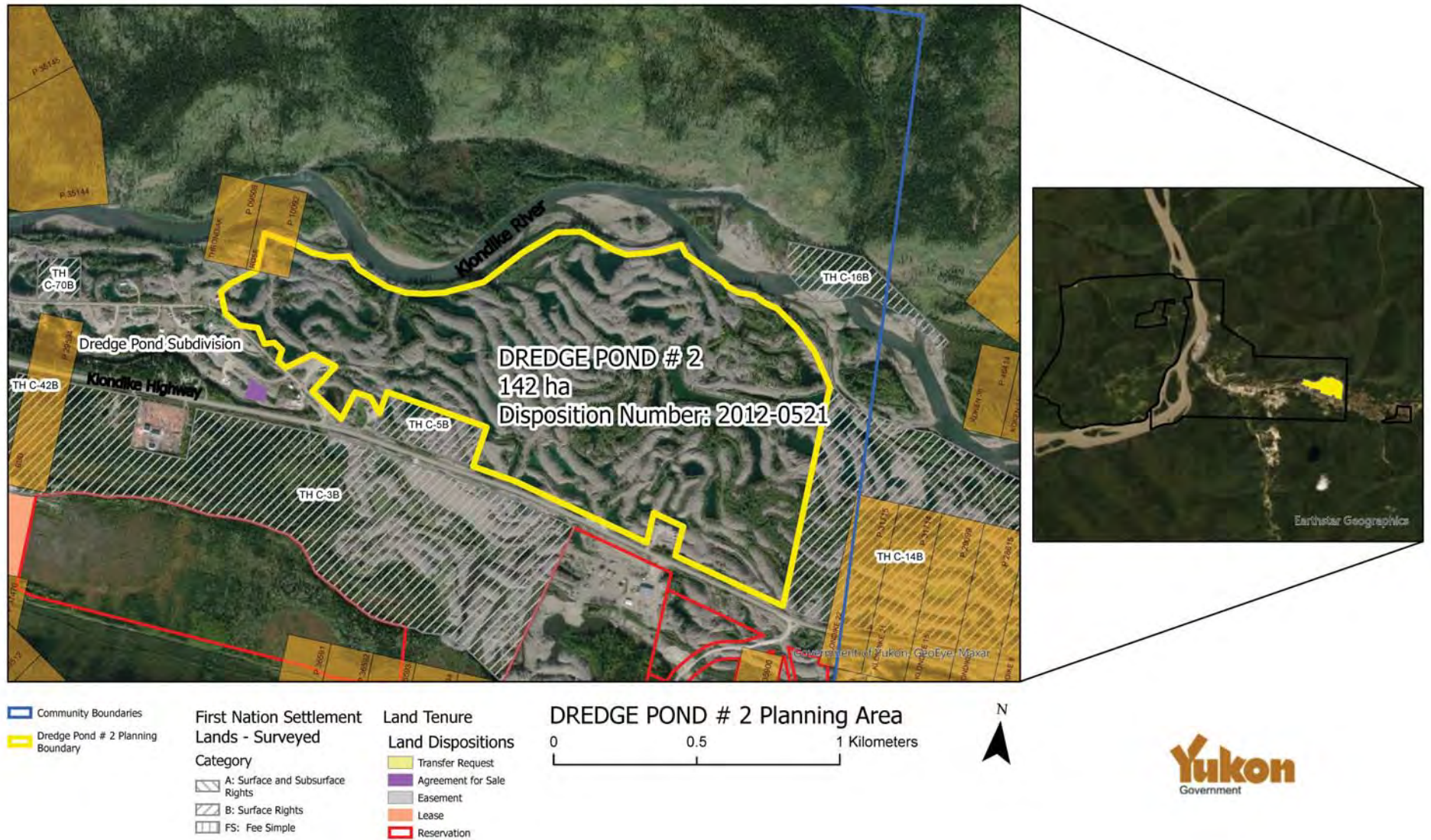
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Cory Bellmore, Chief Administrative Officer  
City of Dawson

---

Date

## Appendix A – Planning Area



Project 5: Dome Road

Dawson  
Townsite

Robert  
Service  
Crescent

Pierre Berton Crescent

Mary McLeod Road

Downhill Ski Area

Crocus Ball  
Diamond

Cross-Country Ski Trails

AREA F

Bonanza Road

AREA A

AREA D

Dome Road

AREA C

Joe Henry Road

Han  
Hwachin  
Street

Klondike Highway

KLONDIKE

Bonanza  
Road

First Nations Interests

TH Settlement Land

Legal Surveys

Parcels

Dome Road Planning Region

Area A - 17 ha±

Area C - 10 ha±

Area D - 1.7 ha±

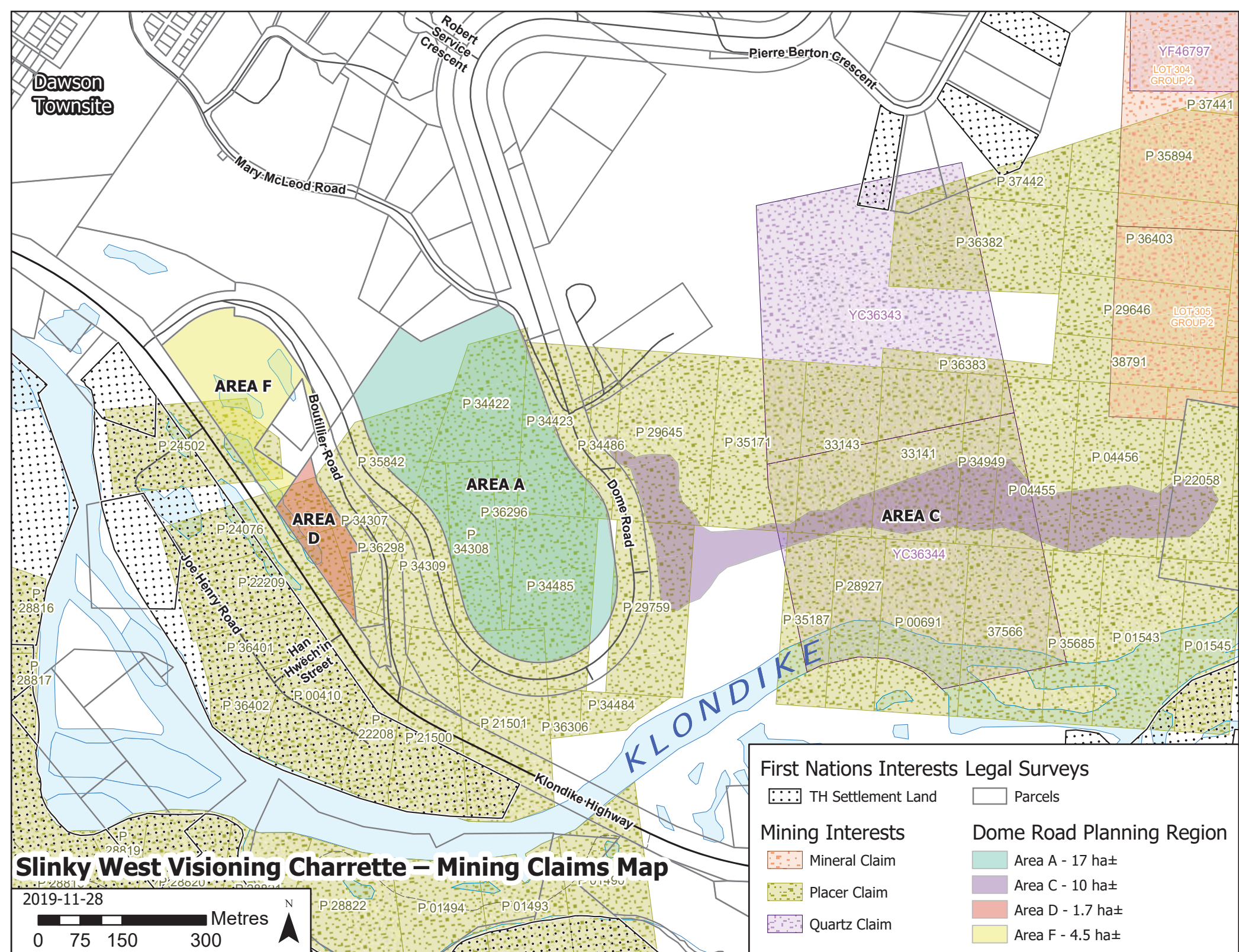
Area F - 4.5 ha±

Dome Road Planning Area Map

4/27/2020



0 75 150 300 Metres



## Project 6: 3-4 Vacant Lots for Release

Vacant Lots for Release (Site 6)



**Dawson Vacant Lots**  
**Proposed Priority Lots to Investigate**  
April 15, 2021



**1. Informal Park Area**

Lots 2 to 5, Block 2, Days Addition

- CoD considering maintain area for public use (formalizing park use), however potential for 2 lots for development

**2. City Welcome Sign Area**

Lots 3 to 8, Block 18, Government Reserve

- Currently a small park area
- potential for 2-4 lots for development

**3. 302 Church Street**

Block 20, Government Reserve

- Adjacent Day Care
- potential for 2-3 lots for development

**4. Vacant Land across from Gerties (corner of 4<sup>th</sup> & Queen)**

Lots 16 to 20, Block L, Ladue Estate

- current parking area for Gerties (CoD confirming if formal agreement/lease in place)
- potential for 3-5 lots for development

**5. Vacant Lots adjacent existing Rec Centre**

Lots 8 & 13, Block S, Ladue Estate

- current parking for Rec Centre (may become available pending decision on new Rec Centre)
- potential for 2 lots for development

**6. Adjacent Vacant Lands near Parks Canada Building**

Lot 3, Block H, Ladue Estate

- Potential parking area?
- potential for 1 lot for development

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

New Lot 'B', Block C, Ladue Estate

- Commercial lot being created through subdivision
- potential for 1 lot for development

**8. Existing RV Park**

Lots 1 to 20, Block Q, Ladue Estate

- Current use as RV Park
- Future use pending Council decision
- potential for 20+ residential lots for development

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

Lot 3, Block Z, Ladue Estate

- potential for 1 lot for development

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

Lots 9 to 11, Block U, Government Addition

- Likely has access constraints
- potential for 3 lots for development

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

Lots 21 to 24, Block LI, Ladue Estate

- Anticipate access constraints
- potential for 2-3 lots for development

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

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

- Potential Country Residential lots
- potential lot yield to be determined

**Typical YG Workplan** (may vary based on specific site and constraints/opportunities)

#### **STAGE 1**

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

#### **STAGE 2**

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

#### **STAGE 3**

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

#### **STAGE 4**

- lot sales
- agreement for sale
- transfer title

# Dawson North End Subdivision Lot Layout – Jan. 25, 2021

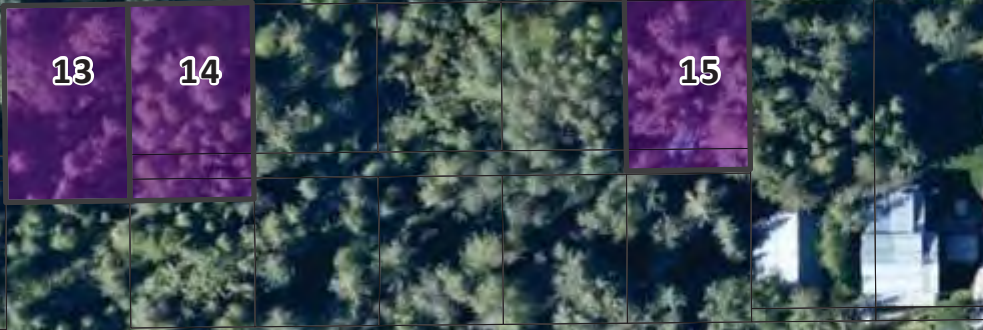
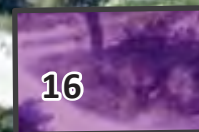


Front Street

George Street

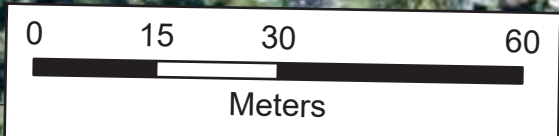
Judge Street

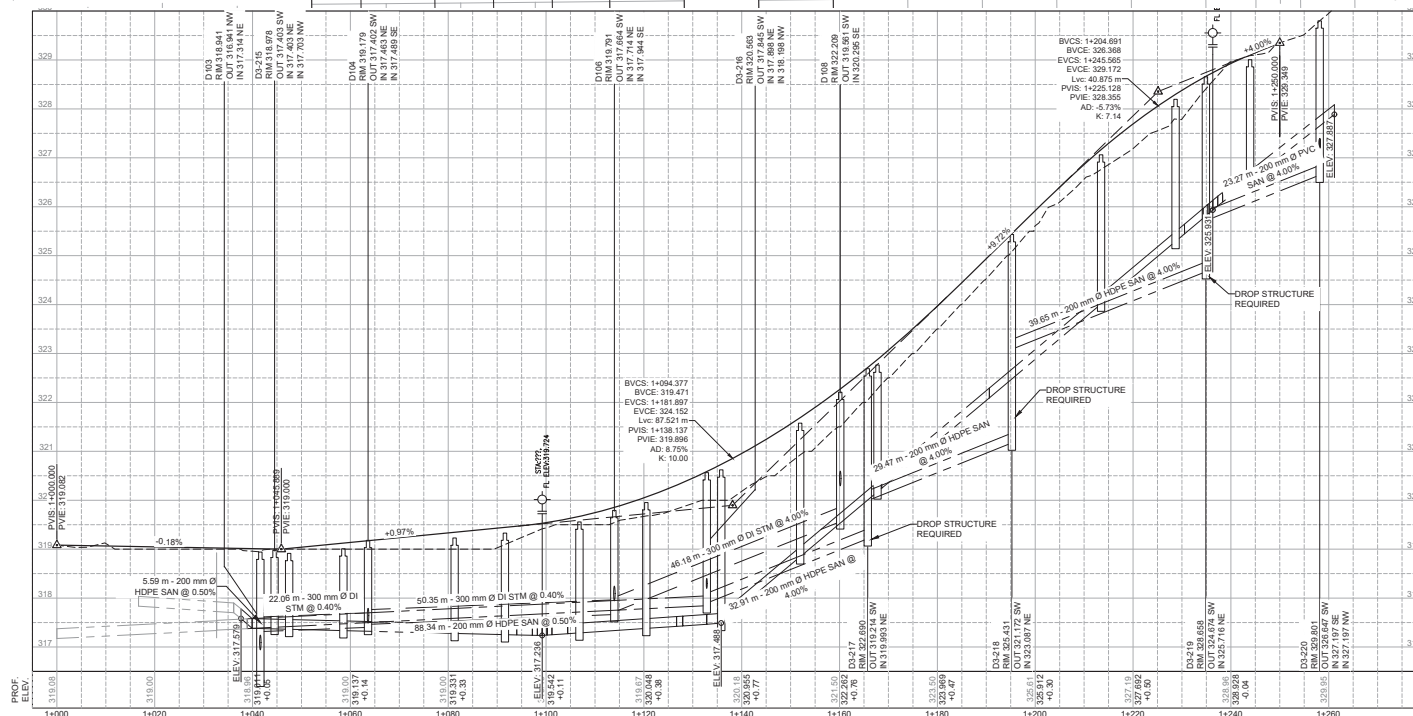
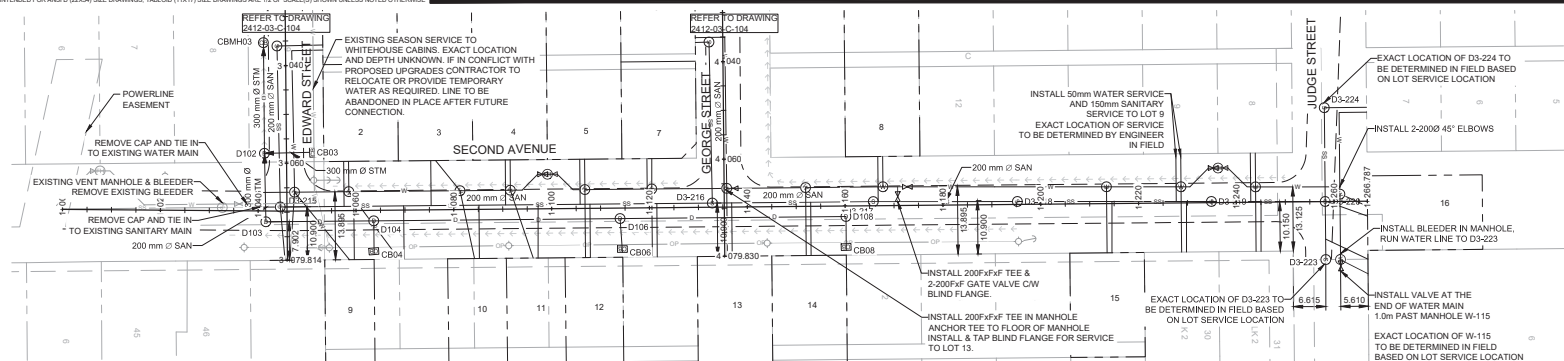
2nd Avenue



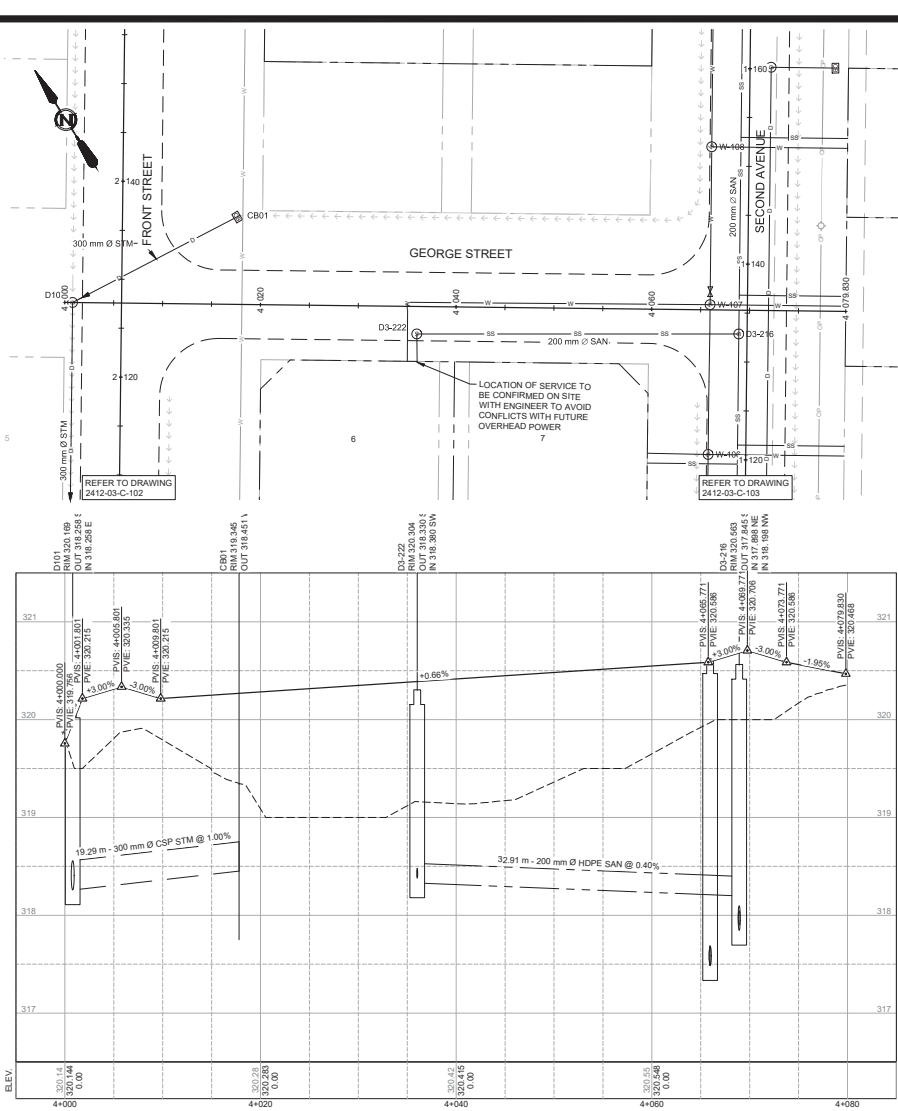
- Land Parcels Polygon - Surveyed
- North End Development Lot Boundaries

Sketch Created 25/01/2021 by the Land Development Branch. Imagery acquisition date: 08/19/2020. This map data has been derived from survey data acquired from Challenger Geomatics Ltd. Inaccuracies may exist due to required data transformations.



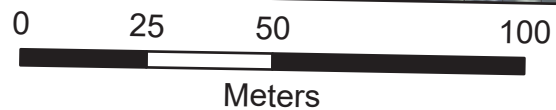


1. ALL STATIONING IS IN METERS & DECIMAL THEREOF.
2. ALL ELEVATIONS ARE IN METERS AND GEODETIC.
3. ALL LEGAL PINS AND COORDINATE CONTROL MONUMENTS ARE TO BE PROTECTED.
4. CONTRACTOR'S WORKSMANSHIP WILL BE REPLACED AT CONTRACTORS EXPENSE.
5. ALL SANITARY SEWAGE MAIN PIPE TO BE SUPER PIPE.
6. ALL WATERMAIN TO BE INSULATED AS PER SPECIFICATIONS.
7. LOCATIONS SHOWN FOR ALL EX UTILITIES ARE APPROXIMATE ONLY. CONTRACTOR WILL BE REQUIRED TO LOCATE ALL EXISTING UTILITIES ARE PROPERLY LOCATED TO CONFIRM LOCATIONS PRIOR TO CONSTRUCTION, AND ARE PROTECTED DURING CONSTRUCTION.
8. MAXIMUM PIPE JOINT DEFLECTION AND MINIMUM CURVE RADII AS SPECIFIED IN THE CONTRACT DOCUMENTS TO BE MAINTAINED AT ALL TIMES.
9. ALL MATERIALS TO BE DISPOSED OF SHALL BE TAKEN TO DUMP SITES, AS APPROVED BY THE ENGINEER.
10. CONTRACTOR WANTS TO USE REMOTE REMOTE COUPLERS, BUT FUSION JOINTS NOT ACCEPTED.
11. COORDINATE TEMPORARY SUPPORT OF EXISTING POWER PIPES TO AVOID ENERGY AS REQUIRED DURING CONSTRUCTION.
12. CONTRACTOR TO RESTORE ALL LANDSCAPING DISTURBED BY CONSTRUCTION.
13. ALL WATER SERVICES 25mm UNLESS OTHERWISE NOTED.
14. ALL SANITARY SERVICES 100mm UNLESS OTHERWISE NOTED.



1. ALL STATIONING IS IN METERS & DECIMAL THEREOF.
2. ALL DIMENSIONS ARE IN METERS AND GEODETIC.
3. ALL LEGAL PINS AND PERMANENT MONUMENTS TO BE PROTECTED. ANY LOSS OR DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
4. ALL EXISTING SEWER MAIN PIPE TO BE SUPER PIPE.
5. ALL WATERMAIN TO BE INSTALLED AS PER SPECIFICATIONS.
6. LOCATIONS SHOWN FOR ALL EX. UTILITIES ARE APPROXIMATE. ONLY CONTRACTOR WILL BE REQUIRED TO ENSURE ALL EXISTING UTILITIES ARE PROPERLY LOCATED TO CONFIRM LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. ALL ARE PROTECTED DURING CONSTRUCTION.
7. ALL JOINT JOINT DEFLECTION AND MINIMUM CURVE RADIUS AS SPECIFIED IN THE CONTRACT SHALL BE OBSERVED AT ALL TIMES.
8. ALL MATERIALS TO BE DISPOSED OF AS TAKEN TO OTHER SITES, AS APPROVED BY THE ENGINEER.
9. ALL HOPE JOINTS TO BE ELECTRO-FUSION COUPLERS, BUT FUSION JOINTS NOT ADOPTED.
10. COORDINATE TEMPORARY SUPPORT OF EXISTING POWER PIPES WITH YUKON ENERGY AS REQUIRED DURING CONSTRUCTION.
11. CONTRACTOR TO RESTORE ALL LANDSCAPING DISTURBED BY CONSTRUCTION.
12. ALL WATER SERVICES 25mm+ UNLESS OTHERWISE NOTED.
13. ALL SANITARY SERVICES 100mm+ UNLESS OTHERWISE NOTED.


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



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

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



 Potential Lagoon Site - Dawson



Source: Esri, Maxar, GeoEye, Earthstar, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Approx. 125 acres

Potential Lagoon Site - Dawson

Placer Claims - 50k

- Active and Pending
- Expired





0 0.25 0.5 1 Kilometers

Study Area South of Area 3- Dawson

**Yukon**  
Government



Source: Esri, Maxar, GeoEye, AeroGRID, IGN, and the GIS User Community

Approx. 208 acres

Quartz Claims - 50k Placer Claims - 50k










- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #92d050; border: 1px solid black; margin-right: 5px;"></span> Active and Pending | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid purple; margin-right: 5px;"></span> Active and Pending |
| <span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed black; margin-right: 5px;"></span> Expired                                      | <span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed purple; margin-right: 5px;"></span> Expired           |

Study Area South of Area 3 - Dawson

**Yukon**  
Government



## Legend

-  Community Boundaries
-  Land Applications Active
-  Land Dispositions
-  Land Licences
-  Land Notations
-  Development Hold Areas
-  Lots For Sale - Surveyed
-  Land Parcels Polygon - Surveyed
-  Easements Polygon - Surveyed



## Notes

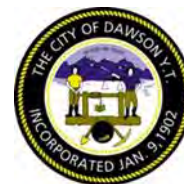
1.0 0 0.51 1.0 Kilometers

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

1: 20,000

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.  
Date Printed: 14-Apr-2021

# Report to Council



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

☐ In Camera

<b>SUBJECT:</b>	<b>Council Remuneration Bylaw Review</b>	
<b>PREPARED BY:</b>	Cory Bellmore, CAO	<b>ATTACHMENTS:</b> <ul style="list-style-type: none"><li>• Council Remuneration in other communities</li><li>• Council Remuneration Bylaw #2018-10</li><li>• Travel Policy #08-01</li></ul>
<b>DATE:</b>	April 12, 2021	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b> <ul style="list-style-type: none"><li>• Council Remuneration Bylaw #2018-10</li><li>• Travel Policy #08-01</li></ul>		

## RECOMMENDATION

That Committee of the Whole review Bylaw# 2018-10.

## ISSUE

As per Bylaw #2018-10, during the final year of Council's term, Council shall schedule a review of the bylaw and proceed to amend it as deemed advisable at the time.

## BACKGROUND SUMMARY

The City of Dawson has a history of revising the remuneration bylaw every three years prior to a municipal election. As Council reviews the bylaw, it is reasonable for Council to consider the cost to the City, the ability to attract elected officials to run for office, and the changing taxation environment.


## ANALYSIS / DISCUSSION

For 2019 and later tax years, non-accountable allowances paid to elected officers will be included in their income. This change was stated in the 2017 federal budget, which received royal assent on June 22, 2017 (Bill C 44).

The cost to the City is an important and necessary cost of ensuring good government and perceived as good value for taxpayers' dollars. Cost of living increases are included in the current bylaw, the time commitment involved in being a Councillor has increased over time and with increased funding and regulatory changes federally, territorially, and municipally, it isn't likely that the time commitment will be reduced.

AYC collected information on current Council Remuneration amounts in other Yukon communities.. See attached information for details on the different community remuneration for salary/per diems and other extras.

## APPROVAL

<b>NAME:</b>	Cory Bellmore, CAO	<b>SIGNATURE:</b> 
<b>DATE:</b>	April 16, 2021	

## Mayor and Councillor Renumeration 2021 Review

Village of Carmacks	<p>\$12,600.00 Mayor - annually</p> <p>\$6,600.00 Deputy Mayor - annually</p> <p>\$6,600.00 Councillors - annually</p> <p>By resolution may approve payment of travel, meals, accommodation &amp; per diem (at YG rates)</p> <p>\$100.00 Mayor - per diem, meetings 3 hours or less</p> <p>\$75.00 Councillors - per diem, meetings 3 hours or less</p> <p>\$200.00 Mayor - per diem, meetings 3+ hours</p> <p>\$150.00 Councillors - per diem, meetings 3+ hours</p> <p>\$200.00 Mayor &amp; Councillors - per diem, meetings in other communities</p> <p>\$100.00 Mayor &amp; Councillors, per travel day separate from meeting days, 250km or less, within Yukon</p> <p>\$200.00 Mayor &amp; Councillors, per travel day separate from meeting days, 250km or greater, within Yukon</p> <p>\$200.00 Mayor &amp; Councillors, per travel day separate from meeting days, outside Yukon</p> <p>\$600.00 Mayor - annually, meetings with visitors to the community, to be reimbursed upon presentation of receipts</p> <p>\$25.00 Deputy Mayor - per diem if the mayor is absent and the DM is required to perform Mayor duties</p> <p>\$50.00 Deputy Mayor - per diem to chair a regular or special meeting of council if the Mayor is absent from the meeting</p>
City of Dawson	<p>\$15,215.66 Mayor - annually</p> <p>\$10,143.97 Councillors - annually</p> <p>Adjusted annually from CPI, not to exceed 2.5% in any given year and no adjustment if the CPI is negative</p> <p>\$150.00 Councillors - per diem, 4 hrs or less when at any training session, event or meeting that has been approved by council</p> <p>\$200.00 Councillors - per diem, more than 4 hours</p> <p>Travel expenses reimbursed in accordance with the City of Dawson Travel Policy</p>
Town of Faro	<p>\$1,490.00 Mayor - monthly (\$17,880 annually)</p> <p>\$886.00 Councillors - monthly (\$10,632 annually)</p> <p>Adjusted annually based on the CPI</p>
Village of Haines Junction	<p>\$14,666.00 Mayor - annually</p> <p>\$11,733.00 Councillors - annually</p> <p>Adjusted annually based on CPI</p> <p>Travel reimbursed on the same basis as YG employees on travel status</p>
Village of Mayo	<p>\$200.00 Mayor - attendance at regular and joint council meetings</p> <p>\$150.00 Councillors - attendance at regular and joint council meetings</p> <p>\$150.00 Mayor - attendance at non-council meetings inside community less than 2 hours</p> <p>\$100.00 Councillors - attendance at non-council meetings inside the community less than 2 hours</p> <p>\$200.00 Mayor - attendance at non-council meetings inside community more than 2 hours</p> <p>\$150.00 Councillors - attendance at non-council meetings inside community more than 2 hours</p> <p>\$250.00 Mayor - full day meeting</p> <p>\$200.00 Councillors - full day meeting</p> <p>\$250.00 Mayor - attendance at meeting outside community, per day</p> <p>\$200.00 Councillors - attendance at meeting outside community, per day</p> <p>\$40.00 Mayor and Councillors - hourly rate for hours spent travelling to and from meetings outside the community within Yukon</p> <p>For travel to meetings outside Yukon the daily rate will apply (Mayor and Councillors)</p> <p>Travel expenses paid out per Village of Mayo travel expense policy</p>
Village of Teslin	<p>\$8,000.00 Mayor - annually. \$3,750 base and additional \$125 per regular or special meeting of Council attended</p> <p>\$7,300.00 Councillors - annually. \$3,000 base and additional \$125 per regular or special meeting of Council attended</p> <p>\$200.00 per day to attend meetings or performing duties in capacity of M&amp;C outside of regular or special meetings of council</p> <p>\$150.00 half day, as immediately above</p> <p>M&amp;C shall receive an honourarium when appointed as members of committees over and above their council indemnity (amount not specified)</p>
Town of Watson Lake	<p>\$10,000.00 Mayor - annually</p> <p>\$7,500.00 Councillors - annually</p> <p>\$125.00 M&amp;C - per diem - out of town meetings, courses and conventions as required in the discharge of the duties of their office</p> <p>Travel expenses reimbursed as set out in the travel expense policy</p>
City of Whitehorse	<p>\$104,552.00 Mayor - annually</p> <p>\$37,639.02 Councillors - annually</p> <p>Adjusted annually based on CPI</p> <p>Mayor - benefit plan including health, dental, life insurance, AD&amp;D, WI/LTD, time off with pay, EAP</p> <p>Councillors - benefit plan, same as Mayor, except for time off with pay, and additional child care allowance (for care during meetings)</p> <p>\$10,500.00 Mayor - annual, to reimburse for expenses incurred while performing duties</p> <p>\$3,750.00 Councillors - annual, to reimburse for expenses incurred while performing duties</p> <p>\$6,000.00 Councillors - for expenses incurred when an invitation or obligation of the entire council is delegated to one or more</p> <p>This \$6,000 is collective, not \$6,000 for each councillor.</p> <p>Travel expenses in accordance with the Travel Expense Administrative Directive.</p> <p>\$100.00 Councillors - daily, when representing City at a function or event, attending non-regular meetings, or participating in training related to City business, 1-4 hours</p> <p>\$150.00 Councillors, as above, 4 hours or more</p> <p>Reimbursement for travel/meeting a representative on the AYC board</p>

Please note: this is for the 2021-2024 term



# THE CITY OF DAWSON

## Bylaw No. 2018-10

**WHEREAS** section 173 of the *Municipal Act*, RSY 2002, c. 154, and amendments thereto, provides that council may, by bylaw, establish the amount and any criteria in relation to the remuneration of a member of council (including the type of or rate or conditions for remuneration) in relation to

- (a) attendance at a council meeting or a council committee meeting;
- (b) expenses incurred in the course of attending a council meeting or a council committee meeting; or
- (c) any other expenses incurred in the course of performing any duty required to be performed by a member of council.

**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 ***Council Remuneration Bylaw***.

#### 2.00 Purpose

2.01 The purpose of this bylaw is to provide for remuneration to be paid to the Mayor and Councillors.

#### 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.



# THE CITY OF DAWSON

## Bylaw No. 2018-10

### PART II – APPLICATION

#### 4.00 Annual Remuneration

- 4.01 The base annual remuneration for the Mayor for the 2018—2021 term of office shall be \$15,215.66 effective from November 1st, 2018 to October 31, 2021.
- 4.02 The base annual remuneration for each Councillor during the 2018—2021 term of office shall be \$10,143.97 effective from November 1st, 2018 to October 31st, 2021.
- 4.03 (a) on an annual basis, the base annual remuneration shall be adjusted by applying a factor equal to the change in Consumer Price Index (Nov.- Nov.) calculated by Statistics Canada for Whitehorse, subject to the following:
- I. annual increase shall not exceed 2.5% in any given year; and
  - II. where the Consumer Price Index indicates a negative adjustment, no adjustment shall be applied.
- (b) the adjusted base annual remuneration shall become effective on January 1st of the following calendar year.
- 4.04 Annual remuneration shall be paid bi-weekly and, where a member of council fails for any reason to serve in the respective office for a full twelve months, the remuneration shall be prorated on a bi-weekly basis for the period served.

#### 5.00 Remuneration Review

- 5.01 During the final year of council's term of Office, council shall schedule a review of the *Council Remuneration Bylaw* and proceed to amend it as deemed advisable at that time.

#### 6.00 Additional Payments

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



# THE CITY OF DAWSON

## Bylaw No. 2018-10

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

6.02 The per diem provided pursuant to this bylaw shall be paid with respect to such day or days on which a member of council:

- (a) represents the City at an approved training session, event or meeting; or
- (b) is required to be absent from the municipality for four or more hours for the purpose of travelling to and from an approved training session, event or meeting.

### 7.00 Expenses

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

7.02 Members of council shall be reimbursed for travel expenses in accordance with the *City of Dawson Travel Policy*.

## PART III – FORCE AND EFFECT

### 8.00 Severability

8.01 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.

### 9.00 Bylaw Repealed

9.01 Bylaw 15-05, and amendments thereto, are hereby repealed.

### 10.00 Enactment

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



# THE CITY OF DAWSON

## Bylaw No. 2018-10

### 11.00 Bylaw Readings

Readings	Date of Reading
FIRST	July 17, 2018
SECOND	August 14, 2018
THIRD and FINAL	August 14, 2018

Original Signed By:

*Wayne Potoroka, Mayor*

**Presiding Officer**

*Cory Bellmore, CAO*

**Chief Administrative Officer**



# **Town of the City of Dawson**

## **TRAVEL POLICY**

### **#08-01**

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1. This travel policy shall apply to Members of Council; Members of City Boards and Committees; and City Employees.
  2. Where a conflict exists between this policy and a Bylaw or Statute, the Bylaw or Statute shall have precedence.
  3. City of Dawson Travel Policy 06-01 is hereby rescinded.
  4. Travel Approval
    - a. For travel budgeted for in Council approved budgets, the Chief Administrative Officer (CAO) shall be the approval authority.
    - b. For CAO travel, trips within the Yukon where travel budgets exist in Council approved budgets, the Senior Finance Officer may sign travel claim forms.
    - c. For CAO travel outside the Yukon, all travel must be approved by Council resolution.
    - d. For Mayor or Council travel within the Yukon not exceeding 5 days, CAO shall be the approval authority
    - e. For Mayor or Council travel within the Yukon exceeding 5 days, all travel must be approved by Council Resolution.
    - f. For Mayor & Council travel outside the Yukon all travel must be approved by Council Resolution
    - g. All travel claims shall be numbered and filed.
  5. Responsibilities of Person Traveling
    - a. Prior to the trip, a completed "Travel Authorization/Claim Form" attached hereto as Appendix "A", must be submitted to the appropriate approval authority.
    - b. Where more than one person is traveling to the same event, car-pooling shall be used whenever practicable.
    - c. Where car-pooling is practicable but declined, travel allowances will be prorated.
  7. Responsibilities of Approval Authority
    - a. The approval authority shall check that the trip has been budgeted for.
    - b. Where the trip has not been budgeted for, the approval authority shall:
      - ensure the trip is necessary for the good of the municipality
      - ensure that enough funds exist in approved budget account.
    - c. The approval authority shall approve/not approve trip as appropriate and sign the travel authorization form accordingly. If the trip is not approved, the approval authority shall indicate in writing the reasons for non – approval.
  8. Hotels

Hotels rooms shall be single rooms. Where the person traveling wishes a larger room or travels with a spouse or companion, the difference in rates shall be paid by the person traveling. When a stay exceeds two days a housekeeping room may be requested subject to approval as described in Section 4.
-

9.     Airlines  
Where travel is by air, office staff will book the tickets taking advantage of any reduced fares available based on consultation with traveler.
10.    Child Care  
Child Care will be provided to members of Council and City employees in instances where travel outside the City of Dawson is required.
11.    Taxi / Buses  
Travel to and from airports and as otherwise required, may be claimed.
12.    Rates  
As defined in Appendix "A", and consistent with Yukon Territorial Government Rates.  
Appendix "A" will be amended from time to time to remain consistent with Yukon Territorial Government Rates.
13.    Claims
  - a.   Hotels/airlines booked by the office shall be paid for directly by the City through normal City procedures.
  - b.   Travel Claim forms will be processed according to the payable schedule.
  - c.   Except for meals, private accommodation and mileage, no reimbursement will be provided for expenses not accompanied by a receipt.
14.    Reporting  
After completion of the trip, a summary report must be submitted to Approval Authority, which includes:
  - Details of the trip.
  - An evaluation of the benefits the travel provided to person traveling, to the City and to the community.
  - Any other report upon which approval was contingent;
  - Final cost of trip
15.    Appendixes
  - i.   Appendix "A" – Travel Authorization & Claim Form

<b>POLICY TITLE:</b>	Travel Policy
<b>POLICY #:</b>	08-01
<b>EFFECTIVE DATE:</b>	June 17, 2008
<b>ADOPTED BY COUNCIL:</b>	Resolution # C08-14-15 on June 17, 2008
<b>AMENDED BY RESOLUTION:</b>	C09-12-15 on May 19, 2009

Original signed by:  
Mayor, John Steins

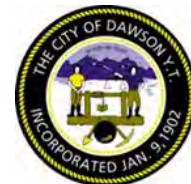
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CAO, Eldo Enns

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# Report to Council



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

☐ In Camera

<b>AGENDA ITEM:</b>	<b>Civic Addressing Amendment No. 2 Bylaw (2021-05)</b>	
<b>PREPARED BY:</b>	Elizabeth Grenon Executive Assistance (EA)	<b>ATTACHMENTS:</b> <ul style="list-style-type: none"><li>• Civic Addressing Amendment No. 2 Bylaw (2021-05)</li><li>• Civic Addressing Bylaw #15-01</li><li>• Civic Addressing Amendment No. 1 Bylaw #15-13</li></ul>
<b>DATE:</b>	April 13, 2021	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b> <ul style="list-style-type: none"><li>• Civic Addressing Bylaw #15-01</li><li>• Civic Addressing Amendment No. 1 #15-13</li></ul>		

## RECOMMENDATION

That Committee of the Whole forward Bylaw 2021-05 being Civic Addressing Amendment No. 2 to Council for first reading.

## ISSUE / PURPOSE

To amend Civic Addressing Bylaw #15-01 and make a map amendment to Schedule B, Road Names Map (City Wide).


## BACKGROUND SUMMARY

Tr'ondëk Hwëch'in Chief and Council passed a resolution at a Council meeting to change the previously unnamed road (surveyed R-2) between the North Klondike Highway and Joe Henry Road (in C4) to Häkhë Steve Taylor Road.

## ANALYSIS / DISCUSSION

To keep the maps in Civic Addressing Bylaw #15-01 current, the Bylaw needs to be amended when there are new roads, streets, avenues and when new road names are chosen.

## APPROVAL

<b>NAME:</b>	Cory Bellmore, CAO	<b>SIGNATURE:</b> 
<b>DATE:</b>	April 16, 2021	



# THE CITY OF DAWSON

## *Civic Addressing Amendment No. 2 Bylaw*

Bylaw No. 2021-05

**WHEREAS** Section 265(j) of the *Municipal Act*, RSY 2002, C. 154 and amendments thereto from time to time, provides that council may pass bylaws respecting naming of highways within the municipal boundaries; and

**WHEREAS** it is deemed desirable and expedient to amend the Civic Addressing Bylaw #15-01; 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 ***Civic Addressing Amendment No. 2 Bylaw***.

#### **2.00 Purpose**

2.01 The purpose of this bylaw is to amend bylaw #15-01 being the *Civic Addressing Bylaw*.

### **PART II – APPLICATION**

#### **3.00 Amendment**

3.01 That Schedule B, Road Names Map (City Wide) is hereby amended as follows:

The road (surveyed as Road R-2) between Joe Henry Road and the North Klondike Highway shall be named “Häkhè Steve Taylor Road”.

### **PART III – FORCE AND EFFECT**

#### **4.00 Severability**

4.01 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

## Civic Addressing Amendment No. 2 Bylaw

Bylaw No. 2021-05

### 5.00 Enactment

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

### 6.00 Bylaw Readings

Readings	Date of Reading
FIRST	
SECOND	
THIRD and FINAL	

\_\_\_\_\_  
Wayne Potoroka, Mayor  
Presiding Officer

\_\_\_\_\_  
Cory Bellmore, CAO  
Chief Administrative Officer



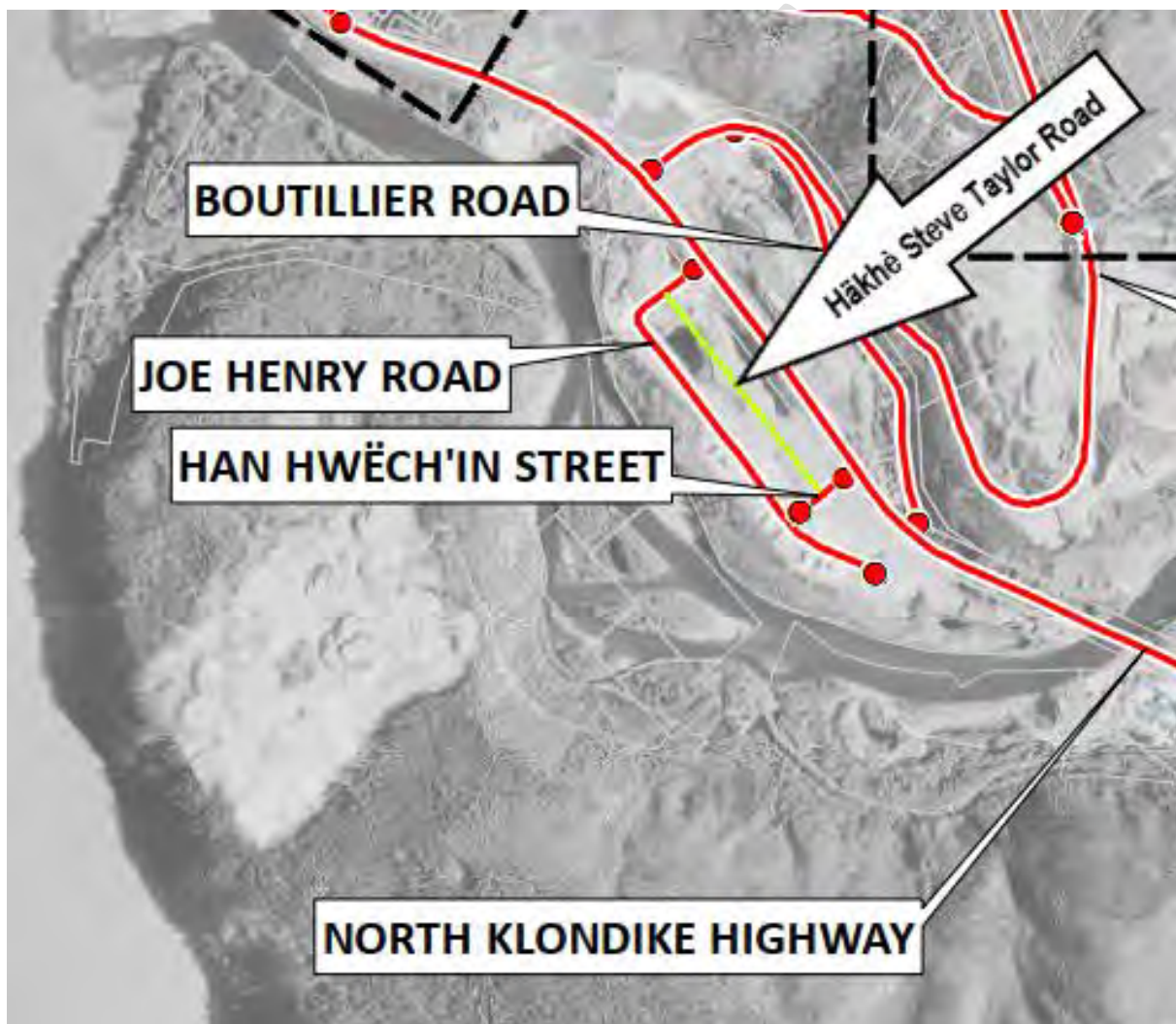
# THE CITY OF DAWSON

## Civic Addressing Amendment No. 2 Bylaw

Bylaw No. 2021-05

### 7.00 Appendices

Appendix A – Amendment to Schedule B Road Names Map (City Wide)



**THE CITY OF DAWSON  
CIVIC ADDRESSING BYLAW  
BYLAW #15-01**

(Consolidated with #15-13)

A bylaw to provide for the naming of municipal highways and orderly numbering of properties and buildings within the municipal boundaries

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**WHEREAS** Section 265(a) of the Municipal Act, Revised Statutes of the Yukon 2002, Chapter 154 and amendments thereto from time to time, provides that council may pass bylaws respecting the safety and welfare of its residents, and emergency services; and

**WHEREAS** Section 265(j) of the Municipal Act, Revised Statutes of the Yukon 2002, Chapter 154 and amendments thereto from time to time, provides that council may pass bylaws respecting naming of highways within the municipal boundaries; and

**WHEREAS** Council wishes to name certain highways and confirm the names of others, and to implement a property and building numbering system within the municipal boundaries that is consistent with practices across the Yukon while respecting the existing historic numbering system used in the Historic Townsite;

NOW THEREFORE, pursuant to the provisions of the Municipal Act of the Yukon Territory, the Council of the City of Dawson, in open meeting assembled, HEREBY ENACT AS FOLLOWS:

**SHORT TITLE**

1. This bylaw may be cited as the "Civic Addressing Bylaw".

**HIGHWAY NAMES**

2. That all highways within the municipal boundaries of the City of Dawson shall be named in accordance with Schedules "A" and "B" attached hereto and forming part of this bylaw.

**PROPERTY AND BUILDING NUMBERS**

3. That the Chief Administrative Officer or delegate:
  - a) Shall assign a number to all properties with buildings and to vacant properties upon request by the owner.
  - b) May assign a number to any other vacant property if it is deemed necessary.
  - c) May assign a number to each building on a property if more than one building is located on it.
  - d) Shall maintain a record of all numbers.
4. That properties and buildings within the municipal boundaries of the City of Dawson shall be numbered as closely as possible in accordance with the following:
  - a) In the Historic Townsite properties and buildings shall be numbered by block in accordance with Schedule "C" attached hereto and forming part of this bylaw.
  - b) New Urban Residential highways outside the Historic Townsite shall be numbered in a simple consecutive format while allowing for subdivision to the minimum highway frontage permitted under the zoning bylaw.

- c) The North Klondike Highway and Top of the World Highway shall be numbered by 32m highway frontage increments. The zero point for the North Klondike Highway is the intersection with the Alaska Highway.
  - d) All other highways outside the Historic Townsite shall be numbered by 15m highway frontage increments. The zero point shall be the intersection with the highway from which it is most commonly approached.
  - e) When proceeding in the direction of increasing numbers, properties and buildings shall bear odd numbers on the:
    - i. Left side of the highway within the Historic Townsite
    - ii. Right side of the highway outside the Historic Townsite
  - f) When proceeding in the direction of increasing numbers, properties and buildings shall bear even numbers on the:
    - i. Right side of the highway within the Historic Townsite
    - ii. Left side of the highway outside the Historic Townsite
5. In any case not provided for in the above directions, the Chief Administrative Officer or delegate may assign a number at their discretion.

#### **REQUIREMENT TO AFFIX NUMBER**

- 6. Every owner of any building or property situated within the City of Dawson, shall forthwith affix, or cause to be affixed to said building or property, the number or numbers assigned under this bylaw, in accordance, so far as possible, with any guidelines for doing so that may be issued by the Chief Administrative Officer or delegate from time to time.
- 7. In the event that the owner does not affix a number or numbers in accordance with part (6) above, the Chief Administrative Officer or delegate may affix, or cause to be affixed, the assigned number or numbers to such building or property at the expense of the owner.

#### **REPEAL**

- 8. Bylaw #32 and Bylaw #259 and any amendments thereto are hereby repealed.

#### **COMING INTO FORCE**

- 9. This bylaw shall come into full force and effect on the date of final passage hereof at which time all bylaws and/or resolutions that are inconsistent with the provisions of this of this bylaw are hereby repealed or rescinded insofar as necessary to give effect to the provisions of this bylaw.

**READ A FIRST TIME:** February 24<sup>th</sup>, 2015

**READ A SECOND TIME:** March 10<sup>th</sup>, 2015

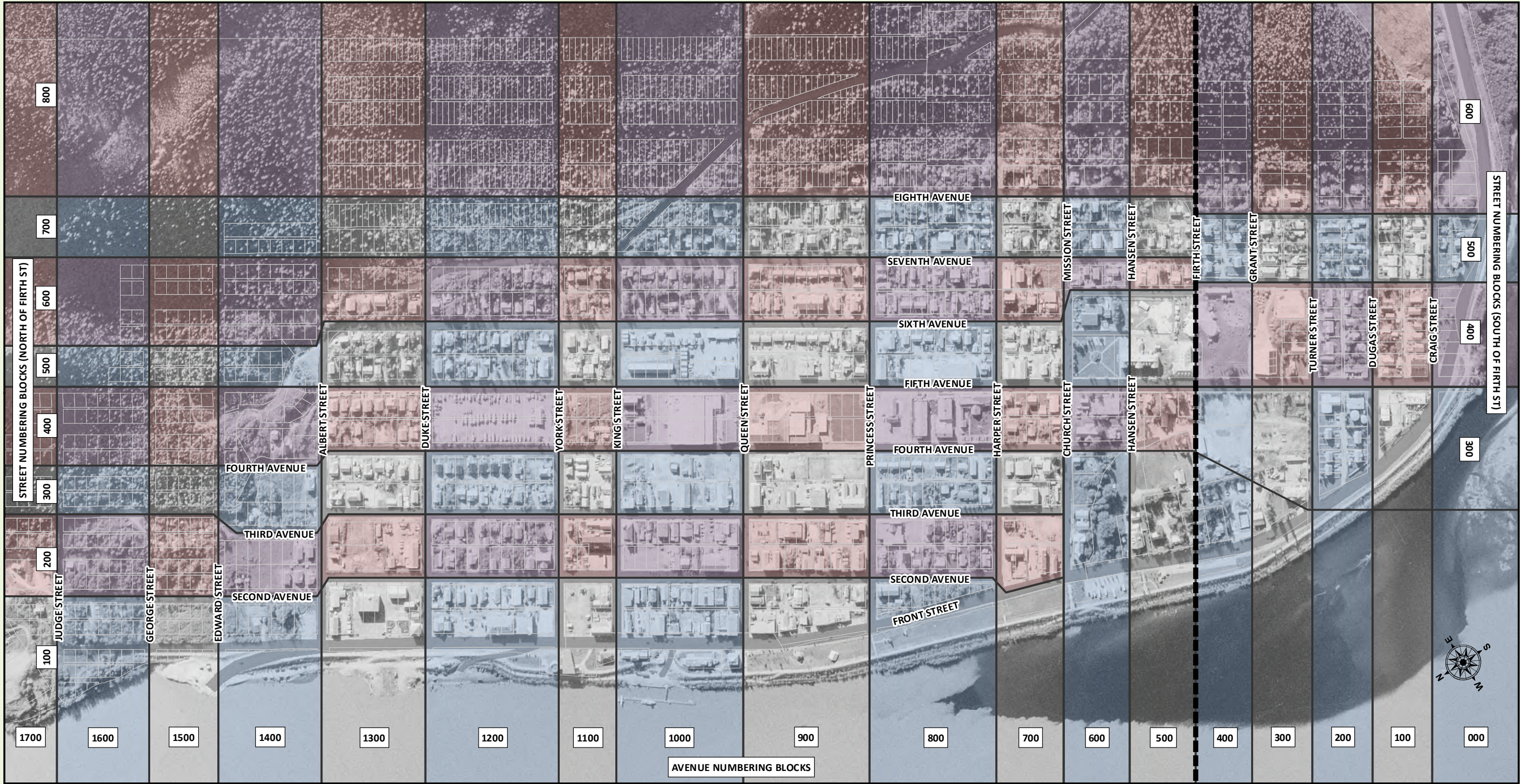
**READ A THIRD TIME:** May 5<sup>th</sup>, 2015

Originals signed by:  
Wayne Potoroka, Mayor

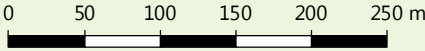
Michael Riseborough, CAO







**City of Dawson**  
**Civic Addressing Bylaw**  
Bylaw No. 15-01  
Block Numbering Map (Historic Townsite)  
Schedule C



Schedule C, Bylaw No. 15-01  
As adopted \_\_\_\_\_

**ORIGINAL SIGNED BY:**

\_\_\_\_\_  
WAYNE POTOROKA, MAYOR

\_\_\_\_\_  
MICHAEL RISEBOROUGH, CAO

Bylaw No.	Amendments	Date



**Data sources:**  
Block numbering-City of Dawson  
Lot boundaries-NRCan  
Orthophoto - Comm. Services (YG)  
28 Apr 2015

**THE CITY OF DAWSON**  
**CIVIC ADDRESSING AMENDMENT NO. 1 BYLAW**  
**BYLAW #15-13**

A bylaw to amend Civic Addressing Bylaw #15-01

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**WHEREAS** Section 265(j) of the Municipal Act, Revised Statutes of the Yukon 2002, Chapter 154 and amendments thereto from time to time, provides that council may pass bylaws respecting naming of highways within the municipal boundaries; and

**WHEREAS** it is deemed desirable and expedient to amend the Civic Addressing Bylaw #15-01;

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

**SHORT TITLE**

1. This bylaw may be cited as the "Civic Addressing Amendment No. 1 Bylaw".

**AMENDMENT**

2. That SCHEDULE B, Roads Name Map (City Wide) is hereby amended as follows:

The highway heading north-east from Mary McLeod Road along the front side of lots 44, 43, 42 and 41 shall be named "HILLSIDE CRESCENT".

**REPEAL**

3. Bylaw #257 and any amendments thereto are hereby repealed.

**COMING INTO FORCE**

4. This bylaw shall come into full force and effect on the date of final passage hereof.

**READ A FIRST TIME THIS 25<sup>TH</sup> DAY OF AUGUST, 2015.**

**READ A SECOND TIME THIS 8<sup>TH</sup> DAY OF SEPTEMBER, 2015.**

**READ A THIRD TIME THIS 8<sup>TH</sup> DAY OF SEPTEMBER, 2015.**

Originals signed by:

Wayne Potoroka, Mayor

Dennis Shewfelt, A/CAO

**CITY OF DAWSON**  
**FLAG PROTOCOL POLICY**

**PURPOSE:** To establish the process for ensuring proper protocol for Canadian, Territorial, City, and First Nations flags is followed by the City of Dawson.

**FLAG PROTOCOL POLICY**

**Policy Statement**

The National Flag of Canada and the flag of the Yukon, city, and Tr'ondëk Hwëch'in are symbols of honour and pride. This policy sets guidelines for the City of Dawson to ensure we treat flags we display with respect and follow customs and etiquette recommended by other orders of government.

**Displaying Flags**

Flags should always be shown, represented, or used in a dignified manner. They should not be used as a table or seat cover, to mask boxes or other items or to cover a statue, monument or plaque for an unveiling ceremony.

City, territorial, Canadian, and special occasion flags are flown or displayed at city hall and during special events. Care should be taken that the following practice is followed:

- (1) The National Flag of Canada takes precedence over all other flags. No other flag should be flown at a higher height than the National Flag. It should be raised first and lowered last unless all are being raised and lowered simultaneously.
- (2) When the National Flag is flown with one other flag it should be on the left of an observer facing the flags.
- (3) When three flags are displayed, the National Flag should be at the centre.
- (4) When there are more than three flags in a group, the National Flag should be flown on the left of an observer facing the flags.

### Flags Flown at Half-Mast for Mourning

To half-mast the flag as a sign of mourning, the flag is brought to the half-mast position by first raising it to the top of the mast and then immediately lowering it slowly to the half-mast position.

The Canadian Department of Heritage provides direction as to occasions when the National Flag is to be flown at half-mast.

The Yukon Premier approves occasions when all Yukon Flags will fly at half-mast apart from those occasions dictated by national protocol.

A list of occasions and annual dates when flags are flown at half mast is included in Schedule A.

### Special Occasion Flags

The City of Dawson may fly special occasion flags to celebrate a particular date or event of significance to the City. The Mayor will decide which flags will be flown for special occasions.

Community groups and organizations may request their flag be flown to raise public awareness of an initiative or event. When this type of flag is flown, it replaces the City of Dawson flag from the group of flags flown at City Hall.

### Disposal of Flags

When a flag becomes tattered or faded and is no longer in a suitable condition for use, it should be destroyed in a dignified way by burning it privately.

### Responsibilities and Procedures

1. Flags on the four flagpoles at City Hall are raised and lowered by the Fire Chief, Fire Department personnel, or the CAO.
2. The CAO, based on information received from the Executive Council Office of the Government of Yukon, will advise on occasions on which the flags are to be flown at half-mast.
3. Flags flown for special occasions, groups or events will be flown on the flagpole reserved for the City flag. At no time will the National Flag be replaced

by a special occasion flag.

4. The City of Dawson will:

- maintain a supply of Canadian, territorial, City and other flags for use by departments or community groups.
- respond to requests from community groups to fly their flags during special events and will advise the Fire Department of the details.
- arrange for replacement and disposal of flags which are faded, tattered or soiled and unfit for service.

5. The Mayor will have the authority to make a decision on any flag protocol not covered in the policy.

## **Schedule A Flag**

### **Policy Schedule**

**Flags will be flown at half-mast on the following days:**

<b>April 28</b>	National Day of Mourning for Persons Killed or Injured in the Workplace. Flags are half-masted from sunrise to sunset.
<b>November 11</b>	Remembrance Day. Flags are half-masted from 11:00 am to sunset.
<b>December 6</b>	National Day of Remembrance and Action on Violence Against Women. Flags are half-masted from sunrise to sunset.

### **Occasions for half-masting flags:**

Flags will be flown at half-mast after the passing of people who hold the following positions:

- Commissioner of the Yukon (current and former)
- Premier of the Yukon (current and former)
- Klondike MLA (current and former)
- Yukon MP (current and former)
- Yukon Senator (current and former)
- Tr'ondëk Hwëch'in Chief (current and former)
- Tr'ondëk Hwëch'in Council member (current and former)
- City of Dawson Mayor (current and former)
- City of Dawson Council member (current and former)

**From:** [Finance Administration](#)  
**To:** [Executive Assistant](#)  
**Cc:** [Wayne Potoroka](#)  
**Subject:** FW: Closing of downtown camp ground  
**Date:** March 26, 2021 4:45:08 PM

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Hi guys,

Just passing this email regarding the campground along.

Capri

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

**From:** Rob Cope <robud102@gmail.com>  
**Sent:** Friday, March 26, 2021 4:23 PM  
**To:** info <info@cityofdawson.ca>  
**Subject:** Closing of downtown camp ground

I have visited Dawson City twice now and just want to have my say regarding the removal of the downtown camp site.

Your downtown merchants, restaurants and many interesting attractions are going to find their business goes very flat when these changes come in effect.

Many tourists are now in motor homes and set themselves up in a camp site upon arrival. These people will no longer be able to simply walk to your city's attractions as it will now be too far and perhaps not worth the effort to reset up in a site.

I fear it will be the end of your great historical town. Restaurants could fail, your citizens will have less good job opportunities and I hope you have good support for welfare recipients as many could lose good paying jobs.

I know I'm late to the table but I feel this is a backwards step.

Yours Truly  
Roberta Cope  
Vernon BC

Sent from my iPad

March 23, 2012

From; Sue Lancaster

To: Wayne Potoroka

Hi Wayne,

This is a follow up to our phone conversation last week regarding Little Blue Daycare and the lot directly beside it. The Board of Little Blue would like to move forward with an agreement with the City of Dawson to obtain the lot directly beside the current daycare so we can start the funding process to build a larger new facility to assist with the lack of spaces for childcare in Dawson.

If we can ensure a written agreement this will assist with our funding endeavours. At this time there are three options we are considering in exchange for the land use.

- 1) With the current plans for the build we would have 30% of the property dedicated to green space. We would clear up the area and maintain a “greenbelt area”. This allows for a maintained corridor between Church St and the park behind.
- 2) Erect a monument dedicated to the previous use of the lot as a residential day school. We would work with the local First Nation Government to ensure it was done appropriately and respectfully.
- 3) The playground we create would be accessible to our community allowing for age an appropriate outdoor space.

Whether we are able to offer one of these ideas or a combination of them will be decided as we

ensure funding for the project and in consultation with the important stakeholders. We would also like ensure that we have time to gather funding for this project. We hope to have a five year timeline. At which time if we have not ensured funding our agreement will be null and void.

Thank you again for taking this on. We look forward to discussing it with you and counsel as we move forward.

Sincerely,

Sue Lancaster

Little Blue Board

donorth@icloud.com

867-993-3631