

COUNCIL MEETING #C20-03 AGENDA WEDNESDAY, March 25, 2020 7:00 p.m. Council Chambers, City of Dawson Office

- 1. CALL TO ORDER
- ADOPTION OF THE AGENDA

 a) Council Meeting Agenda #C20-03
- 3. PUBLIC HEARING
- 4. DELEGATIONS AND GUESTS
- 5. BUSINESS ARISING FROM DELEGATIONS
- ADOPTION OF THE MINUTES
 a) Council Meeting Minutes #C20-02 of February 12, 2020

7. BUSINESS ARISING FROM MINUTES

a) Council Meeting Minutes #C19-25 of February 12, 2020

8. FINANCIAL AND BUDGET REPORTS

- a) 2019 Accounts Payable Report #20-01 RE: Cheques #54706-54736
- b) 2019 Accounts Payable Report #20-02 RE: Cheques #54737-54775
- c) 2019 Accounts Payable Report #20-03 RE: Cheques #54776-54811

9. SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS

- a) Request for Decision RE: Water Metering Program Design Award
- b) Request for Decision RE: Subdivision Approval #19-150 Lot 28 Dredge Pond
- c) Request for Decision RE: Consolidation Approval #19-147 Lot 4 & s 1/2 5

10. BYLAWS AND POLICIES

- a) Bylaw 2020-09, Zoning Bylaw Amendment No. 9 First Reading
- b) Bylaw 2020-10, 2020 Permanent Road Closure No. 1 First Reading
- c) Bylaw 2020-11, Zoning Bylaw Amendment No 10 First Reading
- d) Bylaw 2019-05, Zoning Bylaw Amendment No. 2 Second Reading
- e) Bylaw 2019-05, Zoning Bylaw Amendment No. 2 Third Reading

11. CORRESPONDENCE

- a) RCMP Enhanced Policing Activities COVID -19
- b) Tr'ondëk Hwëch'in Youth Centre financial support
- c) Tia Yukon COVID-19 impacts
- d) RCMP Monthly Policing Report Jan 2020
- e) Town of Inuvik Invite to attend the 2020 Arctic Development Expo
- f) Minister Streicker Community Visit Jan 30, 2020

12. PUBLIC QUESTIONS

13. INCAMERA

14. ADJOURNMENT

MINUTES OF COUNCIL MEETING #C20-02 of the council of the City of Dawson held on Wednesday, February 12, 2020 at 7 p.m. in the City of Dawson Council Chambers.

| PRESENT: | Mayor Councillor Councillor Councillor | Wayne Potoroka Natasha Ayoub Stephen Johnson Bill Kendrick |
|---------------|---|---|
| REGRETS: | Councillor | Molly Shore |
| ALSO PRESENT: | A/CAO EA | Marta Selassie Heather Favron |

Agenda Item: Call to Order

The Chair, Deputy Mayor Ayoub called council meeting #C20-02 to order at 7:00 p.m.

C20-02-01 Moved by Mayor Potoroka, seconded by Councillor Johnson that Council adds the tax list to the agenda as a time sensitive item. Motion Carried 4-0

Agenda Item: Agenda

C20-02-02 Moved by Mayor Potoroka, seconded by Councillor Ayoub that the agenda for council meeting #C20-02 of February 12, 2020 be adopted as amended. Motion Carried 4-0

Agenda Item: Public Hearings

- **C20-02-03** Moved by Councillor Johnson, seconded by Councillor Ayoub that council move to committee of the whole for the purposes of holding public hearings and hearing delegations. Motion Carried 4-0
- a) Official Community Plan & Zoning Bylaw Amendment RE: Portions of the Nuway Crushing Claims on Bonanza Creek Road

The Chair called for submissions.

The Chair called for submissions a second time.

The Chair called for submissions a third and final time, and hearing none declared the Public Hearing closed.

b) Official Community Plan and Zoning Bylaw Amendment RE: Annual Review

The Chair called for submissions.

The Chair called for submissions a second time.

The Chair called for submissions a third and final time, and hearing none declared the Public Hearing closed.

Agenda Item: Delegations

a) Dustin Grant and Marc Tremblay, Dawson City RCMP Detachment

C20-02-04 Moved by Councillor Johnson, seconded by Councillor Ayoub that committee of the whole reverts to council to proceed with the agenda. Motion Carried 4-0

Agenda Item: Business Arising from Delegation

Agenda Item: Adoption of the Minutes

a) Council Meeting Minutes #C19-25 of December 18, 2019

- **C20-02-05** Moved by Mayor Potoroka, seconded by Councillor Ayoub that the minutes of council meeting #C19-25 of December 18, 2019 be approved as amended. Motion Carried 4-0
- b) Council Meeting Minutes #C20-01 of January 22, 2020
- **C20-02-06** Moved by Mayor Potoroka, seconded by Councillor Ayoub that the minutes of council meeting #C20-01 of January 22, 2020 be approved as presented. Motion Carried 4-0

Agenda Item: Business Arising from Minutes

a) Council Meeting Minutes #C19-25 of December 18, 2019

b) Council Meeting Minutes #C20-01 of January 22, 2020

Agenda Item: Financial and Budget Reports

a) 2019 Accounts Payable Report #19-25 RE: Cheques #54547 – 54595

| Further information | Cheque # | Vendor Name |
|---------------------|----------|-------------|
| | | |

C20-02-07 Moved by Mayor Potoroka, seconded by Councillor Johnson that council acknowledges receipt of the Accounts Payable Report #19-25 RE: Cheques #54547 – 54595; provided for informational purposes. Motion Carried 4-0

b) 2019 Accounts Payable Report #19-26 RE: Cheques #54596 – 54658

Further information Cheque # Vendor Name

C20-02-08 Moved by Mayor Potoroka, seconded by Councillor Johnson that council acknowledges receipt of the Accounts Payable Report #19-26 RE: Cheques #54596 - 54658; provided for informational purposes. Motion Carried 4-0

c) 2019 Accounts Payable Report #19-27 RE: Cheques #54659 - 54705

| Further information | Cheque # | Vendor Name |
|---------------------|----------|-------------|
| | | |

C20-02-09 Moved by Mayor Potoroka, seconded by Councillor Johnson that council acknowledges receipt of the Accounts Payable Report #19-27 RE: Cheques #54659 - 54705; provided for informational purposes. Motion Carried 4-0

Agenda Item: Special Meeting, Committee, and Departmental Reports

- a) Request for Decision RE: Crocus Bluff Concession Building Lease
- **C20-02-10** Moved by Councillor Kendrick, seconded by Councillor Ayoub that Council direct administration to enter into a lease agreement between the City of Dawson and Tr'ondëk Hwëch'in, for use of the Crocus Bluff Concession Building. Motion Carried 4-0
- b) Request for Decision RE: Community and Recreation Grants
- **C20-02-11** Moved by Councillor Johnson, seconded by Mayor Potoroka that Council approve the Community Grants, as recommended by the Community Grant Committee in the amount of \$9,008.79 and Council approve the Level 2 Recreation Grants, as recommended by the Recreation Board in the amount of \$9,305.00. Motion Carried 4-0

c) Request for Decision RE: Minto Park and Victory Gardens Transfer of Title

C20-02-12 Moved by Councillor Ayoub, seconded by Councillor Johnson that Council direct administration to:

1. Consolidate the remainder of the property known as "Lane Adjacent to Block 3" with Minto Park.

2. Prepare an Easement Agreement for the underground utilities that run under Block 3 Government Reserve (Minto Park) for Block 22 Government Reserve (The Hospital); For the purposes of facilitating a transfer of title of Block 3 & 5 Government Reserve (Minto Park and the Victory Gardens) from Yukon Government to the City of Dawson. Motion Carried 4-0

d) TL1

C20-02-13 Moved by Mayor Potoroka, seconded by Councillor Johnson that the TL1 – Properties Subject to Tax Lien dated February 12, 2020 be approved as presented. Motion Carried 4-0

Agenda Item: Bylaws & Policies

- a) Single Use Plastics Bylaw #2019-10 Third and Final Reading
- **C20-02-14** Moved by Mayor Potoroka, seconded by Councillor Ayoub that bylaw #2019-10 being the Single Use Plastics Bylaw be given third and final reading.
- **C20-02-15** Moved by Councillor Ayoub, seconded by Councillor Johnson that section 5.03 (b) be amended by removing the words "single use". Carried 4-0 Main Motion Carried 4-0
- b) OCP Amendment No. 1 Bylaw #2019-12 Second Reading
- **C20-02-16** Moved by Mayor Potoroka, seconded by Councillor Kendrick that bylaw #2019-12 being the OCP Amendment No. 1 Bylaw be given second reading. Motion Carried 3-1
- c) Zoning Amendment No. 4 Bylaw #2019-13 Second Reading
- **C20-02-17** Moved by Mayor Potoroka, seconded by Councillor Johnson that bylaw #2019-13 being the Zoning Amendment No. 4 Bylaw be given second reading. Motion Carried 3-1
- d) OCP Amendment No. 2 Bylaw #2019-14 Second Reading
- **C20-02-18** Moved by Mayor Potoroka, seconded by Councillor Johnson that bylaw #2019-14 being the OCP Amendment No. 2 Bylaw be given second reading. Motion Carried 4-0
- e) Zoning Amendment No. 5 Bylaw #2019-15 Second Reading
- **C20-02-19** Moved by Councillor Johnson, seconded by Councillor Ayoub that bylaw #2019-15 being the Zoning Amendment No. 5 Bylaw be given second reading.

C20-02-20 Moved by Councillor Kendrick, seconded by Mayor Porotoka that ""housekeeping"" be removed from 2.01 (b). Carried 4-0 Main Motion Carried 3-1

- f) OCP Amendment No. 4 Bylaw #2020-01 First Reading
- **C20-02-21** Moved by Councillor Johnson, seconded by Councillor Ayoub that bylaw #2020-01 being the OCP Amendment No. 4 Bylaw be given first reading. Motion Carried 4-0

g) Zoning Amendment No. 7 Bylaw #2020-02 - First Reading

C20-02-22 Moved by Councillor Johnson, seconded by Councillor Ayoub that bylaw #2020-02 being the Zoning Amendment No. 7 Bylaw be given first reading. Motion Carried 4-0

Agenda Item: Correspondence

- **C20-02-23** Moved by Mayor Potoroka, seconded by Councillor Kendrick that council acknowledge receipt of the following correspondence:
 - Minister Pauline Frost RE: Petroleum Hydrocarbon Containers
 - Heritage Advisory Committee Meeting Minutes #HAC19-19 & HAC19-20
 - Committee of Whole Meeting Minutes #CW20-01 & CW20-02

- Anne Bowen, Immigration Officer, Yukon Government RE: Yukon Nominee Program For informational purposes. Motion Carried 4-0

C20-02-24 Moved by Councillor Ayoub, seconded by Councillor Johnson that council approves the city issuing a letter in support of the Community Program Initiative of the Yukon Nominee Program. Motion Carried 4-0

Agenda Item: Public Questions

- **C20-02-25** Moved by Mayor Potoroka, seconded by Councillor Johnson that council move to committee of the whole for the purposes of hearing public questions. Motion Carried 4-0
- **C20-02-26** Moved by Mayor Potoroka, seconded by Councillor Ayoub that committee of the whole revert to council to proceed with agenda. Motion Carried 4-0

Agenda Item: In Camera Matter

C20-02-27 Moved by Councillor Johnson, seconded by Mayor Potoroka that council move into a closed session of committee of the whole, as authorized by Section 213(3) of the Municipal Act, for the purposes of discussing a legal related matter. Motion Carried 4-0
 C20-02-28 Moved by Mayor Potoroka, seconded by Councillor Ayoub that council direct administration to contract Colliers Project Leaders for Project Management Services for a new recreation centre for a maximum upset limit of \$29,870 (plus GST). Motion Carried 4-0
 C20-02-29 Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole revert to an open session of council to proceed with the agenda. Motion Carried 4-0

Agenda Item: Adjourn

C20-02-30 Moved by Mayor Potoroka, seconded by Councillor Johnson that council meeting #C20-02 be adjourned at 9:12p.m. with the next regular meeting of council being March 4, 2020. Motion Carried 4-0

THE MINUTES OF COUNCIL MEETING C20-02 WERE APPROVED BY COUNCIL RESOLUTION #C20-___ AT COUNCIL MEETING #C20-__ OF MARCH 4, 2020.

Natasha Ayoub, Deputy Mayor

Cory Bellmore, CAO

| | | Cheque Run 20 15/01/2020 | -01 | | | |
|--------------|--------------------------------|-----------------------------|------------|--------|--|---|
| neque Number | Vendor Name | , , | Detail | Dept | Description | |
| 54706 | Acklands -Grainger Inc. | \$513.37 | | PW | SafetySupplies | |
| 54707 | Arctic Inland Resources Ltd. | \$285.84 | \$35.83 | PW | OpSupp | |
| | Arctic Inland Resources Ltd. | \$285.84 | \$175.73 | | Janitorial Supplies | |
| | Arctic Inland Resources Ltd. | \$285.84 | \$34.84 | | Janitorial Supplies | |
| | Arctic Inland Resources Ltd. | \$285.84 | \$39.44 | | Bldg Maint | |
| | | - | \$285.84 | | | _ |
| 54708 | Assoc. of Yukon Communities | \$595.00 | | ADM | AssocYKComm IMBL 2019 | |
| 54709 | BHB Mini Storage | \$105.00 | | ADM | BHB 8683 ADM ContSvs | |
| 54710 | Bureau Veritas | \$175.04 | | PW | BurVer 10026808 PW WtrSamp | |
| 54711 | Dauphinee, Mark | \$122.80 | | PW | CR#20-002 PW Reimburse | |
| 54712 | Dawson City General Store | \$165.95 | \$47.96 | ADM | OffSupp | |
| | | | \$100.00 | | ProgSupp | |
| | | - | \$17.99 | REC | OpSupp | |
| | | 4 | \$165.95 | | | |
| 54713 | Dawson City Minor Hockey | \$1,000.00 | | REC | CR#20-004 DCMinorHockey Trl&Cl | |
| 54714 | Dawson Hardware Ltd | \$911.09 | \$740.25 | | OpSupp | |
| | | | \$142.05 | | Phse OpSupp | |
| | | - | \$28.79 | PW | OpSupp | |
| 54715 | Ed Repair & Services | \$27,090.00 | \$911.09 | PW | EdRepair 0334 PW WasteColl | |
| 54715 | Grenon Enterprises Ltd. | \$27,090.00 | | PW | Contracted Services - Road Maintenance | |
| 54715 | HR Downloads | \$3,666.60 | | ADM | HRDwnloads 91735 ADM IT HR | |
| 54718 | Infosat Communications | \$3,000.00 | | PS | InfoSat 414183 PS SatePhones | |
| 54719 | Mackenzie Petroleum Ltd | \$220.00 | | REC | OpSupplies | |
| 54720 | Manitoulin Transport | \$310.02 | \$32.35 | | Freight | |
| 54720 | Manitoulin Transport | \$310.02 | \$277.67 | ADM | Freight | |
| 54720 | Mantoulli Hansport | | \$310.02 | 7.DIVI | Trophe | — |
| 54721 | Northern Industrial Sales | \$1,244.35 | \$789.68 | REC | OpSupp | |
| 01/21 | | ý 1)2 i 1130 | \$30.95 | | SafetySupp | |
| | | | \$423.72 | | SafetySupp | |
| | | - | \$1,244.35 | | | - |
| 54722 | Northern Superior Mechanical | \$93.01 | ., | PW | Vehicle R&M | |
| 54723 | Pearse, Katie | \$685.40 | | REC | Programs Instructor | |
| 54724 | Pitney Works | \$3,000.00 | | ADM | CR#20-003 PitneyWks Postage | |
| 54725 | Raven's Nook | \$362.25 | | PW | SafetyGear | |
| 54726 | Void | | | | | |
| 54727 | Staples #251 Whitehorse | \$1,364.99 | | ADM | HR - Furniture | |
| 54728 | Superior Propane Inc | \$137.32 | | REC | SupPropane 28046184 REC TankLs | |
| 54729 | Jim Taggart | \$478.80 | | REC | CR320-006 AdltSoccer | |
| 54730 | Careys, Jordan | \$40.00 | | REC | CR#20-005 JCareys Reimb Fob | |
| 54731 | Total North Communications Ltd | \$1,099.44 | \$637.88 | ADM | Phone&Fax | |
| | | - | \$461.56 | PW | Wifi WTP New | |
| | | _ | \$1,099.44 | | | |
| 54732 | Trinus Technologies Inc. | \$1,998.42 | | ADM | IT Svs | |
| 54733 | WSP Canada Inc | \$858.75 | \$218.75 | | WSPEng 4152 PW WtrLic | |
| 54733 | WSP Canada Inc | \$858.75 | \$640.00 | | WSPEng 3884 PW ProFeesWtrLic | |
| 54734 | Yukon College | \$3,559.50 | | PW | Training | |
| 54735 | Air North | \$80.39 | | PW | Freight | |
| 54736 | Tsunami Solutions - 61267 | \$170.10 | | REC&PW | SafetyLine | |

| | | The City of Dawson Cheque Run 20-02 31/01/2020 | | | |
|---------------|--|--|---------------------------|------------|---|
| Cheque Number | Vendor Name | Cheque Amount Detai | | Dept | Description |
| 4737 | Yukon College | \$1,785.00 | \$745.50 | | Training |
| 1738 | Iconix Waterworks LP | \$24,831.09 | | PW | New Installation Costs |
| 739 | AGF Investments Inc. | \$950.00 | | ADM | RRSP Program |
| 1740 | Aon Reed Stenhouse Inc. | \$181,830.00 | | ADM | Company Insurance |
| 741 | Arctic Inland Resources Ltd. | \$1,526.36 | | PW | Boardwalk Matls |
| 1742 | Assante In Trust | \$720.00 | | ADM | RRSP Program |
| 1743 | Assoc. of Municipal Administrators NS | \$299.25 | | ADM | Membership Membership |
| 1744 | Assoc. of Yukon Communities | \$12,189.29 | | ADM | Membership |
| 745 | BMO Nesbitt Burns Bonanza Market | \$850.00 | | ADM | RRSP Program |
| 1746 1747 | Cambrian Credit Union | \$498.75 | | REC ADM | Program Supplies RRSP Program |
| 747 | Chief Isaac Incorporated | \$1,110.56 \$1,151.99 | | | Janitorial Svs |
| 1748 1749 | • | \$264.86 | \$79.96 | | OpSupplies |
| +749 | Dawson City General Store | \$204.80 | \$135.02 | | OpSupplies |
| | | | \$49.88 | | OpSupplies |
| | | | | ADIVI | Opsupplies |
| 750 | Dawson Hardware Ltd | \$950.92 | \$264.86 \$150.20 | D\\/ | Tools |
| 0.00 | | \$320.32 | \$150.20 \$45.57 | | OpSupplies |
| | | | \$45.57 \$266.29 | | OpSupplies |
| | | | \$95.99 | | |
| | | | \$93.99 \$21.72 | | Safety Supplies Office Supp |
| | | | \$94.48 | | WTP-NonCapEquip |
| | | | \$43.92 | | NonCapEquip |
| | | | \$43.92 \$58.95 | | Bldg R&M |
| | | | \$160.73 | | WTP-Office Supp |
| | | | \$100.75 | | Bldg R&M |
| | | | \$9.06 \$4.01 | | Vehicle R&M |
| | | | \$950.92 | PVV | Vehicle Raivi |
| 1751 | Derks | \$305.45 | 3930.92 | PS | Contracted Svs-Specialty Clothing |
| 1752 | Franks, Terry | \$1,412.93 | | PW | Travel Reimbursement |
| 4753 1753 | Grenon Enterprises Ltd. | \$9,807.85 | | PW | Contracted Svs-Road and Steamer |
| 4754 | Investors Group Financial Services Inc | \$1,738.62 | | ADM | RRSP Program |
| 1755 | Lawson Lundell LLP | | | ADM | - |
| 4756 | Manitoulin Transport | \$2,465.53 \$32.35 | | PW | Legal Fees |
| 4757 | Nordique Fire Protection | \$1,449.00 | | PVV PS | Freight Safety Gear |
| 4758 | North 60 Petro | \$69,790.01 | \$584.05 | | Vehicle Fuel |
| +738 | North bo Petro | \$09,790.01 | \$143.04 | | |
| | | | \$143.04 \$860.42 | | Vehicle Fuel-Hvy Duty Equip Vehicle Fuel |
| | | | \$211.40 | | Vehicle Fuel |
| | | | | | |
| | | | \$41,690.23 | | Heating Fuel-NewWTP |
| | | | \$17,391.39 \$3,962.71 | | Heating Fuel-REC Centre |
| | | | \$1,698.31 | | Heating Fuel-City Offices Heating Fuel-Fire Hall |
| | | | \$582.28 | | Heating Fuel-Woodshop |
| | | | \$382.28 \$197.85 | | Heating Fuel-Wtrfront Bldg |
| | | | \$937.27 | | Heating Fuel-Wtrfront Bldg |
| | | | \$937.27 \$452.77 | | Heating Fuel-FC's Residence |
| | | | \$452.77 \$526.78 | | Heating Fuel-PC's Residence Heating Fuel-Quigley Ldfill |
| | | | \$526.78 \$551.51 | | Heating Fuel-Quigley Lann Heating Fuel-8th Ave Residence |
| | | | \$69,790.01 | | |
| 1759 | Northern Industrial Sales | \$2,316.59 | \$2,276.75 | REC | Op Supplies - 2019 Invoices |
| | | -γ2,310.33 | \$2,276.75 | | Op Supplies - 2019 Invoices |
| | | | \$2,316.59 | | oh anhhura |
| 1760 | Northern Superior Machanical | ¢60.00 | | D\\/ | On Supplies |
| 760 | Northern Superior Mechanical | \$68.98 | \$16.38 | | Op Supplies Vehicle R&M |
| | | | \$49.36 | | Vehicle R&M |
| | | | \$3.24 | rw | Op Supplies |
| 761 | Northwestellas | ćr 370.00 | \$68.98 | | Dhone Dill |
| 761 | Northwestel Inc | \$5,276.86 | | ADM | Phone Bill |
| 762 | Premier Printing | \$463.05 | 61 074 45 | PS | Contracted Svs |
| 1763 | Public Service Alliance of Canada | \$4,779.22 | \$1,971.15 | | Union Dues PP01&02 |
| 1763 | Public Service Alliance of Canada | | \$2,808.07 | ADM | Union Dues PP22, 23, 24 |
| | | | \$4,779.22 | | |

| 54764 | Raven's Nook | \$640.50 | | PW | Safety Gear |
|-------------|---------------------------------|---------------|-------------|-------|-------------------------|
| 54765 | Scotia Securities | \$3,087.00 | | ADM | RRSP Program |
| 54766 | Simplii Financial | \$850.00 | | ADM | RRSP Program |
| 54767 | Spectrum Security - Sound Ltd. | \$165.96 | | PW | Contracted Svs |
| 54768 | Staples #251 Whitehorse | \$4,375.84 | \$797.95 | ADM | Office Supp |
| | | | \$60.51 | PW | Office Supp |
| | | | \$57.73 | HR | Office Supp |
| | | | \$1,321.59 | ADM | Office Supp |
| | | | \$425.93 | REC | Office Supp |
| | | | \$25.18 | PS | Office Supp |
| | | | \$7.34 | PL&D | Office Supp |
| | | | \$1,137.87 | PW | Office Supp |
| | | | \$541.74 | ADM | Office Supp |
| | | | \$4,375.84 | | |
| 54769 | Stokes International | \$1,154.37 | | PS | NonCapEquip |
| 54770 | Superior Propane Inc | \$644.55 | | REC | Propane |
| 54771 | Tangerine | \$100.00 | | ADM | RRSP Program |
| 54772 | Yukon College | \$52.50 | | PS | Training |
| 54773 | Yukon Energy Corporation | \$41,923.26 | \$3,043.10 | PW | Street Lights |
| | | | \$38,880.16 | ALL | Electric Bill |
| | | | \$41,923.26 | | |
| 54774 | Yukon Service Supply Co. | \$669.74 | | ALL | Op Supplies |
| 54775 | Air North | \$80.39 | _ | PW | Freight |
| | | \$382,608.62 | - | | |
| EFT Payment | Vendor Name | Cheque Amount | Detail | Dept | Description |
| EFT | Ceridian Mgmt payroll | \$21,712.10 | | all | payroll |
| EFT | Ceridian Mgmt payroll | \$73,792.19 | | all | payroll |
| EFT | Canadian Cable Service Alliance | \$9,330.86 | | cable | station fees |
| EFT | CIBC RRSP | \$6,837.20 | | all | CIBC Group RRSP |
| EFT | VISA | \$3,747.92 | | all | various as per attached |
| EFT | CIBC | \$611.51 | | adm | service charges |
| | | | | | |

Transactions from November 28 to December 27, 2019

Your payments

| Trans date Dec 17 | Post date Dec 17 | Description PRE-AUTHORIZED PAYMENT - THANK YOU | 2 | Amount(s) 7,742.14 |
|-------------------------|------------------------|---|---|-------------------------------|
| Total pa | yments | | | \$7.742.14 |

Your new charges and credits

→ Identifies Points Multiplier[™] transactions that have earned 1.5 Aventura Points for every dollar spent (a Bonus of 50% more). Any returns/credits are deducted at the same rate.

| Trans date | Post date | Description | | Spend Categories | | Amount(\$) |
|---------------|--------------|---------------------|------------------------|---------------------------|-------------|------------|
| Card nur | nber | | Card Spending Limits: | Purchases \$10,000.00 | Cash \$0.00 | |
| Nov 26 | Nov 28 | WWW.CANADIANTIRI | E.CA 8667467287 ON | Home and Office Improv | ement | 211.92 |
| Dec 18 | Dec 20 | ROADPOST CANADA | 4162536990 ON | Personal and Household | Expenses | 24.10 |
| Total for | | | | | | \$236.02 |
| Card nur | nber | | Card Spending Limits: | Purchases \$10,000.00 | Cash \$0.00 | |
| Dec 09 | Dec 11 | ALBERTA FOREST & G | ARDEN CALGARY AB | Home and Office Improv | ement | 747.02 |
| Dec 19 | Dec 20 | AMERICANPOWERCO | NVERSN 877-272-2722 ON | Professional and Financia | I Services | 2,164.73 |
| Total for | | | | | (M) | \$2,911.75 |
| | | Card number | Card Spending Limits: | Purchases \$10,000.00 | Cash \$0.00 | |
| Dec 04 | Dec 05 👌 | Hotel*921054884116 | 6 Booking ON | - Transportation | | 368.22 |
| Dec 05 | Dec 06 | CREATESEND.COM EN | MA IL Sydney | Professional and Financia | I Services | 13.50 |
| Dec 10 | Dec 11 | CPC / SCP 720062 | DAWSON CITY YT | Professional and Financia | I Services | 138.27 |
| Dec 20 | Dec 23 | JANETTE FLORISTS IN | C. WINDSOR ON | Retail and Grocery | | 80.16 |
| Total for | | | _ | | | \$600.15 |

Page 2 of 3

Information about your CIBC Aventura Visa Card for Business Plus account

If you find an error or irregularity (including possible unauthorized or fraudulent Transactions) in this statement you must tell us within 30 days of this Statement Date. If you do not, we may regard this statement as final (except for credits posted in error). How we charge interest: a) On purchases: For non Quebec residents, no interest is charged on a New Purchase appearing on this statement if we receive payment for your full Balance by the payment due date. For Quebec residents, no interest is charged on a New Purchase appearing on this statement if we receive payment for your full Balance. For Quebec residents, no interest is charged on a New Purchase appearing on this statement lf we receive payment for your full Balance on this statement by the payment due date. Regardless of residency, if interest is charged on a New Purchase as desribed in the Application of Payments section of the Cardholder Agreement. b) On Cash Advances, Convenience Cheques or Balance Transfers: Interest is charged on Cash Advances beginning on the day they are taken. For Balance Transfers and Convenience Cheques on the day they are taken. For Balance Transaction date until we receive apyment which covers the amount of the Transaction adamet Transfers and Convenience Cheques on the day we receive a payment which covers the amount of the Transaction in accordance with the Cardholder Agreement.

Payment period extensions: If you didn't pay the full Balance on ayment period extensions: If you didn't pay the full Balance on your last monthly statement, we have extended your payment due date this month to give you extra time to make your payment interest will continue to accrue for the extended period. When we receive your full Balance, your payment due date will change back to your regular payment due date.

Your statement (including the Balance and Minimum Payment) only reflects Transactions that were posted as of the Statement Date. If you made a payment but it has not yet been posted, it will appear on your next monthly statement and any interest charges will be adjusted based on the transaction date and payment amount. Check CIBC Online Banking for the status of your payments and your most up to date Balance Balance

**Foreign currency Transactions, except Convenience Cheques, are converted to Canadian dollars on or after the Transaction date and no later than the Transaction posting date. At the time of currency conversion, you are charged the same conversion rate CIBC must pay, plus a fee 0.5.5% of the converted amount, on both debits and credits. We convert a foreign currency Convenience Cheque or payment at our branch selling rate for Canadian dollars in effect at the time we process it

[†]Your cash limit forms part of your credit limit. It is not additional credit.

For more information, please refer to the CIBC Cardholder Agreement.

Registered trademark of CIBC.
 Trademark of CIBC.

| | | Cheque | y of Dawson e Run 20-03 02/2020 | | | |
|--------------|---|---------------|---------------------------------------|-------------|---------|---|
| Cheque Numbe | er Vendor Name | Cheque Amount | Detail | | Dept | Description |
| 54776 | Cotter Enterprises | \$6,132.00 | | | CABLE | ContSvs - January |
| 54777 | Whitehorse Motors Ltd | \$45,967.95 | | | PW | 2020 F350 |
| | Arcrite Northern Ltd. | | | | | ContSvs |
| 54778 | | \$798.00 | | | REC | |
| 54779 | Arctic Inland Resources Ltd. | \$450.29 | | | PW | Tools |
| 54780 | Arctic Star Printing Inc. | \$34.65 | | | M&C | OffSupp |
| 54781 | B.C. Minister of Finance | \$180.00 | | | PW | Mossie Course |
| 54782 | BHB Mini Storage | \$105.00 | | | ADM | ContSvs-Archive Storage |
| 54783 | Bonanza Market | \$20.99 | | | REC | OpSupp |
| | | | | | | |
| 54784 | Brenntag Canada Inc. | \$1,568.28 | | | PW | Chemicals |
| 54785 | Bureau Veritas | \$268.75 | | | PW | Wtr Sampling |
| 54786 | Chief Isaac Incorporated | \$2,567.79 | | | ALL | ContSvs-Janitorial |
| 54787 | Crain Ventures | \$552.30 | | | REC | ContSvs |
| 54788 | Dawson City General Store | \$219.46 | | \$46.44 | REC | ProgSupp |
| | | + | | \$120.51 | | OpSupp |
| | | | | | | |
| | | | | \$52.51 | ADM | OpSupp |
| | | | | \$219.46 | | |
| 54789 | Dawson Firefighters Association | \$18,600.00 | | | PS | 2019-4th Quarter Call Outs |
| 54790 | Dawson Hardware Ltd | \$643.34 | | \$8.02 | PS | OpSupp |
| | | | | \$33.06 | CABLE | OpSupp |
| | | | | | | |
| | | | | \$7.54 | | OpSupp |
| | | | | \$237.57 | | OpSupp |
| | | | | \$34.95 | PW | Tools |
| | | | | \$68.96 | PW | NonCapEquip |
| | | | | \$39.68 | | SafetySupp |
| | | | | \$87.86 | | NonCapEquip |
| | | | | | | |
| | | | | \$49.12 | | SafetySupp |
| | | | | \$76.58 | REC | OpSupp |
| | | | | \$643.34 | | |
| 54791 | Eldorado Hotel | \$85.96 | | | PW | Promo - Breakfast for Emergency Crew |
| 54792 | Environmental Operators Certification Program | \$15.75 | | | PW | Training |
| | | | | ¢11 005 00 | | WaterBrk Queen&2nd |
| 54793 | Grenon Enterprises Ltd. | \$26,851.17 | | \$11,025.02 | | |
| | | | | \$2,100.00 | | Jan26-28 Grader-Sander-RTLoader |
| | | | | \$4,137.00 | PW | Jan19-25 Grader-Sander-RTLoader |
| | | | | \$1,601.26 | PW | Vac&Steam 6Av Break |
| | | | | \$918.75 | | Vac 6Av Break |
| | | | | | | |
| | | | | \$1,291.50 | | GE Yard to 6Av Break-Grader-Sander-RTLoader |
| | | | | \$441.00 | PW | BkHoe-Loader Grvl 6&Princess |
| | | | | \$651.00 | PW | BkHoe Grvl 2Av |
| | | | | \$787.51 | | Vac&Steam 6Av |
| | | | | | | |
| | | | | \$315.00 | | BKhoe 3&Princess in front of Eldo |
| | | | | \$1,837.50 | | VacTrk 6&Princess Break |
| | | | | \$1,378.13 | PW | VacTrk 6&Princess Break |
| | | | | \$367.50 | PW | VacTrk 6Av |
| | | | | \$26,851.17 | | |
| 54794 | Grenon, Elizabeth | \$306.56 | | , | PS | Reimburse-Specialty Clothing |
| 54795 | Infosat Communications | | | | PS | |
| | | \$106.03 | | | | EmergEquip |
| 54796 | Jacobs Industries Ltd | \$585.90 | | | PW | Op Supp |
| 54797 | Klondike Business Solutions | \$111.71 | | | PW | Photocopy Expense |
| 54798 | Mackenzie Petroleum Ltd | \$260.00 | | | REC | Op Supp Propane |
| 54799 | Manitoulin Transport | \$1,232.69 | | \$561.09 | PW | Freight |
| 34733 | | \$1,232.09 | | | | - |
| | | | | \$606.81 | | Freight |
| | | | | \$64.79 | ADM | Freight |
| | | | | \$1,232.69 | | |
| 54800 | Off-Grid Mining Services Inc. | \$1,627.50 | | | PW | Hvy Equip R&M |
| 54801 | Sew What Upholstery & Supplies | \$656.12 | | | REC | ContSvs |
| 54802 | Stokes International | \$644.65 | | | PS | Stokes 128249 PS FProtectSupp |
| | | | | 6370 5 - | | |
| 54803 | Superior Propane Inc | \$1,147.91 | | \$378.54 | | OpSupp-Propane-Zamboni |
| | | | | \$769.37 | REC | OpSupp-Propane-Leasee Inv 5871 |
| | | | | \$1,147.91 | | |
| 54804 | Total North Communications Ltd | \$582.75 | | | ADM | ContSvs Phone System |
| 54805 | Trinus Technologies Inc. | \$1,638.79 | | \$1,448.48 | | ContSvs-Regular Monthly Chg |
| | | ç1,030.73 | | \$190.31 | ADM | IT Support - 5 work tickets |
| | | | | | | n support - 5 work lickets |
| | | | | \$1,638.79 | - | |
| 54806 | Willow Printers Ltd. | \$245.70 | | | PW | OffSupp-200 Work Orders |
| 54807 | WSP Canada Inc | \$2,940.00 | | | REC | Arena Review |
| 54808 | Yukon College | \$1,170.00 | | | PW | Training FA - 6 people |
| 54809 | Yukon Government - Community Services | \$6.00 | | | PW | Training |
| | - | | | 624 | | |
| 54810 | Air North | \$625.31 | | \$317.10 | | Travel for 2 people |
| | | | | \$284.55 | PW | Freight-WtrSamples-3 Weighbills |
| | | | | \$23.66 | PW | Freight-Electronics |
| | | | | \$625.31 | | |
| 54811 | Northern Superior Mechanical | \$706.33 | | | REC-ADM | Op Supplies |
| J4011 | Northern Superior Methanical | \$706.33 | | | | |
| | | | | \$103.09 | | Tools |
| | | | | \$95.30 | PW | OpSupplies |
| | | | | \$486.14 | | Hvy Equip R&M |
| | | \$67,555.68 | | \$706.33 | | |
| | | ço, 555.00 | | <i></i> | | |
| | | | | | | |
| FFT Payment | Vendor Name | Cheque Amount | Detail | | Dent | Description |
| EFT Payment | Vendor Name | Cheque Amount | Detail | | Dept | Description |
| EFT | Roynat | 2604.21 | | | Fire | SCBA Lease |
| | | | | | | - |





X For Council Decision

For Council Direction

on For Council Information

In Camera

| AGENDA ITEM: | Contract Award: Water Metering Program Design | | | |
|--------------|--|--|--|--|
| PREPARED BY: | Mark Dauphinee ATTACHMENTS: | | | |
| DATE: | March 3, 2020 | | | |
| | WS / POLICY / LEGISLATION: ver Services Bylaw | | | |

RECOMMENDATION

That council award the Water Metering Program Design contract to Urban Systems Ltd. for \$29,380.00 (plus GST) as per their submitted bid.

ISSUE / PURPOSE

The City of Dawson wishes to implement water metering for our water services as part of an approach to conserve water, control overall system costs and achieve fairness in our billing approach.

BACKGROUND SUMMARY

The City of Dawson installed water meters in 2002 which were never fully utilized. Council provided for this work in the 2019 budget with funds up to \$100,000.

An RFP was opened January 20, 2020 for a Water Metering Program Design. The tender closed on February 17, 2020. Two Bids were received:

Urban Systems Ltd. - \$29, 380.00

WSP Canada Group Ltd. - \$35, 385.00

ANALYSIS / DISCUSSION

Bids were evaluated as per the Evaluation Form in the RFP bid documents:

| Item of Work | Scoring Amount |
|---|----------------|
| Proponents qualifications and previous experience with related projects | 30% |
| Proponents understanding of project requirements | 30% |
| Proposed Budget | 40% |
| Total | 100% |

Urban Systems was the top scoring compliant proposal in the evaluation review, and their bid submission falls within the budget allocated for the project, Administration recommends the contract for Water Metering Program Design be awarded to Urban Systems Ltd.

OPTIONS

- 1. That Council award the Water Metering Program Design contract to Urban Systems Ltd. For \$29, 380.00 (plus GST) as per their submitted bid.
- 2. That Council not award the Water Metering Program Design contract.

| APPRO\ | /AL | |
|--------|--------------------|-------------|
| NAME: | Cory Bellmore, CAO | SIGNATURE: |
| DATE: | March 19, 2020 | (L'Bellmore |

Report to Council



X For Council Decision

For Council Direction

For Council Information

In Camera

| SUBJECT: | Subdivision Application #19-150: Lot 28 Dredge Pond Subdivision | | |
|--|---|--|--|
| PREPARED BY: | Clarissa Huffman and Libby Macphail, Planning and Development | ATTACHMENTS: 1. Applications & Supporting Documentation | |
| DATE: | March 18, 2020 | | |
| RELEVANT BYLAWS / POLICY / LEGISLATION: Municipal Act Subdivision Bylaw Official Community Plan Zoning Bylaw | | | |

RECOMMENDATION

It is respectfully recommended that Council:

- 1. Grant subdivision authority to subdivide Lot 28 Dredge Pond Subdivision, subject to the following conditions:
 - 1.1. Application successfully passes through a public hearing. (complete)
 - 1.2. The applicant submits a Stormwater Management Plan to the satisfaction of the CDO and Public Works Superintendent.
 - 1.3. The applicant submits and receives approval for a Change of Use development permit to change the shop into a residential dwelling unit.
 - 1.4. The subdivision plan will not be approved until the approved development under the change of use permit can be verified as complete to the satisfaction of the CDO.
 - 1.5. The applicant submits Environmental Health approval for both dwellings to the satisfaction of the CDO.
 - 1.6. The proposed access point is approved by the Public Works Superintendent.
 - 1.7. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
 - 1.8. The applicant shall, on approval of the subdivision plan by the City of Dawson, take all necessary steps to enable the registrar under the Land Titles Act to register the plan of subdivision.

ISSUE

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

ANALYSIS / DISCUSSION / ALIGNMENT TO OCP & STRATEGIC PRIORITIES

Comments

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

Municipal Act

The Municipal Act s. 314 details the requirements for any proposed plan of subdivision to have direct access to the highway to the satisfaction of the approving authority. Access to a highway is achieved for both parcels. "Lot 1" satisfies the direct access requirement through an existing access point. "Lot 2" satisfies the direct access point by proposing a new access point. The new access point is more than 20' away from any parcel line. These access points should be approved by the Public Works Superintendent.

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

Subdivision Bylaw

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

Official Community Plan

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

Zoning Bylaw

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

A zoning assessment was also conducted on the property, and it was noted that the proposed Lot 2 contains only accessory structures. The applicant indicated a long-term plan to convert the shop into a residential dwelling. Therefore, it is a condition of approval that the shop located on the proposed Lot 2 be converted into a compliant residential dwelling in order to meet the requirements of the R3 zone. Further, the applicant needs to submit valid environmental health approval for both dwellings. Once these two conditions have been met, the application can proceed as the basic requirements of the zoning bylaw have been met.

| APPRO | /AL | |
|-------|--------------------|------------|
| NAME: | Cory Bellmore, CAO | SIGNATURE: |
| DATE: | March 23, 2020 | KBellmore |



HE CITY OF BAWS Box 308 Dawson City, YT Y0B 1G0

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

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

Boundary Adjustment

POSTAL CODE:

SUBDIVISION APPLICATION

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

PROPOSED DEVELOPMENT

Subdivision

Consolidation

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

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

| Subdivide Lot 28, Eureka Drive to approximately 2 equal size lots |
|--|
| 2 equal size lots |
| |
| |
| APPLICANT INFORMATION |
| APPLICANT NAME(S): Chad Beveridge |
| MAILING ADDRESS: Box 1(21 Dawson City POSTAL CODE: YOBIGO |
| EMAIL: chadbeveridge 11 Ogmail, com PHONE #: 867-993-3360 |
| OWNER INFORMATION (IF DIFFERENT FROM APPLICANT) |
| OWNER NAME(S) |

MAILING ADDRESS:

EMAIL:

PHONE #:

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

FURTHER INFORMATION

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

please see drawing provided



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

| OFFICE USE ONLY | | | |
|-----------------|-----------|--|--|
| | PERMIT #: | | |

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

dredge pond in part of property (outer border border border border border bottom Right

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

Flat, rolling, see attached Satellite photo.

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

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

DECLARATION

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

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

DATE SIGNED

SIGNATURE OF APPLICANT(S)

DATE SIGNED

SIGNATURE OF OWNER(S)



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

| _ | OFFICE USE ONLY | |
|---|-----------------|--|
| | PERMIT #: | |

COMPLETE APPLICATION SUBMISSION REQUIREMENTS

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

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

[]

OFFICE USE ONLY

| LEGAL DESCRIPTION: LOT(S) | BLOCK | ESTATE | PLAN# |
|---------------------------|-----------|---------------------------|-------|
| ZONING: | DATE COMP | LETE APPLICATION RECEIVED | D: |
| | | | |
| APPLICANT NAME(S): | | | |
| OWNER NAME(S): | | | |
| | | | |

□ APPLICATION APPROVED / PERMIT ISSUED

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

| DATE: | SIGNATURE | 5 |
|-------|-----------|---|
| | | |



rhe city of dawson

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

| | OFFICE | USE | ONLY |
|--|--------|-----|------|
|--|--------|-----|------|

PERMIT #:

INSTRUCTIONS AND GUIDELINES

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

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









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

SUBDIVISION/CONSOLIDATION **APPLICATION CHECKLIST**

Permit #: 19-150

Applicant Name: Chad Beveri

Legal Description: L. 28 Dedaepond

Mailing Address: Box 1121

| Step | Signature | Date |
|--|-----------|---------|
| Completed Application and Supporting Documentation Submitted | LM | Oct. 30 |
| Permit Paid, Stamped, and Listed in Permit Database | -RM | Oct. 30 |
| Pre-Consultation and Zoning Assessment | Lm | Nov. 4 |
| Title and Survey Search 2011 Y265 | £m | Nov. 4 |
| Public Notice Copy of Public Notice emailed to Heather and added to RFD folder Mailed to affected property owners [], posted at COD office [], posted at Post Office [], COD website [], E-news [], Klondike Sun [] Circulation to Other Depts (Public Works, Fire, By-Law, Recreation) Posted at site Email notice to Trondek Hwechin (if adjacent landowner) | | |
| CDO Report | £M | Nov. 18 |
| Permit Decision Council makes decision based on Public Hearing and CDO Report Letter detailing decision drafted. Letter must include: legal description of lands to be subdivided/consolidated written description of subdivision details map outlining approved configuration any conditions imposed by Council explanation of expiry date | | |
| Permit Filing Original Permit, letter, & supporting documentation in open subdivisions file Scanned in to CDO Z: drive & Saved in appropriate location Copy of permit only put in binder | | |

Copy of letter & permit mailed to applicant

Conditions tracked in subdivision/consolidation tracking database •

Finalization

Legal survey received from applicant and filed in land file with original permit, . letter, and supporting documentation







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

SUBDIVISION/CONSOLIDATION APPLICATION CHECKLIST

| Permit # |
|----------|
|----------|

Applicant Name:

| Legal | Descri | otion: |
|-------|--------|--------|
| Logui | 000011 | ouon. |

Mailing Address:

Copy of survey sent to Protective Services for Civic Addressing



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

Zoning Assessment

File Number: <u>|9-|50</u> Zone: <u><u>R3</u></u> Date: Dec. 12, 2019

Assessment Completed By: Libby M

1. Application Type

OCP Amendment Zoning Amendment Subdivision Variance Development Other

- 2. Official Community Plan Designation: <u>CR-Country Residential</u> Does the proposed development meet OCP requirements? <u>yes</u> no unknown
- 3. Zoning By-Law Designation: <u>R3- Country Res</u>. Does the proposed development meet ZBL requirements? <u>yes</u> no unknown
- 4. Heritage Management Plan Designation: <u>Klondike Valley</u> Does the proposed development require HAC review? <u>yes</u> <u>yes</u> <u>yes</u> <u>yes</u>

5. Zone Specific Regulations:

| Provision | Permitted | Proposed | Compliant | Variance Required |
|-------------------------|-------------------------------------|--------------|--------------|-------------------|
| Permitted Use | Single detached/ Secondary Suite | \checkmark | Ø/N | |
| Minimum Parcel Size | 0.40 ha | 0.408 ha | Y / N | |
| Maximum Parcel Size | 1.62 ha | 0.408 ha | Y / N | |
| Minimum Parcel Width | +5 ft. | | Y / N | |
| Minimum Setback (Front) | 15 A. | 27 Ft. | 🕜 / N | |
| Minimum Setback (Side) | 15 A. | 30 Ft. | ⊘ / N | |
| Minimum Setback (Side) | 15A. | 30 Ft. | 🕅 / N | |
| Minimum Setback (Rear) | 15 Ft. | 190 Ft. | (Ý)/ N | |
| Minimum Floor Area | 900 St2 | 1346 Ft2 | ⊘ / N | |

DAWSON CITY - HEART OF THE KLONDIKE



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

| Maximum Height (Principal) | 35 ft. | 22 Ft. | Ø /N | |
|--|--------|--------|--------------|--|
| Maximum Height (Accessory) | 20 Ft. | 16 Pl. | (Ŷ)/ N | |
| Maximum Parcel Coverage | | | Y/N | |
| Maximum Floor Area Ratio (FAR) | - | | Y / N | |
| Minimum Off-Street Parking Spaces | 2 | 2 | () /N | |
| Minimum Setback (Between Principal and Accessory) | 10 Ft. | 50 Ft. | (Ý/ N | |
| Zone Specific: | | | Y/N | |
| Zone Specifie: | | 1.1.1. | Y/N | |

6. Notes:



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

Zoning Assessment

File Number: <u>19-150</u>

Date: Dec. 12, 2019

Zone: <u><u>R</u>3</u>

Assessment Completed By: Libby M.

1. Application Type

OCP Amendment Zoning Amendment Subdivision

Variance Development Other

- 2. Official Community Plan Designation: ______ Does the proposed development meet OCP requirements? ___yes ___no __unknown
- 3. Zoning By-Law Designation: ______ Does the proposed development meet ZBL requirements? ___yes ___no ___unknown
- 4. Heritage Management Plan Designation: ______ Does the proposed development require HAC review? ___ yes ___no __unknown
- 5. Zone Specific Regulations:

| Provision | Permitted | Proposed | Compliant | Variance Required |
|-------------------------|-------------------|-----------|-----------|-------------------|
| Permitted Use | | Accessory | Y / 🕅 | note 1. |
| Minimum Parcel Size | 0.40ha | 0.401 ha | Y / N | |
| Maximum Parcel Size | 1.62ha | 0.401 ha | Y / N | |
| Minimum Parcel Width | | | Y / N | |
| Minimum Setback (Front) | 15 Ft. | 120 Pt. | 3/N | |
| Minimum Setback (Side) | 15 FL. | 128 A. | | |
| Minimum Setback (Side) | 15 A. | 175A. | Ý N | |
| Minimum Setback (Rear) | 15A. | 50 Ft. | (Ý/ N | |
| Minimum Floor Area | 900 G^2 | | Y / N | |

DAWSON CITY - HEART OF THE KLONDIKE



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

| Maximum Height (Principal) | 35 A. | 18 PL. | Y / N | |
|--|--------|--------|-------|--|
| Maximum Height (Accessory) | 20F4. | Ś | Ŷ N | |
| Maximum Parcel Coverage | | | Y/N | |
| Maximum Floor Area Ratio (FAR) | _ | _ | Y/N | |
| Minimum Off-Street Parking Spaces | 2 | - | Y / N | |
| Minimum Setback (Between Principal and Accessory) | 10 Ft. | ~ | Y / N | |
| Zone Specific: | | | Y / N | |
| Zone Specific: | | | Y / N | |

6. Notes:

7.1.7: "accessory buildings + structures are not permitted on any parcel unless the principal building has already been exceled or will be exceed."



Report to Council



| Γ | V | 1 |
|---|---|---|
| | ~ | |

For Council Decision For Council Direction

For Council Information

In Camera

| Zoning Bylaw Amendment #19-108 | |
|--------------------------------|--|
| Clarissa Huffman, CDO | ATTACHMENTS: Application and Supporting Documentation |
| March 17, 2020 | |
| AWS / POLICY / LEGISLATION: | |
| | |
| unity Plan | |
| - | |
| igement Plan | |
| | Clarissa Huffman, CDO March 17, 2020 AWS / POLICY / LEGISLATION: |

RECOMMENDATION

It is respectfully recommended that Council:

- 1. Council approve Consolidation Application #19-147 subject to the following conditions:
 - a. The application successfully passes through a public hearing. (complete)
 - b. The applicant submits a Stormwater Management Plan to the satisfaction of the CDO and Public Works Superintendent.
 - c. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
 - d. The applicant shall, on approval of the subdivision plan by the City of Dawson, take all necessary steps to enable the registrar under the Land Titles Act to register the plan of subdivision.
- 2. Give Bylaw 2019-05: Zoning Bylaw Amendment No. 2 Second Reading.
- 3. Give Bylaw 2019-05: Zoning Bylaw Amendment No. 2 Third Reading, subject to the following condition:
 - a. The amendment shall not pass third and final reading until the following outstanding issues are resolved:
 - i. Any outstanding HAC conditions (permit needs to be in ready-to-approve condition). *(complete)*
 - ii. Consolidation Application #19-147 has been approved by Council.
 - iii. Any public comments and concerns are resolved. (complete)

ISSUE

Tr'ondëk Hwëch'in has submitted demolition and development permit applications to redevelop their property located at Lot 4 and s ½ 5, Block J, Ladue Estate for the purpose of a new youth centre. In order to proceed with this construction, a zoning amendment was required. Due to the configuration of the lot, they have also submitted a consolidation application to facilitate this application.

BACKGROUND SUMMARY

The existing structure is an unknown age and was in operation as a learning/youth centre from approximately the mid nineties until 2017, when it was closed due to damage from asbestos-containing material. Hazardous materials abatement was determined to increase the costs of renovations to the extent that it was determined not feasible.

In looking into all previous iterations of the Zoning By-Law, the youth centre has not ever been permitted as a use. Therefore, administration was unable to confirm that the Youth Centre was legally non-conforming. As well, according to the Municipal Act S. 301(1), because the use has been discontinued longer than 12 months, the "land or building or other structure must conform with the official community plan and zoning bylaw then in effect". Because of this, it was determined that the proposed development requires a zoning bylaw amendment, which will be elaborated on in the Analysis/Discussion section of this report. Further, in analyzing these applications, it was discovered that settlement parcel THC-61FS/D is actually a lot and a half that had not been consolidated. In order for the project to proceed, this consolidation is required to be completed. Both of these applications were assessed by COW in 2019, and no further clarifications were requested. However, since several months have passed since then, the analysis has been provided here again for Council's convenience.

ANALYSIS / DISCUSSION

ZONING BYLAW AMENDMENT

Municipal Act

S. 288(2) of the *Municipal Act* states that "a council must not adopt a zoning bylaw, or an amendment to a zoning bylaw, that is not consistent with an official community plan". Therefore, this report will consider whether the proposed amendment is consistent with the Official Community Plan. Further, sections 294-296, in concert with s. 17.5 of the Zoning Bylaw, outline the specific process required for public consultation with respect to a zoning bylaw amendment. Therefore, a public hearing was held and no concerns were raised.

Official Community Plan

The land use designation for the subject property is Downtown Core, which is intended to support a broad range of uses, including those that support the cultural and community needs of residents and visitors. Further, s. 6.3.2 indicates that area characteristics of the Downtown Core "may include institutional buildings". For these reasons, a new youth centre at this location is appropriate and compatible with the land use designations outlined in the Official Community Plan.

Further, several long-term goals and implementation approaches detailed in the OCP could also support this proposed use. First, two Land Use Concept Long Term Goals include to "promote safety and compatible land uses" and to "promote appropriate development of the Historic Townsite". Occupying a building with known asbestos contamination is a safety issue, therefore the development of a new youth centre would be promoting safety in the community. This proposal also promotes compatible land uses as described above. Details about compatibility will be discussed in the 'Further Considerations' sub-section below. Given its location in the Historic Townsite, redevelopment of this lot in an appropriate manner is considered an OCP priority, and Council should, using the contents of this report, decide if the proposed development is an appropriate use of the land.

S. 8.2 Economic Development Implementation Approaches states that Council should "support the development of high-quality recreational opportunities for youth and childcare as a means of retaining families in the community". While a youth centre is not specifically a recreational opportunity, a safe space for youth to engage in age-appropriate activities and access support is a meaningful and critical component of community wellbeing and could definitely impact the ability (or lack thereof) of a community to retain families over the long term. Finally, s. 14.2 Municipal Infrastructure Implementation Approaches states that Council should "prioritize the development of vacant or underutilized lands in the Historic Townsite over

extending services into new areas in order to utilize existing infrastructure in a more efficient manner". While not approving this application would not be inherently contrary to this implementation approach, redevelopment of underutilized lands is a common strategy for reducing the requirement to expand infrastructure, and the proposal to redevelop the subject property is compatible with this approach.

Zoning Bylaw

Administration assessed the redevelopment application and determined that the youth centre fits within the definition of a "community recreation facility", which is defined as "land or premises used for recreational, social, or multi-purpose use. This facility is primarily intended for local community purposes". A community recreation facility is currently only a permitted use in the P2: Institutional zone. The C1: Core Commercial allows for a "recreation facility", which is slightly different, defined as "a public or private recreational facility including, but not limited to, arenas, athletic fields, driving ranges, golf courses, outdoor rinks, stadiums, and tennis courts". The intent between these definitions is relatively clear: a community recreation facility is intended to be related to athletic uses rather than 'softer' social community uses.

Based on this assessment, the youth centre is not currently permitted to be developed on the subject property, and the zoning bylaw must be amended in order to allow the development to proceed. The development permit application was also assessed based on the minimum zoning requirements for a C1 zone, and several issues were identified. First, the lot is actually a lot and a half (Lot 4 and S $\frac{1}{2}$ 5). This application requires consolidation in order to proceed. Second, some minor zoning discrepancies were resolved with a revised site plan.

Heritage Management Plan

Development Permit Application #19-110 has been assessed by HAC. The application was assessed against the Character Defining Elements (CDEs) for the Downtown Character area, the Infill Guidelines of the Heritage Management Plan, and the Design Guidelines for Historic Dawson. HAC has approved the revised versions of this application, and a development permit approval will follow after third and final reading of this bylaw.

Further Considerations

The subject property is located on Second Avenue, in a reasonably moderate-traffic location on the same block as a wide range of existing established commercial uses such as KIAC, Bonanza Market, Peabody's Photo Parlour, the Red Mammoth Café, and the Drunken Goat Taverna. Further, the scale of development is comparable to surrounding uses at a proposed height of 19 feet. Therefore, administration does not have any concerns related to land use compatibility with respect the surrounding development in terns of both function and scale of development. The application was circulated for comments in order to assess the impacts upon services, utilities, and public facilities, and no comments were received.

SUBDIVISION

Comments

The application was circulated to all department heads, and no negative impacts were identified. The application will be circulated to every property owner in a 100 metre radius of this property, inviting comments and questions. A public hearing was held, and no comments were received.



Subdivision By-Law

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

Municipal Act

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

Figure 1. Lots 4 and S¹/₂ 5 Block J Ladue Estate.

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

Official Community Plan

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

Zoning By-Law

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

| APPROVAL | | |
|----------|--------------------|------------|
| NAME: | Cory Bellmore, CAO | SIGNATURE: |
| DATE: | | |





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|---|---|---|
| | X | F |

For Council Decision For Council Direction

For Council Information

In Camera

| SUBJECT: | Zoning Bylaw Amendment 19-073 & Subdivision Application #19-081: 0.76 +/- ha Vacant Land Between Lots 19 and 20, Guggieville Industrial Subdivision | | |
|---|---|--|--|
| PREPARED BY: | Clarissa Huffman and Libby Macphail; Planning and Development Department | ATTACHMENTS: 1. Applications & Supporting | |
| DATE: | February 10, 2020 | Documentation2. Letter from the agent for the | |
| RELEVANT BYLAWS / POLICY / LEGISLATION: Municipal Act Lands Act Subdivision Bylaw Official Community Plan Zoning Bylaw | | applicant. 3. YG Conditional Approval | |

RECOMMENDATION

It is respectfully recommended that Council:

- 1. Gives first reading to **Zoning Bylaw Amendment No. 9** that amends the ZBL map as shown in Figure 4 of the RFD, subject to the following conditions:
- 2. Gives first reading to **2020 Permanent Road Closure Bylaw No. 1** to close the portion of Old Bonanza Road located within the municipal boundary as shown in Appendix 1,
- 3. Grant subdivision authority to create 'Parcel A' as shown in Figure 4, subject to the following conditions:
 - 3.1. Final authority is not granted until third and final reading of the Zoning Bylaw amendment No. 9 has passed.
 - 3.2. Final authority is not granted until third and final reading of a 2020 Permanent Road Closure Bylaw No 1 has passed.
 - 3.3. Application successfully passes through a public hearing.
 - 3.4. The applicant submit a Stormwater Management Plan to the satisfaction of the CDO and Public Works Superintendent.
 - 3.5. The applicant submit access location details to the satisfaction of the CDO and Public Works Superintendent.
 - 3.6. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
 - 3.7. The applicant shall, on approval of the subdivision plan by the City of Dawson, take all necessary steps to enable the registrar under the Land Titles Act to register the plan of subdivision.

ISSUE

The applicant has submitted applications for a Zoning Bylaw amendment (ZBA) and a subdivision in order to facilitate a spot land application to purchase land in between Lots 19 and 20, Guggieville Industrial Subdivision.

BACKGROUND SUMMARY

Applications were submitted in June 2019 to facilitate a spot land application. Council tabled the application, as they had concerns that by forwarding the applications along to first reading, it may be non-compliant with the Lands Act. Council also had concerns regarding the hydrology and ecology components of the application. The application has received conditional approval to purchase from YG Lands Branch and YESAB.

ANALYSIS / DISCUSSION / ALIGNMENT TO OCP & STRATEGIC PRIORITIES

Municipal Act

S. 288(2) states that council must not adopt a zoning bylaw, or an amendment to a zoning bylaw, that is not consistent with an OCP, and s. 288(3) goes on to state that "any part of a zoning bylaw that is inconsistent with an official community plan is of no force and effect to the extent of the inconsistency".

The Municipal Act s. 314 also details the requirements for any proposed plan of subdivision to have direct access to the highway to the satisfaction of the approving authority. Given that new access would be required, it is a condition of subdivision approval that the access location is approved by administration.

S. 319 stipulates that a subdivision approval may be valid for a period of up to twelve months. If the applicant has not provided proof that the conditions of approval have been met, approval is void. The applicant can request an extension of a further twelve months.

Subdivision Bylaw

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

Official Community Plan

The existing land is currently designated as MU – Mixed Use. Uses associated with this designation primarily include a range of commercial and industrial structures. The new lot would be required to retain the same designation. Any new use or development on the proposed lot would be required to conform to the OCP designation.

Zoning Bylaw

The applicant is applying to rezone the subject property from FP to M1. This is compatible with an MU OCP designation and is compatible with the adjacent M1 uses. Administration supports the proposed zone designation. It is best practice to expect that an applicant applying for a rezoning provide details of the proposed development in order to assess compatibility, therefore this development information expected to be provided as a condition of approval.

Industrial Bonanza Infill Area Considerations

S. 5.1.2 of the Zoning Bylaw states that "spot land applications and parcel enlargements can be approved at the sole discretion of Council and will not be approved by Council unless the application conforms to the long-term plan for those lands, as described in the OCP or other applicable approved plans". Therefore, this application was assessed based on the current planning work being completed regarding industrial lot development. This area was identified as outside of the "Industrial Bonanza" area as designated in a recent priority setting brainstorming session completed with Council and YG, as seen in Figure



Figure 1. Industrial Bonanza Area

Lands Act

YG Land Development Branch was the original developer of the Guggieville subdivision. It was confirmed by a letter received on July 4, 2019 by the Land Development Branch, that the reason the lot was excluded from development was due to it being below grade and primarily under water, and the volume of fill required to bring it up to grade and the associated cost was not recoverable.

Specifically regarding access, this lot would not likely be required or preferred as an access point to a future phase of the subdivision, as access to Industrial Bonanza would be from Bonanza Creek Road and through the reserved allowance beside Lot 12 on the eastern edge of Guggieville.

S. 3(2)a of the Lands Act states: "The Minister may dispose of Yukon lands only after the Minister has received an application with respect to those lands". Given that conditional approval has been received for the applicant to purchase the land, this satisfies the requirements under the Act and the concerns raised by Council.

Hydrology and Ecology Concerns

The application underwent assessment by YESAB on December 9, 2019 under application #2019-0161. Pond S-26 is proposed to be filled and its size reduced by approximately 75%. The proponent proposed a "lift" fill approach with plans to begin in March while the pond is still frozen, in order to restrict sediment movement and reduce flood risk. The report states that the pond does not contain fish. Increased sedimentation will occur because of the project but starting the project during the winter "will ensure that the sediment loading will occur more slowly and be less impactful on the remaining portion of pond S-26". No adverse environmental effects were found to soil and vegetation. The project "does not occur in any Wildlife Key areas or key habitat for any wildlife species". YESAB concluded that the project be allowed to proceed, subject to:

- 1. "Should the proponent encounter unplanned events during the infilling process, such as water levels not gradually dropping during the infilling process, the Water Resources Branch shall be contacted.
- 2. The proponent shall limit the use of heavy machinery to between 7 am to 11 pm.
- 3. Upon discovery of a heritage resource, the Proponent shall notify the affected First Nations Heritage Departments and the Government of Yukon, Chief of Mining Land and Tourism-Heritage".

Old Bonanza Road

On January 31, 2020, it was brought to the attention of administration that a condition attached to the approval being issued by Lands Branch would be to close a portion of Old Bonanza Road prior to final approval. This condition was not previously discussed nor assessed by administration, as the road was assumed to be previously closed when the original subdivision was surveyed. However, in order to proceed, this issue needs to be resolved. The approximate location of Old Bonanza Road is shown in Figure 2 (please note that this approximation is not georeferenced and is provided for information). In the event of a permanent closure, s. 276 of the *Municipal Act* requires that this closure must be accompanied by a bylaw

to this effect and cannot take place prior to a public hearing for the closure. This closure has been circulated to all department heads for comment. Public Works indicated that a portion of the road, despite not being a legally surveyed road, is maintained to an extent by the municipality in order to provide school bus services to a small number of individuals living in the Bonanza area.

This option reduces municipal risk in that if remnants of the road do still exist on the ground, the road might still be accessed by users on occasion. Given that the City is responsible for maintaining roads within its jurisdiction, this is a potential liability.

Option 2. Close only portions of Old Bonanza Road.



This option resolves the fact that the closure was not resolved by road closure bylaw before the existing subdivision development. Further, this option allows the project to proceed in accordance with the conditional approval. This option leaves room for a status quo scenario with the school bus. However, this option does mean that further road closures will be likely be required in future developments and does not remove the potential risk associated with a legally open but unmaintained road. The partial closure is shown in Figure 2.

Figure 2. Approximate Location of Old Bonanza Road & Illustration of Partial Closure

Recommendation

Approving this application would create a new lot to be zoned M1, as seen in Figure 4.



Figure 4. Proposed new lot with Industrial zoning

| APPROVAL | | | |
|----------|--------------------|------------|--|
| NAME: | Cory Bellmore, CAO | SIGNATURE: | |
| DATE: | | | |


Zoning Bylaw Amendment No. 9 Bylaw

Bylaw No. 2020-09

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

WHEREAS section 288 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that a council, within two years after the adoption of an official community plan, or as soon as is practicable after the adoption of an amendment to an official community plan, a council must adopt a zoning bylaw.

WHEREAS section 288 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that no person shall carry out any development that is contrary to or at variance with a zoning bylaw.

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

PART I - INTERPRETATION

- 1.00 Short Title
- 1.01 This bylaw may be cited as the *Zoning Bylaw Amendment No. 9 Bylaw*.
- 2.00 Purpose
- 2.01 The purpose of this bylaw is to provide for
 - (a) An amendment to the Zoning Bylaw from FP: Future Planning to M1: Industrial.



Zoning Bylaw Amendment No. 9 Bylaw

Bylaw No. 2020-09

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| PART II | I – FORCE AND EFFECT | 3 |
| | Severability | |
| 6.00 | Enactment | 4 |
| 7.00 | Bylaw Readings | 4 |
| PART I\ | / – APPENDIX (APPENDICES) Error! Bookmark not defined | ł. |

CAO



Zoning Bylaw Amendment No. 9 Bylaw

Bylaw No. 2020-09

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) "Bylaw Enforcement Officer" means a person employed by the City of Dawson to enforce bylaws;
 - (c) "CAO" means the Chief Administrative Officer for the City of Dawson;
 - (d) "city" means the City of Dawson;
 - (e) "council" means the Council of the City of Dawson.

PART II – APPLICATION

4.00 Amendment

4.01 This bylaw amends a portion of vacant land adjacent to Lots 19 and 20 Guggieville Industrial Subdivision from FP: Future Planning to M1: Industrial in the Zoning Bylaw Schedule B: Valley, Confluence and Bowl, as shown in Appendix A of this bylaw.

PART III – FORCE AND EFFECT

5.00 Severability

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



Zoning Bylaw Amendment No. 9 Bylaw

Bylaw No. 2020-09

6.00 Enactment

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

7.00 Bylaw Readings

| Readings | Date of Reading |
|-----------------|-----------------|
| FIRST | March 25, 2020 |
| PUBLIC HEARING | |
| SECOND | |
| THIRD and FINAL | |

Original signed by

Name of Presiding Officer, Title

Presiding Officer

Name of CAO (or designate), Title

Chief Administrative Officer



Zoning Bylaw Amendment No. 9 Bylaw

Bylaw No. 2020-09

8.00 Appendices

Appendix A. Approved Lot Configuration for Rezoning



Presiding Officer



2020 Permanent Road Closure No. 1 Bylaw

Bylaw No. 2020-10

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

WHEREAS section 272 of the *Municipal Act*, RSY 2002, and amendments thereto, provides for jurisdiction over all highways within the limits of the municipality;

WHEREAS section 276 (1) of the *Municipal Act*, RSY 2002, and amendments thereto, makes provision to permanently close a municipal highway;

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

PART I - INTERPRETATION

1.00 Short Title

This bylaw may be cited as the 2020 Permanent Road Closure No. 1 Bylaw

- 2.00 Purpose
- 2.01 The purpose of this bylaw is to close a portion of Old Bonanza Road that intersects with Guggieville Industrial Subdivision.



2020 Permanent Road Closure No. 1 Bylaw

Bylaw No. 2020-10

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| 7.00 | Bylaw Readings | 4 |
| PART IV | / – APPENDIX (APPENDICES) | 5 |

Presiding



2020 Permanent Road Closure No. 1 Bylaw

Bylaw No. 2020-10

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) "Bylaw Enforcement Officer" means a person employed by the City of Dawson to enforce bylaws;
 - (c) "CAO" means the Chief Administrative Officer for the City of Dawson;
 - (d) "city" means the City of Dawson;
 - (e) "council" means the Council of the City of Dawson.

PART II – APPLICATION

4.00 Road Closure

- (a) A portion of Old Bonanza Road intersected with Guggieville Industrial Subdivision be closed as indicated on the area map attached as "Appendix 1" to this Bylaw
- (b) Prior to third reading of the bylaw, council shall hold a Public Hearing regarding this road closure
- (c) The City of Dawson shall register at the Land Titles Office a plan that shows the closure.



2020 Permanent Road Closure No. 1 Bylaw

Bylaw No. 2020-10

PART III – FORCE AND EFFECT

5.00 Severability

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

6.00 Enactment

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

7.00 Bylaw Readings

| Readings | Date of Reading |
|-----------------|-----------------|
| FIRST | March 25, 2020 |
| PUBLIC NOTICE | |
| PUBLIC HEARING | |
| SECOND | |
| THIRD and FINAL | |

Original signed by:

Natasha Ayoub, Deputy Mayor

Presiding Officer

Cory Bellmore Chief Administrative Officer



2020 Permanent Road Closure No. 1 Bylaw

Bylaw No. 2020-10

PART IV – APPENDIX (APPENDICES)

Appendix 1. Location Map of Portion Old Bonanza Road to be Closed



Portion of closed road.

Portion to remain open.

Presiding



Zoning Bylaw Amendment No. 10 Bylaw

Bylaw No. 2020-11

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

WHEREAS section 288 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that a council, within two years after the adoption of an official community plan, or as soon as is practicable after the adoption of an amendment to an official community plan, a council must adopt a zoning bylaw.

WHEREAS section 288 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that no person shall carry out any development that is contrary to or at variance with a zoning bylaw.

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

PART I - INTERPRETATION

- 1.00 Short Title
- 1.01 This bylaw may be cited as the *Zoning Bylaw Amendment No. 10 Bylaw*.

2.00 Purpose

- 2.01 The purpose of this bylaw is to provide for
 - (a) An amendment to the Zoning Bylaw from C1: Core Commercial to R1: Single Detached and Duplex Residential.



Zoning Bylaw Amendment No. 10 Bylaw

Bylaw No. 2020-11

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|---------|---|----|
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| 2.00 | Purpose | 1 |
| 3.00 | Definitions | 3 |
| PART II | – APPLICATION | 3 |
| 4.00 | Amendment | 3 |
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| | Severability | |
| 6.00 | Enactment | 4 |
| 7.00 | Bylaw Readings | 4 |
| PART I\ | / – APPENDIX (APPENDICES) Error! Bookmark not defined | ł. |



Zoning Bylaw Amendment No. 10 Bylaw

Bylaw No. 2020-11

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) "Bylaw Enforcement Officer" means a person employed by the City of Dawson to enforce bylaws;
 - (c) "CAO" means the Chief Administrative Officer for the City of Dawson;
 - (d) "city" means the City of Dawson;
 - (e) "council" means the Council of the City of Dawson.

PART II – APPLICATION

4.00 Amendment

4.01 This bylaw amends Lots 11-16, Block D, Ladue Estate and Lots 3-20, Block G, Ladue Estate from C1: Core Commercial to R1: Single Detached and Duplex Residential in the Zoning Bylaw Schedule C: Historic Townsite, as shown in Appendix A of this bylaw.

PART III – FORCE AND EFFECT

5.00 Severability

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



Zoning Bylaw Amendment No. 10 Bylaw

Bylaw No. 2020-11

6.00 Enactment

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

7.00 Bylaw Readings

| Readings | Date of Reading |
|-----------------|-----------------|
| FIRST | March 25, 2020 |
| PUBLIC HEARING | |
| SECOND | |
| THIRD and FINAL | |

Original signed by

Name of Presiding Officer, Title

Presiding Officer

Name of CAO (or designate), Title

Chief Administrative Officer



Zoning Bylaw Amendment No. 10 Bylaw

Bylaw No. 2020-11

8.00 Appendices

Appendix A. Amendments to Schedule C



Report to Council



X For Council Decision

ion For Council Direction

For Council Information

In Camera

| Zoning Bylaw Amendment #2 | 0-007 |
|-----------------------------|---|
| Clarissa Huffman, CDO | ATTACHMENTS: Application and Supporting Documentation |
| March 19, 2020 | |
| AWS / POLICY / LEGISLATION: | |
| | |
| unity Plan | |
| - | |
| igement Plan | |
| | March 19, 2020 AWS / POLICY / LEGISLATION: unity Plan |

RECOMMENDATION

It is respectfully recommended that:

- 1. Council choose Option 2 and give first reading to Bylaw #2020-11.
- 2. Council direct administration to return the application fee as per ZBL s. 17.1.6.

ISSUE

The applicant submitted a development application, and through the assessment of the application, it was determined that the zoning bylaw no longer permitted R1: Single/Duplex Residential uses in the proposed location. Therefore, the applicant has submitted a zoning bylaw amendment application.

BACKGROUND SUMMARY

The applicant began developing their project proposal in 2017 after signing a Yukon Government Agreement for Sale to purchase the property. At the time of signing, the property was zoned R1, therefore the agreement referenced the construction of a permanent residence, but also requires the development to be in compliance with the "existing planning scheme". These things appear to be in slight contradiction as the agreement does not appear to contemplate the possibility that the zoning would change.

Upon submission of a development permit application in early 2019, it became apparent that the subject property had been rezoned during the 2018 OCP and ZBL review.

ANALYSIS / DISCUSSION

Municipal Act

S. 288(2) of the *Municipal Act* states that "a council must not adopt a zoning bylaw, or an amendment to a zoning bylaw, that is not consistent with an official community plan". Therefore, this report will consider whether the proposed amendment is consistent with the Official Community Plan. Further, sections 294-296, in concert with s. 17.5 of the Zoning Bylaw, outline the specific process required for public consultation with respect to a zoning bylaw amendment. Therefore, a public hearing will be held, and if substantial concerns are raised, the application will be forwarded to Committee of the Whole for discussion.

Official Community Plan

The land use designation for the subject property is Downtown Core, which is intended to support a broad range of uses, including those that support the cultural and community needs of residents and visitors. However, s. 6.2 also states that "while the area will predominately consist of commercial and institutional uses, high- and low- density residential uses are also acceptable". This statement lends credibility to the desire for a vibrant and diverse commercial core, and to allow mainly for existing residences to contribute to the downtown streetscape. Based on Council feedback during the review, the Downtown Core area was intentionally broad in the OCP. It is the ZBL tool where more specificity is used to delineate where certain types of uses are either already existing or should be focused.

Zoning Bylaw

The property has been zoned as C1: Core Commercial in the 2018 ZBL. C1 uses are largely commercial and multi-residential in nature, and these uses are typically focused in the inner areas of the downtown core. Around the fringes of the downtown core, it becomes appropriate to have more zoning variability as the town transitions to predominately residential neighbourhoods. However, during review periods, it is not common to zone lots 'out of compliance' by changing their zoning, unless this is a strategic decision made to incite a slow change to a new use over time by disallowing new developments that fit the old zone.

Heritage Management Plan

Development Permit Application #20-003 has been assessed by HAC. The application was assessed against the Character Defining Elements (CDEs) for the Downtown Character area, the Infill Guidelines of the Heritage Management Plan, and the Design Guidelines for Historic Dawson. HAC has approved the revised versions of this application, and a development permit approval will follow after third and final reading of this bylaw.

Options

Option 1: Rezone Lot 8 from C1 to R1.



with the existing function and scale of the neighbourhood. This block of Second Avenue has a built form and neighbourhood character that is consistent with the R1 zone. This is an established low/medium-density residential neighbourhood, therefore an additional residential unit would be compatible with the function and scale of the existing neighbourhood. This rezoning is also appropriate for the lot given that the lot will not likely be developed in a timely manner if the rezoning does not proceed.

This option is compliant with the OCP, as identified above. This option is also compatible

Figure 1. Location of Option 1 Rezoning

Option 2: Rezone all identified lots from C1 to R1.



This option is also compliant with the OCP, as identified above. This option is also compatible with the existing function and scale of the neighbourhood. This block of Second Avenue has a built form and neighbourhood character that is consistent with the R1 zone. This is an established low/medium-density residential neighbourhood, and many dwellings have been zoned into non-conformance by the changes to the 2018 ZBL. This change means that many of these dwellings are now considered legal non-conforming structures and must comply with the Municipal Act for any changes to the residential dwellings. All future development on these lots must comply with a C1: Core Commercial zoning in the current situation.

Figure 2. Location of Option 2 Rezoning

This may have a negative impact on the stability, retention, and rehabilitation of these residential structures over time. On the other hand, this change may have been an unintentional oversight by the consultant who developed the maps. Many changes occurred in the 2018 review, and it is possible that the magnitude of this change was not fully realized at the time. If this is in fact the case, it is recommended that Council rezone all of the affected properties back to their R1 zoning. The OCP is not impacted by this recommendation. Finally, this option still ensures that the lot in question will be able to be developed in a timely manner.

If this option is chosen, it is recommended that Council return the application fee to the applicant as per s. 17.2.6 of the ZBL, which reads: "if it appears that the proposed amendment is one that is applicable to most of the persons affected in the area and/or will benefit the City at large, Council may direct that the application fee be returned to the applicant".

| APPRO\ | /AL | |
|--------|--------------------|------------|
| NAME: | Cory Bellmore, CAO | SIGNATURE: |
| DATE: | March 21, 2020 | ABellmore |

| ANTER WRAM WIN W RANGW M | OFFICE USE | ONLY |
|---|---|--|
| THE CITY OF DAWSON | APPLICATION FEE: | 400 +GST |
| Box 308 Dawson City, YT Y0B 1G0 PH: 867-993-7400 FAX: 867-993-7434 | | narch 3/20 |
| www.cityofdawson.ca | | 54984 |
| | PERMIT #: 2 | 0-007 |
| PLEASE READ THE ATTACHED INSTRUCTIONS, GUIDELINES AND APPLICA PROPOSED DEVELO | TION REQUIREMENTS PRIOR TO COMP | LETING FORM. |
| Official Community Plan Amendment (OCPA) | endment Joint OCPA/Zi | BA |
| APPLICANT INFORM | ATION | |
| APPLICANT NAME(S): Rebekah Miller | | |
| Pax 1626 Davies Cel | POSTAL CODE: | 03160 |
| MAILING ADDRESS: Box 1636 Dawson Citemail: belkmiller 1234 @ gmail-con | розта собе: рноне #:рноне #: | 886-4733 |
| OWNER INFORMATION (IF DIFFERE | | |
| OWNER NAME(S): | | |
| AAILING ADDRESS: | | |
| MAIL: | PHONE #: | and the second |
| PROPOSED AMEND | OMENT | |
| a.) REDESIGNATION/REZONING: CIVIC ADDRESS: <u>1278 Second Ave-</u> value EGAL DESCRIPTION: LOT(S) <u>B</u> BLOCK <u>G</u> ESTAT | E OF DEVELOPMENT: 227 72 | 6.45 |
| EGAL DESCRIPTION: LOT(S) BLOCK GESTAT | re Ladue PLAN | # 8338A |
| | _ to designation: $\underline{R1}$ | |
| EASON FOR PROPOSED AMENDMENT: Please provide justification of the | | |
| I wish to construct a smo similar to the rest of f not allowable inder the My proposed development is the character of the street appropriate than commercial SEE LINE A PAGE 1 | he street. This correct zoning d consistent u and is mor development. | s is lesignation 18th e |
| OF SALE. | | |
| UT MLE. | | |

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THE CITY OF DAWSON Box 308 Dawson City, YT Y0B 1G0 PH: 867-993-7400 FAX: 867-993-7434 www.citvofdawson.ca

| OFFICE USE ONLY | |
|---------------------|--|
| PERMIT #: | |

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

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

Charge 20ning from CI to

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

The commercial designation for this lot is in appropriate for its location on an exclusively residential street. Furthermore, I purchased this lot from YG in a land lottery. The intert of which was to create housing. Therefore I request that my application fee of \$400.00 + GST be returned.

DECLARATION

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

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

3, DATE SIGNED

SIGNATURE OF APPLICANT(S)

SIGNATURE OF OWNER(S)



the city of dawson

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

| OFFICE U | SEONLY |
|-----------|--------|
| PFRMIT #- | 20-007 |

COMPLETE APPLICATION SUBMISSION REQUIREMENTS

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

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

| | OFFIC | CE USE ONLY | |
|---------------------------|-----------|---------------------------|-------|
| LEGAL DESCRIPTION: LOT(S) | BLOCK | ESTATE | PLAN# |
| ZONING: | DATE COMP | LETE APPLICATION RECEIVED | : |
| TYPE OF APPLICATION: | | | |
| APPLICANT NAME(S): | | | |
| OWNER NAME(S): | | | |
| | | | |

APPLICATION APPROVED / PERMIT ISSUED

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

SIGNATURE: _____ DATE:



Rebekah Miller-1278 Second Avenue

N

Marghe J, 2017 -

Made pursuant to the Lands Act and the Lands Regulations

File No: 2848-25-4000/HLOG/0008 Disposition No: 2016-0601

GOVERNMENT OF YUKON DEVELOPED LOT AGREEMENT FOR SALE

BETWEEN:

WHEREAS:

THE GOVERNMENT OF YUKON as represented by the Manager, Land Client Services, Land Management Branch, Department of Energy, Mines and Resources

AND:

Rebekah Miller

("Purchaser")

("Vendor")

. The Vendor has developed a Residential class subdivision.

- B. THE VENDOR AND THE PURCHASER agree according to the terms and conditions described below to the purchase and sale of the following developed land, namely:
 - Block G Lot 8 Ladue Estate Dawson City Yukon Territory Plan 8338A

("Land")

for the purchase price of Forty Thousand Dollars (\$40,000.00) ("Purchase Price").

- B. The sum of \$10,300.00, being more than twenty percent (20%) of the Purchase Price plus the Goods and Services Tax ("GST") of the Purchase Price thereon ("Deposit"), is hereby acknowledged by Vendor as received.
- C. Receipt of a \$25.00 non-refundable application fee, plus \$1,25 GST ("Application Fee"), which sum does not form part of the Purchase Price, is also hereby acknowledged by Vendor as received.
- E. The balance on the Purchase Price is \$31,700.00.

NOW THEREFORE THE PARTIES AGREE AS FOLLOWS:

Interpretation

- 1. In this Agreement,
 - "terminate" means to voluntarily bring this Agreement to an end.

Term

 This Agreement comes into effect at noon of the 1st day of March, 2016 ("Effective Date") for a term of 5 years.

Payment

 The balance of the Purchase Price and interest thereon as described below, shall be due and payable as described upon the terms and conditions set out in Schedule "A". Interest at an annual rate of the greater of:

a. 2.5% above the Bank Rate, as defined in s.17 of OIC 1983/192, as amended, or
b. 5% as set out in s.27 of the *Lands Act*, as amended,

shall be due and payable on such of the balance of the Purchase Price as remains outstanding for any given period of time, not in advance.

5. If the Purchaser is not in default, the Purchaser may at any time pay additional amounts on account of, or in the whole of, the then outstanding Purchase Price, without notice or penalty. Any such payment will be applied firstly against interest accrued on amounts payable under this Agreement and thereafter, against the Purchase Price.

Improvements

4

- The Purchaser shall construct or cause to be constructed permanent improvements on the Land in accordance with the terms, conditions and specifications contained in Schedule "B".
- 7. The Purchaser will comply, in respect of the Land and buildings constructed thereon, with all applicable zoning bylaws and regulations community development plans, as the case may be, and all applicable Federal, Yukon, and municipal laws. In particular, the Purchaser shall make all building improvements in accordance with the provisions of the applicable version of the National Building Code of Canada.
- During the term of this Agreement, the Vendor or its agent may at any reasonable time enter upon the Land to inspect the Land and any building(s) thereon.
- The Purchaser shall keep the Land free and clear of any and all liens, charges, judgments, claims and encumbrances whatsoever that have not been specifically consented to in writing by the Vendor.

Title Transfer

- If the Purchaser is not in breach of any term or condition of this Agreement, the Vendor may cause transfer of title to the Land, when the Purchaser has paid the Purchase Price, interest and other money required under this Agreement, in full.
- Legal fees and disbursements associated with transfer of title shall be the responsibility of the Purchaser.
- If the Purchaser satisfies the Vendor that for the purpose of obtaining mortgage financing he requires title to the Land and for the purpose of enabling a mortgage to be registered under the Land Titles Act, the Vendor may:
 - cause the issuance of a Notification of Title in the name of the Purchaser; or as the case may be,
 - b. transfer title,

upon trust conditions that the *Purchaser* grants to the *Vendor* a registrable encumbrance charging the *Land* subject only to the mortgage that was the reason for which Notification was issued.

 The issuance of title pursuant to this clause does not relieve the *Purchaser* of the *Purchaser's* obligations to comply with this Agreement.

Termination

- 14. The Purchaser may terminate this Agreement without cause within sixty (60) days of the Effective Date, in which event the Purchaser will be entitled to the return of any monies paid by the Purchaser, less the Application Fee and a three hundred dollar (\$300.00) administration fee.
- 15. If the Purchaser terminates this Agreement more than sixty (60) days after the Effective Date, the Purchaser will forfeit the Deposit and the Application Fee to the Vendor as liquidated damages; however, any additional amount paid by the Purchaser toward the Purchase Price shall be refunded.

Kun

Cancellation

- 16. In the event that the *Purchaser*:
 - a. defaults in payment of any amount of money payable under this Agreement; or,
 - b. is in breach of any term of this Agreement,

the Vendor may serve notice and if the default or breach is not remedied to the satisfaction of the Vendor within the period of 90 days then the Vendor may cancel this Agreement. Such cancellation will be effective immediately, whether or not the Vendor has re-entered the Land or done any act or thing with respect to it and the Land and any money paid by the Purchaser to the Vendor on account of the Agreement will stand forfeited to the Vendor.

Permanent Improvements

- If the Purchaser has commenced to construct a permanent residence on the Land and is residing in that residence s.20(3) of the Lands Act will apply.
- In the event of the termination or cancellation of this Agreement under s.20(3), any permanent improvements placed the upon the Land become the property of the Vendor.

Unauthorized Use or Occupation

19. Upon the termination, cancellation or expiry of this Agreement, if the *Purchaser*, or any person with the assent of the *Purchaser*, continues to use or occupy the *Land*, the *Vendor* may require the *Purchaser* to pay such amount as the *Vendor* considers just and reasonable for the unauthorized use or occupation of the *Land*.

Other Covenants of the Purchaser

- From and after the Effective Date, the *Purchaser* shall pay in full all taxes, local improvement rates and assessments, and all public utility charges respecting the *Land*.
- 21. If the Purchaser is in breach of any provision of this Agreement, other than respecting the payment of monies due to the Vendor under it, and if the Purchaser does not remedy the breach within 90 days of notice of it being mailed to him, the Vendor may, at its option, remedy such breach and add the cost of doing so to the Purchase Price, such amount to be due and payable immediately.
- 22. The Purchaser will allow entry in and under or upon the Land or so much thereof as is reasonable for the purpose of constructing, maintaining and operating sewer, water, telephone, electric power, street lighting and fire and police protection installations, and on request by the Vendor, the Purchaser will execute any documents necessary to confirm such right. Additionally, the Purchaser will allow authorized employees or agents of the Vendor to enter upon the Land for the purpose of examining or inspecting the Land.
- 23. It is a condition of this Agreement that the *Purchaser* shall not without the written consent of the *Vendor*, which consent may not be unreasonably withheld:
 - assign, lease or transfer in whole or in part, and shall not encumber, charge, mortgage or otherwise use as security this Agreement or any right under this Agreement; or,
 - b. before title to the Land has been issued and is free of all trust conditions imposed by the Vendor pursuant to clause 12, agree to assign, lease, transfer, encumber, charge, mortgage or make any other disposition of the Land.

12L

- 24. Clause 22 is a fundamental condition of this Agreement and if the *Purchaser* commits any breach of such, the *Vendor* may forthwith cancel this Agreement, the cancellation to be effective immediately and the *Purchaser* to have no right to remedy the breach.
- 25. If this Agreement expires or is terminated or cancelled, the *Purchaser* shall forfeit or pay to the *Vendor* any property taxes or local improvement charges due to any taxing authority for the period during which this Agreement was in effect.

26. The Purchaser will comply, in respect of the Land and any permanent improvements constructed thereon, with all applicable zoning bylaws or regulations or community development plans, as the case may be, and with all applicable Federal, Territorial and Municipal laws.

General

- 27. The provisions of the Lands Act and the Lands Regulations are binding on this Agreement and form part of the terms of it. For the purpose of that Act and those Regulations together with this Agreement, the Purchaser continues to be an applicant until the Vendor transfers title to the Land.
- The Purchaser shall have vacant possession of the Land upon the Effective Date of this Agreement.
- 29. Time shall be of the essence of this Agreement.
- No failure by the Vendor to enforce any of its rights under this Agreement shall operate as a waiver of such rights.
- 31. This Agreement constitutes the entire agreement between the parties and supersedes all previous expectations, understandings, undertakings, communications, representations, warranties and agreements, whether verbal or written, between the parties. There are no collateral agreements, representations or warranties pertaining to the *Land* or the subject matter of this Agreement.
- This Agreement shall enure to the benefit of and be binding upon the heirs, executors, administrators, and successors of the parties hereto.
- 33. Words importing gender includes all genders.
- All written notices respecting the Land or this Agreement shall be deemed to have been delivered to the Purchaser when mailed to:

Rebekah Miller Box 1636 Dawson City, Yukon, Y0B 1G0

or such other address as the Purchaser subsequently provides;

and to Vendor at:

Land Management Branch Department of Energy, Mines and Resources Government of Yukon Box 2703 (K-320) Whitehorse, Yukon Y1A 2C6

SIGNED by the Purchaser at the City of Whitehorse, Yukon, this <u>U</u>? day of <u>JUC ay</u> A.D., 2016.

Witness

Rebekah Miller

SIGNED on behalf of the Government of Yukon at the City of Whitehorse, Yukon, this <u>20</u> day of <u>Mont</u> A.D., 2016.

Witness

Johanna Smith, Manager Land Client Services, Land Management Branch Energy, Mines and Resources

V.

AFFIDAVIT OF EXECUTION

| | WIT: | |
|------------------------|---|--|
| J, _V | |) |
| | | DAWSON |
| MAK | IKI PAULINS | of the City of Whitehorse, Yukon |
| | KE OATH AND SAY THAT: | |
| 1. | I was personally present and di Miller. | id see the attached agreement duly executed by Rebekah |
| 2. | I know the said Rebekah Mille years. | r, and am satisfied that she is of the full age of nineteen (1 |
| 3. | The said agreement was duly e | xecuted at the City of DAW 56 N , Yukon |
| 4. | I am a subscribing witness to the | he said agreement. |
| Do day of Notary | RN before me at the <u>City</u> of $auson_{in}$ Yukon this <u>4th</u> $f \pm vne_{in}$ A.D., 2016. $auson_{in}$ Exp9/6 y Public in and for Yukon name)_ <u>Toanne Rice</u> | Cabin Fever Office & Event Servic Notary Public) Box 584 - 1257 6th Avenue) Dawson, YT YOB 1G0) |
| | AFFI | DAVIT OF EXECUTION |
| LUR. | | DAVIT OF EAECOTON |
| CAN | |) |
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| 10 11 | - | Pawson |
| 1, | | of the City of Whitehorse, Yukon |
| MAK | E OATH AND SAY THAT: | |
| 1. | I was personally present and did Smith. | I see the attached agreement duly executed by Johanna |
| 2. | I know the said Johanna Smith a years. | and am satisfied that she is of the full age of nineteen (19) |
| 3. | The said agreement was duly ex | ecuted at the City of Whitehorse, Yukon Territory. |
| 4. | I am a subscribing witness to the | e said agreement, |
| | | 111 |
| SWOR | N before me at the City of |) VA |
| Whiteh | orse in Yukon this |) |
| day of | |) |
| Notary | Public in and for Yukon | - Signature |
| (Print n | ame's | "Buarne |
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AFFIDAVIT OF EXECUTION

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| CANA YUKO TO W |)N | |
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| 1. | | of the City of Whitehorse, Yukon |
| | E OATH AND SAY THAT: | |
| I. | I was personally present and did Miller. | see the attached agreement duly executed by Rebekah |
| 2. | I know the said Rebekah Miller, years. | and am satisfied that she is of the full age of nineteen (1) |
| 3. | The said agreement was duly ex- | ecuted at the City of, Yukon . |
| 4. | I am a subscribing witness to the | e said agreement. |
| SWOR | N before me at the of |) |
| day of | in Yukon this A.D., 2016. |) |
| | | 7 |
| | Public in and for Yukon ame) | Signature |
| YUKC TO WI | |)) |
| I, Make | OATH AND SAY THAT: | of the City of Whitehorse, Yukon |
| 1. | I was personally present and did Smith. | see the attached agreement duly executed by Johanna |
| 2. | I know the said Johanna Smith ar years. | nd am satisfied that she is of the full age of nineteen (19) |
| 3. | The said agreement was duly exe | cuted at the City of Whitehorse, Yukon Territory. |
| 4. | I am a subscribing witness to the | said agreement. |
| Whiteho | V before me at the City of orse in Yukon this 14 | 3 |
| lay of | June, A.D., 2016. |) the set of the set |
| | Public in and for Yukon ume) Sheile Smith | Signature |

12

Schedule B Building Construction

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The *Purchaser* will within the term of the agreement construct a permanent residence on the land clad to the weather. The minimum building required is 55.73 square metres 600 square feet built to the requirements of the *Building Standards Act and Regulations*. Development to meet existing planning scheme.

Payment Schedule and Payment History

| File # 284 | 2848-25-4000-HL0G-0008 | | | | | | | | | | |
|------------------------|------------------------|------|------------|-------------------------|------------------|----------------|-------------------|----------|-----------|------------------------|---|
| Disposition # | 2016-0601 | | | | Payment Schedule | edule | | | | | |
| Interest Rate % | 5% | | | | Year | Year day/month | Annual payment | Interest | Principal | Outstanding Balance | Notes: |
| Safe price | \$40,000.00 | | | | 2017 | 1-Mar | 7,321.90 | 1,585,00 | 5.736.90 | 25,963.10 | 1 |
| payment | \$8,300.00 | | | | 2018 | 1-Mar | 7,321,90 | 1,298.16 | 6,023.74 | 19,939 36 | 19,939 35 Lottery March 1,2016 paid 20% in Dawson |
| 5% GST | \$2,000.00 | | | | 2019 | 1-Mar | 7,321.90 | 996 97 | 6,324,93 | 13,614.43 | |
| Total Payable | \$10,300.00 | | | | 2020 | 1-Mar | 7,321.90 | 680 72 | 6,641.18 | 6,973 25 | 1-01 |
| | | | | | 2021 | 1-Mar | 7,321.90 | 348,86 | 6,973.25 | 0.00 | |
| Dutstanding Balance | \$31,700.00 | | | | | Totals | 36,609.50 | 4,909.51 | 31,700.00 | | |
| Due Date: Dat | Date Paid | Days | Interest | t Receipt# | Total Payment | GST | Admin Fee | Interest | Principal | 0/S Balance | per diem from last payment date |
| 1-Mar-16 | 3/1/2016 | | | 762203/791344 | 10,300,00 | \$2,000.00 | | | 58,300,00 | 31.700.00 | 54 34247 |
| 3/1/2017 | 1117/2017 | | 322 1,398. | 762295 - 3.28 Dawson | 18,000.00 | | | 1.398.28 | 60 | | |
| 3/1/2019 | 5128/2018 | | 771 1,607 | 910718 - 7 44 Dawson | 16,705.72 | | | 1,607 44 | \$15,098 | | |
| - | | | _ | | | | | | | | |
| | | | _ | Paid in Full | | | | | | | |
| | | | _ | | | | | | | | |

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| | Payment S | Schedule 'A' | | _ |
|---------------------------------------|--------------------|--------------|------------------|-----------|
| File# | 2848-25-4000-HL0G- | 0008 | Lims Disposiiton | 2016-0601 |
| Nome | Rebekah Miller | | | |
| Community/Quad | Dawson | | | |
| Term | 5 Years | | | |
| | Year | iay - month | | |
| Agreement for Sale | 2012 | 1-Mar | | |
| Date | 2016 | 1-iviar | | |
| Interest Rote % | 5% | | | |
| Sale price | \$40,000.00 | | | |
| Less survey costs (it | \$2.00 | | | |
| applicable) Sale price less survey | \$0.00 | | | |
| costs | \$40,000.00 | | | |
| Downpayment (min. 20%) | \$8,300.00 | | | |
| GST | \$2,000.00 | | | |
| Total minimum payment | \$10,300.00 | | | |
| Outstanding Polones | 0,005,159 | | | |
| Outstanding Balance | \$31,700.00 | | | |
| Annual payment | -\$7,321.90 | | | |

1 12 1

L

| | 5 year Pa | yment Schei | dule | |
|----------------|----------------|-------------|-------------|------------------------|
| Year day/month | Annual payment | Interest | Principal | Outstanding Balance |
| 2017 1-Mar | \$7,321.90 | \$1,585.00 | \$5,736.90 | \$25,963.10 |
| 2018 1-Mar | \$7,321.90 | \$1,298.16 | \$6,023.74 | \$19,939.36 |
| 2019 1-Mar | \$7,321.90 | \$996.97 | \$6,324.93 | \$13,614.43 |
| 2020 1-Mar | \$7,321.90 | \$680.72 | \$6,641.18 | \$6,973.25 |
| 2021 1-Mar | \$7,321.90 | \$348.66 | \$6,973.25 | \$0.00 |
| Totals | \$36,609.50 | \$4,909.51 | \$31,700.00 | |

Initial M

Payment Schedule and Payment History

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| Name | Rebekah Miller | ler | | | | Ì | | | | | | | |
|------------------------|----------------|------------------------|------|-------|----------|-----------------------------|------------------|------------------------|-------------------|----------|-------------|------------------------|---|
| File# | 2848-25-4000 | 2848-25-4000-HL0G-0008 | | | | | | | | | | | - |
| Disposition # | | 2016-0601 | | | | | Payment Schedule | dule | | | | | |
| Interest Rate % | 4 | 5% | | | | | Year | Year day/month payment | Annual payment | Interest | Principal | Outstanding Baiance | Notes: |
| Sale price | | \$40,000 00 | | | | | 2017 | 1-Mar | 7,321.90 | 1,585.00 | 5,736.90 | 25,963 10 | |
| 20% Down payment | | \$8,300.00 | | | | | 2018 | 1-Mar | 7,321.90 | 1,298,16 | 6,023 74 | | 19,939.36 Lottery March 1,2016 paid 20% in Dawson |
| 5% GST | | \$2,000 00 | | | | | 2019 | 1-Mar | 7.321.90 | 396.97 | 6,324.93 | 13,614 43 | |
| Total Payable | | \$10,300.00 | | | | ſ | 2020 | 1-Mar | 7.321.90 | 680.72 | 6,641 18 | 6,973 25 | |
| | | | | | | | 2021 | 1-Mar | 7.321 90 | 348,66 | 6,973 25 | 0.00 | |
| Outstanding Balance | | \$31,700.00 | | | | | | Totals | 36,609.50 | 4,909.51 | 31,700.00 | | |
| Due Date: | Date Paid | | Days | Inte | Interest | Receipt# | Total Payment | GST | Admin Fee | Interest | Principal | O/S Balance | per diem from last payment date |
| 1-Mar-16 | | 3/1/2016 | | | | 762203/791344 | 10,300.00 | \$2,000.00 | | | \$8,300.00 | 31,700.00 | 0 \$4 34247 |
| 3/1/2017 | | 1/12/21/1 | | 322 1 | 398,28 | 762295 - 1,398,28 Dawson | 18,000 00 | | | 1,398 28 | \$16,601.72 | 15,098.28 | 3 \$2.06826 |
| 3/1/2019 | | 2/28/2019 | | 771 1 | 607 44 | 910718 - 1,607 44 Dawson | 16,705 72 | | | 1,607.44 | \$15,098.28 | 0.00 | 50.00000 |
| | | | | | | | | | | | | | |
| | | | | _ | | Paid in Full | | | | | | | |
| | | | | - | | | | | | | | | |

G 151/4 NOVE APPLICATION OF A DEPARTURE CONTRACTOR OF A DEPARTURE OF A



Zoning Bylaw Amendment No. 2 Bylaw

Bylaw No. 2019-05

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

WHEREAS section 288 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that a council, within two years after the adoption of an official community plan, or as soon as is practicable after the adoption of an amendment to an official community plan, a council must adopt a zoning bylaw.

WHEREAS section 288 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that no person shall carry out any development that is contrary to or at variance with a zoning bylaw.

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

PART I - INTERPRETATION

1.00 Short Title

This bylaw may be cited as the Zoning Amendment No. 2 Bylaw

2.00 Purpose

- 2.01 The purpose of this bylaw is to provide for
 - (a) An amendment to the Zoning Bylaw commercial zones to include "Community Recreation Facility" as a permitted use.



Zoning Bylaw Amendment No. 2 Bylaw

Bylaw No. 2019-05

Table of Contents

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| Enactment | 4 |
| Bylaw Readings | 4 |
| | - INTERPRETATION |

CAO

Presiding Officer



Zoning Bylaw Amendment No. 2 Bylaw

Bylaw No. 2019-05

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) "Bylaw Enforcement Officer" means a person employed by the City of Dawson to enforce bylaws;
 - (c) "CAO" means the Chief Administrative Officer for the City of Dawson;
 - (d) "city" means the City of Dawson;
 - (e) "Community Recreation Facility" means land or premises used for recreational, social, or multi-purpose use. This facility is primarily intended for local community purposes. Typical uses include community halls, non-profit social clubs, and community centres operated by a residents' association, as described in the Zoning By-Law Section 2.2.
 - (f) "council" means the Council of the City of Dawson;

PART II - APPLICATION

4.00 Amendment

4.01 This bylaw amends Section 12.1.1 C1 Zone (Core Commercial); Permitted Uses to include "Community Recreation Facility".

PART III - FORCE AND EFFECT

5.00 Severability

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



Zoning Bylaw Amendment No. 2 Bylaw

Bylaw No. 2019-05

6.00 Enactment

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

7.00 Bylaw Readings

| Readings | Date of Reading |
|-----------------|------------------|
| FIRST | October 30, 2019 |
| PUBLIC HEARING | March 4, 2020 |
| SECOND | |
| THIRD and FINAL | |

Original signed by

Name of Presiding Officer, Title

Presiding Officer

Name of CAO (or designate), Title Chief Administrative Officer
| אין אינע אינע אינע אינע אינע אינע אינע אינע | OFFICE USE ONLY | |
|--|-----------------------------|--|
| THE CITY OF DAWSON | APPLICATION FEE: \$410.00 | |
| Box 308 Dawson City, YT Y0B 1G0 PH: 867-993-7400 FAX: 867-993-7434 | DATE PAID: Sept. 4 20 | |
| www.cityofdawson.ca | RECEIPT #: 10000546 | |
| | PERMIT #: 19-108 | |
| PLEASE READ THE ATTACHED INSTRUCTIONS, GUIDELINES AND APPLICATION REQ | | |
| PROPOSED DEVELOPMENT | | |
| Official Community Plan Amendment (OCPA) Zoning Bylaw Amendment (ZBA) Text amendment | Joint OCPA/ZBA | |
| APPLICANT INFORMATION | | |
| PPLICANT NAME(S): Nick Wozniewski | | |
| AAILING ADDRESS: Box 599 City of Dawson Yukon | POSTAL CODE: YOB 1G0 | |
| MAIL: Box 599 City of Dawson Yukon | PHONE #: 867-993-7100 × 176 | |
| OWNER INFORMATION (IF DIFFERENT FROM | APPLICANT) | |
| owner name(s): Tr'ondek Hwech'in | | |
| AAILING ADDRESS: Box 599 City of Dawson Yukon | POSTAL CODE: YOB 1G0 | |
| MAIL: Box 599 City of Dawson Yukon | PHONE #: 867-993-7100 x 176 | |
| PROPOSED AMENDMENT | | |
| A.) REDESIGNATION/REZONING: CIVIC ADDRESS: 936 and Ave value of Deve | | |
| | | |
| | | |
| ROPOSED AMENDMENT: FROM DESIGNATION: TO DES | | |
| EASON FOR PROPOSED AMENDMENT: Please provide justification of the propose | d amendment, | |
| - (| | |
| | | |
| Text amendment, see next page. | a amenament, | |



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

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| PERMIT #: | | |

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

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

TH is proposing a text amendment of the City of Dawson Zoning Bylaw to add "Community Recreation Facility" to the list of permitted uses in C1 (Core Commercial) for Lot 4 Block J Ladue Estate.

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

TH is proposing the above text amendment of the City of Dawson Zoning Bylaw in order to permit the construction of a new youth centre. Constructing a new youth centre will provide a permanent home for TH youth programming and offer valuable social services to the community.

The current building on this lot was used as a youth centre until damage to asbestos-containing material caused the building to be condemned; at this point costs required to remove asbestos-containing material and renovate the existing structure are not feasible.

The former youth centre on this lot was apparently non-conforming. Therefore, resuming the use of this lot as a youth centre will require this rezoning application to be approved.

DECLARATION

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

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

TE SIGNED

SIGNATURE OF APPLICANT(S)

SIGNATURE OF OWNER(S)



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

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PERMIT #:

COMPLETE APPLICATION SUBMISSION REQUIREMENTS

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

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

| | OFFIC | CE USE ONLY | |
|----------------------------|-----------|---------------------------|--------|
| LEGAL DESCRIPTION: LOT(\$) | BLOCK | ESTATE | PLAN#_ |
| ZONING: | DATE COMP | LETE APPLICATION RECEIVED |): |
| TYPE OF APPLICATION: | | | |
| APPLICANT NAME(S): | | | |
| OWNER NAME(S): | | | |
| | | | |

APPLICATION APPROVED / PERMIT ISSUED

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

| DATE: | SIGNATURE |
|-------|-----------|
| DAIE | JONATORE |



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

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PERMIT #:

INSTRUCTIONS AND GUIDELINES

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

1. Bylaw Amendments:

- a) Any person may apply for an amendment to the text of the OCP/ZBL by paying the required application fee, as specified in the Fees and Charges Bylaw, and submitting a written statement that describes and justifies the proposed amendment.
- b) An owner of a parcel in the City, or an authorized agent of an owner, may apply to have the designation of the land amended to another designation.
- c) An application for a re-zoning/re-designation shall be made in writing to the development officer using the form provided and accompanied by the following:
 - a. documentation of ownership;
 - b. a written statement to describe and justify the proposal;
 - c. a map showing the proposed change in the context of adjacent land;
 - d. the necessary processing and advertising fees as set out in the Fees and Charges Bylaw;
 - e. permission for right of entry onto the land by City staff for reasonable inspection; and
 - f. any additional information a development officer may require in order to prepare, evaluate, and make recommendations on the proposed amendment.
- d) A development officer may request the applicant provide an analysis by a qualified professional of the potential impact on land use, traffic, utilities, and other City services and facilities if the amendment proposes an increase in density or other
- e) intensification of use.
- f) An application may not be considered to have been received until all requirements have been submitted to the satisfaction of a development officer.
- g) Notwithstanding these requirements, the application may be considered if, in the opinion of a development officer, it is of such a nature as to enable a decision to be made without some of the required information.
- h) If it appears that the proposed amendment is one that is applicable to most of the persons affected in the area and/or will benefit the City at large, Council may direct that the application fee be returned to the applicant.
- 2. Review Process
 - a. Upon receipt of a completed application for a text amendment or re-zoning, a development officer shall initiate or undertake an investigation and analysis of the potential impacts of development under the proposed zone. The analysis shall be based on the full development potential of the uses and development regulations specified in the proposed zone and not on the merits of any particular development proposal.
 - b. The analysis shall, among other factors, consider the following criteria:
 - i. relationship to, and compliance with, the OCP and other approved municipal plans and Council policy
 - ii. relationship to, and compliance with, municipal plans in preparation
 - iii. compatibility with surrounding development in terms of land use function and scale of development
 - iv. traffic impacts
 - v. relationship to, or impacts on, services (such as water and sewage systems or public transit), utilities, and public facilities (such as recreational facilities and schools)
 - vi. relationship to municipal land, rights of way, or easement requirements
 - vii. effect on the stability, retention, and rehabilitation of desirable existing uses, buildings, or both in the area
 - viii. necessity and appropriateness of the proposed text amendment or re-zoning according to the stated intentions of the applicant
 - ix. analysis of any documented concerns and opinions of area residents and land owners regarding the application
 - c. Subsequently, the development officer shall:
 - i. prepare a report on the proposed amendment; and
 - ii. submit a copy of the application and the development officer's recommendation and report to Council.
 - d. Before approving a text amendment or re-zoning, Council shall comply with the requirements and notification procedures set out in the Act.



the city of dawson

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PERMIT #:

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



August 22, 2019

Libby Macphail Planning and Development Assistant City of Dawson Box 308 Dawson City, YT Y0B 1G0

Dear Libby Macphail,

RE: Youth Center Development

Tr'ondëk Hwëch'in (TH) is moving quickly ahead with our plans to construct a new community youth center at Lot 4, Block J, Ladue (936 – 2nd Ave). Demolition of the former youth Center has been approved by TH Chief and Council (see attached resolution). Today we have finalized our submissions for the following:

- 1. Demolition Permit Application
- 2. Development Permit Application (New Build)
- 3. Zoning Bylaw Amendment Request to add the permitted use of a community recreation facility to the C1 zone

I am writing to request a special Committee of the Whole meeting to expedite review of the submissions listed above. It is imperative that we move ahead with demolition of the former youth center as soon as possible to ensure lot development and construction can commence before winter. Postponing review of these submissions could result in the construction of the much needed community youth center occurring next construction season (2020).

If you have any questions please contact me at (867) 993-7100 ext. 172.

Sincerely,

Nick Wozniewski Acting Director of Housing and Infrastructure **TR'ONDËK HWËCH'IN**



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

| OFFICE USE ONLY | | |
|------------------|---------------|--|
| APPLICATION FEE: | 105+GST | |
| DATE PAID: | | |
| RECEIPT #: | INC 0000 5519 | |
| PERMIT #: | 19-147 | |

SUBDIVISION APPLICATION

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

PROPOSED DEVELOPMENT

Subdivision

Consolidation

Boundary Adjustment

PLAN#

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

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

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

See design submitted for proposed development.

APPLICANT INFORMATION

APPLICANT NAME(S): Tr'ondëk Hwëch'in

MAILING ADDRESS: Box 599

EMAIL: nick.wozniewski@trondek.ca

OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

OWNER NAME(S):

MAILING ADDRESS:

EMAIL:

____PHONE #:___

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

FURTHER INFORMATION

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

No

_**PHONE** #: 993-7100 ext 176

POSTAL CODE: YOB 1G0

POSTAL CODE:



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| PERMIT #: | |

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

Yukon River,

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

City lot, cleared / level.

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

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

DECLARATION

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

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

DATE SIGNED

SIGNATURE OF APPLICANT(S)

DATE SIGNED

SIGNATURE OF OWNER(S)



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

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| | | | |

PERMIT #:

COMPLETE APPLICATION SUBMISSION REQUIREMENTS

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

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

OFFICE USE ONLY

| LEGAL DESCRIPTION: LOT(S) | BLOCK | ESTATE | PLAN# |
|---------------------------|-----------|---------------------------|-------|
| ZONING: | DATE COMP | LETE APPLICATION RECEIVED |): |
| TYPE OF APPLICATION: | | | |
| APPLICANT NAME(S): | | | |
| OWNER NAME(S): | | | |

□ APPLICATION REJECTED

□ APPLICATION APPROVED / PERMIT ISSUED

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

| DATE: | SIGNATURE |
|-------|-----------|
| | JIGNATURE |



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

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PERMIT #:

INSTRUCTIONS AND GUIDELINES

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

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





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

Zoning Assessment

File Number: <u>19-147</u>

Date: Oct. 17

Zone: C

Assessment Completed By: Libby M.

1. Application Type

| OCP Amendment | Variance | |
|------------------|----------------------|--|
| Zoning Amendment | Development | |
| Subdivision | JOther Consolidation | |

- 2. Official Community Plan Designation: DC Downtown Core Does the proposed development meet OCP requirements? \checkmark yes __no __unknown
- 3. Zoning By-Law Designation: <u>(1- Core Commercial</u> Does the proposed development meet ZBL requirements? __yes <u>__</u>no __unknown see note 1.
- 4. Heritage Management Plan Designation: Downtown Does the proposed development require HAC review? ___yes ___ho ___unknown

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

| Provision | Permitted | Proposed | Compliant | Variance Required | |
|-------------------------|--------------|-------------|--------------|-------------------|--|
| Permitted Use | Community Re | e. Facility | Y / 🕅 | note l. | |
| Minimum Parcel Size | 5000 ft2 | 7500 ft2 | (¥ / N | | |
| Maximum Parcel Size | | | Y / N | | |
| Minimum Parcel Width | | | Y / N | | |
| Minimum Setback (Front) | 0 | 6'4" | () /N | | |
| Minimum Setback (Side) | 0 | ? | 🕅 N | | |
| Minimum Setback (Side) | Ø | ? | 🕅 N | | |
| Minimum Setback (Rear) | 5 | ?. | Y / N | | |
| Minimum Floor Area | 256 A2 | 2935 A2 | Ø/ N | | |

DAWSON CITY – HEART OF THE KLONDIKE



GENERAL NOTES:

1. The contractor will inspect the contract drawings and specifications and bring any discrepancies or omissions to the architect's or owner's attention.

2. The general notes and/or drawings are supplied to illustrate the design intent and the general type of construction desired and are intended to imply the finest quality of construction material and workmanship throughout. The contractor, upon acceptance of the documents, assumes full responsibility for the construction, material and workmanship of the work described in these documents, notes and drawings and will be expected to comply with the spirit as well as the letter in which they are written.

3. The contractor shall notify the architect or owner of any errors or omissions in the drawings or any discrepancies between the drawings and field conditions before commencing any work and request further clarifications.

4. The contractor shall carry out all detail work required for completion of the work even if such a detail is not included in the drawings. The contractor may request additional details from the owner through a request for information.

5. The owner is responsible for obtaining and paying for the building permit.

6. All work shall conform to the latest version of the National Building Code of Canada (2015) and building by-laws, as well as codes regulation, etc applicable to the work and the rules and regulations of the authorities having jurisdiction over the work. The work shall not commence until plans have been accepted by all departments and agencies having jurisdiction.

7. The contractor shall examine all areas of construction after completion of the work by all trades, including mechanical & electrical installation, flooring, carpet, etc. and provide necessary "touch-up" patching.

8. It is the contractors responsibility to ensure the viability and performance of all materials, assemblies, equipment or system for the usage for which they are intended, and he shall advise the owner's of any discrepancies or contradictions with respect to the drawings and specifications.

9. The contractor shall take all the necessary precautions to ensure the structural integrity of all structures at all times during the work.

10. The contractor shall review framing structural elements and identify any major concerns, including excessive deflection.

11. Provide a waste management plan for the collection, transportation, and disposal of the waste generated at the construction site. The purpose of the plan is to reduce the amount of material being land-filled. Store material to be used, recycled, or salvaged in locations as directed by the owner.

| [| | | | | | |
|--------|------------------------|--|--|--|--|--|
| | DRAWING LIST | | | | | |
| NUMBER | NAME | | | | | |
| | | | | | | |
| A1.0 | SITE PLAN | | | | | |
| A1.1 | FLOOR PLAN | | | | | |
| A1.2 | ROOF PLAN | | | | | |
| A1.3 | REFLECTED CEILING PLAN | | | | | |
| A2.0 | BUILDING ELEVATIONS | | | | | |
| A4 0 | WALL SECTIONS | | | | | |
| A5 0 | WINDOW & DOOR SCHEDULE | | | | | |





| DATE | SHEET NO. |
|--------------|-----------|
| MAR 13, 2020 | |
| PROJECT NO | |
| 2018.23 | |
| DRAWN | |
| AR | / 1010 |
| CHECKED | |
| MFR | |





GENERAL NOTES



GENERAL NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2015 NBCC, PART 9 ALL DIMENSION ARE FROM:

ALL DIMENSION ARE FROM: GRIDLINES, CENTRE OF WOOD STUD, CENTER OF WALL STRUCTURE CENTRE OF ROUGH OPENINGS, FACE OF EXTERIOR SHEATHING ALL DOORS R.O. IS MIN 6" FROM ADJACENT WALL, U.N.O. COORDINATE WITH MECHANICAL & ELECTRICAL DRAWINGS

9.



| 5 28.02.20 C 4 31.07.19 T 3 02.11.18 F 2 26.10.18 C | Descrip property of right and ov wing belong ors must ve and inform | TION VIEW otion: Northern vnership of is to the rify the |
|---|--|--|
| CENTRE | | 936 Second Ave, Dawson |
| YOUTH C | | Tr'ondek Hwech'in Governement |
| W PRONTSTUDIO | ARCHITECTURE :: INTERIORS :: DESIGN | 110-2237 2nd Avenue, Whitehorse Yukon Y1A 0K7 T:867-393-3048 www.northernfront.ca |

| PHASE: COM | NSTRUCTION |
|---|------------|
| DRAWING TITL REFLECTED PLAN | |
| DATE <u>Mar 13, 2020</u> Project No | SHEET NO. |
| 2018.23 DRAWN JK | A1.3 |

CHECKED







3 EAST ELEVATION 3/16" = 1'-0"



2 SOUTH ELEVATION 3/16" = 1'-0"







| MARK | |
|-------|---------|
| | |
| 100-1 | |
| 101-1 | 101 OPI |
| 101-2 | 101 OPI |
| 103-1 | 103 EN |
| 104-1 | 104 UNI |
| 105-1 | 105 UNI |
| 106-1 | 106 OFF |
| 107-1 | 107 CO |
| 108-1 | 108 QU |
| 109-1 | 109 STC |
| 110-1 | 110 MO |
| 111-1 | 111 AR |
| 112-1 | 112 STC |
| 113-1 | 113 ME |
| 114-1 | 114 CO |
| | |

ALL WINDOWS TO BE TRIPLE GLAZED, LOW-E COATED, ARGON FILLED
VINYL FRAMES, CUSTOM COLOUR
CONFIRM LIMITS FOR CASEMENT SIZES

| | | WINDOW S | CHEDULE | | | |
|------|-----------|----------|---------|----------------------|------------|-----------|
| MARK | MARK TYPE | WIDTH | HEIGHT | SILL HEIGHT LOCATION | | COMMENTS |
| 1 | Α | 4' - 0" | 7' - 0" | 2' - 0" | QUITE ROOM | COMMENTS |
| 2 | А | 4' - 0" | 7' - 0" | 2' - 0" | QUITE ROOM | |
| 3 | А | 4' - 0" | 7' - 0" | 2' - 0" | CONFERENCE | |
| 4 | Α | 4' - 0" | 7' - 0" | 2' - 0" | CONFERENCE | |
| 5 | В | 2' - 6" | 7' - 0" | 2' - 0" | QUITE ROOM | |
| 6 | В | 2' - 6" | 7' - 0" | 2' - 0" | CONFERENCE | |
| 7 | С | 3' - 0" | 4' - 0" | 3' - 6" | ENTRY | |
| 8 | С | 3' - 0" | 4' - 0" | 3' - 6" | ENTRY | |
| 9 | С | 3' - 0" | 4' - 0" | 3' - 6" | ENTRY | |
| 10 | С | 3' - 0" | 4' - 0" | 3' - 6" | KITCHEN | |
| 11 | D | 4' - 0" | 6' - 0" | 2' - 0" | OFFICE | |
| 12 | E | 5' - 0" | 2' - 6" | | ART ROOM | SKY LIGHT |
| 13 | E | 5' - 0" | 2' - 6" | | ART ROOM | SKY LIGHT |

| | | | C | DOOR SCH | IEDULE | | | | | |
|-------------|--------------|--|---------|----------|-------------|-------------|------------|-------------------|--------|-------------------|
| LOCATION | TYPE MARK | TYPE | WIDTH | HEIGHT | MATERIAL | FINISH | GLAZING | FRAME MATERIAL | FRR | HARDWARE GROUP |
| | С | 36" x 84" | 3' - 0" | 6' - 11" | | | | | | |
| PEN AREA | С | GLAZED DOOR (36" x 80") | 3' - 0" | 6' - 8" | SCW | PAINT | FULL PANEL | WD | | #1 |
| PEN AREA | С | GLAZED DOOR (36" x 80") | 3' - 0" | 6' - 8" | SCW | PAINT | FULL PANEL | WD | | #1 |
| ITRY | Α | EXTERIOR ENTRY DOOR | 3' - 0" | 7' - 0" | INSL. METAL | PAINT | HALF PANEL | INSL.METAL | | #1 |
| NISEX | В | INTERIOR DOOR | 3' - 0" | 6' - 8" | SCW | PAINT | | WD | | #3 |
| NISEX | В | INTERIOR DOOR | 3' - 0" | 6' - 8" | SCW | PAINT | | WD | | #3 |
| FICE | E | GLAZED DOOR (36" x 80") - With Sidelight | 3' - 0" | 6' - 8" | SCW | PAINT | FULL PANEL | WD | | #2 |
| ONFERENCE | D | 72" x 80" | 5' - 0" | 6' - 8" | SCW | WOOD VENEER | | WD | | #4 |
| JITE ROOM | С | GLAZED DOOR (36" x 80") | 3' - 0" | 6' - 8" | SCW | PAINT | FULL PANEL | WD | | #2 |
| ORAGE | В | INTERIOR DOOR | 3' - 0" | 6' - 8" | SCW | PAINT | | WD | | #2 |
| OVIE ROOM | С | GLAZED DOOR (36" x 80") | 3' - 0" | 6' - 8" | SCW | PAINT | FULL PANEL | WD | | #2 |
| RT ROOM | E | GLAZED DOOR (36" x 80") - With Sidelight | 3' - 0" | 6' - 8" | SCW | PAINT | FULL PANEL | WD | | #2 |
| ORAGE | В | INTERIOR DOOR | 3' - 0" | 6' - 8" | SCW | PAINT | | PSF | 45 MIN | #5 |
| ECH / ELEC | В | INTERIOR DOOR | 3' - 0" | 6' - 8" | SCW | PAINT | | PSF | 45 MIN | #5 |
| OLD STORAGE | A2 | EXTERIOR | 3' - 0" | 7' - 0" | INSL. METAL | PAINT | | INSL.METAL | | #1 |
| | | | | | | | | | | |



| YOUTH CENTRE | | Tr'ondek Hwech'in Governement |
|---------------|-------------------------------------|---|
| W FRONTSTUDIO | ARCHITECTURE :: INTERIORS :: DESIGN | 110-2237 2nd Avenue, Whitehorse Yukon Y1A 0K7 |

SE AL

PHASE: CONSTRUCTION DRAWING TITLE: WINDOW & DOOR SCHEDULE DATE <u>MAR 13, 2020</u> PROJECT NO <u>2018.23</u> DRAWN <u>JK</u> CHECKED <u>MER</u> SHEET NO.

A5.0

GROUP #1 <u>EXTERIOR</u> 3 Hinges Keyed Lever Set Deadbolt, with thumb turn Weather Stripping Threshold Door Stop GROUP #2 INTERIOR OFFICE 3 Hinges Keyed Lever Storeroom Set Door Stop Smoke / Sound Seal GROUP #3 INTERIOR PRIVACY 3 Hinges Lever Passage Set Deadbolt with "Occupied" Label Door Stop GROUP #4 <u>INTERIOR SLIDING</u> Recessed Pull (per leaf) Sliding Door Tracks GROUP #5 INTERIOR SERVICE 3 Hinges Keyed Lever Storeroom Set Closer Door Stop Smoke / Sound Seal

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Tr'ondek

OK7 nt.ca

Whi 148

⁷ 2nd Avenu T:867-393-



Commanding Officer Commandant divisionnaire

March 17th, 2020

Re: COVID-19

Dear community leaders,

I am reaching out to you today to inform you of some changes taking place in your community as it pertains to enhanced policing activities.

Further to the discussions you may have already had with your local RCMP members, I am writing to simply advise you that in support of our collective efforts to limit the spread of the Covid-19 virus, you can expect to see a decrease in our community participation and outreach activities as well as the limiting of non-urgent administrative support such as criminal record checks and security clearances. Please be assured this is no indication of a diminished commitment to your community, but rather a pro-active effort to limit the spread of illness amongst your citizens and first responders alike. During this period of uncertainty, I wish to assure you that you may continue to expect our commitment to your community's safety.

If you have any further questions or concerns, I encourage you to reach out to your local RCMP Detachment commander.

Sincerely,

Chief Superintendent Scott O. Sheppard Commanding Officer, "M" Division (Yukon) 4100 – 4th Avenue Whitehorse, YT Y1A 1H5





Sarah Filiatreault, Manager of Wellness with Tr'ondëk Hwëch'in Sarah.filiatreault@trondek.ca; 867-993-7100 x. 129 or 867-993-2977

February 13th, 2020

Mayor Wayne Potoroka & City Council City of Dawson 2-1336 Front Street Dawson City, YOB 1G0

RE: Tr'ondëk Hwëch'in Youth Centre financial support

I write to you today to consider supporting the Tr'ondëk Hwëch'in Youth Centre with some capital and operational funding.

The Youth Centre, although primarily operated and funded by Tr'ondëk Hwëch'in plays a huge part in the lives of all Dawson City youth and families. This important resource has directly impacted suicide rates, youth involved in the justice system, social isolation, substance use and risky behaviours commonly associated with rural northern living, gender based violence and more. It has provided the ability for youth to connect and grow while having access to programs which are often only available to those with families who have middle-class incomes.

As is, the current Youth Centre space is only about 500sqft, which about 250sqft of it is storage. We have an opportunity to rent a space about 4 times the size for the next year until Tr'ondëk Hwëch'in build their new youth centre.

The Wellness Department and Youth Centre are requesting that the City Of Dawson Contribute <u>\$20,000</u> a year, on an ongoing basis to be used as operational, programming and capital funds to assure continuity and access to space for the youth.

Tr'ondëk Hwëch'in pay over \$342,000.00 a year to keep this program going for the entire community, with an approximately \$30,000.00 contribution from government funding. An additional \$20,000.00 per year from the City of Dawson would permit us to increase hours and provide a better interim space for the youth for the year of 2020/2021 until our new youth centre is built and moving forward provide us with funds to replace furniture and equipment, maintain vehicles and fuel for rides home, provide essential programming and provide for the youth of Dawson City. It would also mean that the city of Dawson is participating in this program.

Mahsi Cho for your consideration on this matter,

Sarah Filiatreault; Manager of Wellness



Hon. Jeanie Dendys Yukon Minister of Tourism and Culture Yukon Legislative Assembly Box 2703 Whitehorse, Yukon Y1A 2C6

March 11, 2020

Dear Minister Dendys,

- Coronavirus
- AWG cancellation
- Financial Market drop and uncertainty
- Oil price conflict and recession fears

Any one of these will destabilize the tourism industry and together they form the perfect storm.

They have already had a major impact on the global economy. Tourism operators around the world are among those that have been some of the hardest hit by this crisis.

The Yukon is not immune to the economic fallout.

U.S. and Canadian health officials, are advising the public to avoid cruise travel. Operators in Dawson City, Carcross and Whitehorse will all be directly affected by this alone. The entire territory will be affected by the suite of factors above.

Contraction in travel spending due to financial uncertainty was a reality in 1987 Black Friday, 1998 High Tech Crash, 911, 2003 SARS, 2008 Mortgage Crisis. Each one demonstrated the negative effect on tourism and each took multiple years to resolve.

In the Monday joint meeting with members of Cabinet and the Whitehorse business community earlier this week, TIA Yukon committed to poll the tourism industry to get a better idea of the scope of the impact that would be felt by operators in the wake of circumstances caused by Covid-19. It was essential to do this research to get a clearer understanding of the true ramifications and expected consequences in the immediate, medium and long term.

We have completed our work and the results are alarming. The outlook for tourism in the Yukon in 2020 has steeply declined in the last week. The data we have received accurately reflects much of the downturn that our contacts in other parts of the world have reported. In the Yukon, the industry saw over \$2 million in lost revenue due to the AWG cancellation alone; but the forecast decline is much greater in multiples of millions. Of the approximately 300M tourism dollars that Yukon earned in 2019, we could see a loss of 60M, probably more.

The situation is serious. After years of record tourism growth, Yukon's tourism industry faces a crippling slowdown of travel due to the above factors.

In response to this unfolding crisis, and recognizing that the Premier is headed to Ottawa for an emergency meeting with the Prime Minister, TIA Yukon is submitting our findings and asking the Yukon Government to assist the Yukon's tourism industry with a stimulus package to help get operators through the 2020 year and prepared for 2021. This mirrors actions that other governments around the world are now taking to support their respective tourism industries and ultimately with which Yukon competes.

It is imperative that Yukon immediately and significantly boosts the campaigns running in the Canadian market, particularly in gateway markets for Air North, Yukon's Airline and inaugurate a campaign for Yukoners to make this their year to explore Yukon. Looking forward, this push will need to continue to increase over the next year. As the dust settles, we will need to continue this in Canada and in the fastest recovering of our international markets. To accomplish this, we are requesting 2.5 M be added to the budget for the upcoming year.

In addition, the Prime Minister spoke of other measures that could assist operators with wages and other operating costs. We strongly encourage support and pursuit of these options.

The specifics of such a financial injection into the industry should be designed and rolled out by the Yukon Government in conjunction with the soon-to-be established Yukon Tourism Advisory Board (YTAB) and in consultation with TIA Yukon.

We acknowledge the tourism industry members lost money with the AWG games closure and we continue to work with our Chamber and industry partners to address this challenge.

The Yukon's tourism industry is one of the Yukon's largest industries. It is the territory's largest employer and contributes about 5% to the territory's GDP. This situation is unprecedented, and requires urgent action as we are in the peak booking period now.

Thank you for your consideration.

Respectfully;

Neil Hartling Chair, TIA Yukon

Cc: Hon. Larry Bagnell, Member of Parliament, Yukon Hon. Ranj Pillai, Minister, Yukon Economic Development Dan Curtis, Mayor of Whitehorse Wayne Potoroka, Mayor of Dawson City Colleen James, Chair, Southern Lakes Local Advisory Council Valerie Royle, Deputy Minister, Department of Tourism and Culture Justin Ferbey, Deputy Minister, Department of Economic Development Tammy Beese, Chair, Yukon Chamber of Commerce Mike Pemberton, Chair, Whitehorse Chamber of Commerce



MONTHLY MAYOR'S / CHIEF'S POLICING REPORT January, 2020

Dawson City RCMP Detachment "M" Division Yukon



Royal Canadian Gendarmerle royale Mounted Police du Canada Canada

The Dawson City RCMP Detachment responded to a total of 113 calls for service during the month of January, 2020

| OCCURRENCES | January, 2020 | Year to Date 2020 | January, 2019 | Year to Date 2019 | Year Total 2019 |
|---|------------------|-------------------------|---------------|-------------------------|--------------------|
| Assaults (including common assault, assault with a weapon, assault causing bodily harm etc.) | 4 | 4 | 3 | 3 | 79 |
| Sexualized Assaults | 0 | 0 | 0 | 0 | 3 |
| Break and Enters | 1 | 1 | 0 | 0 | 35 |
| Thefts (all categories) | 3 | 3 | 2 | 2 | 90 |
| Drugs (all categories) | 0 | 0 | 0 | 0 | 4+ |
| Cause Disturbance | 1 | 1 | 0 | 0 | 136 |
| Mischief | 9 | 9 | 4 | 4 | 158 |
| Impaired Driving | 0 | 0 | 0 | 0 | 41 |
| Vehicle Collisions | 3 | 3 | 8 | 8 | 81 |
| Mental Health Act | 6 | 6 | 3 | 3 | 43 |
| Assistance to General Public | 9 | 9 | 2 | 2 | 35 |
| Missing Persons (including SAR)/Requests to Locate/Well Being Checks | 10 | 10 | 11 | 11 | 93 |
| Check Stops | 14 | 14 | 0 | 0 | 9 |
| Other Calls for Service | 53 | 53 | 21 | 21 | 875 |
| Total Calls for Service | 113 | 113 | 54 | 54 | 1685 |
| Total Criminal Code Charges Laid | 4 | 4 | 1 | 1 | 57 |
| Total Territorial Act Charges | 3 | 3 | 0 | 0 | 5 Liquor Act |

| 14 |
|----------------------|
| Motor Vehicle Act |
| |

| | January, 2020 | Year to Date 2020 Total | January/2019 | Year Total 2019 |
|------------------------|---------------|-------------------------------|--------------|-----------------------|
| Prisoners held locally | 1 | 1 | 3 | 65 |
| Prisoners remanded | 0 | 0 | 0 | 0 |
| Total Prisoners | 1 | 1 | 3 | 65 |

| Justice Reports | January, 2020 | Year to Date 2020 | January/2019 | Year Total 2019 |
|-----------------------------------|------------------|-------------------|--------------|--------------------|
| Victim Services Referrals Offered | 0 | 0 | 3 | 52 |
| Youth Diversions | 0 | 0 | 0 | 2 |
| Adult Diversions | 0 | 0 | 0 | 1 |

Annual Performance Plan (A.P.P.'S) Community Priorities

Community approved priorities are:

- (1) Substance Abuse
- (2) Road Safety
- (3) Youth Initiatives
- (4) Attendance at THFN and Community Events
- (5) Restorative Justice

(1) Substance Abuse

As the New Year has arrived, popular venues such as Gerties have started to open their doors. The Dawson City RCMP will continue to show a presence at local establishments during their nightly patrols. This past month members were especially diligent in conducting late night/early morning patrols during the extreme cold weather snap to ensure community members, regardless of intoxication level, would make it home safely.

(2) Road Safety

The Dawson City RCMP showed an increased presence on the roadways in and around town this month, conducting numerous vehicle check stops, screening for alcohol and/or drug impaired drivers. And although roads remain icy, motorists have done well to drive according to road conditions, as noted by the comparative decrease in motor vehicle collision for this January vs 2019.

(3) Youth Initiatives

Dawson City RCMP officers are involved in the community with youth, more outside of working hours. The police officers in Dawson City are currently coaching hockey, soccer and basketball in the community. The "Top-Cop" program is now underway, encouraging youth literacy at Robert Service School.

(4) Attendance at THFN and Community Events

Dawson City's annual Senior Hockey tournament, the Victor Henry Cup, took place this month. Three members of the local RCMP Detachment took part in the tournament, in addition to frequent stop in by on duty members to check out the action. Members also took part in a local youth hockey skills competition organized by arena staff. Both staff and members felt this would make a fun annual event, and preliminary talks have taken place to plan the next one.

(5) Restorative Justice

No restorative justice processes were initiated this month.

Fun Fact

On January 11th, 1901, Edwin HARRIS was arrested for being an accessory before the fact, in relation to the "Dominion Robbery". He was later sentenced to 10 years hard labour.

"Dawson City RCMP respectfully acknowledges that we work and live within the Traditional Territory of the Tr'ondek Hwech'in First Nation."

Kindest regards,

Cst. Marc TREMBLAY

For

Sgt. Rob MORIN N. C. O. In Charge

Dawson City RCMP-GRC Box 159 Dawson City, Yukon Y0B 1G0

/am





arctic development expo

northern realities • northern solutions

june 8-10, 2020 • inuvik, canada

January 31, 2020

His Worship Wayne Potorok Mayor, City of Dawson 1336 Front Street, PO Box 308 Dawson City, Yukon YOB 1G0

RE: INVITATION TO ATTEND THE 2020 ARCTIC DEVELOPMENT EXPO

Please accept our invitation to attend the Annual Arctic Development Expo which will be held in Inuvik, Northwest Territories, Canada June 8th – 10th, 2020. Following the success of previous shows such as the Inuvik Petroleum Show and the Arctic Energy & Emerging Technologies Conference and Tradeshow, we recognize that now more than ever, we are faced with new realities and compelled to innovate new solutions that are relevant, timely, and effective in our Arctic context.

This new and exciting event aptly rebranded as the *Arctic Development Expo: Northern Realities. Northern Solutions* is well positioned to draw representatives from government, industry, & those who live, work, and invest in our Northern communities including local Indigenous leadership and businesses. With over 200 attendees to our 2019 event, we are confident that this year's event will continue to expand.

The Arctic Development Expo is influenced by an active Steering Committee made up of our Municipal Mayor, Council, Administration, & Staff but also includes strong participation from local businesses, organizations, and Indigenous governments.

This committee works hard to identify speakers, panellists, and presentations that are particularly pertinent to our northern livelihoods. This being said, the Committee has identified the following cross cutting themes that will be the foundation for each of the presentations:

- Knowledge Economy
- Energy & Climate Innovations
- Natural Resource Development
- Indigenous Leadership & Circumpolar Governance

To respond to our invitation, or for further information regarding the Arctic Development Expo, please contact Jackie Challis our Director of Economic Development & Tourism through email at jchallis@inuvik.ca or by phone at 867.777.8632.

We hope that you are able to attend this pivotal Arctic event.

Best regards,

Natasha K.G.L

Natasha Kulikowski, Mayor, Town of Inuvik





February 7, 2020

Wayne Potoroka Mayor City of Dawson PO Box 308 Dawson City, Yukon YOB 1G0 Wayne Dear Mayor Potoroka:

RE: City of Dawson - Community Visit on January 30, 2020

Thank you for the opportunity to meet on January 30, 2020. It was a pleasure meeting with council and staff to discuss the priorities of the City of Dawson. It is always beneficial to discuss items of mutual importance in a face-to-face setting.

During the meeting many important initiatives were discussed including spot land applications, mining in municipalities, Robert Service school and its future, land management and development issues, your new Single Use Plastics bylaw, the diversion and recreation centers, Extended Producer Responsibility (EPR), waste oil containers, plans for your landfill, climate change and the new proposed Energy Retrofit Program, just to name a few. These are all important issues that I will be raising with our team at Community Services and with my Cabinet colleagues where appropriate.

For these issues and/or whenever you need to access information on a program or service provided by the Government of Yukon, please feel free to have your officials contact your community advisor, Kirsti de Vries, who can provide information and expertise as required. Kirsti can be reached at (867) 334-7769 or <u>Kirsti.devries@gov.yk.ca</u>. By the way, Kirsti and I met with Conservation Klondike Society after we met with you and discussed several issues some of which we will hope to discuss with you further.

I greatly appreciated the opportunity to visit the City of Dawson. We remain committed to working closely with Dawson on your priorities for the benefit of your community.

Thank you again for taking the time to meet with me and I look forward to our next meeting.

Sincerely,

John Streicker Minister of Community Services