



THE CITY OF DAWSON

AGENDA - COUNCIL MEETING #C23-19
TUESDAY, December 19, 2023 at 7:00 p.m.
Council Chambers, City of Dawson Office

Join Zoom Meeting

<https://us02web.zoom.us/j/83511477209?pwd=T2taU3JOY1dsdFFrc3hlciovMHpQdz09>

Meeting ID: 835 1147 7209

Passcode: 267830

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

1. Council Meeting Agenda #C23-19

3. PUBLIC HEARINGS

1. Subdivision Application #23-114-N'1/2 of S'1/2 of Lot 19, N'1/2 of Lot 19, Lot 18 and S'1/2 of Lot 17, Block J, Ladue Estate

4. DELEGATIONS & GUESTS

1. Diana Andrew RE: Assiniboia Rec Centre (*if accepted*)

5. ADOPTION OF THE MINUTES

1. Council Meeting Minutes C23-18 of November 21, 2023

BUSINESS ARISING FROM MINUTES

6. FINANCIAL & BUDGET REPORTS

1. Accounts Payables #23-20 Cheques#59877 to #60111 & EFT'S
2. Variance Report
3. Provisional Budget

7. SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS

1. Food Cycle Science Corporation RE: Composting Pilot Project
2. Subdivision Application #23-114- N'1/2 of S'1/2 of Lot 19, N'1/2 of Lot 19, Lot 18 and S'1/2 of Lot 17, Block J, Ladue Estate
3. Rec Centre
4. Dredge Pond II Master Plan
5. 2024 Deputy Mayor Appointments
6. Rec Board and Community Grants Committee- Member Appointments
7. Klondike Visitor's Association (KVA) & Association of Yukon Communities (AYC)- Member Appointments

8. BYLAWS & POLICIES

1. Zoning Bylaw Amendment No. 27 (#2023-17)- 2nd & 3rd Reading
2. Zoning Bylaw Amendment No. 28 Bylaw (#2023-18)- 1st Reading

9. CORRESPONDENCE

1. RCMP Monthly Policing Report- October
2. Heritage Advisory Committee Minutes #HAC 23-17 and #HAC 23-20
3. Damien Burns, Assistant Deputy Minister of Community Services RE: Dawson Recreation Centre Funding

10. BUSINESS ARISING FROM CORRESPONDENCE

11. PUBLIC QUESTIONS

12. ADJOURNMENT



NOTICE OF PUBLIC HEARING

Subdivision Application

(Subdivision Application #23-114)

Subject Property	N'1/2 of S'1/2 of Lot 19, N'1/2 of Lot 19, Lot 18 and S'1/2 of Lot 17, Block J, Ladue Estate
Date and Time	19th December, 2023, 7:00pm
Location	Council Chambers, City Hall
Listen to Public Hearing	Radio CFYT 106.9 FM or cable channel #11



As per Bylaw, S.5.1.4.II, upon receiving an application for subdivision, Council must give public notice of the application. Therefore, the City of Dawson is now requesting input from the public regarding the consolidation application of North 1/2 of S 1/2 of Lot 19, North 1/2 of Lot 19, Lot 18 and South 1/2 of Lot 17, Block J, Ladue Estate.

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

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

MINUTES OF COUNCIL MEETING C23-18 of the Council of the City of Dawson held on Tuesday, November 21, 2023 at 7:00 p.m. via City of Dawson Council Chambers.

PRESENT:

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

REGRETS:

ALSO PRESENT:

CAO: David Henderson
 MC: Elizabeth Grenon
 PDM: Farzad Zarringhalam
 PJM: Owen Kemp-Griffin
 RECM: Paul Robitaille

	1	Call To Order The Chair, Mayor Kendrick called council meeting C23-18 to order at 7:02 p.m.
C23-18-01	2	Adoption of the Agenda Moved By: Councillor Somerville Seconded By: Councillor Spriggs That the agenda for Council meeting C23-18 of November 21, 2023 be adopted as presented. CARRIED 5-0
	3	Delegations & Guests
	3.1	Laurie Berglund- Possible Use of CBC Building Laurie Berglund presented ideas on the end use of the CBC building on Front Street.
	3.2	Mike Ellis- Dawson City Ambulance Association Mike Ellis presented on what the goals and scope of the association will hopefully be for the community.
		Business Arising from Delegations & Guests Council asked for an update on emergency services in Dawson.
	5	Public Hearings
	5.1	Subdivision Application #23-103-Lots 7 to 10, Block D, Ladue Estate 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.

5.2 Rezoning Application #23-088-Lot 2, Block U, Ladue Estate

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.

5.3 Zoning Bylaw Amendment No. 27 (Bylaw #2023-17)

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.

6 Adoption of the Minutes

C23-18-02 6.1 Council Meeting Minutes C23-16 of October 4, 2023

Moved By: Councillor Pikálek

Seconded By: Councillor Spriggs

That the minutes of Council Meeting C23-16 of October 4, 2023 be approved as presented.

CARRIED 5-0

C23-18-03 6.2 Council Meeting Minutes C23-17 of October 17, 2023

Moved By: Councillor Pikálek

Seconded By: Councillor Somerville

That the minutes of Council Meeting C23-17 of October 17, 2023 be approved as presented.

CARRIED 5-0

8 Special Meeting, Committee, and Departmental Reports

C23-18-04 8.1 Subdivision Application #23-103-Lots 7 to 10, Block D, Ladue Estate

Moved By: Councillor Somerville

Seconded By: Councillor Pikálek

That Council grant subdivision authority to consolidate Lots 7, 8, 9 & 10, Block D, Ladue Estate (Subdivision Application #23-103) subject to the following conditions:

1. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
2. The applicant shall, on approval of the subdivision plan by the City of Dawson, take all necessary steps to enable the registrar under the Land Titles Act to register the plan of subdivision.

CARRIED 5-0

	8.2	Dredge Pond II Master Plan Moved By: Councillor Somerville Seconded By: Councillor Spriggs That Council adopt Dredge Pond II Master Plan.
C23-18-05	8.2.1	Dredge Pond II Master Plan Refer to Committee of the Whole Meeting Moved By: Councillor Somerville Seconded By: Councillor Spriggs That council refer the Dredge Pond II Master Plan to the next Committee of the Whole meeting for further discussion and authorize the Administration to prepare a joint response letter (with Government of Yukon Land Development Branch) to the concerns raised by Tr'ondëk Hwëch'in Council in their letter dated November 7, 2023. CARRIED 5-0
C23-18-06	8.3	Recreation Fund and Community Grants Fund- September Intake Moved By: Councillor Somerville Seconded By: Councillor Pikálek That Council approve the Community Grants, as recommended by the Community Grant Committee in the amount of \$200 and that Council approve the Level 2 Recreation Grants, as recommended by the Recreation Board in the amount of \$12,800. <u>Community Grants</u> Humane Society \$200 <u>Rec Fund</u> KIAC \$2000 Humane Society \$1800 Shiver Arts \$3000 CARRIED 5-0
	9	Bylaws & Policies
C23-18-07	9.1	Council Proceedings Bylaw Amendment No. 1 Bylaw (#2023-16)- Third Reading Moved By: Councillor Somerville Seconded By: Councillor Spriggs That Council give bylaw #2023-16, being the Council Proceedings Bylaw Amendment No. 1 Bylaw, third and final reading. CARRIED 4-1 Recorded Vote: Votes For: Councillor Somerville, Councillor Spriggs, Councillor Pikalek, Councillor Lister Votes Against: Mayor Kendrick
C23-18-08	9.1.1	Designate Chair Moved By: Councillor Pikálek Seconded By: Councillor Spriggs That Council designate Alexander Somerville as the Chair in accordance with the Council Proceedings Bylaw Amendment No. 1 Bylaw. CARRIED 4-1

C23-18-09	9.1.2	Recess Moved By: Councillor Somerville Seconded By: Councillor Pikálek
<p>That Council take a five-minute recess.</p> <p>CARRIED 5-0</p>		
9.2 Zoning Bylaw Amendment No. 25 (#2023-14)- Second and Third Reading		
C23-18-10	9.2.1	Second Reading Moved By: Councillor Spriggs Seconded By: Councillor Pikálek
<p>That Council give bylaw #2023-14, being Zoning Bylaw Amendment No. 25 Bylaw, second reading.</p> <p>CARRIED 5-0</p>		
C23-18-11	9.2.2	Third & Final Reading Moved By: Councillor Spriggs Seconded By: Councillor Pikálek
<p>That Council give bylaw #2023-14, being Zoning Bylaw Amendment No. 25 Bylaw, third and final reading.</p> <p>CARRIED 5-0</p>		
C23-18-12	9.3	Zoning Bylaw Amendment No. 27 (#2023-17)- First Reading Moved By: Councillor Spriggs Seconded By: Councillor Pikálek
<p>That Council give Bylaw 2023-17 being Zoning Bylaw Amendment No. 27 Bylaw, first reading.</p> <p>CARRIED 5-0</p>		
C23-18-13	10	Correspondence Moved By: Councillor Somerville Seconded By: Councillor Pikálek
<p>That Council acknowledge receipt of the following correspondence: 1. RCMP Monthly Policing Report- August 2. RCMP Monthly Policing Report- September, for informational purposes.</p> <p>CARRIED 5-0</p>		
12 Public Questions		
<p>Dianna Andrew had questions regarding keeping public questions on the agenda and if the letter from TH regarding the Dredge Pond II Master Plan will be on public record.</p> <p>Dan Davidson had questions about the TH letter and if anything else was going to happen now that the Council Proceedings Bylaw Amendment had been passed.</p> <p>Kim Biernaskie had questions regarding the Dredge Pond II Master Plan and if Council would call an election.</p>		

13 In Camera-Legal and Land Related Matter

C23-18-14 **13.1 Move to In Camera**
Moved By: Councillor Pikálek
Seconded By: Councillor Spriggs

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 and land related matter.

CARRIED 5-0

C23-18-15 **13.2 Revert to Open Session**
Moved By: Councillor Pikálek
Seconded By: Councillor Spriggs

That Committee of the Whole revert to an open session of Council to extend the meeting.

CARRIED 5-0

C23-18-16 **13.3 Extend Meeting**
Moved By: Councillor Pikálek
Seconded By: Councillor Spriggs

That Council meeting C23-18 be extended not to exceed one hour.

CARRIED 5-0

C23-18-17 **13.4 Move to In Camera**
Moved By: Councillor Somerville
Seconded By: Councillor Pikálek

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 and land related matter.

CARRIED 5-0

14 Adjournment

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

THE MINUTES OF COUNCIL MEETING C23-18 WERE APPROVED BY COUNCIL RESOLUTION #C23-19-XX AT COUNCIL MEETING C23-19 OF DECEMBER 19, 2023.

 William Kendrick, Mayor

 Alexander Somerville, Chair

 David Henderson, CAO

The City of Dawson
 Cheque Run 23-20
 10/6/2023

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
59877	44478 Yukon Inc.	\$2,817.15		ADM	ContSvs-IT
59878	AFD Petroleum Ltd.	\$10,815.52	\$428.33	REC	BldgFuelPool
			\$247.26	REC	BldgFuelPool
			\$2,649.54	ALL	VehFuel
			\$7,319.22	PW	BldgFuelWTP
			\$171.17	ADM	BldgFuelFCRes
			<hr/>		
		\$10,815.52			
59879	Air North Partnership	\$219.38	\$129.22	PW	Freight
			\$90.16	PS	Freight
			<hr/>		
		\$219.38			
59880	All-West Glass	\$3,309.88		REC	BldgR&M-Arena
59881	Annabelle's Noodle House	\$30.24		REC	RuggedApprenticeProg
59882	Arctic Inland Resources Ltd.	\$12,224.02	\$1,443.76	REC	OpSuppGdn
			\$378.21	PW	BldgR&M-Arena
			\$41.50	REC	VehR&M
			\$10,360.55	REC	P&GMaint
			<hr/>		
		\$12,224.02			
59883	Arctech Circle Welding Services	\$882.00		PW	ContSvs-Welder
59884	Associated Engineering (B.C.) Ltd	\$2,546.22		PW	ContSvs-Eng
59885	BHB Mini Storage	\$131.25		ADM	ArchiveStorage
59886	Bonanza Market	\$772.64	\$736.68	REC	RuggedApprenticesProg
			\$35.96	REC	ProgSupp
			<hr/>		
		\$772.64			
59887	Bureau Veritas	\$3,225.03		PW	ContSvs
59888	Dawson City General Store	\$386.56	\$35.69	REC	OpSuppGdn
			\$136.87	REC	ProgSupp
			\$214.00	ADM	OffSupp
			<hr/>		
		\$386.56			
59889	Dawson Hardware Ltd.	\$2,069.07	\$428.71	PW	JaniSupp
			\$138.76	PW	BldgR&M
			\$17.75	PW	OpSuppWS
			\$10.28	REC	SafetyGear
			\$171.32	PW	OpSupp
			\$210.41	REC	OpSuppGdn
			\$30.23	REC	OpSupp
			\$65.23	REC	BldgR&M-Arena
			\$66.80	REC	RuggedAppProg
			\$47.23	PW	SafetyGear
			\$116.18	REC	BldgR&M
			\$16.53	REC	ProgSupp
			\$19.83	REC	OpSuppArena
			\$566.95	ADM	OffSupp
			\$162.86	REC	P&GMaint
			<hr/>		
		\$2,069.07			
59890	Display Systems International Inc.	\$315.00		CABLE	OpSupp
59891	Dunn, Dennis	\$155.90		ADM	RefundDep

The City of Dawson
 Cheque Run 23-20
 10/6/2023

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
59892	Finning (Canada) C3176	\$11,995.00		PW	HvyEqR&M
59893	Goldbottom Mine Tours	\$315.00		REC	ContSvs
59894	Grenon Enterprises Ltd.	\$708.75	\$367.50	PW	Steam 4AveManhole
			\$147.00	PW	SteamAlb&Duke
			\$194.25	PW	WhiteChannelRock
			<hr/>		
			\$708.75		
59895	Henderson, David	\$618.20		ADM	TC#23-18 AYC Travel
59896	Humane Society Dawson	\$463.90		ADM	DepRefund
59897	Inland Kenworth Partnership	\$229.45		PW	VehR&M
59898	Klondike Active Transport & Trails Soc	\$743.55		ADM	DepRefund
59899	Kendrick, William	\$1,133.65	\$733.65	M&C	TC#23-19 AYC Carmacks
			\$400.00	M&C	AYC PerDiems
			<hr/>		
			\$1,133.65		
59900	Khramova, Dr. Vera	\$206.00		PS	ProFees
59901	Kisoun, Dawn	\$44.31		CABLE	DCTV Refund
59902	Klondike Office Systems	\$774.38		ALL	CopyCounts
59903	Literary Society of the Klondike	\$1,748.25		ADM	Advertising
59904	Klondike Printing	\$262.50	\$105.00	REC	ContSvs-CustomPrint
			\$157.50	REC	ProgSupp-SpcEvt
			<hr/>		
			\$262.50		
59905	Klondike Experience	\$2,551.50	\$283.50	REC	ContSvsAirportShuttle
			\$2,268.00	REC	ContSvsBikeShuttle
			<hr/>		
			\$2,551.50		
59906	Manitoulin Transport	\$47.25		ADM	Freight
59907	N.A. Jacobsen	\$8,050.88		ADM	ContSvs-CBCResto
59908	Neptune Technology Group	\$28,996.19		PW	ProgressPay #11-Wtr
59909	Northern Superior Mechanical	\$731.02	\$572.54	REC	OpSupp
			\$116.48	PW	HvyEqR&M
			\$42.00	PW	OpSupp
			<hr/>		
			\$731.02		
59910	Norton Rose Fulbright	\$11,738.48	\$10,671.15	ADM	ProFees-Legal
			\$1,067.33	PL&D	ProFees-Legal
			<hr/>		
			\$11,738.48		
59911	Paterson, Julia	\$150.00		REC	Instructor-Pool
59912	Raven's Nook	\$677.25		PW	SafetyGear
59913	RDH Building Science	\$3,588.38	\$3,588.38		ADM ContSCBC
59914	Red Mammoth Bistro	\$239.40	\$239.40		RecyclRef
59915	Riverwest Bistro	\$937.68	\$937.68		REC RugApp
59916	Forget Me Not Botanicals	\$6,250.00	\$6,250.00		REC ContSvs
59917	Somerville, Alex	\$1,897.55	\$597.55		Travel
			\$1,300.00		Per diem
			<hr/>		
			\$1,897.55		
59918	Spectrum Security - Sound Ltd.	\$264.60	\$264.60	PW	ContSvsAnnual
59919	St. Paul's Anglican Church	\$3,833.30	\$3,833.30		RecyRefu
59920	Pasloski, Erin	\$480.00	\$480.00		REC Reimb
59921	Derek McNiece Promotions	\$1,601.30	\$1,601.30		PromoSpcEvt

The City of Dawson
 Cheque Run 23-20
 10/6/2023

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
59922	TK Elevator (Canada) Ltd.	\$182.03	\$182.03		BldgR&M
59923	Total North Communications Ltd	\$567.00	\$567.00		ContSvsPhone
59924	Unbeatable Printing	\$362.25	\$362.25		PS PromoSpcEvt
59925	Vimar Equipment	\$277.20	\$277.20		PW Freight
59926	Wildstone Construction	\$75,850.48	\$75,850.48		ADM ContSvsCBC
59927	Yukon University	\$750.00		PW	Training
59928	Yukon Energy Corporation	\$15,402.01	\$3,417.44	PW	Stmt Lights Sep12
			\$11,984.57	ALL	Stmt Main Sept18
			\$15,402.01		
59929	Yukon Government-Finance	\$18,994.92		PW	MosquitoCont 2023
59930	Yukon Circus Society	\$6,708.95		REC	ContSvs
59931	Zarowny, Capri	\$4,000.00		ADM	DivCtre Floats
Electronic Fund Transfers					
Aug 1	Canada Life	\$17,648.87		various	Aug employee benefits
Aug 2	Roynat Leases	\$186.90		various	Photocopier leases
Aug 4	Payroll	\$145,203.47		ALL	PP#16
Aug 17	Visa	\$8,869.76		various	see attached
Aug 18	Wells Fargo Lease	\$261.45		ADM	Photocopier lease
Aug 18	Payroll	\$135,297.10		ALL	PP#17
Aug 21	CCSA	\$11,802.87		CABLE	monthly cable charge
Aug 28	Wells Fargo Lease	\$393.75		ADM	Photocopier lease
Aug 31	Bank charges	\$637.74		ADM	Bank chgs

The City of Dawson
 Cheque Run 23-21
 10/20/2023

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
	#59932-#59944	\$13,260.46			RRSP 18-20
59945	void				
59946	Public Service Alliance	\$4,640.29			Union Dues 18-20
	#59947-#59953	\$8,868.28			RRSP 18-20
59954	1322023 BC Ltd.	\$262.50		HR	ProFees-HRConsultant
59955	Advanced Media Technologies	\$4,704.00		CABLE	OpSupp
59956	AFD Petroleum Ltd.	\$11,214.56	\$1,452.43	ALL	VehFuel
			\$697.39	REC	BldgFuel-Pool
			\$622.36	ADM	BldgFuel-CAORes
			\$4,349.74	REC	BldgFuel-Arena
			\$524.14	ADM	BldgFuel-CHall
			\$224.63	PS	BldgFuel-Fhall
			\$143.60	PW	BldgFuel-WdShop
			\$171.71	PW	BldgFuel-Garae
			\$185.49	REC	BldgFuel-Wtrfrt 1
			\$133.57	REC	BldgFuel-Wtrfrt 2
			\$2,709.50	ALL	VehFuel
59957	Air North Partnership	\$320.04		PW	Freight
59958	VOID				
59959	Bonanza Klondike Inc.	\$29.99		PW	Fuel-Propane
59960	Bonanza Market	\$39.94		REC	ProgSupp
59961	Bureau Veritas	\$276.21		PW	ContSvs
59962	Chief Isaac Incorporated	\$181.65		PW	SafetyLine
59963	Core Geoscience Services Inc.	\$12,354.05		ADM	CBC Resto
59964	Dawson City General Store	\$199.08	\$56.60	REC	ProgSupp
			\$115.75	ADM	OffSupp
			\$26.73	REC	OpSupp
			\$199.08		
59965	Dawson Hardware Ltd.	\$373.86	\$158.69	PW	OpSupp
			\$26.45	PW	BldgR&M
			\$25.50	PW	JaniSupp
			\$9.44	PW	BldgR&M
			\$141.51	REC	OpSupp
			\$12.27	REC	SafetySupp
			\$373.86		
59966	Donald Cooper Touring	\$600.00		REC	ContSvs
59967	Franks, Terry	\$427.00		PW	TC#23-21 Travel
59968	Grenon Enterprises Ltd.	\$291.38		REC	BldgR&M
59969	Humane Society Dawson	\$3,650.00		PS	ContSvs-4Qtr
59970	Kendrick Equipment (2003) Ltd.	\$1,803.98		REC	EqR&M-Arena
59971	Khramova, Dr. Vera	\$206.00		REC	ProFees
59972	Stephanie Kuester	\$166.50		ADM	DepRefund
59973	Lamerton Land Surveys	\$2,751.00		PL&D	ProFees

The City of Dawson
 Cheque Run 23-21
 10/20/2023

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
59974	Manitoulin Transport	\$464.95		PW	Freight
59975	Mayes Enterprises	\$1,192.69	\$406.19	PS	BldgR&M
			\$535.15	PW	NeptuneAddition
			\$251.35	ADM	BldgR&M-FCRes
			\$1,192.69		
59976	Municipal Information Network	\$315.00		ADM	HRSupport
59977	Nordique Fire Protection	\$6,437.04		ALL	Annual Inspections
59978	Northern Superior Mechanical	\$599.80	\$43.58	PW	OpSupp
			\$124.23	PW	OpSupp-WS
			\$431.99	PW	HvyEqR&M
			\$599.80		
59979	Northwestel Inc.	\$6,597.29		ALL	Phone
59980	Northlands Water/ Sewer Supplies	\$50,422.50		PW	OpSupp-WTR
59981	Norton Rose Fulbright	\$5,792.43		ADM	ProFees
59982	Pacific Northwest Moving	\$3,019.23	\$2,119.28	PW	Freight
			\$899.95	REC	Freight
			\$3,019.23		
59983	RDH Building Science	\$1,858.51		ADM	CBCResto
59984	D. Regimbal Construction	\$6,310.00		REC	ContSvs
59985	Spectrum Security - Sound Ltd.	\$220.47		PW	AlarmMonitor
59986	Tsunami Solutions Ltd.	\$170.10		PW	SafetyLine
59987	Uline Canada Corporation	\$2,089.99		PW	OpSupp
59988	Western Lock & Key	\$1,187.49		PW	OpSupp
59989	Wildstone Construction	\$411,845.29	\$228,252.48	ADM	CBC Resto-Prog# 4
			\$183,592.81	ADM	CBC Resto-Prog#5
			\$411,845.29		
59990	Yukon Energy Corporation	\$34,396.75	\$31,255.46	ALL	MainPwr
			\$3,141.29	PW	Street Lights
			\$34,396.75		
59991	Yukon Honda	\$548.61		PW	EqR&M
Electronic Fund Transfers					
Sept 1	Canada Life	\$14,649.07		various	Sept employee benefits
Sept 1	Roynat Leases	\$186.90		various	Photocopier leases
Sept 1	Payroll	\$143,235.13		ALL	PP#18
Sept 15	Payroll	\$134,001.39		ALL	PP#19
Sept 18	Wells Fargo Lease	\$261.45		ADM	Photocopier lease
Sept 18	Visa	\$6,748.12		various	not yet allocated
Sept 20	CCSA	\$9,315.53		CABLE	monthly cable charge
Sept 26	Wells Fargo Lease	\$393.75		ADM	Photocopier lease
Sept 29	Payroll	\$133,370.01		ALL	PP#20
Sept 30	Bank charges	\$244.67		ADM	Bank chgs

The City of Dawson
 Cheque Run 23-22
 11/1/2023

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
	#59992-#59998	\$7,267.32			RRSP 21-22
59999	Public Service Alliance	\$2,954.70		ADM	UnionDues21-22
	#600000-#60009	\$8,764.40			RRSP 21-22
60010	Grainger Canada	\$6,682.88		PW	SafetyGear
60011	Advance North Mechanical	\$4,512.53	\$78.75	PW	Tires
			\$2,901.69	PW	HvyEqR&M
			\$811.17	PW	VehR&M
			\$367.34	PW	VehR&M Pmphse
			\$230.58	ADM	VehR&M
			\$123.00	PS	VehR&M
			\$4,512.53		
60012	AFD Petroleum Ltd.	\$9,633.36	\$1,234.35	ADM	BldgFuel-Chall
			\$529.02	PS	BldgFuel-Fhall
			\$2,555.94	PW	BldgFuel-WTP
			\$5,314.05	REC	BldgFuel-Arena
			\$9,633.36		
60013	AirChekLab Inc.	\$310.80		PS	ContSvs
60014	Air North Partnership	\$1,064.11	\$380.32	PW	Freight
			\$96.72	PS	Freight
			\$537.60	PW	Travel-FranksTC
			\$49.47	ADM	Freight
			\$1,064.11		
60015	Arctic Inland Resources Ltd.	\$1,570.84	\$259.86	PW	BldgR&M
			\$379.61	REC	NonCapEq
			\$931.37	REC	OpSuppGhse
			\$1,570.84		
60016	Arctic Star Printing Inc.	\$592.20		ADM	ContSvs-Printing
60017	Associated Engineering (B.C.) Ltd	\$161.60		PW	WS EqR&M
60018	Bishop Plumbing, Heating	\$525.00		PW	ContSvs-NeptuneR&M
60019	Bonanza Market	\$183.20		ADM	PromoSpEvt
60020	Brennan, Riley	\$250.00		REC	ContSvsGdn
60021	Buckbrush Contracting	\$1,507.65		REC	EqR&M-Arena
60022	Building Systems Consulting	\$9,087.75		ADM	CBCResto
60023	Alyssa Bunce	\$750.00		REC	Instructor
60024	Centrix Control Solutions	\$1,184.40		PW	OpSuppWS
60025	Chief Isaac Mechanical	\$1,591.98		PW	HvyEqR&M
60026	Computec Embroidery Inc.	\$136.50		REC	ContSvs
60027	Cotter Enterprises	\$9,534.00	\$4,709.25	CABLE	ContSvs
			\$4,824.75	CABLE	ContSvs
			\$9,534.00		

The City of Dawson
 Cheque Run 23-22
 11/1/2023

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
60028	Dawson City General Store	\$162.40	\$122.23	ADM	PromoSpcEvt
			\$40.17	ADM	OffSupp
			\$162.40		
60029	Dawson Hardware Ltd.	\$1,482.01	\$182.63	PW	BldgR&M
			\$62.36	ADM	OffSupp
			\$447.22	ADM	BldgR&M
			\$35.60	REC	EqR&M-Arena
			\$14.16	PW	SafetySup
			\$213.97	PW	OpSupp-WS
			\$37.21	PW	OpSupp
			\$168.15	REC	OpSupp
			\$81.68	PW	OpSupp
			\$9.91	REC	Tools
			\$112.01	REC	OpSupp-Arena
			\$23.61	PW	JaniSupp
			\$93.50	REC	BldgR&M-Arena
			\$1,482.01		
60030	5 Star Services & Products Inc.	\$1,362.18		PS	SpecClothing
60031	The Drunken Goat	\$175.40		ADM	Dep Refund
60032	European Cutters Limited	\$523.95		REC	Blade Sharpening
60033	Exalt HR Consulting	\$3,150.00		ADM	ContSvs
60034	Finning (Canada) C3176	\$14.08		PW	Parts
60035	Gammie Trucking Ltd.	\$49,628.25		PW	ContSvsWM-Quigley
60036	Gold Rush Inn	\$354.90		ADM	Accommodations
60037	Gower, Chris	\$7,177.71		ADM	Architect CBC Resto
60038	Graf Enviro Services Inc.	\$7,959.00		PW	ContSvs-Bins
60039	Greenwood Engineering	\$17,289.89	\$630.00	PW	ContSvs-WtrMtr
			\$16,659.89	PW	ContSvs-NEDev
			\$17,289.89		
60040	Grenon Enterprises Ltd.	\$47,344.00	\$7,943.25	PW	ContSvsAug8-13
			\$4,467.75	PW	ContSvsAug27-Sept2
			\$3,102.75	PW	ContSvs-Sept3-9
			\$393.75	PW	ContSvsDiCClea
			\$945.00	PW	ContSvs-Sept10-16
			\$1,753.50	PW	ContSvs-Steamer
			\$75.08	PW	WtrDel-DivCtre
			\$9,459.45	PW	ResWtrDel
			\$1,575.00	PW	ContSvs-Sept24-30
			\$315.00	PW	DomePumpOut
			\$6,741.00	PW	ContSvsOct1-7

The City of Dawson
 Cheque Run 23-22
 11/1/2023

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
cont	Grenon Enterprises Ltd		\$435.75	PW	Loads-Quigley
			\$7,418.26	PW	ContSvsOct8-14
			\$1,477.88	PW	ContSvsYk&Duke
			\$1,165.50	PW	WtrDel-DivCtre
			\$75.08	PW	WtrDel-DivCtre
			<hr/>		
			\$47,344.00		
60041	Infosat Communications	\$89.96		PS	SatPhone
60042	Inland Kenworth Partnership	\$200.56		PW	HvyEqR&M
60043	Juliette's Manor	\$4,900.00		ADM	StaffAccomm 2 mos
60044	Kendrick,William	\$1,613.88	\$1,013.88	ADM	TC#23-22 Travel
			\$600.00	ADM	CR#23-370 PerDiems
			<hr/>		
			\$1,613.88		
60045	KIAC	\$327.60		REC	ContSvs-FacRent
60046	Lifesaving Society	\$398.00		REC	Training
60047	Manitoulin Transport	\$1,180.61		PW	Freight
60048	Mediquest Technologies Inc.	\$88.20		REC	SafetySupp
60049	Northern Superior Mechanical	\$46.21		PW	VehR&M
60050	Pacific Northwest Moving	\$444.47		REC	Freight
60051	Pitney Works	\$5,000.00		ADM	CR#23-367 Postage
60052	Raven's Nook	\$1,664.25		PW	SafetyGear
60053	Raven Inn	\$904.05		PW	Accommodations
60054	Spectrum Security - Sound Ltd.	\$1,273.35		PW	ContSvs-Inspections
60055	Staples #251 Whitehorse	\$323.10		ADM	OffSupp
60056	Suncorp Valuations Ltd	\$1,917.03		ADM	ContSvs
60057	Superior Propane Inc	\$490.13		REC	Fuel-Arena Kitchen
60058	Taylor, David	\$537.50		PS	CR#23-369 ContSvs
60059	VOID				
60060	Tintina Heavy Repair	\$1,260.00		PW	HvyEqR&M
60061	Twin Peaks	\$3,206.70		REC	ContSvs-Eavestroughing
60062	Uline Canada Corporation	\$1,611.33		PW	OpSupp
60063	Urban Recycling Solutions Ltd.	\$32,550.00		PW	ContSvs

The City of Dawson
 Cheque Run 23-23
 11/17/2023

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
60064	44478 Yukon Inc.	\$7,587.30		ADM	ContSvs-IT
60065	Grainger Canada	\$2,755.40		PW	HvyEqR&M
60066	Advance North Mechanical	\$11,457.11	\$9,927.68	PW	Tires
			\$1,529.43	REC	Tires
			\$11,457.11		
60067	AFD Petroleum Ltd.	\$35,467.59	\$15,444.65	PW	BldgFuel-WTP
			\$14,140.18	REC	BldgFuel-Arena
			\$2,042.92	PW	BldgFuel-Garage
			\$359.37	PW	BldgFuel-WdShp
			\$124.40	REC	BldgFuelWtrfr1
			\$528.02	REC	BldgFuelWtrfr2
			\$485.27	PW	HvyEqR&M-SynTransOil
			\$1,172.14	ADM	BldgFuel
			\$502.36	PS	BldgFuel
			\$357.18	ADM	BldgFuel-CAORes
			\$311.10	ADM	BldgFuel-FCRes
			\$35,467.59		
60068	Air North Partnership	\$627.14	\$526.22	PW	Freight
			\$100.92	REC	Freight
			\$627.14		
60069	Arctic Inland Resources Ltd.	\$835.15	\$262.43	PW	SafetySupp
			\$209.71	PW	OpSupp
			\$285.60	PW	Tools
			\$77.41	PW	BldgR&M
			\$835.15		
60070	BHB Mini Storage	\$131.25		ADM	ArchiveStorage
60071	Bishop Plumbing, Heating	\$906.15		PW	ContSvs-NeptunelInstalls
60072	Bonanza Market	\$425.32	\$256.63	ADM	HR Fund
			\$168.69	REC	ProgSupp
			\$425.32		
60073	Borealis Fuel & Logistics	\$252,307.13		ADM	ADM HVAC Upgrades
60074	Bourdoiseau, Yann	\$151.10		ADM	DepositablesRefund
60075	Brenntag Canada Inc.	\$1,005.88		PW	Chemicals
60076	Buckbrush Contracting	\$3,898.13		REC	ContSvs-Elec
60077	Bureau Veritas	\$242.68		PW	ContSvs
60078	Chief Isaac Incorporated	\$181.65		PW	SafetyLine
60079	Dawson City General Store	\$306.29	\$152.51	REC	ProgSupp
			\$51.96	ADM	OffSupp
			\$101.82	ADM	HR Fund
			\$306.29		
60080	Dawson City Minor Soccer	\$1,342.74		REC	ContSvs-PitchR&M

The City of Dawson
 Cheque Run 23-23
 11/17/2023

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
60081	Dawson Hardware Ltd.	\$1,309.51	\$410.92	PW	BldgR&M
			\$48.98	REC	BldgR&M
			\$107.90	PW	OpSupp
			\$36.35	REC	BldgR&M
			\$310.63	REC	BldgR&M-Arena
			\$78.34	PW	JaniSupp
			\$173.78	ADM	HRFund-PromoSpcEvt
			\$69.90	PW	SafetySupp
			\$25.49	ADM	OffSupp
			\$32.11	REC	ProgSupp
			\$15.11	PW	HvyEqR&M
			\$1,309.51		
60082	Dawson City Slo-pitch Assoc	\$1,800.00		REC	RG#23-005 REC Grant
60083	CentralSquare Canada	\$32,587.63		ADM	IT-Annual
60084	Display Systems International Inc.	\$315.00		CABLE	OpSupp
60085	Gammie Trucking Ltd.	\$222.08		REC	OpSupp-Gdn
60086	Gower, Chris	\$12,374.25		ADM	ProFees-Architect CBC Resto
60087	Grenon Enterprises Ltd.	\$40,579.89	\$1,401.75	PW	ContSvs-Oct22-28
			\$10,135.13	PW	ResWtrDel
			\$2,218.13	PW	ContSvs-Oct22-Nov4
			\$3,982.13	PW	ContSvs-Oct15-21
			\$19,215.00	PW	WinterSupp-SandWtrMix
			\$3,627.75	PW	ContSvs-Nov5-11
			\$40,579.89		
60088	Hetherington, Jeremy	\$3,000.00		REC	ContSvs
60089	HiMark Mechanical	\$1,050.00		PW	HvyEqR&M
60090	Infosat Communications	\$89.96		PS	SatPhone
60091	KBL Environmental Ltd.	\$10,498.71		PW	ContSvs-Quigley
60092	Klondike Office Systems	\$141.42		ADM	PcopierCount
60093	Lamarche, Lang & Barrett	\$1,837.50		ADM	ProFees-Legal
60094	Manitoulin Transport	\$654.80		PW	Freight
60095	Maximillian's	\$31.25		ADM	PromoSpcEvt
60096	N.A. Jacobsen	\$8,039.17		ADM	ContSvs-CBC Resto
60097	Northern Superior Mech	\$647.80	\$266.26	PW	VehR&M
			\$381.54	PW	HvyEqR&M
			\$647.80		
60098	Pacific Northwest Moving	\$630.83		REC	Freight
60099	RDH Building Science	\$8,477.43		ADM	ContSvs-CBC Resto
60100	Royal Canadian Legion	\$75.00		ADM	Remembrance Wreath
60101	Shred-Tech	\$32,675.74		ADM	DwnPynt-Equipment
60102	Santos, Ramon J.	\$2,250.00		REC	ContSvs-Signage
60103	Gagne, Kayla	\$305.60		REC	CR#23-372 Reimb-OpSupp

The City of Dawson
 Cheque Run 23-23
 11/17/2023

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
60104	Derek McNiece Promotions	\$719.25		PS	Promo
60105	Tetra Tech Canada Inc.	\$594.56		PW	ContSvs
60106	Total North Communications	\$567.00		ADM	ContSvs-ITPhone
60107	Tsunami Solutions Ltd.	\$170.10		PW	SafetyLine
60108	Urban Recycling Solutions Ltd.	\$19,162.50		PW	ContSvs-Quigley
60109	Wildstone Construction	\$245,990.96	\$147,716.05	ADM	ContSvs-CBC PrgPay6
			\$98,274.91	ADM	ContSvs-CBC Holdback
			\$245,990.96		
60110	Williams, Stephanie	\$250.00		PW	Reimb-FATraining
60111	Zarowny, Capri	\$6,500.00		ADM	CashforDivCtre
Electronic Fund Transfers					
Oct 3	Canada Life	\$13,637.69		various	Oct employee benefits
Oct 3	Roynat Leases	\$186.90		various	Photocopier leases
Oct 13	Payroll	\$134,801.97		ALL	PP#21
Oct 13	CIBC	\$730.80			RRSP 20-21
Oct 18	Wells Fargo Lease	\$261.45		ADM	Photocopier lease
Oct 18	Visa	\$5,263.52		various	not yet allocated
Oct 20	CCSA	\$9,199.37		CABLE	monthly cable charge
Oct 26	Payroll	\$132,231.13		ALL	PP#22
Oct 26	Wells Fargo Lease	\$393.75		ADM	Photocopier lease
Oct 31	Bank charges	\$238.06		ADM	Bank chgs

Aventura Visa Statement Date:

March 28 to April 27 , 2023

\$569.08 \$11,950.61

TX Date	Vendor	Detail	Purchase \$	Gst	Total
3/28/2023	Adobe	monthly subscription	\$27.99	\$1.40	\$29.39
4/9/2023	Wufoo	registration program	\$54.10	\$2.71	\$56.81
4/11/2023	LastPass	computer network	\$51.00	\$2.55	\$53.55
4/11/2023	Coaching Assoc	training	\$14.29	\$0.71	\$15.00
4/13/2023	CCOHS	training	\$28.57	\$1.43	\$30.00
4/14/2023	MaintainX	monthly subscription	\$358.52	\$17.93	\$376.45
4/14/2023	MaintainX	monthly subscription	\$358.51	\$17.93	\$376.44
4/14/2023	WhenIWork	monthly subscription	\$29.55	\$1.48	\$31.03
4/17/2023	RoadPost	In-Reach safety	\$25.95	\$1.30	\$27.25
4/20/2023	YG Territorial Agent	insurance	\$102.86	\$5.14	\$108.00
4/22/2023	Adobe	monthly subscription	\$12.99	\$0.65	\$13.64
4/24/2023	Adobe	monthly subscription	\$25.99	\$1.30	\$27.29
4/26/2023	Adobe	monthly subscription	\$27.99	\$1.40	\$29.39
5/10/2023	Yukon University	training	-\$152.38	-\$7.62	-\$160.00

\$48.30 \$1,014.24

TX Date	Vendor	Detail	Purchase \$	Gst	Total
4/4/2023	CPABC	recruiting	\$200.00	\$10.00	\$210.00
4/4/2023	CivicInfo	recruiting	\$250.00	\$12.50	\$262.50
4/17/2023	Planning Institute	recruiting	\$699.00	\$34.95	\$733.95
4/18/2023	CivicInfo	recruiting	\$250.00	\$12.50	\$262.50

\$69.95 \$1,468.95

TX Date	Vendor	Detail	Purchase \$	Gst	Total
4/24/2023	Bell Mobility	Cell Phones	\$1,230.00	\$61.50	\$1,291.50

61.50 \$1,291.50

TX Date	Vendor	Detail	Purchase \$	Gst	Total
3/30/2023	Canada Post	postage	\$126.19	\$6.31	\$132.50
4/4/2023	PayPal		\$92.38	\$4.62	\$97.00
4/10/2023	Acklands Grainger		\$4,485.61	\$224.28	\$4,709.89
4/14/2023	Emoters Direct		\$236.36	\$11.82	\$248.18

\$247.03 \$5,187.57

TX Date	Vendor	Detail	Purchase \$	Gst	Total
3/28/2023	Intercontinental	travel - Council	\$390.61	\$19.53	\$410.14
3/28/2023	Intercontinental	travel - Council	\$390.61	\$19.53	\$410.14
3/31/2023	CdnAssoc of Fire Chiefs	Dues - PS	\$300.00	\$15.00	\$315.00
4/2/2023	Canva	subscription	\$18.09	\$0.90	\$18.99
4/4/2023	Grand&Toy	office supplies	\$274.23	\$13.71	\$287.94
4/4/2023	Grand&Toy	office supplies	\$253.73	\$12.69	\$266.42
4/8/2023	Staples Store	office supplies	\$60.78	\$3.04	\$63.82
4/8/2023	Staples Store	office supplies	\$267.85	\$13.39	\$281.24
4/11/2023	Grand&Toy	office supplies	\$191.24	\$9.56	\$200.80
4/21/2023	Maximillians	staff event	\$40.94	\$2.05	\$42.99
4/22/2023	Apple	subscription	\$3.99	\$0.20	\$4.19
4/24/2023	Grand & Toy	office supplies	\$653.98	\$32.70	\$686.68

\$142.30 \$2,988.35

Aventura Visa Statement Date: **April 28 to May 27 , 2023**

\$547.11 \$11,489.33

TX Date	Vendor	Detail	Purchase \$	Gst	Total
4/29/2023	Marks	safety supplies	\$556.93	\$27.85	\$584.78
5/3/2023	Yukon Disc	instructors	\$2,157.14	\$107.86	\$2,265.00
5/5/2023	Ready Bisque	Supplies - programming	\$228.44	\$11.42	\$239.86
5/5/2023	Disc Republic	Supplies - programming	\$638.24	\$31.91	\$670.15
5/9/2023	Yukon University	training	\$238.10	\$11.90	\$250.00
5/9/2023	Yukon University	training	\$304.76	\$15.24	\$320.00
5/9/2023	Wufoo	registration program	\$53.57	\$2.68	\$56.25
5/9/2023	Royal Lifesaving	Supplies - programming	\$397.00	\$19.85	\$416.85
5/10/2023	Yukon University	training	\$152.38	\$7.62	\$160.00
5/10/2023	Van-Kel	maintenance - parks	\$81.90	\$4.10	\$86.00
5/10/2023	Vevor	equipment	\$205.70	\$10.29	\$215.99
5/11/2023	Yukon University	training	\$238.10	\$11.90	\$250.00
5/11/2023	Staples	office supplies	\$127.32	\$6.37	\$133.69
5/11/2023	Bonton	Supplies - programming	\$114.29	\$5.71	\$120.00
5/14/2023	MaintainX	monthly subscription	\$361.56	\$18.08	\$379.64
5/14/2023	MaintainX	monthly subscription	\$361.56	\$18.08	\$379.64
5/14/2023	WhenIWork	monthly subscription	\$29.80	\$1.49	\$31.29
5/17/2023	RoadPost	In-Reach safety	\$25.95	\$1.30	\$27.25
5/22/2023	Adobe	monthly subscription	\$12.99	\$0.65	\$13.64
5/24/2023	Adobe	monthly subscription	\$25.99	\$1.30	\$27.29
5/25/2023	YG Health	safety supplies	\$23.81	\$1.19	\$25.00

\$316.78 \$6,652.32

TX Date	Vendor	Detail	Purchase \$	Gst	Total
5/10/2023	Andreas Hotel	travel - CAO	\$600.00	\$30.00	\$630.00
5/19/2023	CivicInfo	recruiting	\$199.00	\$9.95	\$208.95
5/19/2023	CivicInfo	recruiting	\$199.00	\$9.95	\$208.95

\$49.90 \$1,047.90

Card Number:	Bell Mobility				
TX Date	Vendor	Detail	Purchase \$	Gst	Total

5/24/2023	Bell Mobility	Cell Phones	\$1,200.00	\$60.00	\$1,260.00
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60.00 \$1,260.00

TX Date	Vendor	Detail	Purchase \$	Gst	Total
4/28/2023	YG Building Safety	permit	\$57.14	\$2.86	\$60.00

\$2.86 \$60.00

TX Date	Vendor	Detail	Purchase \$	Gst	Total
5/2/2023	Canva	subscription	\$18.09	\$0.90	\$18.99
5/2/2023	In Run Digital	computer equipment	\$1,429.46	\$71.47	\$1,500.93
5/13/2023	Andreas Hotel	travel - Council	\$900.00	\$45.00	\$945.00
5/22/2023	Apple	subscription	\$3.99	\$0.20	\$4.19

\$117.58 \$2,469.11

Aventura Visa Statement Date: **May 28 to June 27, 2023**

\$746.27 \$16,141.67

TX Date	Vendor	Detail	Purchase \$	Gst	Total
27-Jun	CIBC Visa	annual fee	\$470.00	\$0.00	\$470.00

\$0.00 \$470.00

TX Date	Vendor	Detail	Purchase \$	Gst	Total
5/26/2023	Adobe	monthly subscription	\$27.99	\$1.40	\$29.39
June	Facebook	advertising	\$120.00	\$6.00	\$126.00
5/31/2023	Amazon	non-capital equipment	\$93.13	\$4.66	\$97.79
5/31/2023	PayPal	training	\$14.29	\$0.71	\$15.00
6/1/2023	Canada Post	postage	\$15.77	\$0.79	\$16.56
6/6/2023	Coaching Association	training	\$80.95	\$4.05	\$85.00
6/6/2023	Calgary Stamp	office supplies amfrc	\$623.37	\$31.17	\$654.54
6/7/2023	Expedia	Travel - Accom	\$179.10	\$8.95	\$188.05
6/7/2023	Premier Pacific Seeds	Greenspace Maintenance	\$4,819.85	\$240.99	\$5,060.84
6/7/2023	Lister Mortor Sports	Non-Capital Equipment	\$749.95	\$37.50	\$787.45
6/9/2023	Wufoo	registration program	\$53.53	\$2.68	\$56.21
6/12/2023	Disc Republic	Supplies - programming	\$1,460.61	\$73.03	\$1,533.64
6/14/2023	MaintainX	monthly subscription	\$356.61	\$17.83	\$374.44
6/14/2023	MaintainX	monthly subscription	\$356.60	\$17.83	\$374.43
6/14/2023	Uline	office supplies	\$101.03	\$5.05	\$106.08
6/14/2023	WhenIWork	monthly subscription	\$29.39	\$1.47	\$30.86
6/16/2023	Vistaprint	Pool -Operational Supplies	\$70.98	\$3.55	\$74.53
6/17/2023	RoadPost	In-Reach safety	\$25.95	\$1.30	\$27.25
6/20/2023	Harlan Fairbanks	Program Supplies	\$93.08	\$4.65	\$97.73
6/22/2023	Adobe	monthly subscription	\$12.99	\$0.65	\$13.64
6/24/2023	Adobe	monthly subscription	\$25.99	\$1.30	\$27.29
6/26/2023	Adobe	monthly subscription	\$27.99	\$1.40	\$29.39
6/29/2023	Vevor	credited for charge (appears next month)	-\$202.85	-\$10.14	-\$212.99

\$456.82 \$9,593.12

TX Date	Vendor	Detail	Purchase \$	Gst	Total
5/29/2023	Yukon Cab	travel - CAO	\$24.00	\$1.20	\$25.20
5/30/2023	Royal York Hotel	accomodations - M&C	\$6.87	\$0.34	\$7.21
5/30/2023	Royal York Hotel	accomodations - CAO	\$1,098.58	\$54.93	\$1,153.51
6/2/2023	Dawson City Chamber	membership	\$75.00	\$3.75	\$78.75
6/8/2023	Local Govt Mgt Assoc	subscription	\$425.00	\$21.25	\$446.25
6/19/2023	Cdn Municipal Jobs	recruiting	\$499.00	\$24.95	\$523.95
6/20/2023	Municipal World	recruiting	\$299.00	\$14.95	\$313.95
6/20/2023	Civic Info	recruiting	\$250.00	\$12.50	\$262.50
6/26/2023	CIP-ICU		\$412.50	\$20.63	\$433.13

\$154.50 \$3,244.45

Card Number:	Bell Mobility				
TX Date	Vendor	Detail	Purchase \$	Gst	Total
6/21/2023	Bell Mobility	Cell Phones	\$1,200.00	\$60.00	\$1,260.00

60.00 \$1,260.00

TX Date	Vendor	Detail	Purchase \$	Gst	Total
5/26/2023	Adobe	monthly subscription	\$19.49	\$0.97	\$20.46
6/26/2023	Adobe	monthly subscription	\$19.49	\$0.97	\$20.46

\$1.95 \$40.92

TX Date	Vendor	Detail	Purchase \$	Gst	Total
6/2/2023	Canva	subscription	\$18.09	\$0.90	\$18.99
6/7/2023	Child Safety Solutions	safety equip PS	\$252.19	\$12.61	\$264.80
6/9/2023	Eldorado	staff event	\$47.38	\$2.37	\$49.75
6/16/2023	Grand&Toy	office supplies	\$724.09	\$36.20	\$760.29
6/16/2023	Grand&Toy	office supplies	\$99.99	\$5.00	\$104.99
6/20/2023	Grand&Toy	office supplies	\$120.07	\$6.00	\$126.07
6/20/2023	Grand&Toy	office supplies	\$194.38	\$9.72	\$204.10
6/23/2023	Apple	communications	\$3.99	\$0.20	\$4.19

\$73.01 \$1,533.18

Aventura Visa Statement Date:

June 28 to July 27, 2023

\$422.37 \$8,869.76

TX Date	Vendor	Detail	Purchase \$	Gst	Total
6/28/2023	Vevor	credit note in previous month	\$202.85	\$10.14	\$212.99
6/28/2023	Temu	Community Garden	\$239.42	\$11.97	\$251.39
6/29/2023	Industrial Test	Chemicals - Pool	\$384.86	\$19.24	\$404.10
6/29/2023	Expedia	Travel - Accom & Transport	\$927.22	\$46.36	\$973.58
7/9/2023	wufoo	registration program	\$53.52	\$2.68	\$56.20
7/10/2023	FiverEU	Design work - Contracted service	\$45.38	\$2.27	\$47.65
7/11/2023	LS Freestyle	program sup. - skateboard	\$328.00	\$16.40	\$344.40
7/14/2023	MaintainX	monthly subscription	\$351.73	\$17.59	\$369.32
7/14/2023	MaintainX	monthly subscription	\$351.72	\$17.59	\$369.31
7/14/2023	WhenIWork	monthly subscription	\$28.99	\$1.45	\$30.44
7/14/2023	Lee Valley Tools	Community Garden	\$774.00	\$38.70	\$812.70
7/14/2023	RoadPost	In-Reach safety	\$25.95	\$1.30	\$27.25
7/19/2023	Trailforks	monthly subscription	\$34.28	\$1.71	\$35.99
7/20/2023	Expedia	Travel - Accom & Transport	-\$236.55	-\$11.83	-\$248.38
7/20/2023	Expedia	Travel - Accom & Transport	-\$236.55	-\$11.83	-\$248.38
7/22/2023	Adobe	monthly subscription	\$12.99	\$0.65	\$13.64
7/24/2023	Adobe	monthly subscription	\$25.99	\$1.30	\$27.29
7/26/2023	Adobe	monthly subscription	\$27.99	\$1.40	\$29.39

\$167.09 \$3,508.88

TX Date	Vendor	Detail	Purchase \$	Gst	Total
6/27/2023	Planning Institue	recruiting	\$699.00	\$34.95	\$733.95
7/5/2023	AMCTO	recruiting	\$414.33	\$20.72	\$435.05

\$55.67 \$1,169.00

Card Number:	Bell Mobility				
TX Date	Vendor	Detail	Purchase \$	Gst	Total

7/21/2023	Bell Mobility	Cell Phones	\$1,200.61	\$60.03	\$1,260.64
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60.03 \$1,260.64

TX Date	Vendor	Detail	Purchase \$	Gst	Total
7/12/2023	Worksite Safety	training	\$24.95	\$1.25	\$26.20
7/12/2023	Worksite Safety	training	\$24.95	\$1.25	\$26.20
7/26/2023	Adobe	monthly subscription	\$19.49	\$0.97	\$20.46

\$3.47 \$72.86

TX Date	Vendor	Detail	Purchase \$	Gst	Total
6/27/2023	Pitney Bowes	postage meter rent	\$497.61	\$24.88	\$522.49
6/29/2023	Grand&Toy	computer equipment	\$105.85	\$5.29	\$111.14
7/2/2023	Canva	subscription	\$18.09	\$0.90	\$18.99
7/19/2023	Owl Labs	Equipment	\$1,453.00	\$72.65	\$1,525.65
7/21/2023	Canada Post	postage	\$18.80	\$0.94	\$19.74
7/21/2023	Pacific Customs Brokers	freight	\$131.99	\$6.60	\$138.59
7/22/2023	Apple	communications	\$3.99	\$0.20	\$4.19
7/22/2023	Grand&Toy	office supplies	\$442.95	\$22.15	\$465.10
7/25/2023	Apple	communications	\$49.99	\$2.50	\$52.49

\$136.11 \$2,858.38

2023 Variance Report
October 31, 2023

		2023 Final Reading	YTD Oct 31	% remaining
REVENUE:				
General Municipality:				
	General Taxation	2,515,346	2,507,330	
	Grants in Lieu of Taxes	1,145,983	1,149,270	
	Grants	2,640,150	2,686,173	
	Penalties and Interest	16,600	24,411	
	Other Revenue	12,000	64,233	
	Sale of Services	128,046	112,809	
	Total General Municipality:	6,458,125	6,544,226	-1%
	Cable	257,108	165,316	36%
Protective Services:				
	Fire Protection	81,955	64,683	
	Emergency Measures	-	-	
	Bylaw Enforcement	6,000	3,030	
	Total Protective Services:	87,955	67,713	23%
Public Works:				
	Water Service	1,002,059	987,869	
	Sewer Service	679,948	666,063	
	Waste Management	523,724	389,288	
	Other Revenue	111,500	99,094	
	Total Public Works:	2,317,231	2,142,314	8%
	Public Health - Cemetery	4,300	7,800	-81%
	Planning	94,300	39,002	59%
Recreation:				
	Recreation Common	64,051	74,063	
	Programming & Events	65,579	67,438	
	AMFRC	59,805	37,776	
	Water Front	50,150	50,888	
	Pool	20,388	25,946	
	Green Space	39,761	11,335	
	Total Recreation:	299,734	267,446	11%
	TOTAL REVENUE:	9,518,753	9,233,817	3%
1 Almost 100% of Taxation and Utility invoices sent as of Oct 31				
EXPENDITURES:				
General Municipality:				
	Mayor and Council	193,204	162,326	
	Council Election	-	-	
	Grants/Subsidies	200,523	116,837	
	Administration	1,325,250	1,093,057	
	Other Property Expenses	24,100	13,550	
	Computer Information Systems	104,000	69,186	
	Communications	29,700	18,649	
	Municipal Safety Program	4,477	5,397	
	Total General Municipality:	1,881,253	1,479,002	21%

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**2023 Variance Report
October 31, 2023**

		2023 Final Reading	YTD Oct 31	% remaining
	Unallocated Fuel Invoices (estimate only)		100,341	
	Cable	257,108	186,166	28%
	Protective Services:			
	Fire Protection	403,100	221,827	
	Emergency Measures	29,098	21,321	
	Bylaw Enforcement	159,100	102,173	
	Total Protective Services:	591,298	345,321	42%
	Public Works:			
	Common	480,545	474,157	
	Roads and Streets - Summer	126,450	116,910	
	Roads and Streets - Winter	428,800	202,880	
	Sidewalks	20,150	16,426	
	Dock	5,150	3,374	
	Surface Drainage	84,350	57,689	
	Water Services	1,495,500	928,104	
	Sewer Services	299,450	213,260	
	Waste Water Treatment Plant	232,000	-	
	Waste Management	725,650	437,666	
	Building Maintenance	388,400	321,584	
	Waste Diversion	313,000	195,654	
	Total Public Works:	4,599,445	2,967,704	35%
	Public Health - Cemetery	13,000	1,250	90%
	Planning	363,950	250,855	31%
	Recreation:			
	Recreation Common	273,437	280,461	
	Programming & Events	271,100	235,559	
	AMFRC	645,050	451,270	
	Water Front	43,925	20,087	
	Pool	225,200	213,189	
	Green Space	291,500	240,189	
	Total Recreation:	1,750,212	1,440,755	18%
	TOTAL EXPENDITURES:	9,456,266	6,871,735	27%
	NET OPERATING SURPLUS	62,487	2,362,082	
	TOTAL WAGES AND BENEFITS	4,080,402	3,382,753	17%

2 Corrected fuel invoices from February and March still not available

3 Number of large invoices still to come in

Surplus anticipated, sufficient to fund Reserve transfers

2023 Variance Report
October 31, 2023

GENERAL MUNICIPAL		2023 Final Reading	YTD Oct 31	Remaining
GENERAL MUNICIPAL REVENUES				
REVENUES: GENERAL TAXATION				
	Property Taxes - Residential	1,278,635	1,287,356	-1%
	Property Taxes - Non-Residential	1,236,711	1,219,974	1%
TOTAL GENERAL TAXATION REVENUE		2,515,346	2,507,330	
REVENUES: GRANTS IN LIEU OF TAXES				
	Federal Grants in Lieu - Residential	30,702	30,702	0%
	Territorial Grants in Lieu - Residential	16,279	16,279	0%
	Federal Grants in Lieu - Non-Residential	174,061	174,963	-1%
	Territorial Grants in Lieu - Non-Residential	460,316	462,701	-1%
	Tr'ondek Hwech'in Grants In Lieu	464,625	464,625	0%
TOTAL GRANTS IN LIEU REVENUES		1,145,983	1,149,270	
REVENUES: GRANTS				
	Comprehensive Municipal Grant	2,570,997	2,605,851	-1%
	Training Grant	4,000	4,000	0%
	Carbon Rebate	65,153	76,322	-17%
TOTAL GRANT REVENUES		2,640,150	2,686,173	
REVENUES: PENALTIES & INTEREST				
	Penalties & Interest - Property Taxes	10,000	16,344	-63%
	Penalties & Interest - Water & Sewer	6,000	8,067	-34%
	Administration Fee - Tax Liens	600	-	
TOTAL PENALTIES & INTEREST REVENUE		16,600	24,411	
REVENUE: OTHER REVENUE				
	Bank Interest	6,000	56,928	-849%
	Interest on Investments	45,000	119,513	-166%
	Less Interest Transferred to Reserves	(40,000)	(112,258)	-181%
	Bad Debt Recovery/NSF charges	1,000	50	95%
TOTAL OTHER REVENUE:		12,000	64,233	
REVENUE: SALE OF SERVICES				
	Business Licence	40,000	34,119	15%
	Intermunicipal Business Licence	1,500	575	62%
	Certificate and Searches	1,475	1,800	-22%
	Building Lease/Rental Income	85,071	76,315	10%
TOTAL SALE OF SERVICES REVENUE		128,046	112,809	
TOTAL GENERAL MUNICIPAL REVENUE		6,458,125	6,544,226	-1%

**2023 Variance Report
October 31, 2023**

GENERAL MUNICIPAL		2023 Final Reading	YTD Oct 31	Remaining
EXPENDITURES: MAYOR AND COUNCIL				
	Wages & Honoraria - Mayor/Council	70,000	59,796	15%
	Benefits - Mayor/Council	4,200	3,983	5%
	Employee Wages - Council Services Admin.	51,307	47,058	8%
	Employee Benefits - Council Services Admin.	7,696	6,324	18%
	Membership	27,000	31,029	-15%
	Training/Conferences - Mayor and Council	5,000	1,700	66%
	Travel - Accommodation and Meals	11,500	7,981	31%
	Travel - Transportation	9,000	3,999	56%
	Special events/sponsorship	6,000	456	92%
	Non Capital Equipment/Office Furniture	1,500	-	100%
	TOTAL MAYOR AND COUNCIL EXPENSES	193,204	162,326	
EXPENDITURES: GRANTS/SUBSIDY				
	Homeowner Senior Tax Grants	21,248	20,024	6%
	Development Incentive Grant	64,610	29,749	54%
	Water and Sewer - Senior Discount	43,665	32,047	27%
	Community Grants	30,000	28,860	4%
	Dawson Ski Hill Grants	6,000	6,157	-3%
	KDO Funding	35,000	-	100%
	TOTAL GRANTS/SUBSIDY EXPENSES	200,523	116,837	
EXPENDITURES: ADMINISTRATION				
	Wages - Administration	555,000	477,664	14%
	Benefits - Administration	83,250	70,000	16%
	Professional Fees	2,000	-	100%
	Audit	22,000	22,000	0%
	Legal	100,000	39,962	60%
	Human Resource	15,000	12,590	16%
	Membership/Conference	2,500	1,183	53%
	Training	7,000	2,663	62%
	Travel - Accommodation and Meals	6,000	3,857	36%
	Travel - Transportation	10,000	3,857	61%
	Promotional Material/Hosting Events	3,000	95	97%
	Subscriptions & Publications	2,000	425	79%
	Postage ALL DEPTS	13,500	11,869	12%
	Freight	2,000	417	79%
	Supplies - Office ALL DEPTS	30,000	20,679	31%
	Non Capital Equipment	4,000	4,421	-11%
	Photocopier Expense - ALL DEPTS	9,000	7,780	14%
	Building/Vehicle Repairs and Maintenance	15,000	4,311	71%
	Electrical	19,500	7,796	60%
	Heating	27,000	8,785	67%
	Insurance - ALL DEPTS	308,544	309,917	0%
1	Unanticipated FCM membership			
2	Awaiting invoice			

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**2023 Variance Report
October 31, 2023**

GENERAL MUNICIPAL		2023 Final Reading	YTD Oct 31	Remaining
	Telephone and Fax	33,000	32,132	3%
	Bank Charges	8,100	4,634	43%
	Payroll Fees	3,360	4,669	-39%
	Bad Debt Expense	4,796	-	100%
	Assessment Fees	38,500	40,756	-6%
	Tax Liens/Title Searches	200	-	100%
	Intermunicipal Business Licence	1,000	595	41%
TOTAL ADMINISTRATION EXPENSES		1,325,250	1,093,057	
EXPENDITURES: OTHER PROPERTY EXPENSES				
	Repairs and Maintenance - 8th Residence	7,000	2,934	58%
	Repairs and Maintenance - 6th Ave. Rental	5,000	4,039	19%
	Property Lease /staff housing	12,100	6,577	46%
TOTAL OTHER PROPERTY EXPENSES		24,100	13,550	
EXPENDITURES: COMPUTER INFORMATION SYSTEMS				
	Accounting System Support Plan	30,000	27,516	8%
	Network Workstation Support Plan & Updates	45,000	27,683	38%
	Network Software and Accessories	25,000	10,570	58%
	Repairs, Maintenance & Non Capital Replacement	4,000	3,417	15%
TOTAL COMPUTER IT EXPENSES		104,000	69,186	
EXPENDITURES: COMMUNICATIONS				
	Communications - Advertising ALL DEPTS	18,200	16,448	10%
	Licence Fees	2,500	2,201	12%
	Contracted Services	9,000	-	100%
TOTAL COMMUNICATIONS EXPENSES		29,700	18,649	
EXPENDITURES: MUNICIPAL HEALTH & SAFETY PROGRAM				
	Wages - Safety	3,927	4,807	-22%
	Benefits - Safety	550	590	-7%
TOTAL MUNICIPAL HEALTH & SAFETY EXPENSES		4,477	5,397	
TOTAL GENERAL MUNICIPAL EXPENSES		1,881,253	1,479,002	21%
TOTAL GENERAL MUNICIPALITY REVENUES:		6,458,125	6,544,226	
TOTAL GENERAL MUNICIPALITY EXPENSES:		1,881,253	1,479,002	
NET GENERAL MUNICIPALITY		4,576,872	5,065,224	
3	Unanticipated Dayforce monthly fees			
4	Budgeting error			
DEPARTMENTAL WAGES AND BENEFITS		716,927	616,840	14%

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**2023 Variance Report
October 31, 2023**

CABLE	2023 Final Reading	YTD Oct 31	Remaining
REVENUES - CABLE:			
Cable Television:			
Analog Basic	188,429	122,724	35%
Digital Basic	48,941	28,844	41%
Packages	15,304	8,311	46%
New Installations/Reconnects	2,345	1,737	26%
Fibre Optic Rental	4,589	3,700	19%
Estimated loss of customer base	(2,500)	-	100%
TOTAL REVENUE - CABLE:	257,108	165,316	36%
EXPENDITURES - CABLE:			
Wages	27,000	24,490	9%
Benefits	4,050	3,692	9%
Advertising/Analog Channel Guide	2,358	2,560	-9%
Supplies - Office	2,500	983	61%
Non-capital Equipment/Office Furniture	2,000	-	100%
Tower/Equipment Repairs and Mtnce.	7,000	2,500	64%
Electrical	13,000	9,711	25%
Telephone and Fax	2,200	2,524	-15%
Contracted Services	40,000	55,611	-39%
Supplies - Operating	2,000	170	92%
Cable Pole Rental/Site Lease	35,000	-	100%
Television Stations	120,000	83,925	30%
TOTAL EXPENDITURES - CABLE:	257,108	186,166	28%
NET CABLE EXPENSES	(0)	(20,850)	
1 Unanticipated loss of customers			
2 Deficit forecasted			
CEMETERY	2023 Final Reading	YTD Aug 31	
REVENUE - CEMETERY PLOTS:			
Sale of Cemetery Plots	4,300	7,800	-81%
TOTAL CEMETERY REVENUE:	4,300	7,800	-81%
EXPENDITURES - CEMETERY PLOTS:			
Contracted Services	8,000	1,250	84%
Landscaping	5,000	-	100%
TOTAL CEMETERY EXPENSE:	13,000	1,250	90%
TOTAL CEMETERY REVENUES:	4,300	7,800	
TOTAL CEMETERY EXPENSES:	13,000	1,250	
NET CEMETERY EXPENSES	(8,700)	6,550	
3 Lack of staff capacity			

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**2023 Variance Report
October 31, 2023**

PLANNING & DEVELOPMENT:		2023 Final Reading	YTD Oct 31	Remaining	
REVENUES - PLANNING:					
	Development Permits	10,000	20,502	-105%	1
	Subdivision Development Fees	5,000	-	100%	1
	Misc Government Grant	-	7,500		2
	Land Sales	60,000	1,000	98%	3
	Cash in Lieu (parking)	9,300	-	100%	
	Transfer in from Reserves (Heritage)	10,000	10,000	0%	
TOTAL REVENUE - PLANNING:		94,300	39,002	59%	
EXPENDITURES - PLANNING:					
	Wages - Planning	203,000	167,548	17%	
	Benefits - Planning	30,450	18,002	41%	
	Honoraria	12,000	7,754	35%	
	Legal	30,000	29,828	1%	4
	Training	6,000	75	99%	
	Travel - Accommodation and Meals	3,000	-	100%	
	Travel - Transportation	4,000	-	100%	
	Subscriptions & Publications	500	-	100%	
	Non Capital Equipment/Office Furniture	3,000	-	100%	
	Downtown Revitalization	30,000	24,258	19%	5
	Heritage Incentive	10,000	-	100%	6
	Contracted services	2,000	3,390	-70%	
	Survey and Title Costs	30,000	-	100%	3
TOTAL EXPENDITURES - PLANNING:		363,950	250,855	31%	
TOTAL PLANNING REVENUES:		94,300	39,002	59%	
TOTAL PLANNING EXPENSES:		363,950	250,855	31%	
NET PLANNING EXPENSES		(269,650)	(211,853)		
DEPARTMENTAL WAGES AND BENEFITS		233,450	185,550	21%	
1	Subdivision Development fees included in Development permits				
2	Tent City planning review- funded by YG				
3	Activity will not occur in 2023 - deferred				
4	Land related matter				
5	Downtown signage				
6	No applications to date				

**2023 Variance Report
October 31, 2023**

	2023 Final Reading	YTD Oct 31	Remaining
PROTECTIVE SERVICES			
PROTECTIVE SERVICES			
REVENUES - FIRE PROTECTION			
Fire Alarm Monitoring	9,955	12,780	-28%
Inspection Services	2,000	-	100%
Fire & Alarm Response	5,000	-	100%
Miscellaneous Protective Services	15,000	1,903	87%
CMG - Fire Suppression	50,000	50,000	0%
TOTAL FIRE PROTECTION REVENUES	81,955	64,683	21%
EXPENSES - FIRE PROTECTION			
Wages - Fire Protection	109,000	83,065	24%
Benefits - Fire Protection	16,350	9,822	40%
Fire Fighter Call Outs	30,000	24,745	18%
Benefits - Fire Fighter WCB	24,000	23,565	2%
Professional Fees (medical fees)	2,000	580	71%
Membership/Conference	1,000	450	55%
Training/Certificates	35,000	22,289	36%
Travel - Accommodation and Meals	6,000	4,081	32%
Travel - Transportation	5,000	2,333	53%
Promotional Material	2,000	343	83%
Special Events	8,000	2,025	75%
Subscriptions & Publications	2,000	-	100%
Freight	5,000	735	85%
Non Capital Equipment	8,000	800	90%
Building Repairs and Maintenance	4,000	802	80%
Electrical	6,500	3,346	49%
Heating	9,750	3,765	61%
Insurance (FF additional)	5,000	-	100%
Telephone and Fax	6,500	5,154	21%
Contracted Services	42,000	6,709	84%
Supplies - Operating and safety	30,000	16,903	44%
Supplies - Specialty Clothing/other	20,000	5,792	71%
Smoke/CO Detector Campaign	5,000	-	100%
Training facility	5,000	-	100%
Vehicle Fuel	4,500	3,554	21%
Vehicle Repairs and Maintenance	2,500	349	86%
Heavy Equipment Fuel	1,500	620	59%
Heavy Equipment Repairs and Maintenance	7,500	-	100%
TOTAL FIRE PROTECTION EXPENSES	403,100	221,827	45%
NET FIRE PROTECTION EXPENSES	(321,145)	(157,144)	

1	Anticipated that an agreement with EMS would be signed/\$5,000 for 125th used in other dept		
2	125th: Due to reduced funding, Association sought out other sources		
3	To be allocated at year end		
4	Orders have been placed but supply shortages/contractors also facing capacity issues		
5	Work done in December		

**2023 Variance Report
October 31, 2023**

PROTECTIVE SERVICES	2023 Final Reading	YTD Oct 31	Remaining	
EMERGENCY MEASURES				
EXPENSES - EMERGENCY MEASURES:				
Wages - EMO	21,000	17,993	14%	
Benefits - EMO	3,150	2,327	26%	
Supplies (includes Infosat communication)	1,948	225	88%	
Non Capital Equipment	1,000	685	32%	
Safety Kits and Supplies	2,000	91	95%	
Vehicle Repairs and Maintenance				
TOTAL EMERGENCY MEASURES EXPENSES	29,098	21,321	27%	
BYLAW ENFORCEMENT				
REVENUES - BYLAW ENFORCEMENT				
Bylaw Revenue	3,000	1,600	47%	
Animal Control Fees	3,000	1,430	52%	
Grants				
TOTAL BYLAW ENFORCEMENT REVENUES	6,000	3,030	50%	6
EXPENSES - BYLAW ENFORCEMENT:				
Wages - Bylaw	81,000	70,791	13%	
Benefits - Bylaw	12,150	8,558	30%	
Legal Fees	30,000	1,554	95%	7
Training	4,000	1,427	64%	
Travel - Accommodation and Meals	2,250	-	100%	
Travel - Transportation	1,750	-	100%	
Educational Material/Special Events	3,750	834	78%	
Freight	300	35	88%	
Non Capital Equipment	500	500	0%	
Contracted Services	2,000	570	72%	
Animal Control - Humane Society	14,600	14,600	0%	
Operating Supplies/Signs/Animal control	3,000	81	97%	
Specialty Clothing	1,000	496	50%	
Vehicle Fuel	1,800	1,278	29%	
Vehicle Repairs and Maintenance	1,000	1,449	-45%	8
TOTAL BYLAW ENFORCEMENT EXPENDITURES:	159,100	102,173	36%	
NET BYLAW ENFORCEMENT EXPENDITURES	(153,100)	(99,143)		
TOTAL PROTECTIVE SERVICES REVENUES:	87,955	67,713		
TOTAL PROTECTIVE SERVICES EXPENSES:	591,298	345,321		
NET PROTECTIVE SERVICES EXPENSES	(503,343)	(277,608)		
DEPARTMENTAL WAGES AND BENEFITS	239,500	190,229	21%	

6	Moved to more proactive educating, rather than ticketing
7	Anticipated legal review of bylaw changes - moved to 2024
8	Aging equipment

**2023 Variance Report
October 31, 2023**

	PUBLIC WORKS	2023 Final Reading	YTD Oct 31	Remaining	
	REVENUE - PUBLIC WORKS:				
	WATER SERVICE REVENUE:				
	Water Utility Fee	898,115	890,477	1%	
	Bulk Water Sales - Fill Station	20,250	14,618	28%	1
	Water Delivery	74,109	68,740	7%	
	Disconnect/Reconnect Water Services	9,585	14,034	-46%	
	TOTAL WATER SERVICE REVENUE:	1,002,059	987,869		
	SEWER SERVICE REVENUE:				
	Sewer Utility Fee	679,948	666,063	2%	
	TOTAL SEWER SERVICE REVENUE:	679,948	666,063		
	WASTE MANAGEMENT REVENUE:				
	Waste Management Fees	270,884	289,146	-7%	
	YG Funding for Waste Management	75,000	-	100%	2
	Ground Water Monitoring	35,000	17,500	50%	2
	Tipping Fees	50,000	-	100%	3
	YG Funding for Recycling Depot	42,840	38,046	11%	2
	Recycling Revenue (Raven Recycling)	50,000	44,596	11%	
	TOTAL WASTE MANAGEMENT REVENUE:	523,724	389,288		
	OTHER REVENUE:				
	New Installation Fee - Labour	45,000	43,553	3%	
	Sale of Gravel	1,500	2,927	-95%	
	New Installation Fee - Sale of Inventory	35,000	40,517	-16%	
	Load Capacity	20,000	8,152	59%	4
	Grant - Training	5,000	3,945	21%	
	Lease Income - Dock	5,000	-	100%	
	TOTAL OTHER REVENUE:	111,500	99,094		
	TOTAL REVENUE - PUBLIC WORKS:	2,317,231	2,142,314	8%	
	1 Construction on 5th closed the Bulk Water fill station during the summer				
	2 Reporting to be completed early January				
	3 Not introduced in 2023				
	4 Anticipated more new development				
	5 Miscoding of capital invoices - to be corrected				
	6 coding allocation between supplies and safety supplies				
	EXPENDITURES - PUBLIC WORKS:				
	COMMON:				
	Wages - PW Common	148,000	150,050	-1%	
	Benefits - PW Common	22,200	17,675	20%	
	Professional Fees	1,000	-	100%	
	Membership/Conference	3,000	1,220	59%	
	Training	8,000	2,159	73%	
	Travel - Accommodation and Meals	5,000	876	82%	
	Travel - Transportation	2,000	783	61%	
	Promotional Material/Special Events	500	500	0%	
	Subscriptions & Publications	500	-	100%	
	Freight	2,000	6,056	-203%	
	Non Capital Equipment	15,000	5,901	61%	
	Photocopier Expense (lease)	1,395	622	55%	
	Building Repairs and Maintenance	10,000	5,504	45%	
	Electrical	8,450	7,087	16%	
	Heating	22,500	20,396	9%	
	Telephone and Fax	15,000	15,294	-2%	
	Contract Services - Common	5,000	24,276	-386%	5
	Supplies - Common Operating	20,000	23,894	-19%	6
	Supplies - Safety	15,000	12,204	19%	6

**2023 Variance Report
October 31, 2023**

	PUBLIC WORKS	2023 Final Reading	YTD Oct 31	Remaining	
	Vehicle Fuel	33,000	33,976	-3%	7
	Vehicle Repairs and Maintenance	35,000	27,656	21%	
	Heavy Equipment Fuel	15,000	25,307	-69%	7
	Heavy Equipment R&M	75,000	73,727	2%	
	Mosquito Control	18,000	18,994	-6%	
	TOTAL COMMON EXPENDITURES:	480,545	474,157	1%	
	ROADS AND STREETS - SUMMER:				
	Wages - PW Roads Summer	13,000	15,760	-21%	
	Benefits - PW Roads Summer	1,950	1,912	2%	
	Freight	500	-	100%	
	Contracted Services	60,000	77,042	-28%	8
	Supplies - Operating	1,000	-	100%	
	Chemicals	10,000	-	100%	
	Cold Mix	3,000	-	100%	
	Gravel	10,000	3,075	69%	
	Signs	7,000	-	100%	
	Street Lights	20,000	19,121	4%	
	TOTAL ROADS AND STREETS - SUMMER:	126,450	116,910	8%	
	ROADS AND STREETS - WINTER:				
	Wages - PW Roads Winter	62,000	46,957	24%	
	Benefits - PW Roads Winter	9,300	5,884	37%	
	Freight	2,500	-	100%	
	Contracted Services	250,000	134,780	46%	8
	Supplies	500	-	100%	
	3/8 Minus Sand Mix	20,000	-	100%	
	Winter Chemical	65,000	-	100%	
	Signs	500	66	87%	
	Street Lights	19,000	15,193	20%	
	TOTAL ROADS AND STREETS - WINTER	428,800	202,880	53%	
	7 Unanticipated fuel price increases				
	8 Seasonality and allocation between winter and summer roads				
	SIDEWALKS:				
	Wages - PW Sidewalks	11,000	13,760	-25%	
	Benefits - PW Sidewalks	1,650	1,526	8%	
	Freight	500	-	100%	
	Contracted Services	5,000	52	99%	
	Supplies - Material	2,000	1,088	46%	
	TOTAL SIDEWALKS:	20,150	16,426	18%	
	FLOATING DOCK:				
	Repair and Maintenance	3,000	3,224	-7%	
	Contracted Services	2,000	-	100%	
	Marine Lease	150	150	0%	
	TOTAL FLOATING DOCK:	5,150	3,374	34%	
	SURFACE DRAINAGE:				
	Wages - PW Surface Drainage	54,000	49,295	9%	
	Benefits - PW Surface Drainage	8,100	5,780	29%	
	Freight	500	-	100%	
	General Operat-Non Capital Equipment	2,500	-	100%	
	Electrical	2,250	566	75%	
	Contracted Services	12,000	807	93%	
	Supplies	5,000	1,241	75%	
	TOTAL SURFACE DRAINAGE	84,350	57,689	32%	

**2023 Variance Report
October 31, 2023**

	PUBLIC WORKS	2023 Final Reading	YTD Oct 31	Remaining	
	ENVIRONMENTAL USE AND PROTECTIONS:				
	WATER SERVICES:				
	Wages - PW Water Services	460,000	371,060	19%	
	Benefits - PW Water Services	69,000	42,360	39%	
	Professional Fees	10,000	-	100%	
	Professional Fees - Water Licence	20,000	2,900	86%	
	Membership/Conference/Certificates	4,000	588	85%	
	Training	10,000	278	97%	
	Travel - Accommodation and Meals	5,000	3,611	28%	
	Travel - Transportation	2,500	1,872	25%	
	Freight	22,000	21,909	0%	
	Non Capital Equipment	5,000	3,091	38%	
	Repairs and Maintenance	75,000	59,513	21%	
	Electrical	195,000	107,261	45%	
	Heating	300,000	48,044	84%	
	Telephone	15,000	19,682	-31%	9
	Contract Services	50,000	30,275	39%	
	Supplies - Operating	100,000	117,572	-18%	10
	Supplies - Safety	5,000	6,674	-33%	
	Chemicals	20,000	8,981	55%	
	Water Sampling/Testing	12,000	5,285	56%	
	Water Delivery	116,000	77,148	33%	11
	TOTAL WATER SERVICES:	1,495,500	928,104	38%	
	SEWER SERVICES:				
	Wages - PW Sewer Services	153,000	146,390	4%	
	Benefits - PW Sewer Services	22,950	16,576	28%	
	Membership/Conference/Dues	1,000	-	100%	
	Training	5,000	-	100%	
	Travel - Accommodation and Meals	3,000	-	100%	
	Travel - Transportation	1,500	-	100%	
	Freight	1,500	364	76%	
	Non Capital Equipment	3,000	-	100%	
	Electrical	32,500	19,514	40%	
	Contracted Services	60,000	23,070	62%	
	Supplies	8,000	7,346	8%	
	Supplies - Safety	5,000	-	100%	
	Chemicals	3,000	-	100%	
	TOTAL SEWER SERVICES:	299,450	213,260	29%	
	9 Fibre added to Pumphouse due to tower issues				
	10 Unanticipated water treatment supplies/filters price increase				
	11 Only 9 months				
	12 In discussions				
	WASTE WATER TREATMENT PLANT:				
	Wages - PW WWTP				
	YG Payment towards Operating WWTP	232,000	-	100%	12
	TOTAL WASTE WATER TREATMENT PLANT:	232,000	-		

**2023 Variance Report
October 31, 2023**

	PUBLIC WORKS	2023 Final Reading	YTD Oct 31	Remaining
WASTE MANAGEMENT:				
	Wages - PW Waste Management	338,000	240,473	29%
	Benefits - PW Waste Management	50,700	30,224	40%
	Professional Fees	10,000	-	100%
	Training	5,000	3,695	26%
	Travel - Accommodation and Meals	5,000	693	86%
	Travel - Transportation	2,500	230	91%
	Freight	500	1,774	-255%
	Non-Capital Equipment	40,000	482	99%
	Building Repairs and Maintenance	7,000	73	99%
	Electrical	11,700	1,774	85%
	Heating	4,500	927	79%
	Contracted Services	150,000	114,775	23%
	Supplies	1,500	2,137	-42%
	Supplies - Safety	3,000	850	72%
	Sampling/Testing	40,000	-	100%
	Vehicle Fuel (including garbage truck)	15,000	16,352	-9%
	Vehicle Repairs and Maintenance	15,000	5,211	65%
	Water Delivery/Septic	1,000	1,287	-29%
	Heavy Equipment Fuel	5,250	5,120	2%
	Heavy Equipment Repairs and Maintenance	20,000	11,589	42%
	TOTAL WASTE MANAGEMENT:	725,650	437,666	40%
WASTE DIVERSION:				
	Wages - PW Diversion	200,000	151,648	24%
	Benefits - PW Diversion	30,000	16,219	46%
	Non-Capital Equipment	10,000	7,094	29%
	Electrical	50,000	7,086	86%
	Building Repairs and Maintenance	3,000	723	76%
	Contracted Services	5,000	7,249	-45%
	Recycling Depot - Supplies	10,000	1,475	85%
	Supplies - Safety	5,000	4,160	17%
	TOTAL WASTE DIVERSION:	313,000	195,654	37%
BUILDING MAINTENANCE				
	Wages - PW Other	316,000	271,471	14%
	Benefits - PW Other	47,400	30,128	36%
	Janitorial Supplies - ALL DEPTS	25,000	19,985	20%
	TOTAL Building Maintenance:	388,400	321,584	17%
	TOTAL PUBLIC WORKS REVENUE	2,317,231	2,142,314	
	TOTAL PUBLIC WORKS EXPENDITURES	4,599,445	2,967,704	
	NET PUBLIC WORKS EXPENDITURES	(2,282,214)	(825,390)	
	DEPARTMENTAL WAGES AND BENEFITS	2,018,250	1,625,148	19%

**2023 Variance Report
October 31, 2023**

	2023 Final Reading	YTD Oct 31	Remaining	
RECREATION:				
REVENUE - RECREATION COMMON				
Lotteries - Yukon	43,051	45,978	-7%	1
Equipment Rental	6,000	20,570	-243%	1
Misc Revenue (includes misc grant)	7,500	7,515	0%	
Sponsored Initiatives	7,500	-	100%	2
TOTAL REVENUES-RECREATION COMMON	64,051	74,063	-16%	
EXPENDITURES - COMMON SERVICES:				
Wages - Recreation	118,000	162,538	-38%	
Benefits - Recreation	17,700	18,024	-2%	
Professional Fees	8,000	4,033	50%	
Training	5,000	3,628	27%	
Travel - Accommodation and Meals	3,000	1,844	39%	
Travel - Transportation	3,000	4,000	-33%	
Freight	13,000	4,371	66%	
Non Capital Equipment/Office Furniture	4,000	410	90%	
Photocopier Expense (lease)	2,136	2,154	-1%	
Telephone and Fax	10,000	14,155	-42%	3
Bank Service Charges/Debit Machine	6,300	4,843	23%	
Contracted Services	10,000	16,386	-64%	
Supplies - Safety	6,000	4,983	17%	
Lottery Grants	43,051	28,249	34%	
Vehicle Fuel	7,250	6,553	10%	
Vehicle Repairs and Maintenance	7,000	4,290	39%	
Sponsored Initiatives	10,000	-	100%	
TOTAL REC. COMMON/CENTER EXPENSES:	273,437	280,461	-3%	
REVENUE - PROGRAMS AND EVENTS				
YLAP Grant/Youth Activity Grant	12,500	12,500	0%	
Programs - Under 14 yrs of age				
Programs	43,079	49,938	-16%	
Grants	10,000	5,000	50%	
TOTAL REVENUES - PROGRAMS/EVENTS	65,579	67,438		
EXPENDITURES - PROGRAMS AND EVENTS				
Wages - Programs and Events	172,000	142,419	17%	
Benefits - Programs and Events	25,800	14,390	44%	
Membership/Conference Fees	300	-	100%	
Training	2,000	1,384	31%	
Travel - Accom & Transportation	2,000	5,677	-184%	
Non Capital Equipment	5,000	3,001	40%	
Contracted Services - Instructors	25,000	43,464	-74%	4
Supplies Programming	11,500	10,550	8%	
Supplies - YLAP	12,500	995	92%	
Canada Day	5,000	9,697	-94%	
Discovery Day	2,500	3,630	-45%	5
Celebration of Lights	7,500	352	95%	
TOTAL PROGRAMS & EVENTS EXPENSES:	271,100	235,559	13%	
NET - PROGRAMS & EVENTS EXPENSES	(205,521)	(168,121)		
1 Miscoding - to be corrected and allocated to correct division				
2 Funding in after Oct 31				
3 Move to fibre for the buildings due to tower issues				
4 Allocation error/YLAP and Pool training. Additional aprograms added				
5 Additional activities				

**2023 Variance Report
October 31, 2023**

	2023 Final Reading	YTD Oct 31	Remaining	
RECREATION:				
REVENUE - AMFRC				
Merchandise/skate sharpening	1,331	1,216	9%	
Public Skating	10,001	2,723	73%	
Ice Fees	41,973	27,071	36%	
Curling Club Lease	5,000	-	100%	
Recreation Facility Rental	1,500	6,766	-351%	
TOTAL REVENUES - AMFRC	59,805	37,776	37%	
EXPENDITURES - AMFRC				
Wages - AMFRC	212,000	157,676	26%	
Benefits - AMFRC	31,800	16,620	48%	
Building R & M - AMFRC	145,000	99,145	32%	
Equipment R & M	8,000	11,508	-44%	
Electrical - AMFRC	125,000	106,482	15%	
Propane - AMFRC	2,000	1,187	41%	
Heating - AMFRC	105,000	50,390	52%	
Contracted Services	10,000	4,463	55%	
Supplies Operating - AMFRC	6,000	3,799	37%	
Equip Fuel - AMFRC	250	-	100%	
TOTAL AMFRC EXPENSES:	645,050	451,270	30%	
NET - AMFRC EXPENSES	(585,245)	(413,494)		
REVENUE - WATERFRONT				
Fitness Passes	50,150	50,888	-1%	
TOTAL REVENUES - WATERFRONT	50,150	50,888		
EXPENDITURES - WATERFRONT				
Wages - Waterfront	9,500	4,579	52%	
Benefits - Waterfront	1,425	635	55%	
Building R & M	10,000	4,219	58%	
Equipment R & M	5,000	161	97%	
Electrical	7,500	4,760	37%	
Heating	7,500	2,781	63%	
Supplies Operating	3,000	2,952	2%	
TOTAL WATERFRONT EXPENSES:	43,925	20,087	54%	
NET - WATERFRONT EXPENSES	6,225	30,801		
REVENUE - POOL				
Public Swim	13,901	20,879	-50%	6
Swimming Lessons	5,237	4,698	10%	
Swim Club	1,000	-	100%	
Rentals	250	369	-48%	
TOTAL REVENUES - POOL	20,388	25,946	-27%	
6 Longer season and closure of swimming hole may have had an impact				
7 Longer season				
8 Training coded to Instructors in error				
EXPENDITURES - POOL				
Wages - Pool	100,000	115,297	-15%	7
Benefits - Pool	15,000	11,897	21%	
Membership/Conference	200	-	100%	
Training	6,000	1,561	74%	8

**2023 Variance Report
October 31, 2023**

RECREATION:	2023 Final Reading	YTD Oct 31	Remaining
Travel - Accommodation and Meals	1,250	2,381	-90%
Travel - Transportation	750	-	100%
Building Repairs and Maintenance	32,500	18,983	42%
Electrical	17,500	10,430	40%
Heating	42,500	47,312	-11%
Supplies - lesson materials	500	-	100%
Supplies - Operational	3,500	3,046	13%
Swim Club Expenditures	500	505	-1%
Supplies - Lesson Material	500	457	9%
Chemicals	4,500	1,320	71%
TOTAL POOL EXPENSES:	225,200	213,189	5%
NET - POOL EXPENSES	(204,812)	(187,243)	
REVENUE - GREEN SPACE			
Rentals - Minto	8,500	2,422	72%
Vendor Stalls	1,000	-	100%
Commemorative Parks Donations	4,500	1,200	73%
Misc Grant	20,000	4,342	78%
Rentals - Parks & Greenspaces	3,261	1,331	59%
Miscellaneous Revenue	2,500	2,040	
TOTAL REVENUES - GREEN SPACE	39,761	11,335	71%
EXPENDITURES - GREEN SPACE			
Wages	120,000	84,470	30%
Benefits	18,000	8,259	54%
Training	2,000	1,200	40%
Non Capital Equipment	10,000	6,375	36%
Repairs & Maintenance - Minto	below	below	
Repairs & Maintenance - Other	below	below	
Commemorative Parks Program	6,000	145	98%
Equipment Repairs & Maintenance	2,000	935	53%
Electric - Minto	7,500	4,511	40%
Electric - Other	3,500	5,501	-57%
Contracted Services	35,000	28,893	17%
Parks & Greenspace Maintenance	20,000	35,439	-77%
Trail Maintenance - Green Space	above	above	
Land Lease	500	249	50%
Golf Course - Operating Lease	45,000	45,000	0%
DC Minor Soccer	7,000	5,454	22%
Community Garden	15,000	13,758	8%
Equipment Fuel	-	-	
TOTAL GREEN SPACE/PARK MTNCE EXPENSE	291,500	240,189	18%
NET GREEN SPACE EXPENSES	(251,739)	(228,854)	
9 Budgeting error - should have been closer to \$5,000 as in prior years			
10 Miscoded capital and contracted services - to be corrected			
TOTAL RECREATION REVENUES:	299,734	267,446	
TOTAL RECREATION EXPENSES:	1,750,212	1,440,755	
NET RECREATION EXPENSES	(1,450,478)	(1,173,309)	
DEPARTMENTAL WAGES AND BENEFITS	841,225	736,804	12%

9

10



City of Dawson Report to Council

Agenda Item	2024 Provisional Budget
Prepared By	Kim McMynn
Meeting Date	December 19, 2023
References (Bylaws, Policy, Leg.)	Section 237 – Yukon Municipal Act
Attachments	2024 Provisional Operating and Capital Budget

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

Recommendation

That Council approve the 2024 Provisional Operating and Capital Budget

Executive Summary

As required by Sec 237 of the Yukon Municipal Act, council is required to pass a provisional operating budget prior to December 31.

Background

Each year a provisional budget is passed in December to allow continued operations in the new year. This year Administration is also including a provisional capital budget, so tenders may be prepared earlier in the year.

Discussion / Analysis

Provisional budgets are generally prepared based on the operation budget of the previous year with adjustments made for known changes. More detailed analysis and decisions for 2024 will be in the 2024 Budget Bylaw – First Reading which will be presented to Council in the new year. Consideration in this provisional budget has been made for a proposed 2.5% increase in the Tax Levy and Fees and Charges. Salaries and Benefits increases have been calculated based on the terms in the Collective Agreement and the Management Remuneration Bylaw. In the Capital budget, some asset replacements that could not be completed in 2023 has been moved into 2024, and those requiring tenders to be issued in early 2024 have been added.

To date, Council has engaged in three budget meetings. In this final Provisional document, changes requested by Council, updates for new information and changes where managers have trimmed expenses are noted. In order to fully fund the Facilities Reserve, this provisional budget requests additional funds, first from any surplus from 2023 and second from the Unrestricted Surplus which currently has a balance of \$2.12 million.

Fiscal Impact

The final 2024 Provisional Budget provides for a \$82,866 operating surplus and the request for funds in the amount of \$167,134 to fully fund the Facilities Reserve.

Approved by	Signature	Position	Date
Paul Robitaille		Acting CAO	December 15, 2023

Provisional Budget 2024

Summary A	2021 Actual	2022 Actual	2023 Budget	2024 Budget
Property Taxes / Pmt in Lieu	3,246,103	3,449,210	3,661,329	3,752,862
Comprehensive Municipal Grant	2,562,359	2,600,592	2,620,997	2,922,102
	<u>5,808,462</u>	<u>6,049,802</u>	<u>6,282,326</u>	<u>6,674,964</u>
Departmental Expenses Net of Department Revenue				
Gen Gov	(1,517,742)	(1,631,169)	(1,817,254)	(1,881,245)
Public Works	(1,366,026)	(1,728,291)	(2,282,214)	(2,444,924)
Planning	(124,810)	(264,237)	(269,650)	(374,600)
Fire	(311,627)	(294,317)	(400,243)	(415,959)
Recreation	(1,303,275)	(1,378,147)	(1,450,478)	(1,475,432)
Cable	314	(29,183)	(0)	62
Net Expenses	<u>(4,623,166)</u>	<u>(5,325,345)</u>	<u>(6,219,839)</u>	<u>(6,592,098)</u>
Net Operating Surplus	1,185,296	724,457	62,487	82,866
Total Transfers to Reserves	929,652	446,361	259,300	250,000
From Unrestricted Surplus			(196,813)	(167,134)
Net Surplus/Deficit	255,644	278,096	0.00	0.00
Total Wages & Bnfits	3,474,907	3,923,846	4,083,552	4,268,855

Provisional Budget 2024

GENERAL MUNICIPAL	2021 Actual	2022 Actual	2023 Budget	2024 Budget	1
Property Tax					
Property Taxes - Residential	1,119,233	1,208,563	1,278,635	1,310,601	
Property Taxes - Non-Residential	1,115,590	1,165,112	1,236,711	1,267,629	
Total Property Tax	2,234,823	2,373,675	2,515,346	2,578,230	
Grants in Lieu of Taxes					
Federal Grants in Lieu - Residential	27,697	29,383	30,702	31,470	
Territorial Grants in Lieu - Residential	13,589	15,580	16,279	16,686	
Federal Grants in Lieu - Non-Residential	159,215	166,847	174,061	178,413	
Territorial Grants in Lieu - Non-Residential	416,170	434,691	460,316	471,824	
Tr'ondek Hwech'in Grants In Lieu	394,609	429,034	464,625	476,241	
Total Grants in Lieu of Taxes	1,011,280	1,075,535	1,145,983	1,174,633	
Comprehensive Municipal Grant	2,562,359	2,600,592	2,620,997	2,922,102	
1. Property tax and Grants in lieu calculated with 2.5% increase (including mininum tax)					

Provisional Budget 2024

GENERAL MUNICIPAL	2021 Actual	2022 Actual	2023 Budget	2024 Budget	
REVENUES					
Grants					
Training Grant	2,590	2,500	4,000	4,000	
Carbon Rebate	35,275	65,153	65,153	76,000	1
Total Grants	37,865	67,653	69,153	80,000	
Penalties & Interest					
Penalties & Interest - Property Taxes	14,926	15,310	10,000	13,412	
Penalties & Interest - Water & Sewer	8,991	13,632	6,000	9,541	
Administration Fee - Tax Liens	-	-	600	600	
Total Penalties & Interest	23,917	28,942	16,600	23,553	
Other Revenue					
Bank Interest			6,000	10,000	
Interest on Investments	23,976	45,290	45,000	100,000	1
Less Interest Transferred to Reserves	(22,773)	(41,763)	(40,000)	(75,000)	1
Bad Debt Recovery/NSF charges	80	-	1,000	-	
Total Other Revenue	29,634	10,771	12,000	35,000	
Sales of Services					
Business Licence	34,099	40,838	40,000	38,312	
Intermunicipal Business Licence	4,457	2,487	1,500	2,815	
Certificate and Searches	1,473	2,550	1,475	1,833	
Building Lease/Rental Income	116,125	84,077	85,071	85,071	
Total Sales of Services	156,154	129,952	128,046	128,031	
TOTAL GENERAL MUNICIPAL REVENUE	247,570	237,318	225,799	266,584	
EXPENDITURES: MAYOR AND COUNCIL					
Wages & Honoraria - Mayor/Council	60,712	67,680	70,000	71,750	
Benefits - Mayor/Council	3,057	3,778	4,200	4,305	
Employee Wages - Council Services Admin.	47,977	50,056	51,307	52,590	
Employee Benefits - Council Services Admin.	7,234	7,819	7,696	7,889	
Membership	26,750	26,606	27,000	29,814	1
Training/Conferences - Mayor and Council	5,015	4,728	5,000	5,125	
Travel - Accommodation and Meals		4,916	11,500	11,788	
Travel - Transportation	5,057	1,664	9,000	9,225	
Special events/sponsorship	1,113	2,634	6,000	6,150	
Non Capital Equipment/Office Furniture	308	1,500	1,500	1,538	
TOTAL MAYOR AND COUNCIL EXPENSES	157,223	171,381	193,204	200,173	
Elections	8,370	8,492	-	15,000	2
Total Elections	8,370	8,492	-	15,000	
Grant Expenses					
Homeowner Senior Tax Grants	24,964	28,330	21,248	14,165	
Development Incentive Grant	25,730	29,220	64,610	100,000	3
Water and Sewer - Senior Discount	51,173	54,357	43,665	30,076	
Community Grants	40,465	16,250	30,000	30,000	
Dawson Ski Hill Grants	8,131	5,871	6,000	6,000	
KDO Funding	35,000	35,000	35,000	35,000	
Total Grants / Subsidies	185,463	169,028	200,523	215,241	
1. Updated -due to new information - increase to revenues					
2. Updated - does not include cost of preparing new voters list					
3. If all eligible properties apply for incentive in 2024, maximum may be met					

Provisional Budget 2024

GENERAL MUNICIPAL	2021 Actual	2022 Actual	2023 Budget	2024 Budget	
Administration					
Wages - Administration	501,646	542,709	555,000	568,875	
Benefits - Administration	100,182	127,235	83,250	85,331	
Professional Fees	24,294	1,331	2,000	2,000	
Audit	22,000	22,000	22,000	22,000	
Legal	64,798	66,180	100,000	100,000	
Human Resource	14,329	14,732	15,000	15,375	
Membership/Conference	290	1,295	2,500	2,563	
Training	2,792	4,760	7,000	7,500	
Travel - Accommodation and Meals	1,014	1,731	6,000	8,000	
Travel - Transportation	2,526	2,452	10,000	10,250	
Promotional Material/Hosting Events	1,960	7,479	3,000	20,000	
Subscriptions & Publications	3,890	-	2,000	2,000	
Postage ALL DEPTS	8,691	13,596	13,500	13,500	
Freight	1,583	1,219	2,000	1,700	
Supplies - Office ALL DEPTS	28,143	19,616	30,000	25,920	
Non Capital Equipment	1,994	3,202	4,000	4,000	
Photocopier Expense - ALL DEPTS	8,800	13,205	9,000	9,000	
Building Repairs and Maintenance	34,021	15,449	15,000	21,490	
Electrical	11,307	11,064	19,500	19,988	
Heating	15,825	21,995	27,000	27,675	
Insurance - ALL DEPTS	267,765	266,914	308,544	328,432	4
Telephone and Fax	31,190	31,442	33,000	33,825	
Bank Charges	3,903	3,424	8,100	4,300	5
Payroll Fees	4,420	5,498	3,360	5,000	5
Bad Debt Expense	500	65	4,796	4,000	
Assessment Fees	37,932	40,318	38,500	39,463	
Tax Liens/Title Searches	-	150	200	200	
Partnerships				15,000	6
Intermunicipal Business Licence	-	680	1,000	1,000	
TOTAL ADMINISTRATION EXPENSES	1,195,795	1,239,741	1,325,250	1,398,385	
Cemetery Revenues					
Sale of Cemetery Plots	2,400	4,300	4,300	4,300	
Total Cemetery Revenues	2,400	4,300	4,300	4,300	
Cemetery Expense					
Contracted Services	-	3,265	8,000	8,000	
Landscaping/ Maintenance	-	-	5,000	5,000	
Total Cemetery Expense	-	3,265	13,000	13,000	
Other Property Expenses					
Repairs and Maintenance - 8th Residence	1,911	679	7,000	7,000	
Repairs and Maintenance - 6th Ave. Rental	757	523	5,000	5,000	
Property Lease /staff housing		8,709	12,100	12,100	
Total Other property Expenses	2,668	9,911	24,100	24,100	
4. Additional payment required for YICA (reciprocal insurance policy)					
5. Adjusted for expected bank fees					
6. UNESCO partnership					

Provisional Budget 2024

GENERAL MUNICIPAL	2021 Actual	2022 Actual	2023 Budget	2024 Budget	
Computer Information Systems					
Accounting System Support Plan	27,918	23,389	30,000	30,750	
Network Workstation Support Plan & Updates	56,214	42,033	45,000	46,125	
Network Software and Accessories	30,760	18,176	25,000	25,625	
Repairs, Maintenance & Non Capital Replacement	697	7,929	4,000	4,100	
Additional Licensing				-	
TOTAL COMPUTER IT EXPENSES	115,589	91,527	104,000	106,600	
Communications					
Communications - Wages	-	29,338	-	-	
Communications - Benefits	-	4,408	-	-	
Communications - Advertising ALL DEPTS	22,403	26,473	18,200	18,655	
Licence Fees	1,993	1,963	2,500	2,563	
Contracted Services	145	5,995	9,000	9,225	
TOTAL COMMUNICATIONS EXPENSES	2,138	68,177	29,700	30,443	
Bylaw Enforcement					
Revenues					
Bylaw Revenue	-	2,751	3,000	3,075	
Animal Control Fees	3,025	1,850	3,000	3,075	
Grants		3,000		-	
Total Expenses	3,025	7,601	6,000	6,150	
Expenses					
Wages - Bylaw	73,332	79,179	81,000	83,025	
Benefits - Bylaw	1,919	11,963	12,150	12,454	
Legal Fees / Professional Fees	-	-	30,000	20,000	7
Training	473	3,399	4,000	4,000	
Travel - Accommodation and Meals	96	1,782	2,250	2,250	
Travel - Transportation	-	1,309	1,750	1,750	
Educational Material/Special Events	6	28	3,750	3,000	
Freight	-	-	300	300	
Non Capital Equipment	126	-	500	500	
Contracted Services	4,059	195	2,000	2,000	
Animal Control - Humane Society	14,600	14,694	14,600	14,600	
Operating Supplies/Signs/Animal control	605	1,445	3,000	3,000	
Specialty Clothing	338	787	1,000	1,000	
Vehicle Fuel	1,505	1,451	1,800	1,845	
Vehicle Repairs and Maintenance	942	1,911	1,000	1,025	
Total Expenses	98,001	118,143	159,100	150,749	
Health & Safety					
Wages - Safety	4,818	-	3,927	4,025	
Benefits - Safety	672	724	550	564	
Total Health & Safety	5,490	724	4,477	4,589	
TOTAL GENERAL MUNICIPAL EXPENSES	1,770,737	1,880,388	2,053,353	2,158,279	
7. Legal review of bylaw changes					
DEPARTMENTAL WAGES AND BENEFITS	746,338	867,014	810,077	830,329	

Provisional Budget 2024

	2021 Actual	2022 Actual	2023 Budget	2024 Budget	
Public Works					
Water Service					
Water Utility Fee	829,871	835,087	898,115	920,568	
Bulk Water Sales - Fill Station	16,099	19,014	20,250	20,756	
Water Delivery	60,213	64,422	74,109	75,962	
Disconnect/Reconnect Water Services	8,690	12,190	9,585	9,825	
Total Water Service	914,873	930,713	1,002,059	1,027,110	
Sewer Service					
Sewer Utility Fee	622,012	624,559	679,948	696,947	
Total Sewer Service	622,012	624,559	679,948	696,947	
Waste Management					
Waste Management Fees	256,307	259,273	270,884	277,656	
YG Funding for Waste Management	75,000	75,000	75,000	75,000	
Ground Water Monitoring	32,589	35,000	35,000	35,000	
Tipping Fees		-	50,000	50,000	
YG Funding for Recycling Depot		38,556	42,840	42,840	
Recycling Revenue (Raven Recycling)		18,201	50,000	50,000	
Total Waste Management	363,896	426,030	523,724	530,496	
Other					
New Installation Fee - Labour	39,850	28,745	45,000	46,125	
Sale of Gravel	1,430	2,143	1,500	1,500	
New Installation Fee - Sale of Inventory	3,740	25,727	35,000	35,000	
Load Capacity	1,550	10,850	20,000	20,000	
Grant - Training	5,154	2,940	5,000	5,000	
Lease Income - Dock		-	5,000	5,000	
Total Other	51,724	70,405	111,500	112,625	
Total Revenue - Public Works	1,952,505	2,051,707	2,317,231	2,367,178	
1. Updated for new information					
EXPENDITURES - PUBLIC WORKS:					
COMMON:					
Wages - PW Common	136,844	144,911	148,000	151,700	
Benefits - PW Common	17,732	26,331	22,200	22,755	
Professional Fees	-	105	1,000	1,000	
Membership/Conference	177	6	3,000	3,075	
Training	7,180	9,596	8,000	8,200	
Travel - Accommodation and Meals	1,365	486	5,000	3,125	1
Travel - Transportation	-	105	2,000	2,050	
Promotional Material/Special Events	283	-	500	513	
Subscriptions & Publications	143	362	500	513	
Freight	3,657	14,136	2,000	6,050	1
Non Capital Equipment	2,873	13,514	15,000	15,375	
Photocopier Expense (lease)	1,394	1,388	1,395	1,430	
Building Repairs and Maintenance	15,748	13,768	10,000	10,250	

Provisional Budget 2024

	2021	2022	2023	2024
Public Works	Actual	Actual	Budget	Budget
Electrical	6,367	7,066	8,450	8,661
Heating	13,646	25,582	22,500	23,063
Telephone and Fax	16,957	15,423	15,000	15,375
Contract Services - Common	9,165	3,333	5,000	5,125
Supplies - Common Operating	9,165	12,664	20,000	20,500
Supplies - Safety	17,176	18,512	15,000	15,375
Vehicle Fuel	22,294	41,164	33,000	33,825
Vehicle Repairs and Maintenance	33,156	23,651	35,000	35,875
Heavy Equipment Fuel	11,163	26,634	15,000	15,375
Heavy Equipment R&M	27,960	74,683	75,000	76,875
Mosquito Control	16,570	17,672	18,000	18,450
TOTAL COMMON EXPENDITURES:	371,015	491,092	480,545	494,534
Transportation				
Roads - Summer				
Wages - PW Roads Summer	24,468	12,694	13,000	13,325
Benefits - PW Roads Summer	8,165	7,941	1,950	1,999
Freight	-	-	500	513
Contracted Services	55,170	71,930	60,000	61,500
Supplies - Operating	526	2,109	1,000	1,025
Chemicals	20,397	-	10,000	10,250
Cold Mix	-	-	3,000	3,075
Gravel	410	955	10,000	10,250
Signs	12	7,242	7,000	7,175
Street Lights	18,312	18,498	20,000	20,500
Total Roads - Summer	127,460	121,369	126,450	129,611
Roads - Winter				
Wages - PW Roads Winter	66,247	60,704	62,000	63,550
Benefits - PW Roads Winter	12,743	13,185	9,300	9,533
Freight	317	-	2,500	2,563
Contracted Services	179,211	245,568	250,000	256,250
Supplies	17	151	500	513
3/8 Minus Sand Mix	16,869	18,190	20,000	20,500
Winter Chemical	-	-	65,000	66,625
Signs	-	949	500	513
Street Lights	17,972	18,370	19,000	19,475
Total Roads - Winter	293,376	357,117	428,800	439,520
Sidewalks				
Wages - PW Sidewalks	15,082	10,518	11,000	11,275
Benefits - PW Sidewalks	1,651	1,165	1,650	1,691
Freight	-	-	500	513
Contracted Services	-	-	5,000	5,125
Supplies - Material	19,042	701	2,000	2,050
TOTAL SIDEWALKS:	35,775	12,384	20,150	20,654

Provisional Budget 2024

	2021 Actual	2022 Actual	2023 Budget	2024 Budget	
Public Works					
Dock					
Repair and Maintenance	108	1,159	3,000	3,075	
Contracted Services	-	-	2,000	2,050	
Marine Lease	150	150	150	150	
Total Dock	258	1,309	5,150	5,275	
Surface Drainage					
Wages - PW Surface Drainage	19,297	52,577	54,000	55,350	
Benefits - PW Surface Drainage	2,061	5,725	8,100	8,303	
Freight	271	-	500	513	
General Operat-Non Capital Equipment	461	2,028	2,500	2,563	
Electrical	2,009	2,273	2,250	2,306	
Contracted Services	7,290	15,830	12,000	12,300	
Supplies	772	3,437	5,000	5,125	
Total Surface Drainage	32,161	81,870	84,350	86,459	
ENVIRONMENTAL USE AND PROTECTIONS:					
Water					
Wages - PW Water Services	404,134	451,290	460,000	471,500	
Benefits - PW Water Services	55,721	54,519	69,000	70,725	
Professional Fees	14,643	1,104	10,000	10,250	
Professional Fees - Water Licence	1,794	5,063	20,000	20,500	
Membership/Conference/Certificates	446	1,101	4,000	4,100	
Training	9,462	1,742	10,000	10,250	
Travel - Accommodation and Meals	36	2,974	5,000	5,125	
Travel - Transportation	-	-	2,500	2,563	
Freight	17,112	26,077	22,000	22,550	
Non Capital Equipment	5,238	3,921	5,000	5,125	
Repairs and Maintenance	74,376	29,338	75,000	76,875	
Electrical	135,706	142,270	195,000	199,875	
Heating	174,614	210,507	300,000	307,500	
Telephone	14,568	14,581	15,000	15,375	
Contract Services	50,174	38,969	50,000	51,250	
Supplies - Operating	61,537	91,416	100,000	120,000	2
Supplies - Safety	2,687	1,927	5,000	5,125	
Chemicals	11,117	7,873	20,000	20,500	
Water Sampling/Testing	8,425	14,027	12,000	12,300	
Water Delivery	108,609	115,258	116,000	118,900	
Total Water	1,150,399	1,213,957	1,495,500	1,550,388	
2. Rising cost of water treatment supplies/filters					

Provisional Budget 2024

Public Works	2021 Actual	2022 Actual	2023 Budget	2024 Budget	
Sewer					
Wages - PW Sewer Services	184,571	149,505	153,000	156,825	
Benefits - PW Sewer Services	20,444	22,567	22,950	23,524	
Membership/Conference/Dues	200	-	1,000	1,025	
Training	90	-	5,000	5,125	
Travel - Accommodation and Meals	-	-	3,000	3,075	
Travel - Transportation	-	-	1,500	1,538	
Freight	1,434	2,160	1,500	1,538	
Non Capital Equipment	16	-	3,000	3,075	
Electrical	23,477	26,667	32,500	33,313	
Contracted Services	2,151	8,127	60,000	61,500	
Supplies	7,448	6,605	8,000	8,200	
Supplies - Safety	29	3,358	5,000	5,125	
Chemicals	-	-	3,000	3,075	
Total Sewer	239,860	218,989	299,450	306,936	
Waste Water Treatment plant					
YG Payment towards Operating WWTP	221,031	221,534	232,000	232,000	
Total Wastewater Treatment Plant	221,031	221,534	232,000	232,000	
Solid Waste Management					
Wages - PW Waste Management	257,960	262,486	338,000	346,450	
Benefits - PW Waste Management	31,591	38,826	50,700	51,968	
Professional Fees		-	10,000	10,250	
Training	573	1,723	5,000	5,125	
Travel - Accommodation and Meals	542	783	5,000	5,125	
Travel - Transportation	1,246	484	2,500	2,563	
Freight	209	61	500	513	
Non-Capital Equipment	9,211	923	40,000	20,000	1
Building Repairs and Maintenance	1,783	676	7,000	7,175	
Electrical	477	3,164	11,700	11,993	
Heating	3,537	3,762	4,500	4,613	
Contracted Services	117,315	117,580	150,000	153,750	
Supplies	633	1,832	1,500	1,538	
Supplies - Safety	3,888	2,229	3,000	3,075	
Sampling/Testing	34,678	12,098	40,000	41,000	
Vehicle Fuel (including garbage truck)	8,967	16,918	15,000	15,375	
Vehicle Repairs and Maintenance	12,390	12,098	15,000	15,375	
Water Delivery/Septic	72	407	1,000	1,025	
Heavy Equipment Fuel	2,088	7,824	5,250	5,381	
Heavy Equipment Repairs and Maintenance	7,249	4,763	20,000	20,500	
Total Solid Waste Management	494,409	488,637	725,650	722,791	

Provisional Budget 2024

Public Works	2021 Actual	2022 Actual	2023 Budget	2024 Budget	
Solid Waste Diversion					3
Wages - PW Diversion		147,318	200,000	240,000	
Benefits - PW Diversion		19,194	30,000	30,750	
Curbside Pickup				70,000	
Non-Capital Equipment		3,953	10,000	10,250	
Electrical		6,636	50,000	51,250	
Building Repairs and Maintenance		1,094	3,000	3,075	
Contracted Services		12,410	5,000	5,125	
Recycling Depot - Supplies		2,804	10,000	10,250	
Supplies - Safety		3,921	5,000	5,125	
Total Solid Waste Diversion		197,330	313,000	425,825	
Building Maintenance					
Wages - PW Other	284,821	308,915	316,000	323,900	
Benefits - PW Other	40,142	42,949	47,400	48,585	
Janitorial Supplies - ALL DEPTS	27,825	22,546	25,000	25,625	
Total Building Maintenance:	352,788	374,410	388,400	398,110	
TOTAL PUBLIC WORKS EXPENDITURES	3,318,531	3,779,998	4,599,445	4,812,102	
3. New program for 2024					
DEPARTMENTAL WAGES AND BENEFITS	1,583,674	1,833,321	2,018,250	2,103,706	

Provisional Budget 2024

PLANNING & DEVELOPMENT:	2021	2022	2023	2024	
	Actual	Actual	Budget	Budget	
REVENUES - PLANNING:					
Development Permits	12,605	2,796	10,000	15,000	1
Subdivision Development Fees	210	420	5,000	-	1
Land Sales	-	-	60,000	25,000	2
Cash in Lieu (parking)	58,900	9,300	9,300	6,400	
Transfer in from Reserves (Heritage)		10,000	10,000	10,000	
TOTAL REVENUE - PLANNING:	71,715	22,516	94,300	56,400	
EXPENDITURES - PLANNING:					
Wages - Planning	127,334	195,643	203,000	250,000	3
Benefits - Planning	17,306	28,639	30,450	37,500	
Honoraria	8,400	9,969	12,000	12,000	
Legal	1,690	26,029	30,000	50,000	4
Training	1,007	5,166	6,000	6,000	
Travel - Accommodation and Meals	-	-	3,000	3,000	
Travel - Transportation	-	-	4,000	4,000	
Subscriptions & Publications	-	143	500	500	
Non Capital Equipment/Office Furniture	718	-	3,000	3,000	
Downtown Revitalization	-	10,600	30,000	30,000	
Heritage Incentive		10,000	10,000	10,000	
Contracted services	717	564	2,000	10,000	5
Survey and Title Costs	39,353	-	30,000	15,000	
TOTAL EXPENDITURES - PLANNING:	196,525	286,753	363,950	431,000	
1. To be combined moving forward					
2. Sale of laneways					
3. Department to be fully staffed by year end					
4. New subdivision bylaw legal reivew					
5. Consultants to expedite major projects					
DEPARTMENTAL WAGES AND BENEFITS	144,640	224,282	233,450	287,500	

Provisional Budget 2024

	2021	2022	2023	2024	
	Actual	Actual	Budget	Budget	
Protective Services					
Fire Protection Revenues					
Fire Alarm Monitoring	14,380	13,150	9,955	10,204	1
Inspection Services	-	-	2,000	2,050	
Fire & Alarm Response	-	9,500	5,000	5,125	
Miscellaneous Protective Services	6,000	8,000	15,000	8,000	
Training Facility rental	1,000			-	
Total Fire Protection Revenues	21,380	30,650	31,955	25,379	
Fire Protection Expenses					
Wages - Fire Protection	81,143	105,228	109,000	111,725	
Benefits - Fire Protection	29,192	12,099	16,350	16,759	
Fire Fighter Call Outs	35,760	24,655	30,000	30,750	
Benefits - Fire Fighter WCB	18,509	25,868	24,000	24,600	
Professional Fees (medical fees)	522	234	2,000	2,050	
Membership/Conference	150	590	1,000	1,025	
Training/Certificates	40,502	25,584	35,000	35,875	
Travel - Accommodation and Meals	5,582	1,170	6,000	6,150	
Travel - Transportation	211	-	5,000	5,125	
Promotional Material	5,085	3,044	2,000	2,050	
Special Events		2,984	8,000	3,000	1
Subscriptions & Publications	236	765	2,000	2,050	
Freight	1,462	2,453	5,000	2,500	2
Non Capital Equipment	2,332	5,159	8,000	8,200	
Building Repairs and Maintenance	3,184	1,859	4,000	2,000	2
Electrical	5,492	5,799	6,500	6,663	
Heating	6,967	8,666	9,750	9,994	
Insurance (FF additional)	4,262	4,716	5,000	5,125	
Telephone and Fax	7,613	5,641	6,500	6,663	
Contracted Services	22,388	14,155	42,000	43,050	
Supplies - Operating and safety	16,637	28,630	30,000	30,750	
Supplies - Specialty Clothing/other	11,337	15,292	20,000	20,500	
Supplies - Safety	2,608	-	-	-	
Smoke/CO Detector Campaign	323	-	5,000	5,125	
Training facility	-	-	5,000	5,125	
Vehicle Fuel	2,586	4,267	4,500	4,613	
Vehicle Repairs and Maintenance	1,902	993	2,500	2,563	
Heavy Equipment Fuel	873	1,494	1,500	1,538	
Heavy Equipment Repairs and Maintenance	2,585	280	7,500	7,688	
Equipment Lease	1,263	248	-	-	
Total Fire Protection Expenses	310,706	301,873	403,100	403,253	
Emergency Measures (EMO)					
EMO Revenues					
Service Fees		1,184			
EMO Expenses					
Wages - EMO	17,943	20,690	21,000	21,525	
Benefits - EMO	2,573	2,832	3,150	3,229	
Promotional Material/Special Events	-	-	-	2,000	3
Subscriptions & Publications				2,900	3
Supplies (includes Infosat communication)	861	1,185	1,948	1,997	
Non Capital Equipment	924	755	1,000	1,025	
Contract Services				3,360	3
Safety Kits and Supplies	-	-	2,000	2,050	
Total EMO Expenses	22,301	24,278	29,098	38,085	
1. Prior year included 125th celebration					
2. Reduced based on new estimates					
3. Work and equipment planned for updating emergency measures plans					
DEPARTMENTAL WAGES AND BENEFITS	130,851	140,849	149,500	153,238	

Provisional Budget 2024

Recreation	2021 Actual	2022 Actual	2023 Budget	2024 Budget	
Recreation Revenues - Common					1
Lotteries - Yukon	39,156	43,051	43,051	45,000	
Equipment Rental	2,523	6,296	6,000	6,150	
Misc Revenue (includes misc grant)	5,580	5,772	7,500	7,688	
Sponsored Initiatives	7,500	7,500	7,500	7,500	
Total Recreation Revenues - Common	54,759	62,619	64,051	66,338	
Recreation Expenses - Common					
Wages - Recreation	150,697	114,840	118,000	120,950	
Benefits - Recreation	5,276	21,433	17,700	18,143	
Professional Fees	2,374	2,000	8,000	8,000	
Training	4,875	4,848	5,000	7,500	
Travel - Accommodation and Meals	2,282	720	3,000	4,000	
Travel - Transportation	-	-	3,000	3,075	
Freight	3,543	13,964	13,000	13,325	
Non Capital Equipment/Office Furniture	3,400	4,069	4,000	4,100	
Photocopier Expense (lease)	1,780	1,998	2,136	2,189	
Telephone and Fax	5,311	10,687	10,000	10,250	
Bank Service Charges/Debit Machine	6,105	6,547	6,300	6,458	
Contracted Services	3,036	16,262	10,000	10,250	
Supplies - Safety	11,271	6,472	6,000	6,150	
Lottery Grants	20,650	15,607	43,051	45,000	1
Vehicle Fuel	4,581	7,376	7,250	7,431	
Vehicle Repairs and Maintenance	2,564	7,399	7,000	7,175	
Sponsored Initiatives	2,000	9,622	10,000	7,500	
Total Recreation Expenses - Common	229,745	243,844	273,437	281,496	
Programs & Events Revenue					
YLAP Grant/Youth Activity Grant	15,900	13,000	12,500	12,500	
Programs - Under 14 yrs of age	27,743	-			
Programs	50,553	41,140	43,079	48,079	
Grants	-	-	10,000	6,000	
Total Programs & Events Revenue	94,196	54,140	65,579	66,579	
Programs & Events Expenses					
Wages - Programs and Events	184,192	168,131	172,000	176,300	
Benefits - Programs and Events	31,308	23,853	25,800	26,445	
Membership/Conference Fees	143	-	300	300	
Training	1,331	48	2,000	2,050	
Travel - Accomm & Transportation	1,618	-	2,000	2,050	
Non Capital Equipment	4,583	4,656	5,000	5,125	
Contracted Services - Instructors	28,580	24,881	25,000	35,000	
Supplies Programming	13,413	10,360	11,500	11,788	
Supplies - YLAP	3,401	10,036	12,500	12,813	
Rental Space	10,000	-		-	
Canada Day	2,500	3,046	5,000	5,125	
Discovery Day	1,687	2,275	2,500	2,563	
Celebration of Lights	8,360	7,396	7,500	7,688	
Total Programs & Events Expenses	291,116	254,682	271,100	287,245	
1. Changes based on new information					

Provisional Budget 2024

	2021 Actual	2022 Actual	2023 Budget	2024 Budget
Recreation				
Rec Center Revenue				
Merchandise/skate sharpening	2,460	1,728	1,331	3,364
Public Skating	6,848	9,391	10,001	10,251
Ice Fees	62,350	32,609	41,973	43,022
Curling Club Lease	4,000	4,000	5,000	5,125
Recreation Facility Rental & Kitchen lease	4,447	767	1,500	7,200
Total Rec Centre Revenue	77,645	48,495	59,805	68,962
Rec Centre Expenses				
Wages	195,246	207,038	212,000	217,300
Benefits	22,332	32,004	31,800	32,595
Building R & M	99,654	143,986	145,000	125,000
Equipment R & M	9,625	6,386	8,000	12,500
Electrical	129,939	85,587	125,000	120,000
Propane	40,662	2,901	2,000	2,050
Heating	77,389	98,551	105,000	107,625
Contracted Services	14,476	10,844	10,000	10,250
Supplies Operating	6,872	8,148	6,000	8,150
Equip Fuel	660	530	250	256
Total Rec Centre Expenses	596,855	595,975	645,050	635,726
Waterfront Building Revenues				
Fitness Passes	42,279	62,230	50,150	62,232
Total Revenues - Waterfront Building	42,279	62,230	50,150	62,232
Waterfront Building Expenses				
Wages - Waterfront	9,727	9,423	9,500	9,738
Benefits - Waterfront	7,589	713	1,425	1,461
Building R & M	6,995	8,500	10,000	10,250
Equipment R & M	2,224	652	5,000	5,125
Electrical	5,670	7,468	7,500	7,688
Heating	11,788	6,760	7,500	7,688
Supplies Operating	1,502	2,399	3,000	2,401
Total Waterfront Building Expenses	45,495	35,915	43,925	44,349
Pool Revenue				
Public Swim	9,789	13,053	13,901	14,249
Swimming Lessons 14-	100	-	-	-
Swimming Lessons	100	4,917	5,237	5,368
Swim Club	1,600	-	1,000	1,025
Rentals	97	-	250	256
Total Pool Revenues	11,686	17,970	20,388	20,898

Provisional Budget 2024

	2021 Actual	2022 Actual	2023 Budget	2024 Budget
Recreation				
Pool Expenses				
Wages - Pool	102,069	109,740	100,000	102,500
Benefits - Pool	17,409	11,120	15,000	15,375
Membership/Conference	250	120	200	205
Training	2,243	5,996	6,000	6,150
Travel - Accommodation and Meals	358	1,019	1,250	1,281
Travel - Transportation	437	582	750	769
Building Repairs and Maintenance	19,601	35,112	32,500	33,313
Electrical	11,686	20,497	17,500	17,938
Heating	21,676	42,219	42,500	46,500
Supplies - lesson materials	726	-	500	513
Supplies - Operational	5,484	2,570	3,500	3,588
Swim Club Expenditures	377	208	500	513
Supplies - Lesson Material	-	329	500	513
Chemicals	2,311	4,384	4,500	6,500
Total Pool Expenses	184,627	233,896	225,200	235,655
Green Space Revenue				
Rentals - Minto	3,319	8,333	8,500	8,713
Farmers Market Lease	-	1,000	1,000	1,025
Commemorative Parks Donations	350	-	4,500	4,613
Misc Grant			20,000	5,000
Rentals - Parks & Greenspaces	2,456	3,062	3,261	3,343
Miscellaneous Revenue	2,158	8,335	2,500	2,563
Total Green Space Revenue	6,125	20,730	39,761	25,255
Green Space expenses				
Wages	102,582	117,768	120,000	123,000
Benefits	10,095	11,675	18,000	18,450
Training	-	-	2,000	2,050
Non Capital Equipment	6,739	9,774	10,000	10,250
Repairs & Maintenance - Minto	6,489	1,491	below	
Repairs & Maintenance - Other	1,082	4,980	below	
Commemorative Parks Program	271	6,122	6,000	6,150
Equipment Repairs & Maintenance	1,753	1,303	2,000	2,050
Electric - Minto	6,031	6,334	7,500	7,688
Electric - Other	3,656	-	3,500	3,588
Contracted Services	30,231	47,688	35,000	40,000
Parks & Greenspace Maintenance	9,686	11,893	20,000	23,000
Trail Maintenance - Green Space	2,073	121		
Land Lease	300	400	500	500
Golf Course - Operating Lease	45,000	45,000	45,000	45,000
DC Minor Soccer	6,851	6,960	7,000	7,000
Community Garden	9,288	8,511	15,000	12,500
Total Green Spaces Expenses	242,127	280,020	291,500	301,225
TOTAL RECREATION EXPENSES:	1,589,965	1,644,331	1,750,212	1,785,696
DEPARTMENTAL WAGES AND BENEFITS	838,522	827,737	841,225	862,256

Provisional Budget 2024

Cable Television:	2021 Actual	2022 Actual	2023 Budget	2024 Budget
Revenues				
Analog Basic	143,020	161,566	188,429	193,140
Digital Basic	56,356	44,644	48,941	50,165
Packages	13,431	13,573	15,304	15,686
Reconnects	1,925		-	-
New Installations/Reconnects	2,288	2,080	2,345	2,404
Receiver Purchase			-	-
Fibre Optic Rental	4,440	4,070	4,589	4,704
Estimated loss of customer base			(2,500)	(2,500)
Total Revenues	221,460	225,933	257,108	263,598
Expenses				
Wages	27,024	26,590	27,000	27,675
Benefits	3,858	4,054	4,050	4,151
Advertising/Analog Channel Guide	6,920	9,591	2,358	2,417
Supplies - Office	1,586	811	2,500	2,563
Non-capital Equipment/Office Furniture	-	-	2,000	2,050
Tower/Equipment Repairs and Mtnc.	2,276	7,565	7,000	7,175
Electrical	12,776	11,711	13,000	13,325
Telephone and Fax	2,083	2,270	2,200	2,255
Contracted Services	37,120	37,760	40,000	41,000
Supplies - Operating		1,314	2,000	2,050
Cable Pole Rental/Site Lease	34,953	36,720	35,000	35,875
Television Stations	92,550	116,730	120,000	123,000
Total Expenses	221,146	255,116	257,108	263,535
Net Cable	314	(29,183)	(0)	62
Cable under further review, however, anticipate a small increase to rates until plan is approved				
DEPARTMENTAL WAGES AND BENEFITS	30,882	30,644	31,050	31,826

Provisional Budget 2024

Capital Budget	2024	Source of Funds							
		Facilities Reserve	Equipment Reserve	Water/ Sewer Reserve	Waste Reserve	Carryforward 2023 unspent	CCBF (formerly Gas Tax)	Grants (other)	YG TPA
Public Works									
Baler	300,000	-	-	-	-	-	300,000	-	-
PW Truck	45,000	-	-	-	45,000	-	-	-	-
Weigh Scales (COF)	200,000	-	-	-	-	-	-	-	200,000
Household Collection Bins	150,511	-	-	-	-	-	150,511	-	-
Metal removal (landfill)	200,000	-	-	-	-	-	200,000	-	-
Hydrological Assessment	50,000	-	-	-	-	-	50,000	-	-
	945,511	-	-	-	45,000	-	700,511	-	200,000
Water and Wastewater									
Lift Station Upgrade	15,000	-	-	15,000	-	-	-	-	-
Phase 2 - Reservoir Construction (COF)	4,000,000	-	-	-	-	-	-	-	4,000,000
North End Service Construction	2,808,426	-	-	-	-	-	-	-	2,808,426
In House Upgrades to Water/Sewer/Drainage	200,000	-	-	200,000	-	-	-	-	-
	7,023,426	-	-	215,000	-	-	-	-	6,808,426
Administration									
Council Chamber AV System	60,000	-	60,000	-	-	-	-	-	-
Phone System	40,000	-	40,000	-	-	-	-	-	-
CBC Restoration Design Phase 2	96,534	-	-	-	-	-	96,534	-	-
CBC Restoration Phase 2	1,120,000	-	-	-	-	-	1,120,000	-	-
	1,316,534	-	100,000	-	-	-	1,216,534	-	-
Recreation									
Riding Mower	16,500	-	16,500	-	-	-	-	-	-
Bike Racks	11,000	-	11,000	-	-	-	-	-	-
Precor Treadmill	10,000	-	10,000	-	-	-	-	-	-
Precor Recumbent Bike	5,000	-	5,000	-	-	-	-	-	-
NRC Planning	50,000	50,000	-	-	-	-	-	-	-
pool Extended Season Feasibility Study	40,000	-	-	-	-	-	-	40,000	-
Rec Centre - Structural Upgrades	250,000	-	-	-	-	-	250,000	-	-
Minto - Field Upgrades / storage shed	100,000	-	-	-	-	-	-	100,000	-
Waterfront Building - Exterior Painting	15,000	-	-	-	-	15,000	-	-	-
Crocus Bluff - Storage Shed renovations	15,000	-	-	-	-	15,000	-	-	-
Trail - 9th ave extension/improvement	40,000	-	-	-	-	-	-	40,000	-
trail - bike exits Nankak Zhu to Judge St / Crocus	60,000	-	-	-	-	-	60,000	-	-
Trail Map Signage	12,500	-	-	-	-	-	-	12,500	-
Trail - Uptrack to tofop Dome	120,000	-	-	-	-	-	120,000	-	-
	745,000	50,000	42,500	-	-	30,000	430,000	192,500	-
Planning									
GIS system (COF)	1,000,000	-	-	-	-	-	-	1,000,000	-
Surveying "parts" and "roads" (COF)	1,000,000	-	-	-	-	-	-	1,000,000	-
	2,000,000	-	-	-	-	-	-	2,000,000	-
Fire / Emergency Services									
Ladder Truck Upgrades	25,000	-	25,000	-	-	-	-	-	-
Generator for EOC	65,000	-	-	-	-	-	65,000	-	-
Upgrades to Training Facility	50,000	-	-	-	-	-	50,000	-	-
Space Needs assessment PW & Fire	40,000	-	-	-	-	-	40,000	-	-
Drone Equipment & Training	50,000	-	50,000	-	-	-	-	-	-
Jordair Air Compressor	35,000	-	35,000	-	-	-	-	-	-
SCBA Gear	50,000	-	50,000	-	-	-	-	-	-
FM Emergency Radios	20,000	-	20,000	-	-	-	-	-	-
	335,000	-	180,000	-	-	-	155,000	-	-
Minor Equipment Plan									
Confined Space Equipment	10,000	-	10,000	-	-	-	-	-	-
Helmets	10,000	-	10,000	-	-	-	-	-	-
	20,000	-	20,000	-	-	-	-	-	-



City of Dawson Report to Council

Agenda Item	Subdivision Application #23-114 (Consolidation)
Prepared By	Planning and Development
Meeting Date	December 19, 2023
References (Bylaws, Policy, Leg.)	Subdivision Bylaw, Municipal Act, OCP, Zoning Bylaw
Attachments	Notice of public hearing

x	Council Decision
	Council Direction
	Council Information
	Closed Meeting

Recommendation

That Council grant subdivision authority to consolidate N¹/₂ of S¹/₂ of Lot 19, N¹/₂ of Lot 19, Lot 18 and S¹/₂ of Lot 17, Block J, Ladue Estate (Subdivision Application #23-114) subject to the following conditions:

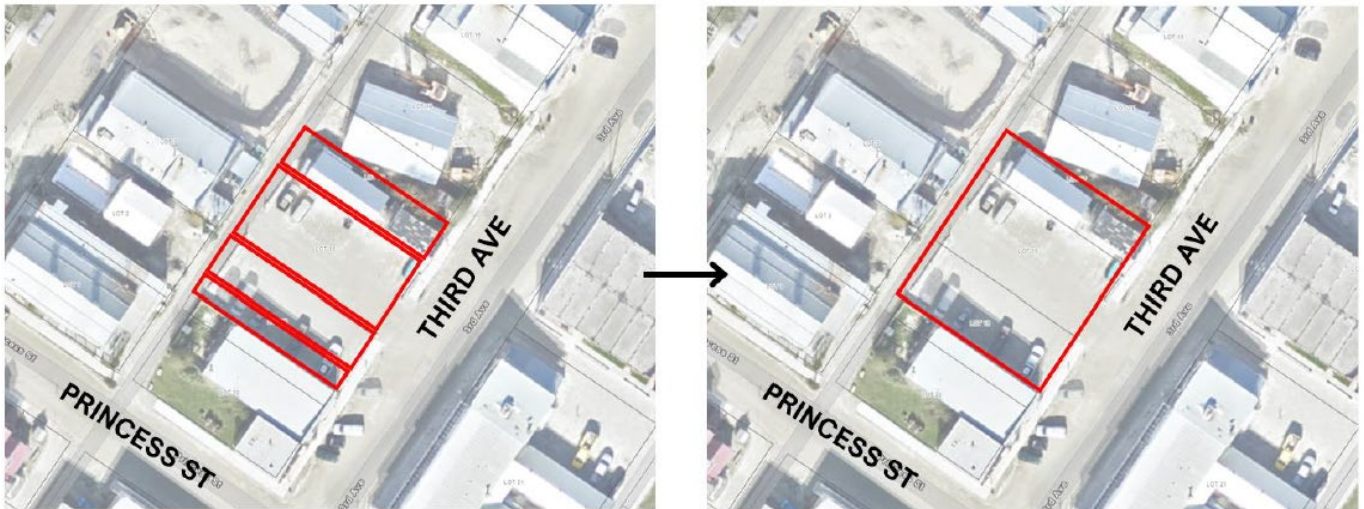
1. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
2. The applicant shall, on approval of the subdivision plan by the City of Dawson, take all necessary steps to enable the registrar under the Land Titles Act to register the plan of subdivision.

Executive Summary

Subdivision application #23-114 has been submitted in order to rectify the metes and bounds issues.

Background

Dawson City Hotels Ltd owns all of these properties. There are two storage buildings on the south half of Lot 17 that will remain.



Discussion / Analysis

Subdivision Bylaw

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

Municipal Act

The Municipal Act s. 314 details the requirements for any proposed plan of subdivision to have direct access to the highway to the satisfaction of the approving authority. Access to these lots exists on Third Ave and the laneway.

Official Community Plan

The properties are currently designated as DC – Downtown Core: the area that best depicts the commercial core of Dawson during the gold rush. This location is recognized as the heart of Dawson City since it accommodates a broad range of uses focusing on the commercial, cultural, and community needs of residents and visitors. While the area will predominantly consist

of commercial and institutional uses, high- and low-density residential uses are also acceptable. The consolidated lot would retain the same designation and any new use or development on the proposed lot would be required to conform to the OCP designation, or else apply for an OCP Amendment.

Zoning Bylaw

The Zoning Bylaw is intended to implement the goals of the OCP. All these parcels are zoned as C1: Core Commercial. The consolidated lot would retain the same zoning.

Fiscal Impact


NA

Alternatives Considered

Do not grant subdivision authority.

Next Steps

Planning Department will issue a letter of permit approval or denial in accordance with the council's decision.

Approved by	Signature	Position	Date
Paul Robitaille		A/CAO	December 15, 2023



City of Dawson

Report to Council

Agenda Item	Dawson City Recreation Centre – Project Update
Prepared By	Paul Robitaille, Parks and Recreation Manager
Meeting Date	December 5, 2023
References (Bylaws, Policy, Leg.)	
Attachments	<i>Dawson City Recreation Centre – Project Update.ppt</i>

x	Council Decision
	Council Direction
	Council Information
	Closed Meeting

Recommendation

That Council Direct Staff to develop a workplan to redesign the proposed New City of Dawson Recreation Centre within a \$65 million Capital Budget,

and that when redesigning the facility within this capital budget the primary building elements will be prioritized as:

1. Ice Hockey Arena (replacing the existing structure)
2. 2 Lane Curling arena (replacing the existing structure)
3. Concession Facilities (replacing the existing facilities)
4. Recreation programming space (if possible within the capital budget)

And that a workplan will be provided to council for Consideration at the Jan 16, 2024, Council Meeting.

Executive Summary

The City of Dawson has been pursuing the construction of a new Recreation Centre for many years as the existing Recreation Centre, which contains an Ice rink, a Curling Rink, and a concession area has faced structural problems since its construction.

The Yukon Government has committed \$65 million in capital funding to replace the existing structures. This funding is dependent on Existing federal funding programs and there is some concern that the identified funding programs may change in the fall of 2024 with less focus on Recreational infrastructure.

To ensure the funding commitment is acted on the Yukon Government has identified that a decision to go forward with a \$65 million Recreation Centre needs to be made by the City of Dawson by the End of January.

- This Deadline is based on the premise that the ICIP Funding application requires the schematic Design for the confirmed Budget be completed by August 2024.
- Redesign of Schematic Design is expected to take 3-4 months 9 (April to July)
- Procurement of the design Consultant is expected to take a min of 2 months (Feb – March)
- Thus, the process needs to be clearly designed and begun by February 2024

In November of 2023 Class C cost estimates of the Rec Centre Project as envisioned to date and developed through various rounds of community consultation, came in at approx. \$103,000,000 in Capital costs if built in 2026 and \$1.5 million in annual operating Costs. The Project costs included 4 primary elements – Arena, Curling Rink, Gym, and fitness centre.

The Capital Costs estimates rose far beyond initial expectations and well above the committed Capital funds for the project. The City would have to raise approx. \$35 million in additional capital funding before a decision could be made to go forward with the project and as noted by the Yukon Government a decision to go forward is needed by the end of January 2024.

The Operating costs of \$1.5 million per year represent an estimated increase in annual operating costs to the city of \$300,000 which is approx. a 10% increase in Property taxes by itself.

If Council directs staff to develop a workplan as recommended, then the project team will tender for contractors to redesign and prioritize elements to fit within the capital budget. A Progressive Design Build process will be reviewed to expedite and control costs.

The design and planning work done to date will be used to reduced costs of a redesign as the site design and planning work will continue to be applicable. If the Fitness centre is not included, then the current fitness facility will remain in place and operating. Similarly, if the Gym is not included then the usage of the current Highschool Facilities will continue.

A reduced scope/scale is anticipated to reduce the increase in operating costs and reduce the impact on taxpayers.

Background

In 2017, City of Dawson Council decided to begin planning for a new recreation facility (C17-29-13).

Administration has worked with Yukon Government's Infrastructure Branch and Tr'ondëk Hwëch'in, creating the Project Management Team, to act as project lead. Work to-date has resulted in a decision on the location of this facility (C-19-13-08) at the intersection of Dome Road and the Klondike Highway (Lot 1059, Quad 116 B/3).

Amenities to be included in this facility have been discussed within the project management team, with council, and through community engagement. The Feasibility Study, prepared by Republic Architecture and presented to Council, assisted in providing options for amenities to include, summarized community feedback, and provided six building options for council to discuss. Direction from Council was to pursue the amenities included in Option 1 at Dome Road (C21-19-12), with an opportunity for further expansion or refinement in the future.

A workshop was held in July 2022, where Council and the project management team provided feedback to consultants on building design and components. The results of this workshop were for consultants to provide two schematic designs (Option A + B) and cost estimates for these designs.

At Council Meeting C23-08, two draft schematic designs (Option A+B) were presented to Council for review. Option A was a one floor building with a skating rink, curling rink, gymnasium, and offices. Option B included the same amenities, with the development of the second floor, which included the fitness centre, running track, and curling lounge. Council directed administration to pursue the finalization of Option B.

Administration, as part of the Project Management Team, worked with our contractors to finalize schematic design of Option B, and requested refinement of the cost estimates to a Class C estimate. The presentation that is attached to this document tonight is a result and reflective of the direction provided by Council and the Project Management Team to the contractor.

At a committee of the Whole meeting on Dec 5, 2023, the schematics of the plan to date and the class C cost estimates were reviewed publicly with Council. At this point in the project development, cost estimates identified the capital cost, if built in 2026, at \$103 million and operating costs at \$1.5 million annually. These capital costs were substantially higher than previous iterative cost estimates and substantially higher than committed capital funding.

The Yukon Government has committed \$65 million in capital funding to the project, through an ICIP Federal Infrastructure funding program that requires the completed application in September of 2024. There is concern that the funding program may change after this intake and funding for Recreation Infrastructure is uncertain.

Working backwards from the Application Deadline indicates that a decision to move forward with the project is required by the end of January 2024. Such a decision requires a confirmation of capital funding. Current Committed capital funding is \$65 million leaving a \$35 million Capital funding gap, insufficient time to secure such funding, and limited identified potential funding sources.

The Yukon Government has identified to the Municipality that they remain committed to replacing the failing recreation centre infrastructure, they remain committed to \$65 million in capital funding, and to ensure that they can meet these commitments they need a decision by the City of Dawson by the end of January to go forward with a Rec Centre project within these parameters. To do this the project team must be tasked to undertake the redesign within the identified budget, within the identified timeline, and with regards to the prioritized elements.

Discussion / Analysis

It is frustrating that a great deal of work has been done to date on the current configuration. Prior to the recent escalation of construction costs it was reasonable to think that \$65 million in capital funding would build more than an arena and curling rink and it was a reasonable process to go through the consultation / design / costing process which identified the financial scale of the project.

Now, with cost estimates in hand, council and funders can make decisions based on what the desired product has included at this point. The reality of the funding programs dictates that additional capital will not be coming from the Yukon Government and the currently committed funding is at risk if the project does not go forward now.

A reduced Scale/scope will result in a replacement of like infrastructure and is more likely to contain operating cost increases which will have a direct impact on the taxpayer.

The existing Rec Centre is failing structurally and poses a financial challenge as costs increase, an operational challenge as failure will result in a lack of service, and a safety challenge.

Fiscal Impact


- **Capital Cost:** The Yukon Government has identified a budget of sixty-five million dollars (\$65,000,000) to complete this project. Based on current estimates of approximately one-hundred million dollars (\$100,000,000), we are facing an approximate shortfall of thirty-five million dollars (\$35,000,000). Securing this level of capital funding is a major undertaking and will take an extensive amount of time.
- **Other Costs:** Not included in these estimates are costs, such as the demolition of current facility, the cost of equipment and furnishings in the new facility, and unknown cost effects.
- **Operational Costs:** Current estimates are around one-and-a-half million dollars (\$1,500,000) per year. Our current actual costs for similar amenities are approximately one-million, two-hundred thousand dollars (\$1,200,000). A Reduced scope/scale will presumably reduce the increase in operational c

Alternatives Considered

- **Repairing the Art and Margaret Fry Recreation Centre:** Multiple Councils have considered the benefits and costs of making repairs to our current facility, as opposed to pursuing a new facility. Although this alternative remains an option, extremely high costs and uncertainty of success of repairs remain deterrents to pursuing this alternative.
- **Replacing the Arena and maintaining the current Curling Rink:** The Reconfiguration of structural elements and equipment represents a significant capital cost and operating the curling rink independently represents a significant operational cost. Specking out such an option will also take time and design costs that we currently do not have.
- **Reconsideration of Amenities in Building:** Based on the estimated cost, scale and scope of the current Schematic Design, we may have to consider the elimination of some of the current amenities we have included and pursue a building that is within the means of the Sixty-Five-Million-dollar (\$65,000,000) budget. The Arena is a must have, the Curling rink is part of the current facilities that are structurally failing and deemed to require replacement. The Gymnasium and Fitness centre facilities are currently accommodated through other existing facilities.

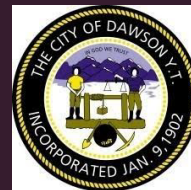
Next Steps

- If council adopts the recommendations herein a workplan will be developed that maps out the steps to be taken to redesign the project within the \$65 million budget with the elements as prioritized.
- Tenders would be developed and issued for the design team to do the redesign.
- A review process would be undertaken to potentially utilize a Progressive Design Build process
- The application for funding would be finalized by August 2024
- If approved the Project would go to tender before the end of 2024

Approved by	Signature	Position	Date
Paul Robitaille		A/CAO	Dec 15, 2023

Dawson City Recreation Centre

Project Update



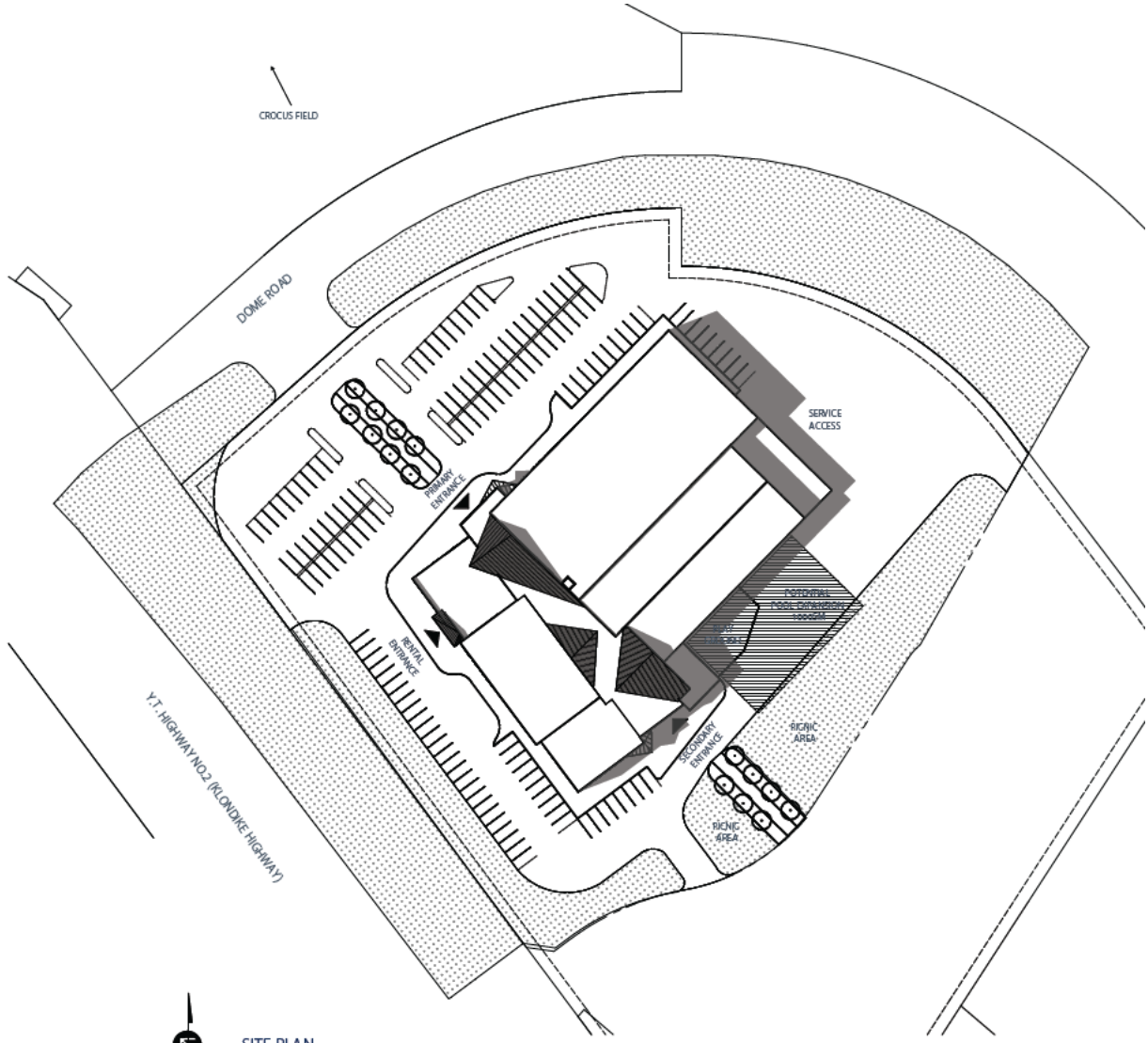


Project Process

- Feasibility and Functional Programming
- Schematic Design
- Detailed Design
- Construction
- Commissioning and Completion



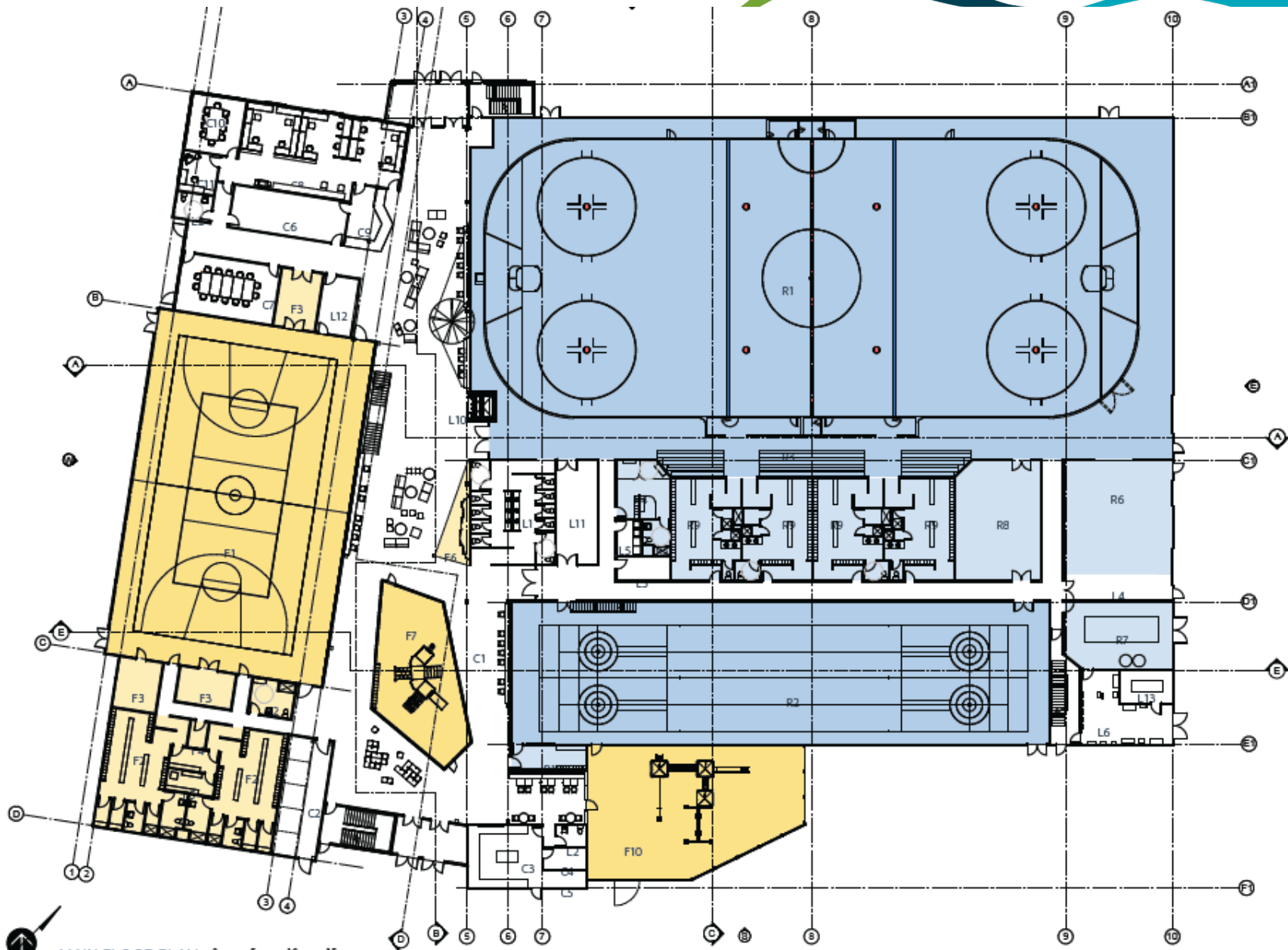
Site Layout



SITE PLAN 1:400



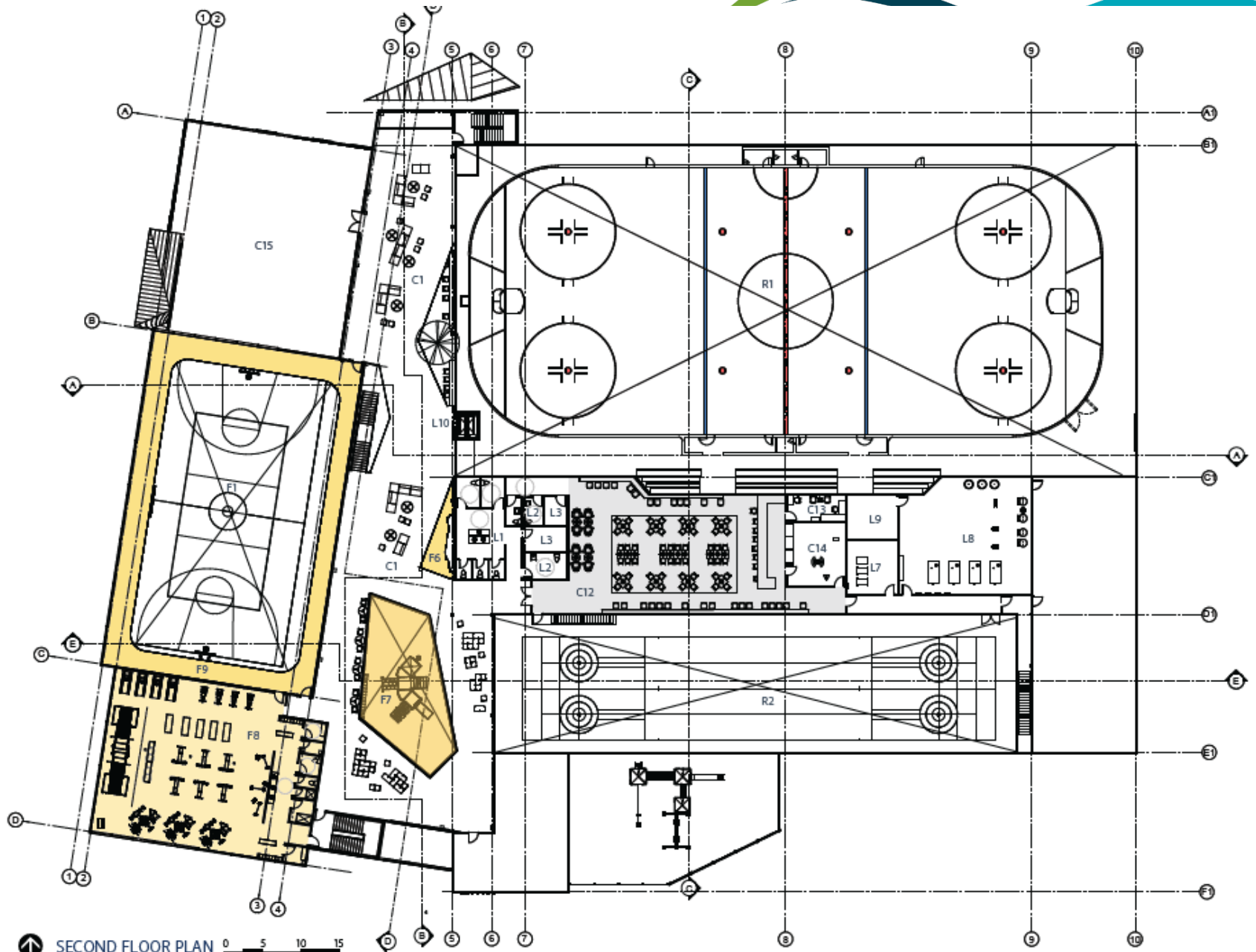
Main Floor Plan




MAIN FLOOR PLAN 0 5 10 15



Second Floor Plan




SECOND FLOOR PLAN 0 5 10 15













Cost Estimates

CAPITAL

- Class C capital estimate 2025: \$95.1 million*

OPERATIONS AND MAINTENANCE

- \$1.54 million/ year*

- *Both cost estimates are Class C: $\pm 25\%$



Thank-you



Community Services
Community Development Division
PO Box 2703, Whitehorse, Yukon Y1A 2C6

December 18, 2023

David Henderson
Chief Administrative Officer
City of Dawson
1336 Front Street
Dawson City, YT Y0B 1G0
cao@cityofdawson.ca

VIA EMAIL

Dear CAO Henderson:

Re: City of Dawson Recreation Centre Funding

I am writing to provide additional clarity regarding the budget and development of Dawson's new recreation centre. We are at a pivotal phase in this project, and it is crucial we maintain a shared understanding as we progress to the next stage of development.

In August 2022, the Minister of Community Services confirmed in a letter to Council the Government of Yukon's decision to increase the project budget to \$60 million. Subsequently, the 2023-2024 capital-planning process acknowledged cost escalations in the construction sector, resulting in a revised capital budget of \$65.6 million for the facility.

The draft schematic design presented to the Tr'ondëk Hwëch'in and City of Dawson councils on November 14 was the culmination of work to incorporate the community's vision for the facility and services the city seeks to operate. This vision informed the draft schematic design, which included cost estimates, energy modelling results, updated building layouts, and 3D renderings. A detailed presentation of the draft schematic design and cost estimates occurred at the Dawson City Council meeting on December 5. Unfortunately, the estimates for the project proposed from that process indicate a \$95 million construction cost, surpassing the \$65.6 million capital budget.

The operations and maintenance costs have also been projected through this process at \$1.54 million per year. I understand the City of Dawson's current estimates for operating the new recreation centre are \$1.24 million per year, an increase of approximately \$300,000 per year.

The Dawson Recreation Centre must be designed within the project construction budget and within municipal operations and maintenance considerations. We must now focus on a process to refine both capital construction and operating and maintenance costs to fit the available budget. This requires a clear plan for reducing costs and the reconsideration of certain components or altered designs.

The project team will work with city administration to maximize the \$65.6 million budget and ensure the facility reflects the municipalities' priorities for recreation services to the community. The budget and approach were conveyed in a meeting between the Minister of Community Services and Mayor Kendrick on December 1, 2023, and again by the project team in the presentation to Dawson City council on December 5, 2023.

In January 2024, the Infrastructure Development branch is seeking Dawson City Council's acknowledgment of the following process, either with a council resolution or response to this letter. I would additionally like to provide the following timeline and steps that we can expect over the next few months:

From January to April 2024, the project team will move forward with the procurement and hiring of a design team who will be engaged to see the project through design phases and construction. Throughout this process, we will continue to work closely with municipal staff and keep Council informed on progress.

In the spring and summer of 2024, the contracted design team will lead us in the necessary revision of the schematic design to bring the project within budget while maximizing the components of the facility and the potential recreation services offered by the city. Input from the project team, stakeholders, and municipal council will occur throughout this process. With careful attention, we will create an outstanding and affordable facility that aligns with the community's vision. The revised design will be brought back to Council for consideration.

During the timelines above, the project team will continue to advance various regulatory approvals and environmental assessments. We will carefully manage these timelines to allow the project to move forward and ensure site preparation starts in 2024, with construction to follow in late 2024 or 2025.

I am confident that through a dynamic and collaborative approach we can ensure a facility that meets community needs, maximizes the services provided, and stays within the project budget. Additionally, we can ensure the ongoing costs align with the city's capital, operations, and maintenance budget. The continued support and leadership from the City of Dawson are crucial

as we navigate these next important phases. The commitment and collaboration between the project team and the Dawson City Council and staff have brought us this far, and I am confident that, together, we can navigate the challenges ahead. I appreciate your dedication to this project and await your indication of readiness to proceed.

Should you have any questions or require further information, please do not hesitate to reach out. I look forward to our continued partnership and bringing this project to fruition.

Sincerely,

A handwritten signature in black ink, appearing to read 'Damien Burns', with a long horizontal line extending to the right.

Damien Burns
Assistant Deputy Minister, Community Development
Community Services, Government of Yukon
867-332-0642

cc. Paul Robitaille, A/CAO
recmanager@cityofdawson.ca



City of Dawson

Report to Council

Agenda Item	Dredge Pond II Master Plan
Prepared By	Planning and Development
Meeting Date	December 19, 2023
References (Bylaws, Policy, Leg.)	
Attachments	Dredge Pond II Master Plan, Tr'ondëk Hwëch'in Letter, City of Dawson draft response to Tr'ondëk Hwëch'in

x	Council Decision
	Council Direction
	Council Information
	Closed Meeting

Recommendation

That Council

1. Review the City of Dawson's written response to Tr'ondëk Hwëch'in Letter regarding the Dredge Pond II Master Plan, and
2. That Council authorize CAO to release the response to Tr'ondëk Hwëch'in, and
3. That Council adopt Dredge Pond II Master Plan.

Executive Summary

The Dredge Pond II Master Plan was before Council for Consideration at the council meeting of Nov 21. City of Dawson received a letter from Tr'ondëk Hwëch'in expressing several concerns with the Master Plan. The letter was addressed to Mayor and Council and a senior YG Administrator.

The Tr'ondëk Hwëch'in letter and a draft response from City of Dawson are attached to this report for council consideration. It should be noted that the municipality is not considered an upper level of government similar to TH and YG and as such is required to deal with input on land decisions in a public forum.

Background

The final draft of the Dredge Pond II Master Plan and a report from Administration were presented to council during the November 7 Committee of the Whole meeting. At the same meeting, the Government of Yukon Land Development Branch also delivered a brief presentation.

Discussion / Analysis

The response exclusively addresses comments pertinent to the City of Dawson. The Yukon Government Land Development Branch will respond to the remaining comments in a separate letter.

Fiscal Impact

NA

Next Steps

CAO will send the City of Dawson response to TH.

Approved by	Signature	Position	Date
Paul Robitaille		A/CAO	December 15, 2023



DREDGE POND II MASTER PLAN

GOVERNMENT OF YUKON
CITY OF DAWSON

FINAL

October 20, 2023

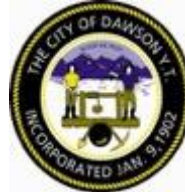


DREDGE POND II MASTER PLAN

PREPARED FOR:



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



CITY OF DAWSON
1336 Front Street
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SUBMITTED TO:

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Government of Yukon
Community Services
Ben.Campbell@yukon.ca

Farzad Zarringhalam
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City of Dawson
Planningmanager@cityofdawson.ca

PREPARED BY:

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

Matthias Purdon, M.A.
Planner
3PIKAS

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

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



I. VERSION HISTORY

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

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1 INTRODUCTION

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

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

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

1.1 PLANNING AREA

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

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

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



PHOTO: DREDGE TAILINGS (DREDGE POND II)

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

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

1.2 LAND OWNERSHIP

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

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

1.3 SURROUNDING LAND USES

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

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


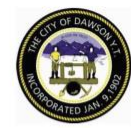
1.4 MINING CLAIMS

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

FIGURE 1: PLANNING AREA



CLIENT:





PROJECT TITLE:

**DREDGE POND II
MASTER PLAN**

MAP TITLE:

STUDY AREA

LEGEND:

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

1:9,000

0 100 200 300 m

REVISIONS:


1	2021/11/23	DREDGE POND II MASTER PLAN
2	2023/08/14	DREDGE POND II MASTER PLAN

PREPARED BY:
SL

REVIEWED BY:

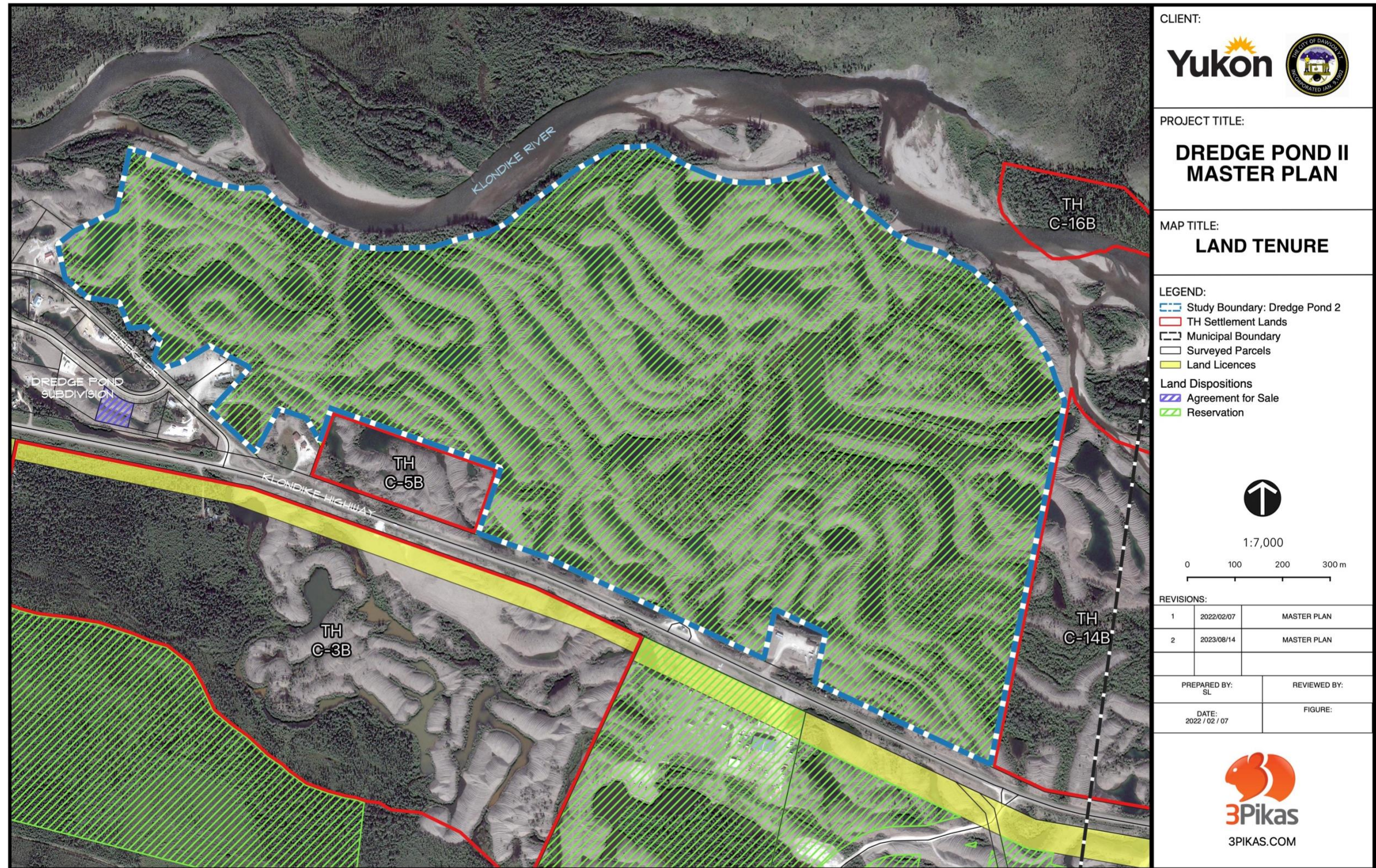
DATE:
2021 / 11 / 23

FIGURE:



3PIKAS.COM

FIGURE 2: LAND TENURE



2 PLANNING CONTEXT

2.1 OFFICIAL COMMUNITY PLAN CONTEXT

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

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

2.1.1 VISION, GOALS, DESIGNATION

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

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

2.1.2 OCP DESIGNATION

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

2.2 ZONING

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

2.2.1 ZONING BYLAW (2018-19)

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

2.2.2 CITY HERITAGE MANAGEMENT PLAN (2008)

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

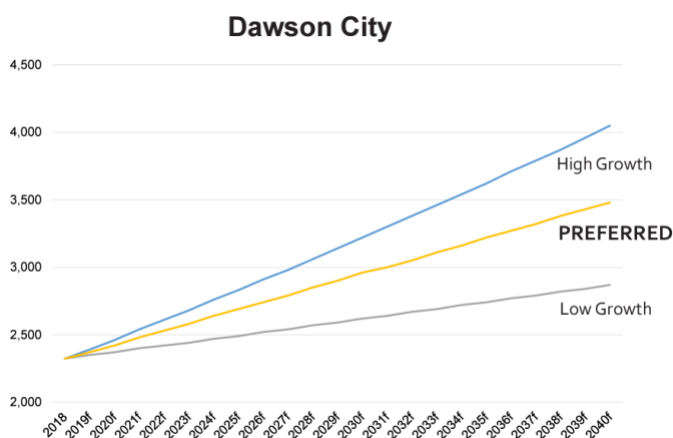
2.3 POPULATION & GROWTH

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

2.3.1 GROWTH PROJECTION

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

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

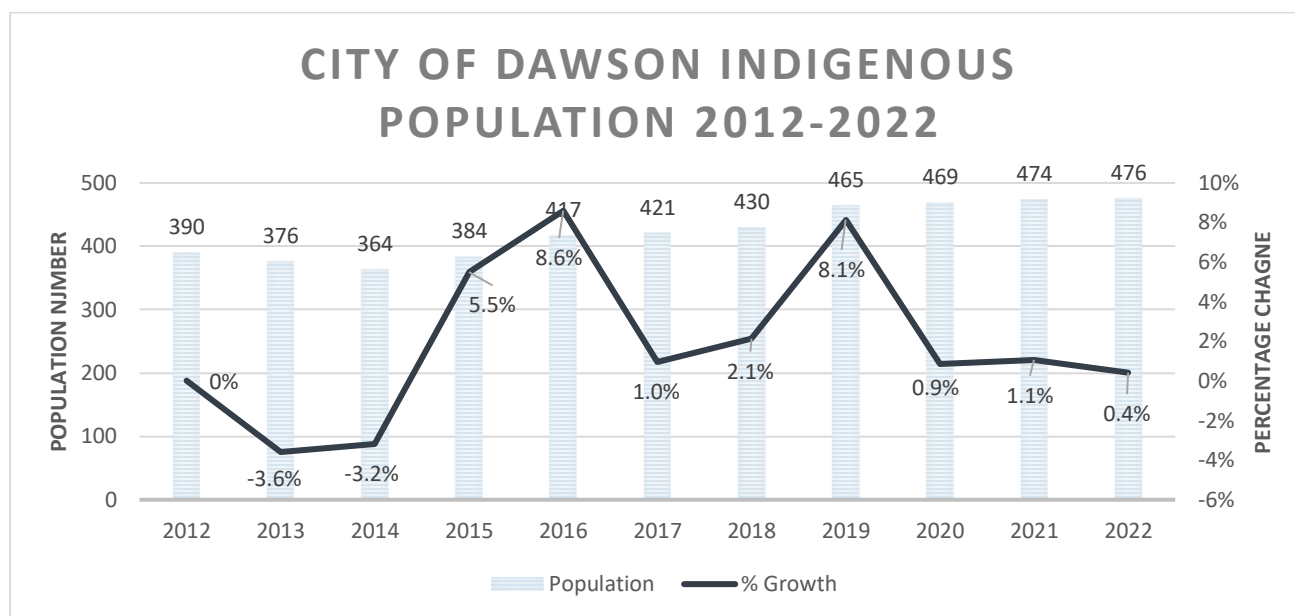


2.4 INDIGENOUS POPULATION: DAWSON CITY

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

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

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



2.5 SITE CONDITIONS

2.5.1 ENVIRONMENTAL CONDITIONS

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

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

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

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

2.5.2 FLOOD RISK

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

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

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

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

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

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

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

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



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

2.5.3 GEOTECHNICAL CONDITIONS

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

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

2.5.3.1 ROAD DEVELOPMENT

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

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

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

2.5.3.2 BUILDINGS AND SEPTIC FEASIBILITY

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

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

2.5.4 RECREATION USE

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

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

2.5.5 HERITAGE

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

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

2.5.6 FISHERY RESOURCES

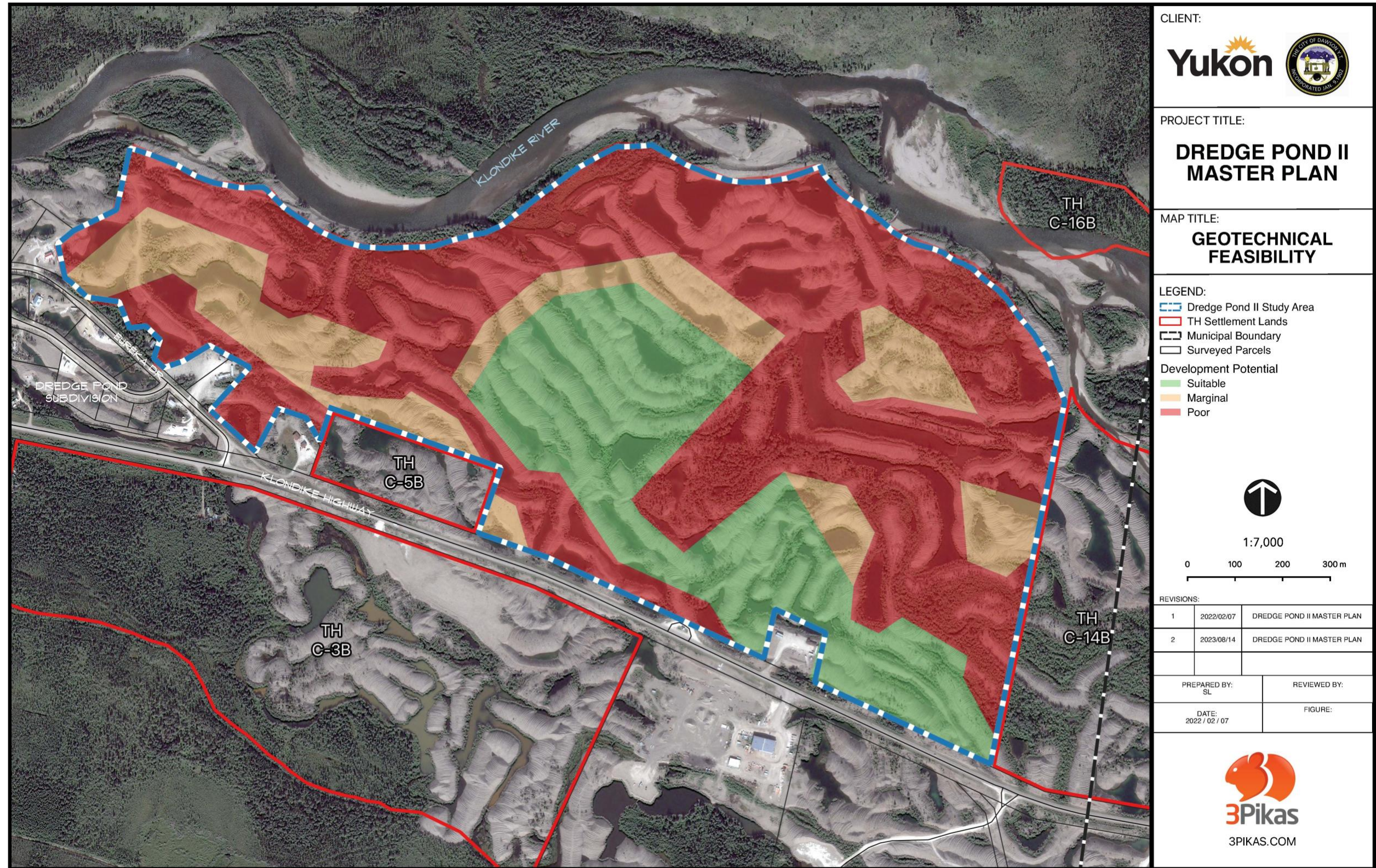
The planning area, located in the historic Klondike River Valley, has a significant legacy of gold dredging that dates back to the early 1900s, spanning over a century. As the gold dredges operated along the riverbanks to extract gold from the underlying deposits, they inadvertently left behind small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

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

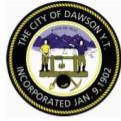
To gather information about the fish populations, a comprehensive field study was conducted in 2012 by Environmental Dynamics Inc (EDI). This study, known as fish mapping, aimed to assess the fish diversity and distribution within the 61 ponds surveyed and sampled. The findings revealed that out of the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

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

FIGURE 6: GEOTECHNICAL DEVELOPMENT SUITABILITY



CLIENT:

Yukon 





PROJECT TITLE:

**DREDGE POND II
MASTER PLAN**




MAP TITLE:

**GEOTECHNICAL
FEASIBILITY**

LEGEND:

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

Development Potential

-  Suitable
-  Marginal
-  Poor

0 100 200 300 m

1:7,000

REVISIONS:

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

PREPARED BY: SL

REVIEWED BY:

DATE: 2022 / 02 / 07

FIGURE:


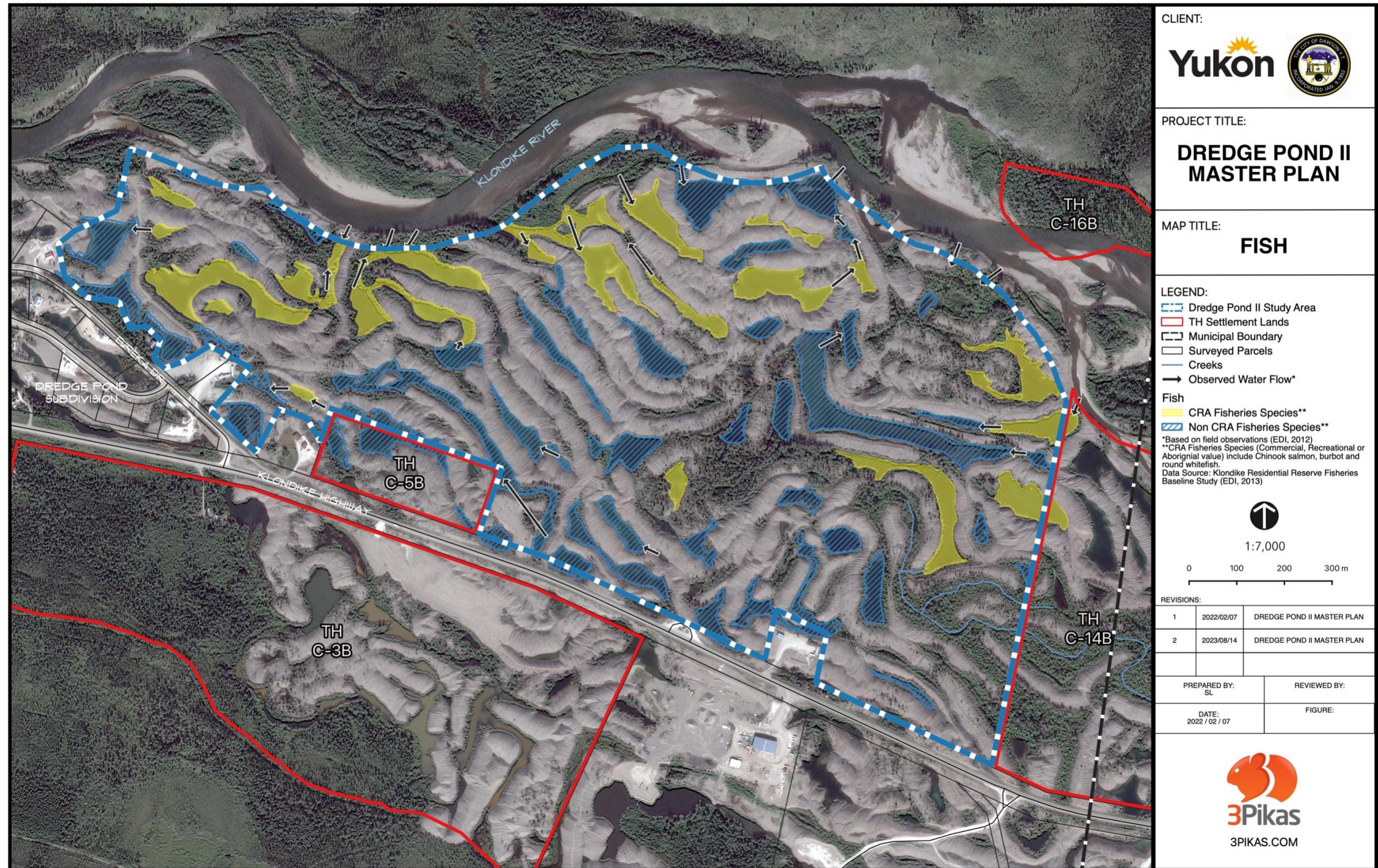

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FIGURE 7: RECREATION VALUES



FIGURE 8: FISH



3 COMMUNITY ENGAGEMENT

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

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

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

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

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

3.1 ENGAGEMENT GOALS

The goals of the public engagement were:

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

3.2 WHAT WE HEARD

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

Key Themes include (in no particular order):

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

3.2.1 WEBINAR

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

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

3.2.2 FIRST SURVEY: DECEMBER 2021 / JANUARY 2022

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

Survey respondents provided comments on the following:

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

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

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

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

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

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

3.2.3 SECOND SURVEY: JUNE / JULY 2022

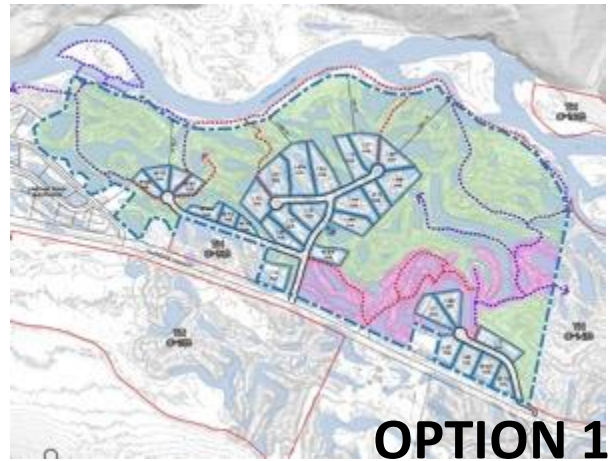
The primary aim of the subsequent survey was to solicit input from the community regarding draft vision and the two proposed draft options. Survey participants provided comments on the following:

- **Vision:**

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

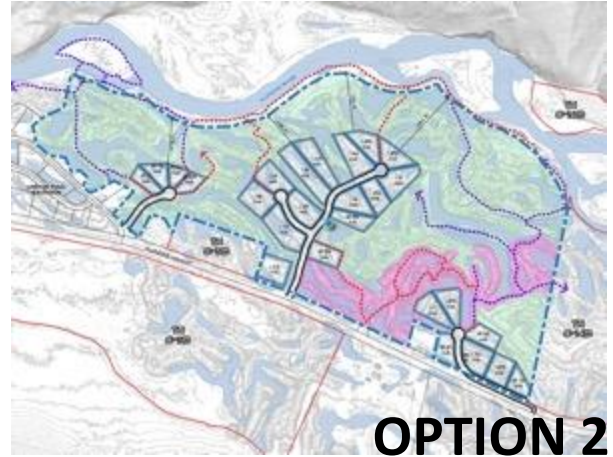
- **Option 1:**

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



- **Option 2:**

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



4 VISION & PRINCIPLES

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

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

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

4.1 DEVELOPMENT OBJECTIVES

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

4.1.1 NURTURE EXISTING NATURAL AREAS

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

Intent:

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



PHOTO: TYPICAL DREDGE POND II VEGETATION

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

4.1.2 CONNECT TO THE RIVER

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



PHOTO: KLONDIKE RIVER

Intent:

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

4.1.3 FOSTER A DISTINCT HERITAGE AND CULTURAL IDENTITY

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



PHOTO: ROCK STACKS

Intent:

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

4.1.4 CREATE A RESILIENT NEIGHBOURHOOD

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

Intent:

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

5 DEVELOPMENT CONCEPT

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

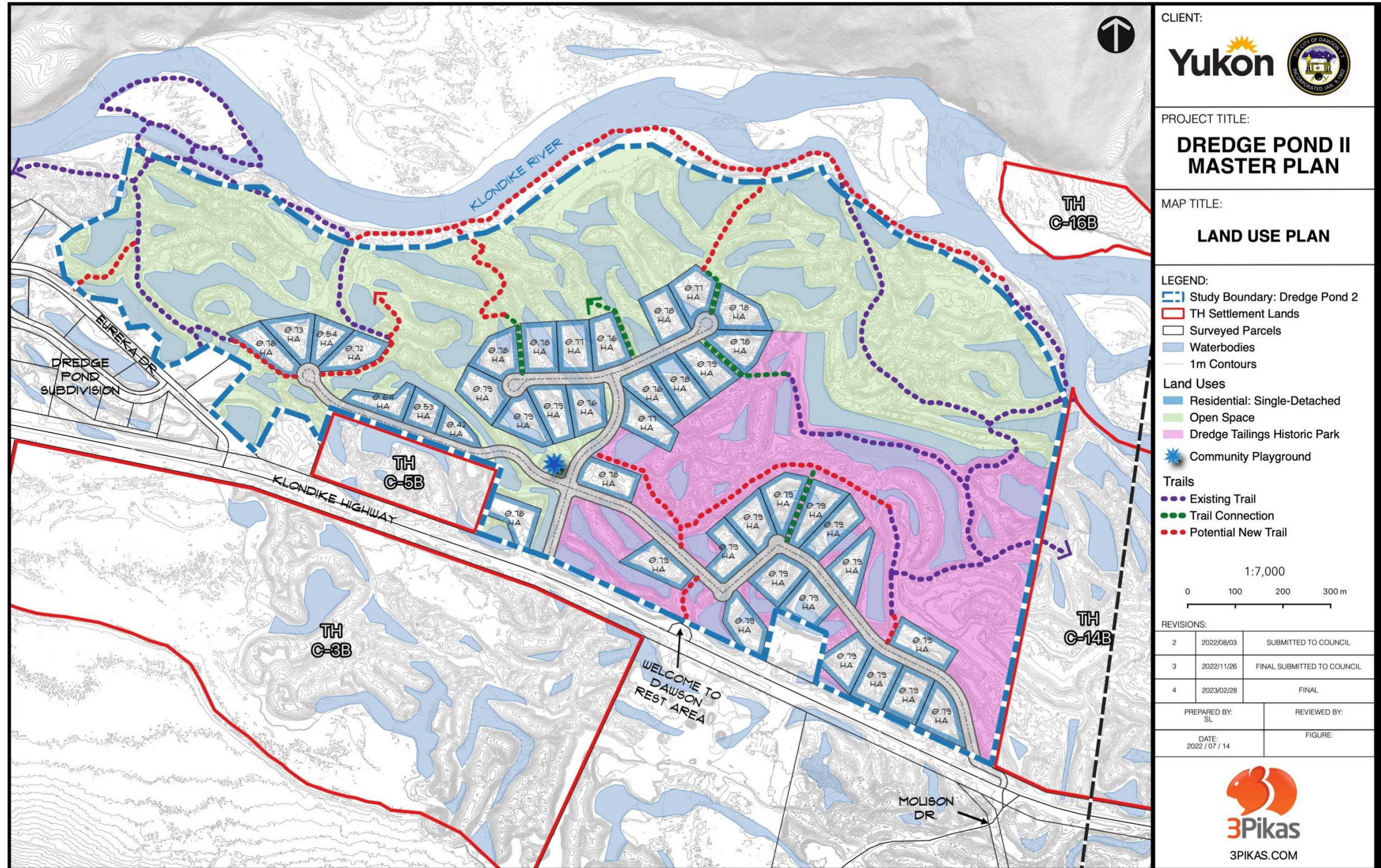
Overall, Dredge Pond II is designed to conserve and connect with its natural environment and honour its heritage. A vast open space network is integral to the subdivision concept, connecting the residential lots, community park, natural areas, and the Klondike River. More specifically, a large open space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


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

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

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













FIGURE 9: CONCEPT PLAN



CLIENT:
Yukon 

PROJECT TITLE:
DREDGE POND II MASTER PLAN


MAP TITLE:
LAND USE PLAN

LEGEND:
 Study Boundary: Dredge Pond 2
 TH Settlement Lands
 Surveyed Parcels
 Waterbodies
 1m Contours
Land Uses
 Residential: Single-Detached
 Open Space
 Dredge Tailings Historic Park
 Community Playground
Trails
 Existing Trail
 Trail Connection
 Potential New Trail

Scale: 1:7,000
0 100 200 300 m

REVISIONS:		
2	2022/08/03	SUBMITTED TO COUNCIL
3	2022/11/26	FINAL SUBMITTED TO COUNCIL
4	2023/02/28	FINAL

PREPARED BY: SL	REVIEWED BY:
DATE: 2022 / 07 / 14	FIGURE:


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5.1 LAND USE

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

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

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

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

TABLE 1: SUMMARY OF LAND USE

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

5.1.1 LOT SUMMARY AND ANTICIPATED POPULATION AT FULL BUILD-OUT

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

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

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

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

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

5.2 RESIDENTIAL LAND USE

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

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

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

Recommendations for low-density residential:

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



PHOTO: COUNTRY RESIDENTIAL HOUSING FORM

5.2.1 OPEN SPACE

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

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

Recommendations for open space areas:

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

5.2.1.1 PLAYGROUND

The Master Plan incorporates a central playground with access from the main entrance to the subdivision. Playgrounds provide a space where the communities can come together and where children can spend time outside playing and engaging in physical activity.

Additionally, having a central playground can help promote active transportation, such as walking or biking, as families are more likely to walk or bike to the playground if it is easily accessible. This can further contribute to a healthy and sustainable community. The playground is intended to include play structures and equipment and could be fitted with roofing or enclosures to provide shelter from snow, wind, and cold temperatures.

These covered areas would allow children to continue playing even during light snowfall or chilly weather. To ensure year-round accessibility, the design should account for snow removal and maintenance during the winter months. A successful playground would blend elements of play, safety, cultural appreciation, and environmental awareness while accommodating the unique challenges posed by cold weather and snow.



PHOTO: NEIGHBOURHOOD PLAYGROUND

5.2.1.2 WALKWAYS & TRAILS

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

FIGURE 10: WALKWAY DESIGN & TREATMENT

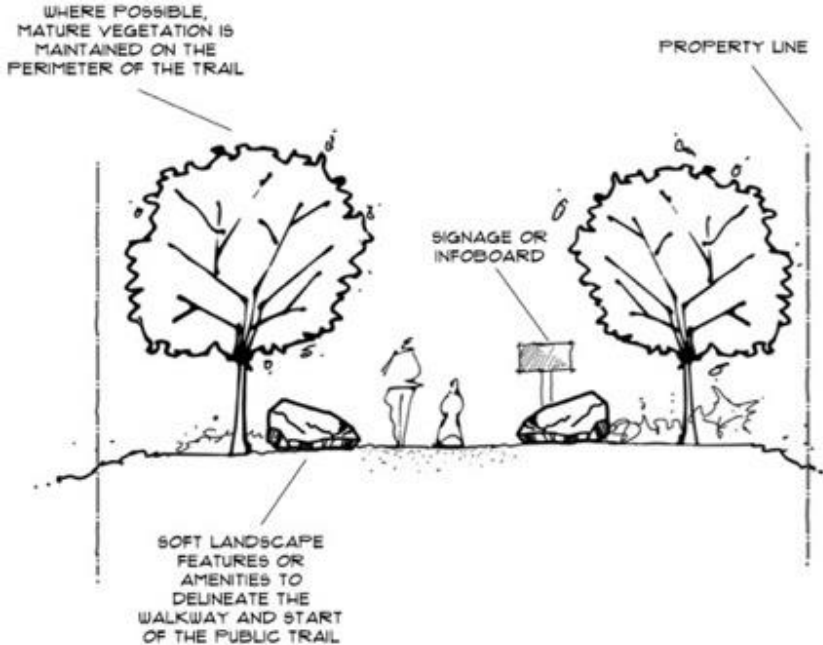


FIGURE 11: PROPOSED SURFACE MATERIAL FOR TRAIL CONSTRUCTION: COMPACT CRUSH



5.2.2 HISTORIC PARK

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

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

5.3 ZONING AND DEVELOPMENT REGULATIONS

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

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

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

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

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

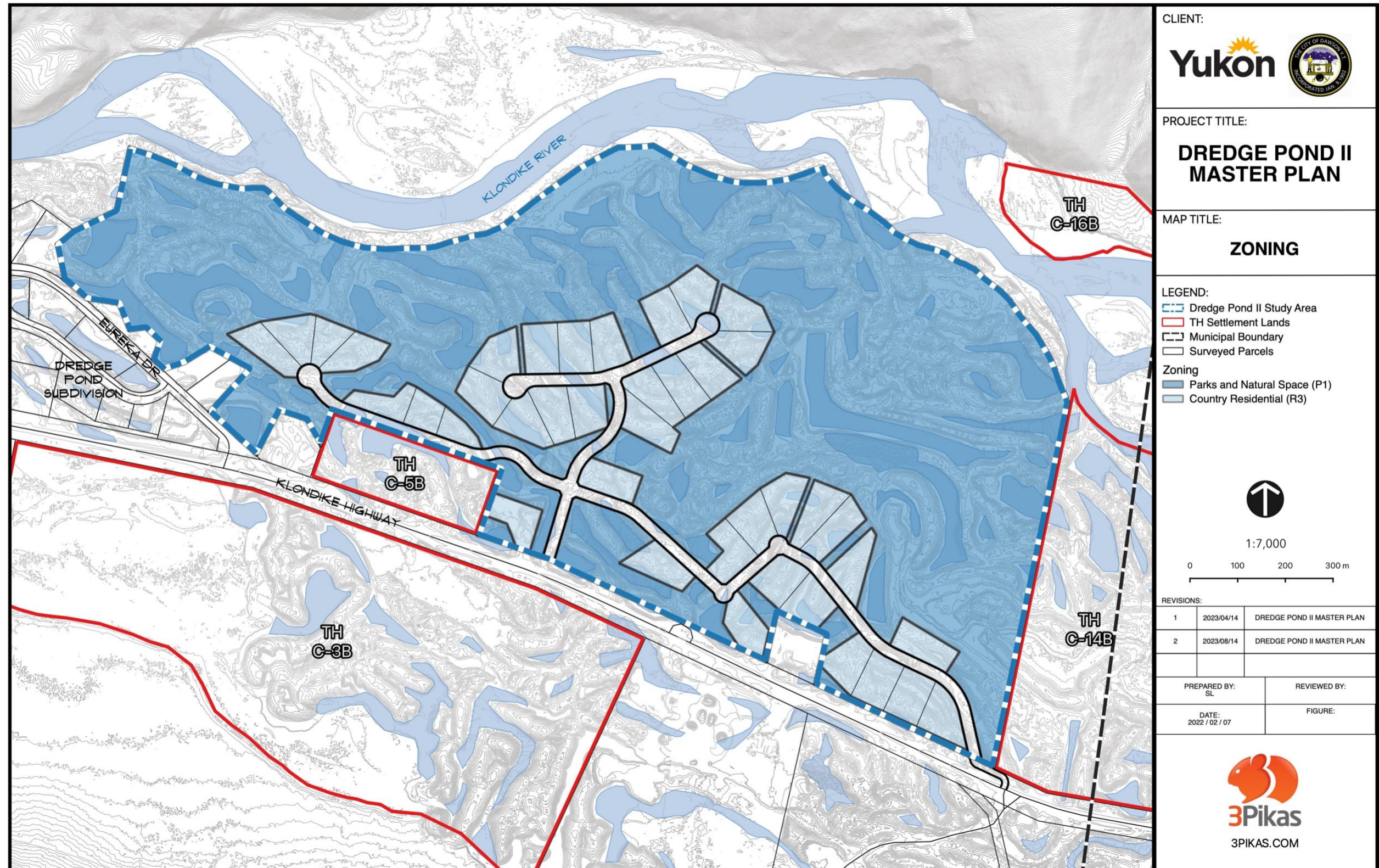
TABLE 3: CITY OF DAWSON ZONING BYLAW 2018-19

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

5.3.1 SUBDIVISION

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

FIGURE 12: ZONING



6 ENGINEERING SERVICING PLAN

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

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

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

6.1 SITE GRADING

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

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

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

6.1.1 DESIGN ELEVATION

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

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

FIGURE 13: GRADING PLAN

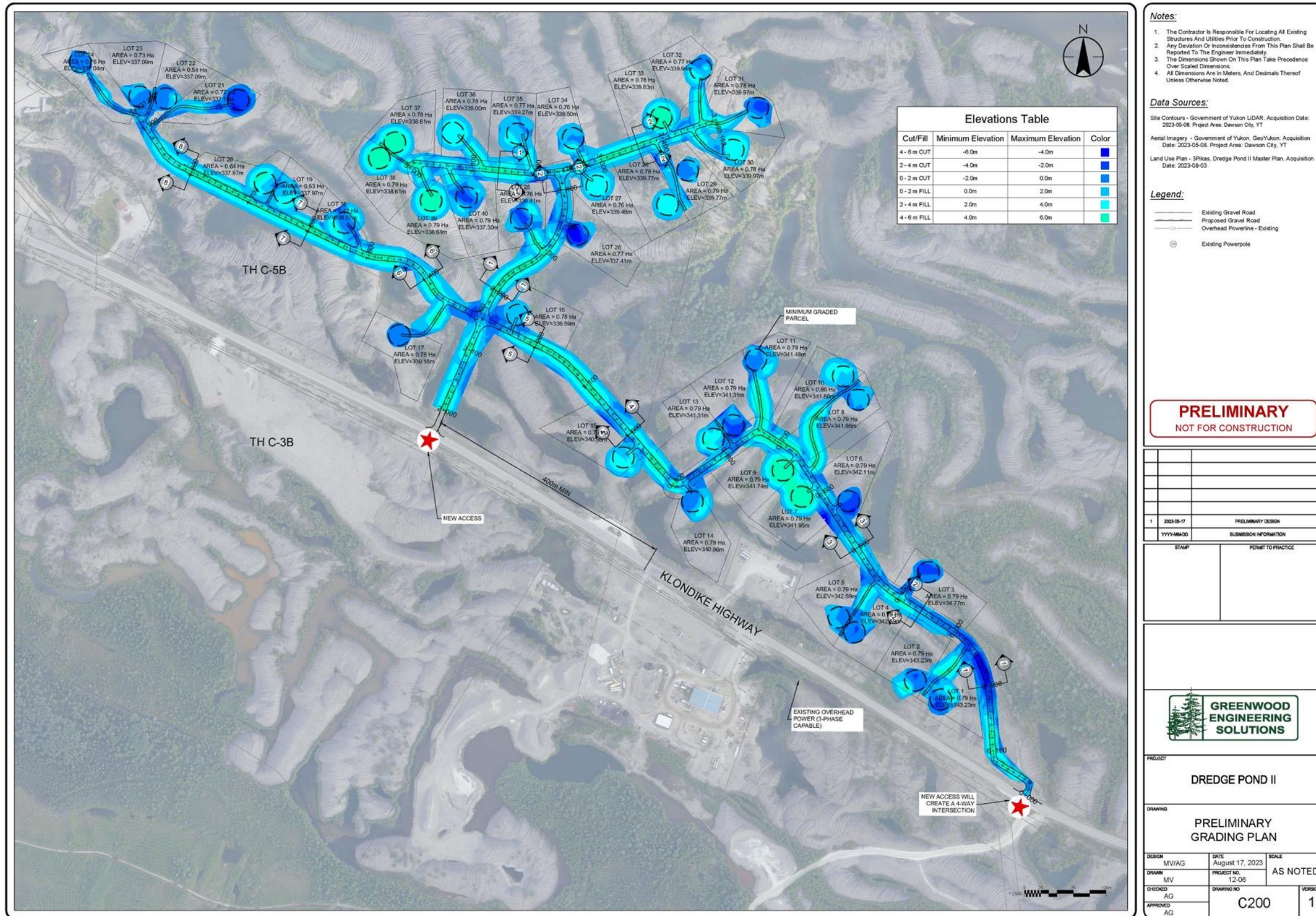


FIGURE 14: ROAD PROFILE

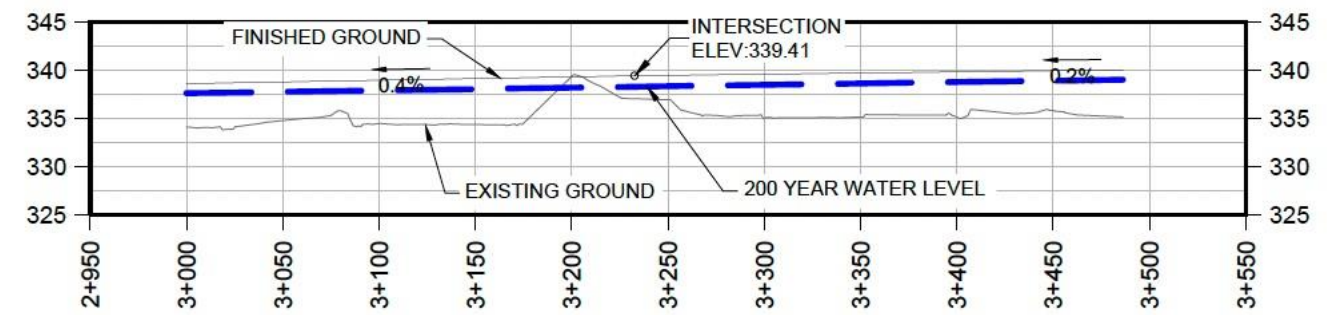
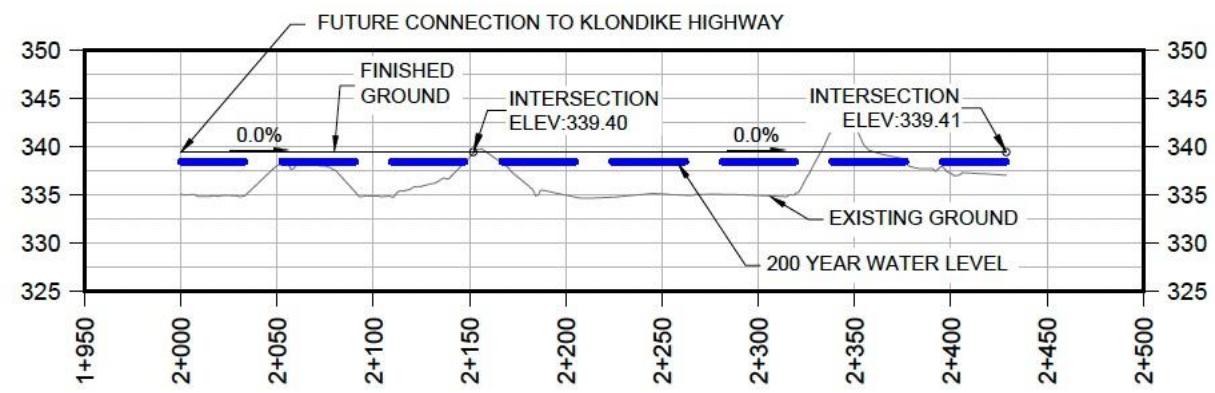
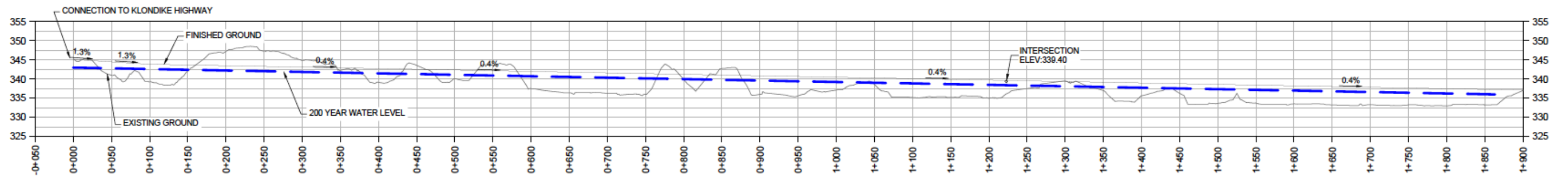


TABLE 4: LOT DESIGN ELEVATIONS

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

6.2 WATER & WASTEWATER

6.2.1 WATER

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

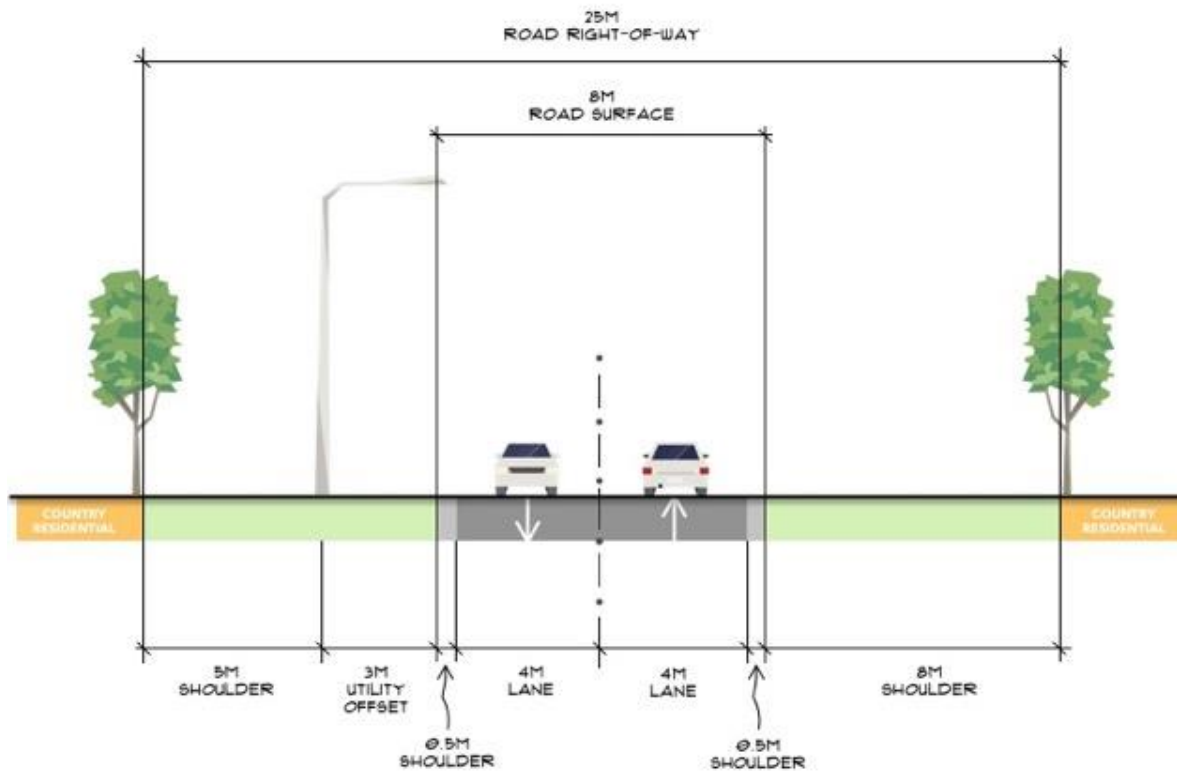
6.2.2 WASTEWATER

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

6.3 ROADS AND DRIVEWAYS

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

FIGURE 15: LOCAL ROAD CROSS SECTION



6.4 POWER & COMMUNICATION

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

6.5 CLASS D COST ESTIMATE

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

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

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

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

TABLE 5: CLASS D COST ESTIMATE

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

7 NEXT STEPS

7.1 TECHNICAL STUDIES

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

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

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

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

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

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

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

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

7.2 REGULATORY APPROVAL

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

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

TABLE 6: APPROVALS REQUIRED

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

8 APPENDIX A

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



November 7, 2023

City of Dawson Mayor and Council
City of Dawson
Box 308
Dawson City, YT Y0B 1G0

Laura Prentice
Director
Government of Yukon – Land Development Branch
307 Black Street
Whitehorse, YT Y1A 2N1

Dear City of Dawson Council and Government of Yukon Land Development Branch,

Re: Tr'ondëk Hwëch'in Government Response to Dredge Pond 2 Master Plan

On behalf of the Tr'ondëk Hwëch'in (TH) Council, I am writing to the City of Dawson (CoD) Council and Government of Yukon (YG) Land Development Branch (LDB) regarding the Dredge Pond 2 Master Plan. TH Council thanks the Land Development Branch for giving TH the opportunity to review the proposal before it is presented at CoD Committee of the Whole on November 7th, 2023. We also thank the LDB for working collaboratively with our staff over the last year before the Master Plan was finalized.

Generally, TH is supportive of this project but during our discussion on November 1st at a regularly scheduled TH Council meeting, several items were raised that need further clarification. We recognize the need for new residential land development and are encouraged to see this project moving forward but we would like to consult further with both CoD and YG before we feel able to offer endorsement of this project.

Flood Risk

TH are pleased to see that flood risk assessment and mitigation is planned as part of the project's detailed design phase. It cannot be overstated how important this work is to ensure the sustainable, safe development of this subdivision, especially after the flooding that occurred in May 2023. We note that these ponds are all interconnected and that it will be important to still allow adequate water flow through. As acknowledged in the report, any alterations made to the tailing ponds could impact existing drainage. One intervention may be spillways to help alleviate ice jams but until there is more detailed assessment available,

Tr'ondëk Hwëch'in Government
PO Box 599 · Dawson City, YT · Y0B 1G0
Phone 867-993-7100 · Fax 867-993-6553
Web www.trondek.ca

TH does not yet have confidence flooding will not pose a continued risk to the subdivision and its residents.

Official Community Plan and Zoning Bylaw Amendment Consultation

TH seek confirmation that prior to the OCP and Zoning Bylaws being revised, the CoD undertake formal consultation as per the TH Self Government Agreement. We must ensure that our Settlement Land interests are protected, particularly for parcels C-5B and C-14B which are adjacent to the proposed subdivision.

Access

TH requests that detailed design will incorporate access to C-14B. We need to ensure the Dredge Pond 2 subdivision is connected to Settlement Land so that it is not cut-off, and the subdivision is developed in a way that supports TH's future planning. We must also be sure that C-5B is accessible from one of the internal roads.

Septic service development

It is imperative that no below-ground septic development occurs within proximity to the Klondike River or any tailing ponds – adequate buffers must be developed during detailed design. TH are concerned that septic fields pose a significant hazard if they are not developed in consideration of how water flows through the area. The tailing ponds are connected to the river, and there is a risk that if sub-ground septic holding tanks fail or are inundated during a potential flood event, the Klondike River may be contaminated. We note that the report suggests septic holding tanks may be required, and we thus further add that if this is determined to be the safest option, that restrictive covenants are added to the property titles for each lot.

Heritage Park

TH does not support the creation of a Heritage Park within the subdivision and recommend this be left as open greenspace as the land itself is not developable as per Figure 6 of the Master Plan. There is no First Nation heritage in this area – the dredges have destroyed this and for TH, there is no remaining heritage value to be preserved. We do not support spending public funds (both by the Government of Yukon and the City of Dawson) to develop and maintain a Heritage Park that celebrates the extensive damage that occurred when the Klondike Valley was dredged. Additionally, tailing piles line the Klondike Valley, and we note that Parks Canada has already got significant representation of the dredge operations as part of the Klondike National Historic Site.

Lot Release and Community Benefit

TH expresses its desire that prior to release, a fair and equal lottery process is developed. It is residents of Dawson who must be able to purchase lots and build their own homes, and we must be sure that these lots are not released to private developers. If the intention is to release some lots not by lottery, TH wishes to be consulted prior to this decision being made.

Fish-habitat Offsetting Program Design

Prior to developing its proposal for offsetting as part of *Fisheries Act* authorization, TH must be consulted and able to influence the design. We are currently hiring for a Salmon Stewardship Coordinator and seek confirmation that our knowledge and expertise in this area will be incorporated.

Economic Opportunities

TH will be seeking access to contracting and employment opportunities for TH and citizen owned businesses, in accordance with the Yukon Government First Nation Procurement Policy.

TH Consultation and Engagement Going Forward

TH staff must be part of project planning and development going forward and TH Council briefed to the same schedule as the City of Dawson. It is imperative that this development occur with TH knowledge and values embedded. Government of Yukon LDB and the City of Dawson must involve TH staff on all aspects of this project to ensure this is a collaborative project between all three governments.

Considering these concerns, TH Council requests a written response from YG and the City of Dawson regarding all the items we have raised. We also request written confirmation that TH will be an active participant of this project going forward.

We look forward to continuing to collaborate on this project to ensure the development of this new subdivision occurs in a good way.

Sincerely,



Hähkè Darren Taylor
Tr'ondëk Hwëch'in



December 19, 2023

TróndÁk HwÁchán Government
PO Box 599
Dawson City, YT Y0B 1G0

Re: Response to TróndÁk HwÁchán Government Letter regarding Dredge Pond II Master Plan

Dear Hñhk% Darren Taylor,

This letter is a response on behalf of the City of Dawson Council to your comments concerning the Dredge Pond II Master Plan. We appreciate your astute and constructive remarks.

The City of Dawson, in its capacity as a regulatory authority, will address the following points. It is our understanding that the Yukon Government Land Development Branch, as a developer, is responding to the remaining items in your letter.

Of cial Community Plan and Zoning Bylaw Amendment Consultation

We understand that TH is requesting con, rmatation that the City of Dawson consults with TH before amending the OCP and Zoning Bylaw. In order to secure the interests of Settlement Land, the City guarantees that TH will be consulted prior to amendment approvals. Additionally, City and TH staff are working together on developing a consultation protocol that will delineate the timing and manner in which consultations regarding development and planning projects will occur.

Historic Park

The City of Dawson is recommending that the historic park be maintained in the plan. During the community engagement process, tailings were identi, ed as a distinctive characteristic of the area, as outlined in the Master Plan. Participants expressed their views regarding the retention of a portion of the tailings, as one of the last remaining sections within the municipal boundary. Furthermore, community members have previously written to the City requesting that a sample of tailings be preserved as a historic site or heritage reserve, given that they provide a sense of place, are irreplaceable and in danger of disappearing.

We recognize that the history of dredging represents a time where TH heritage values were impacted and the Klondike River valley was damaged. We also recognize that there were negative consequences of these activities. As a result, the proposed historic park could be programmed to tell that story of how the valley was altered and TH cultural and heritage values were impacted. It could be programmed to not celebrate the dredging history. If TH is willing, the City would work closely with you to ensure the story is told in the right way.

While the plan identi, es the proposed historic park, a lot more work needs to be done to have the park established and programmed. The City will reach out to TH to ensure their interests, comments, and considerations are reflected.

Lot Release and Community Benefit

While the City of Dawson will not be involved in the lot release process, it concurs with TH's assertions regarding the importance of a fair lottery process and that Dawson residents should be given priority in the event that certain lots are not released through the lottery.

The City of Dawson appreciates your feedback regarding the Dredge Pond II Master Plan, and hopes that these responses sufficiently address your concerns.

Sincerely,

David Henderson
Chief Administrative Officer

City of Dawson
Box 308
Dawson, Yukon Territory, Canada



City of Dawson

Report to Council

Agenda Item	2024 Deputy Mayor Appointments
Prepared By	Elizabeth Grenon (Municipal Clerk)
Meeting Date	December 19, 2023
References (Bylaws, Policy, Leg.)	Section 182- Yukon Municipal Act
Attachments	

x	Council Decision
	Council Direction
	Council Information
	Closed Meeting

Recommendations

That Council make the following appointments for the 2024 calendar year with respect to the position of Deputy Mayor:

- Councillor **Somerville** for months January and February
- Councillor **Spriggs** for the months March, April, and May
- Councillor **Lister** for the months June, July, and August
- Councillor **Pikalek** for the months of September and October

Executive Summary

Each year a schedule identifying Councillor appointments for the year as Deputy Mayor is approved by Council Resolution.

2024 is a shortened year due to Municipal elections in the Fall.

It is herein recommended that the 1st and 4th appointment of the year be for 2 months and the 2nd and 3rd appointments be for 3 months – keeping the appointments to whole months is for simplicity.

The Deputy Mayor is the acting Mayor when the Mayor is not able to fulfill mayoral responsibilities.

Background

As per Section 182 of the Municipal Act, “The council may appoint from among its members a deputy mayor who shall:

- (a) in the absence or incapacity of the mayor, have all the powers and duties of the mayor; and
- (b) when the mayor is not absent or incapacitated, and subject to the mayor taking precedence, have those powers and duties the council may direct.”

Discussion / Analysis

NA

Fiscal Impact

NA

Alternatives Considered

NA

Next Steps

NA

Approved by	Signature	Position	Date
Paul Robitaille		A/CAO	December 15, 2023

Report to Council



For Council Decision For Council Direction For Council Information

In Camera

SUBJECT:	Recreation Board & Community Grants Committee Appointments	
PREPARED BY:	Paul Robitaille	ATTACHMENTS:
DATE:	December 13, 2023	
RELEVANT BYLAWS / POLICY / LEGISLATION: <ul style="list-style-type: none">• Recreation Board bylaw #01-02• Community Grants Policy #16-01		

RECOMMENDATIONS

That Council

- reappoint Peter Menzies to the Recreation Board with a term expiring October 31, 2026
- reappoint Dawn Kisoun to the Recreation Board with a term expiring October 31, 2026
- reappoint Glenda Bolt to the Community Grants Committee with a term expiring October 31, 2026.


ISSUE / PURPOSE

To reappoint members to positions with expired terms on the Recreation Board and Community Grants Committee, and to appoint a member to a vacant position on the Recreation Board.

BACKGROUND SUMMARY

The Recreation Board and the Community Grants Committee serves at the pleasure of council.

APPROVAL

NAME:	Paul Robitaille, A/CAO	SIGNATURE: 
DATE:	December 15, 2023	

Report to Council



For Council Decision For Council Direction For Council Information

In Camera

AGENDA ITEM:	KVA & AYC Member Appointments	
PREPARED BY:	Elizabeth Grenon (MC)	ATTACHMENTS:
DATE:	December 13, 2023	
RELEVANT BYLAWS / POLICY / LEGISLATION: Section 182- Yukon Municipal Act		

RECOMMENDATION

That Council appointments for KVA & AYC the following:

- Appoint _____ as Council's representative for the Klondike Visitors Association (KVA) Board for a one-year term.
- Appoint _____ as Council's representative for the Association of Yukon Communities (AYC) Board for a one-year term.

ISSUE / PURPOSE

To review Council appointments for representatives to the KVA and the AYC.


BACKGROUND SUMMARY

Resolution passed by Council at the December 8, 2021 Council meeting:

C22-22-13 Moved By: Mayor Kendrick Seconded By: Councillor Somerville
 That Council appoints for KVA & AYC the following:

- Appoint Councillor Lister as Council's representative for the Klondike Visitors Association (KVA) Board for a one-year term.
- Appoint Mayor Kendrick as Council's representative for the Association of Yukon Communities (AYC) Board for a one-year term.

CARRIED 4-0

APPROVAL		
NAME:	Paul Robitaille, A/CAO	SIGNATURE: 
DATE:	December 15, 2023	



City of Dawson

Report to Council

Agenda Item	Zoning Bylaw Amendment No. 27 Bylaw
Prepared By	Planning and Development
Meeting Date	December 19, 2023
References (Bylaws, Policy, Leg.)	OCP, Zoning Bylaw
Attachments	Draft Bylaw #2023-17

x	Council Decision
	Council Direction
	Council Information
	Closed Meeting

Recommendation

That Council give second and third readings to the Zoning Bylaw Amendment No.27 (Bylaw #2023-17).

Executive Summary

This bylaw amendment received its first reading on November 21, 2023.

The purpose of this Bylaw Amendment is to:

1. add definitions for 'reclamation', 'remediation' and 'land development preparation' and permit these uses in all zones;
2. revise the definition of 'Lodging Facility';
3. specify how the number of parking spaces for mixed-use developments should be calculated.

Background

New permitted uses

Adding 'reclamation', 'remediation' and 'land development preparation' was part of the ZBL Amendment No.19 in 2022. The second reading was given to the Bylaw on August 31, 2022. Because the Amendment included provisions for establishing a DCD for mining activities, the third reading was contingent on the signing of a statutory declaration, which has not yet occurred. Due to the fact that the issuance of certain development permits has been halted pending final approval of the amendments and these new permitted uses are not pertinent to the signed declaration, administration suggests removing them from Bylaw Amendment No.19 and addressing them in here.

Lodging Facility

A section of the Zoning Bylaw definition of Lodging Facility pertains to the access of units. This appears inefficient, particularly in light of the climatic conditions in Dawson City.

Parking spaces

For mixed-use developments, the current Zoning Bylaw provides no guidance on how to calculate the total number of parking spaces. The calculation method will be specified in this amendment.

Discussion / Analysis

New permitted uses

This ZBL amendment adds 'reclamation', 'remediation' and 'land development preparation' definitions to the ZBL and permits these uses in all zones. The broad goal of this is in line with achieving sustainable development goals and addressing current permitting conflicts.

A currently unresolved issue is the conflict between the goal of the YG Department of Energy, Mines and Resources of implementing reclamation work and the fact that the City cannot issue a development permit to enable this work to occur on unpermitted and nonconforming natural resource development operations. Reclamation of mining sites is considered to be of general benefit to the community. As such, Administration is proposing the separation of reclamation activity from the 'natural resource development' definition to enable the permitting of reclamation work without rezoning.

Options

- 1) Reclamation, remediation & land development preparation permitted in all zones (proposed)

PRO	CON
<ul style="list-style-type: none"> • Meets the goal of encouraging both mining reclamation and environmental remediation without creating unnecessary barriers. • Effort toward sustainable development/land use. • Aligns with numerous OCP goals (see below). • There is precedent in the Whitehorse ZBL that suggests that it's reasonable to permit environmental remediation in all zones. • Equitable for applicants wishing to pursue reclamation work across all zones, regardless of natural resource development compliance. Does not enable claims in one zone vs. another. 	<ul style="list-style-type: none"> • Risk associated with establishing a legal-nonconforming status beyond reclamation, into natural resource development. • We may not understand the scale, size, and impacts of all remediation projects (could be more intrusive than foreseen). • Possible impacts on neighboring properties.

2) Reclamation as conditional use; remediation & land studies permitted in all zones

PRO	CON
<ul style="list-style-type: none"> • Enables a case-by-case review of proposed reclamation by Council, enabling a better understanding of scale and impacts of each proposal and more nimble regulation. 	<ul style="list-style-type: none"> • Risk associated with establishing a legal-nonconforming status beyond reclamation, into natural resource development. • Can be time consuming. • Can create a grey area and less transparency in decision making. Eg. uncertainty for claim holders and YG on whether reclamation will be permitted. • Could disincentivize remediation work – which goes against the intent of s.10 of OCP (Environmental Stewardship: “Addressing local environmental impacts is essential to Dawson’s overall sustainability”).

The following definitions have been added to this bylaw amendment:

“LAND DEVELOPMENT PREPARATION” means activity related to the preparation of land to facilitate future development in line with the Official Community Plan, including grading, clearing and/or environmental, geotechnical, hydrological, heritage, or similar assessments and work that is conducted by a certified professional.

“RECLAMATION” means the process of reconvertng disturbed land, whether or not the disturbance of such land was done lawfully or unlawfully, to its former state or other productive state and/or use in line with the Official Community Plan.

“REMEDIATION” means the treatment of material to lower the concentration of contaminants to levels below those specified in the Yukon Environment Act and Yukon Contaminated Sites Regulations, as amended from time to time.

Add the following to s. 8 ‘Specific Use Regulations’:

s. 8.13 ‘Reclamation, Remediation and Land Development Preparation’

- .1 Reclamation of former natural resource development sites, land development preparation, and remediation of land containing contaminated material is permitted in all zones.
- .2 Upon abandonment or termination of resource extraction operations, the remaining redevelopment and reclamation of the site shall begin immediately and be carried out in cooperation with the appropriate authorities. These areas shall be reclaimed to as natural a state as possible through slope grading, landscaping, and reforestation, or reclaimed to another productive state and/or use in line with the Official Community Plan. Prior to reclamation, the reclamation plan may be revisited to determine if an alternate use is feasible.
- .3 All reclamation activity must have a valid Placer Land Use Approval and Water License.
- .4 All reclamation, remediation and land development preparation activity must have a valid development permit.

Justification for permitting reclamation and remediation as a use in all zones:

- There is a desire to create mechanisms whereby sustainable development is enabled and encouraged. Fundamentally, remediation is an effort toward sustainable development – reversing the damage/negative impacts of natural resource extraction. The OCP provides support for this.

Relevant OCP clauses:

- S. 3.5 Promote Environmental Stewardship: “Protect and respect the natural environment • Support a healthy ecosystem and biodiversity • Mitigate environmental hazards” – remediation attempts to ‘undo’ negative impacts of natural resource extraction where possible, to bring the land back from its healthy state by removing contaminants, etc.
- S. 8.0 Economic Development: “• New economic sectors have an opportunity to succeed.” – setting future land use up for success so that land is not only available (or accessible) to mining operations. Rather remediation can make land available for alternative uses.
- S. 10.0 Environmental Stewardship: “Addressing local environmental impacts is essential to Dawson’s overall sustainability.” – creating mechanisms to do so aligns with the intent of the OCP.

Lodging Facility

The current definition of the term in Zoning Bylaw is as follows:

LODGING FACILITY means multiple buildings containing one or more dwelling or sleeping units, each of which has its principal access from an exterior entrance not common to the building. Lodging facilities provide commercial rental of dwelling or sleeping units primarily for overnight use, seasonal use, or for short periods of time. In addition to the sleeping or dwelling units, lodging facilities may contain accessory uses such as common eating or cooking facilities, living spaces, or recreation areas.

The administration was unable to determine the justification for mandating exterior access for every unit. This appears to be inefficient in terms of energy given the wintertime climate in Dawson City. This type of access is more pertinent to structures such as 'motel.' Furthermore, an examination of comparable provisions in the bylaws of other municipalities (including Edmonton, Banff, Kelowna, and Calgary) demonstrates that none of them make any mention of such access. Due to the aforementioned factors, it is recommended that the definition be revised to:

LODGING FACILITY means multiple buildings containing one or more dwelling or sleeping units. Lodging facilities provide commercial rental of dwelling or sleeping units primarily for overnight use, seasonal use, or for short periods of time. In addition to the sleeping or dwelling units, lodging facilities may contain accessory uses such as common eating or cooking facilities, living spaces, or recreation areas. A lodging facility does not include hotels, motels, temporary shelter services, or bed and breakfast.

Parking Spaces

The current bylaw does not indicate how the number of required parking spaces for mixed-use developments should be calculated. For example, if a building in the P2 Zone (Institutional) consists of offices, a museum, and a library, the number of required parking spaces is unclear. This Amendment will add the following to S.9.2 (Required Number of Parking and Loading Spaces):


.6 In the case of a mixed-use development, the number of off-street parking spaces required shall be the sum of the off-street parking space requirements for each use.

Alternatives Considered

- Do not give second and third readings to Zoning Bylaw Amendment No.27 (Bylaw #2023-17).
- Give second reading only to Zoning Bylaw Amendment No.27 (Bylaw #2023-17).

Next Steps

Bylaw Amendment No.27 will take effect following the third and final reading.

Approved by	Signature	Position	Date
Paul Robitaille		A/CAO	December 15, 2023



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 27 Bylaw

Bylaw No. 2023-17

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

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

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

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

PART I - INTERPRETATION

1.00 Short Title

This bylaw may be cited as the **Zoning Bylaw Amendment No. 27 Bylaw**

2.00 Purpose

2.01 The purpose of this bylaw is to provide for:

(a) A series of text amendments.



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 27 Bylaw

Bylaw No. 2023-17

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THE CITY OF DAWSON

Zoning Bylaw Amendment No. 27 Bylaw

Bylaw No. 2023-17

3.00 Definitions

3.01 In this Bylaw:

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

PART II – APPLICATION

4.00 Amendment

- 4.01 Insert the following definition to S.2.2: “LAND DEVELOPMENT PREPARATION means activity related to the preparation of land to facilitate future development in line with the Official Community Plan, including grading, clearing and/or environmental, geotechnical, hydrological, heritage, or similar assessments and work that is conducted by a certified professional.”
- 4.02 Insert the following definition to S.2.2: “RECLAMATION means the process of reconvertng disturbed land, whether or not the disturbance of such land was done lawfully or unlawfully, to its former state or other productive state and/or use in line with the Official Community Plan.”
- 4.03 Insert the following definition to S.2.2: “REMEDIATION means the treatment of material to lower the concentration of contaminants to levels below those specified in the Yukon Environment Act and Yukon Contaminated Sites Regulations, as amended from time to time.”
- 4.04 Insert subsection 8.13 titled “Reclamation, Remediation and Land Development Preparation” as follows:



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 27 Bylaw

Bylaw No. 2023-17

1. "Reclamation of former natural resource development sites, land development preparation, and remediation of land containing contaminated material is permitted in all zones.
 2. Upon abandonment or termination of resource extraction operations, the remaining redevelopment and reclamation of the site shall begin immediately and be carried out in cooperation with the appropriate authorities. These areas shall be reclaimed to as natural a state as possible through slope grading, landscaping, and reforestation, or reclaimed to another productive state and/or use in line with the Official Community Plan. Prior to reclamation, the reclamation plan may be revisited to determine if an alternate use is feasible.
 3. All reclamation activity must have a valid Placer Land Use Approval and Water License.
 4. All reclamation, remediation and land development preparation activity must have a valid development permit."
- 4.05 Repeal the LODGING FACILITY definition in S.2.2.
- 4.06 Insert the following definition to S.2.2: "LODGING FACILITY means multiple buildings containing one or more dwelling or sleeping units. Lodging facilities provide commercial rental of dwelling or sleeping units primarily for overnight use, seasonal use, or for short periods of time. In addition to the sleeping or dwelling units, lodging facilities may contain accessory uses such as common eating or cooking facilities, living spaces, or recreation areas. A lodging facility does not include hotels, motels, temporary shelter services, or bed and breakfast."
- 4.07 Insert subsection 9.2.6 as follows: "In the case of a mixed-use development, the number of off-street parking spaces required shall be the sum of the off-street parking space requirements for each use."

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



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 27 Bylaw

Bylaw No. 2023-17

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	November 21, 2023
PUBLIC HEARING	November 21, 2023
SECOND	
THIRD and FINAL	

William Kendrick, Mayor

Presiding Officer

David Henderson, CAO

Chief Administrative Officer



City of Dawson

Report to Council

Agenda Item	Zoning Bylaw Amendment No.28 (Bylaw #2023-18)
Prepared By	Planning and Development
Meeting Date	December 19, 2023
References (Bylaws, Policy, Leg.)	OCP, Zoning Bylaw
Attachments	Draft Bylaw #2023-18

x	Council Decision
	Council Direction
	Council Information
	Closed Meeting

Recommendation

That Council give First Reading to Zoning Bylaw Amendment No.28 (Bylaw #2023-18).

Executive Summary

The Zoning Bylaw Amendment No.28 establishes a new residential zone (R4) in the City of Dawson Zoning Bylaw and governs future construction and development within the Klondike Highway Subdivision Parcel D/F.

Background

This amendment was brought to the council's attention at the December 5, 2023, Committee of the Whole. The amendment was forwarded to the next council meeting for First Reading.

On March 1, 2023, the Klondike Highway Subdivision Parcel D/F Master Plan was adopted by resolution (C23-03-15) of the Council. In order to facilitate the Master Plan's implementation, an OCP Amendment application was submitted subsequent to its adoption, seeking to change the designation of a portion of Lot 1059, Quad 116B/03 from INT: Institutional to UR: Urban Residential. On October 4, 2023, the Amendment (Bylaw #2023-09) was granted its Third and Final Reading by means of resolution C23-16-18.

The current Zoning Amendment, prepared by Stantec, is intended to regulate future developments in the area.

Discussion / Analysis

Discussion on the previous report:

A zoning amendment was necessary due to the unique characteristics of the new subdivision, which included varied parcel sizes compared to the historic townsite, the coexistence of various housing types adjacent to one another, and the absence of laneways for access. To do so, two options were available. The first proposal entailed making modifications to the existing zones (R1 and R2), while the second proposed the establishment of an entirely new zone. Altering the existing zones would have introduced complexity into the matter due to the potential consequences for the historic townsite. Consequently, establishing a new zone is going to be the most suitable course of action. While the design of the new zone is influenced by the proposed development pattern in Klondike Highway Subdivision Parcel D/F, it is possible that it could be extended to accommodate subdivisions beyond the boundaries of the historic townsite.

The proposed amendment is detailed in the attachment. It is noteworthy that an increase has been made to the maximum parcel coverage in order to accommodate a greater variety of housing options.

Alternatives Considered

Do not give First Reading to Zoning Bylaw Amendment No.28 (Bylaw #2023-18).

Next Steps

A public hearing will be held at the next council meeting.

Approved by	Signature	Position	Date
Paul Robitaille		A/CAO	December 15, 2023



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 28 Bylaw

Bylaw No. 2023-18

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

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

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

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

PART I - INTERPRETATION

1.00 Short Title

This bylaw may be cited as the **Zoning Bylaw Amendment No. 28 Bylaw**

2.00 Purpose

2.01 The purpose of this bylaw is to provide for:

- (a) A series of text amendments.
- (b) An amendment to the Zoning Bylaw from R1 and P2 to R4.



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Zoning Bylaw Amendment No. 28 Bylaw

Bylaw No. 2023-18

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DRAFT



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 28 Bylaw

Bylaw No. 2023-18

3.00 Definitions

3.01 In this Bylaw:

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

PART II – APPLICATION

4.00 Amendments

4.01 This bylaw amends an area in Klondike Highway Subdivision Parcel D/F from R1 and P2 to R4, as shown in Appendix A of this bylaw.

4.02 Insert the following as S.11.4:

11.4 R4 Zone (Valley, Confluence and Bowl Residential)

The purpose of the R4 zone is to permit single detached, duplex and townhouse dwellings outside of the historic townsite.

4.03 Insert the following as S.11.4.1:

11.4.1 Permitted Uses

The following use(s) are permitted in the R4 zone:

- .1 accessory building or structure
- .2 bed and breakfast
- .3 boarding house
- .4 duplex
- .5 family day home
- .6 garden suite – including duplex
- .7 home occupation
- .8 modular home
- .9 secondary suites - including duplex



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Zoning Bylaw Amendment No. 28 Bylaw

Bylaw No. 2023-18

- .10 single detached dwelling
- .11 townhouse

4.04 Insert the following as S.11.4.2:

11.4.2 Zone-Specific Regulations

- .1 On a parcel located in an area zoned R1
 - I. no plan of subdivision shall be approved in such a way that contravenes the regulations set out in the table below unless S. 5.1.1.1 or s. 5.1.3 applies.
 - II. and no building or structure shall be constructed, altered, or located in such a way that contravenes the regulations set out in table 11-4, in which column 1 sets out the matter to be regulated and column 2 sets out the regulations.

4.05 Insert the following as Table 11-4:

TABLE 11-4 R4 ZONE MINIMUM PARCEL REQUIREMENTS

Column 1 – Regulations	Column 2 – Requirements	
Minimum parcel size - Single Detached - Duplex (Side-by-side units on separate adjacent parcels) <i>- Aggregate parcel area for Duplex units</i> - Townhouse (Units on separate adjacent parcels)	315.9m ² 232.3m ² 464.6m ² 185.8m ²	3,400ft ² 2,500ft ² 5,000ft ² 2,000ft ²
Minimum parcel width - Single Detached and Duplex units on one lot - Duplex units on separate lot <i>- Aggregate parcel width for Duplex units</i> - Townhouse	10.36m 7.6m 15.2m 6.1m	34ft 25ft 50ft 20ft
Minimum setback of buildings from Front parcel line (minimum and maximum) Side parcel line - For a dwelling - For a non-dwelling accessory building - For a duplex or townhouse with a shared wall on property line - Exterior side parcel line, where the building flanks a public roadway Rear parcel line	6.10-8.00m 1.52m 0.61m 0.00m 3.05m 1.52m	20-26.2ft 5ft 2ft 0ft 10ft 5ft
Accessory buildings		



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Zoning Bylaw Amendment No. 28 Bylaw

Bylaw No. 2023-18

For a dwelling to dwelling	3.05m	10ft
For a dwelling to non-dwelling	0.61m	2ft
For a non-dwelling to non-dwelling	0.61m	2ft
Maximum parcel coverage	60%	
Maximum height		
-principal building	10.67m	35ft
-accessory building	6.10m	20ft

4.06 Insert the following as S.11.4.3:

11.4.3 Zone-Specific Regulations

.1 Bed and breakfasts, boarding houses, family day home, garden suites and secondary suites are not permitted in townhouses.

.2 Duplexes (side-by-side with a shared wall) with double front attached garage shall be two stories. Townhouses with front attached garages shall be two stories.

.3 For single detached home or duplex, without an attached front garage or with a one-car attached front garage, the driveway shall not exceed a width of 5.5m (18ft). If there is a two-car attached front garage, the driveway cannot exceed the width of the garage.

.4 For townhouses, driveways are limited to 4.9m (16ft). If there is a front garage, the driveway cannot exceed the width of the garage.

.5 Attached front garages are permitted, provided that no portion of the garage protrudes past the front face of the building's first storey more than 50% of the garage's interior depth.

.6 Fences, landscape and buffers along the Klondike Highway are to be constructed by the developer in a consistent manner to the satisfaction of the Development Officer.

.7 Townhouses shall be constructed in blocks or units not to exceed six (6) dwelling units in a row.

.8 Identical or near identical house elevations and exterior colours may not be repeated on the adjacent lots on each side and one lot directly across the street. Proposed building colour must be included in the Development Permit and will be approved by the Development Officer. Townhouse and duplex units will reviewed based on the entire building and not individual units.

4.07 Insert figures 11-6 to 11-8 as follows:



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Zoning Bylaw Amendment No. 28 Bylaw

Bylaw No. 2023-18

FIGURE 11-6 R4 ZONE MINIMUM PARCEL REQUIREMENTS - SINGLE DETACHED

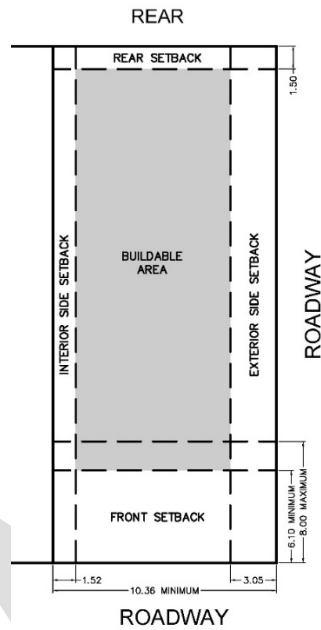
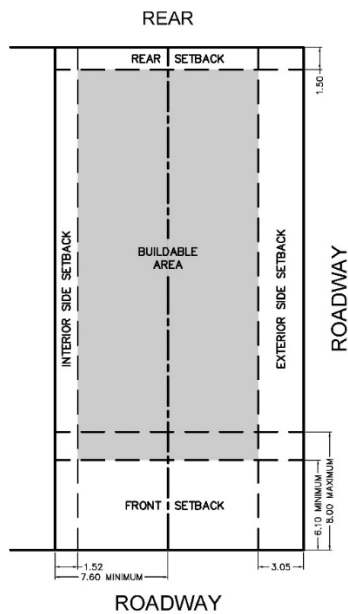


FIGURE 11-7 R4 ZONE MINIMUM PARCEL REQUIREMENTS – DUPLEX



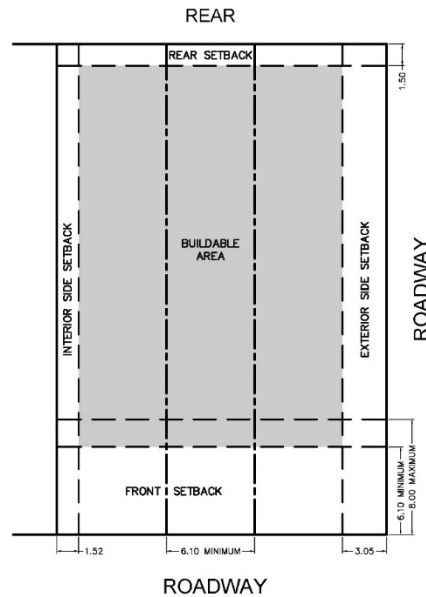


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Bylaw No. 2023-18

FIGURE 11-8 R4 ZONE MINIMUM PARCEL REQUIREMENTS – TOWNHOUSE



PART III – FORCE AND EFFECT

5.00 Severability

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

6.00 Enactment

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



THE CITY OF DAWSON

Zoning Bylaw Amendment No. 28 Bylaw

Bylaw No. 2023-18

7.00 Bylaw Readings

Readings	Date of Reading
FIRST	
PUBLIC HEARING	
SECOND	
THIRD and FINAL	

William Kendrick, Mayor
Presiding Officer

David Henderson, CAO
Chief Administrative Officer

8.00 Appendix A

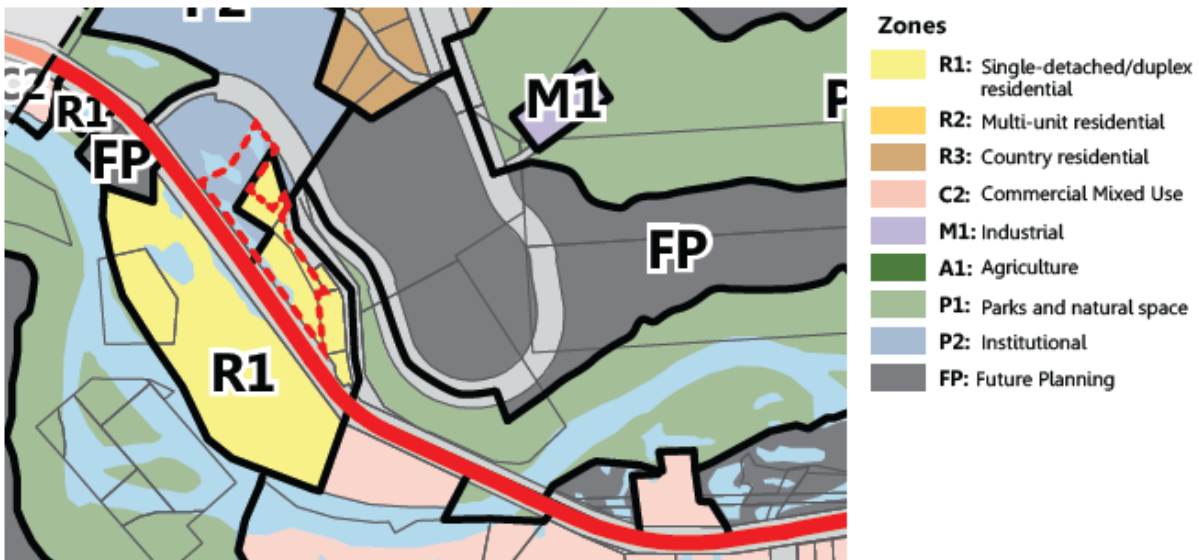


Figure 1. Location Map



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Zoning Bylaw Amendment No. 28 Bylaw

Bylaw No. 2023-18

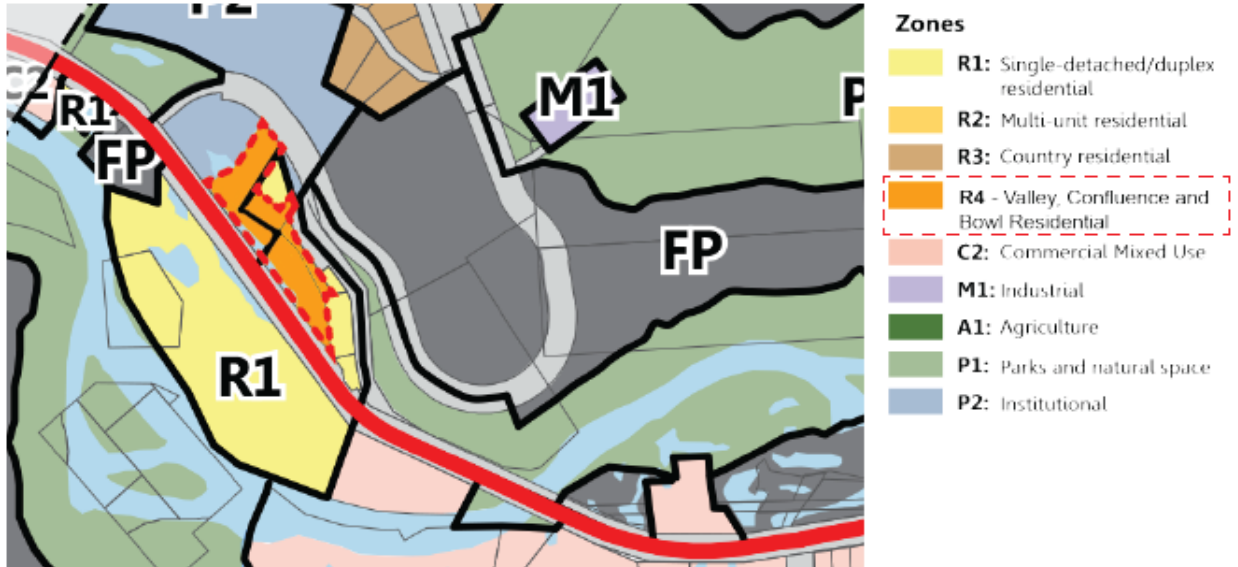


Figure 2. Amended Area

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**MONTHLY
POLICING REPORT
October, 2023**

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

The Dawson City RCMP Detachment responded to a total of 86 calls for service during the month of October, 2023.

OCCURENCES	October, 2023	Year to date 2023	October 2022	Year to date 2022	Year Total 2021
Assaults (all categories)	2	39	3	65	69
Sexual Assault	1	6	1	18	18
Break and Enter	0	11	0	15	14
Thefts (all categories)	5	83	9	55	58
Drugs (all categories)	0	4	0	10	10
Cause a Disturbance	1	60	5	55	60
Mischief	7	108	12	120	125
Impaired Driving	4	19	1	20	20
Vehicle Collisions	1	52	5	46	49
Mental Health Act	4	44	5	66	69
Assistance to General Public	4	63	8	55	61
Search and Rescue	1 Land	8 Land 1 Marine	1 Land	7 Land	7 Land
Missing Persons	0	8	1	14	17
Wellbeing Checks	15	76	4	52	60
Check Stops (represents the actual number of check stops)	0	4	0	5	7
Other Calls for Service	41	654	55	603	1000
Total Calls for Service	86	1240	113	1326	1644
Criminal Code Charges / (CDSA)	13 Criminal Code	46 Criminal Code	7 Criminal Code	63 Criminal Code	74 Criminal Code
Liquor Act/MVA/CEMA Charges/Cannabis Act (Can Act)/Campground Act (Camp. Act)		32 Motor Vehicle Act 1 Liquor Act	1 Motor Vehicle Act	8 Motor Vehicle Act	8 Motor Vehicle Act

PLEASE NOTE: The statistic numbers in the report may change monthly as file scoring is added, deleted or changed. This occurs as investigations develops resulting in additional charges or changing the scoring on a file. Numbers as at/corrected to 2023.10.31



	October, 2023	Year to Date 2023 Total	October, 2022	Year Total 2021
Prisoners held locally	5	56	4	57
Prisoners remanded	0	0	0	2
Totals	5	56	4	59

Justice Reports	October, 2023	Year to Date 2023	October, 2022	Year Total 2021
Victim Services Referrals Offered	6	69	8	97
Youth Diversions	0	0	0	0
Adult Diversions	0	2	1	2
Restorative Justice Total	0	2	1	2

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, City of Dawson and Community Events
- (5) Restorative Justice

(1) Substance Abuse

The Dawson City detachment members continue to prioritize and enforce impaired driving in town. The town unfortunately suffered the loss of a community member due to impaired driving. The matter is before the Court. Another young offender (22 y/o female) was also charged in a different driving occurrence in which officers proactively found the female driving impaired. We are hopeful as an organization that the October events will deter the community to make the decision to drive while intoxicated. As always, the

RCMP members have no issue with offering rides to community members in need.

There was only one occurrence involving drugs this month where an officer was spat at following the arrest of an offender. Members allowed the individual to sober up and explained to him upon his release from custody the potential consequences of such behavior.

(2) Road Safety

Dawson City has seen a decrease in vehicles on the road, potentially due to the constant changing road conditions. We encourage the public to remain careful on the road, especially during winter season and its icy roads. Members are seen regularly out there ensuring the speed limit is respected, especially in the school zone. When appropriate, violation tickets and warnings are issued by our members.

(3) Youth Initiatives

Cst. TREMBLAY and Cst. LE GRESLEY have begun coaching duties with the DCMHA. Cst. PREMERL has both his girls in the "Play like a Girl" program so a lot of time is spent at the rink.

Cst. LE GRESLEY gave out candy on Halloween night in a marked police vehicle while the remaining members, Cst. TREMBLAY, Cst. PREMERL and Cpl. PENK were out trick or treating with their families.

(4) Attendance at THFN, City of Dawson and Community Events

Cst. PREMERL, Cpl. PENK and Sgt. WALLACE have all made visits at THFN for either coffee or the monthly report. Members welcome feedback from THFN. As mentioned above, members partook in Halloween night. PS Andrea MAGEE and the members prepared over 200 bags of candy to be distributed on Halloween night to the kids.

Cpl. PENK, Cst. TREMBLAY and Cst. LE GRESLEY partook in the Klondike Hockey League draft and began their season.

(5) Restorative Justice

Fun Fact:

The Dawson City RCMP will be welcoming a new member (Cst. Jack JEFFERY) in November. Cst. JEFFERY is from Chilliwack, BC. He is looking forward to join our community and hoping to get involved with youth activities at the school.

Kindest regards,



CST. C. LE GRESLEY
#83712

Cst. Chris LE GRESLEY

for

Sgt. David WALLACE
N. C. O. In Charge - RCMP
Box 159
Dawson City, Yukon
Y0B 1G0

/am

Committee Minutes

Tuesday October 3, 2023
19:00

Meeting Type: Regular

Meeting: # HAC 23-17

Facilitators: Farzad Zarringhalam, PDM, Pahdee Poolkasem, PDA

Attendees: Megan Gamble (chair), Mike Ellis, J-P Tremblay, Sean Warnick, Kayla Goodwin

Regrets: Rebecca Jansen

Meeting Called to order at 7:02PM.

Minutes

Agenda Item: Agenda Adoption

Presenter: Megan Gamble

Resolution: 23-17-01

Second: Sean Warnick

THAT the Agenda for Heritage Advisory Committee Meeting 23-17 has been adopted as presented.

Discussion: None.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Conflict of Interest

Resolution: n/a

Discussion: None.

Agenda Item: Committee of the Whole

Presenter: Mike Ellis

Resolution: 23-17-02

Second: Sean Warnick

THAT the Heritage Advisory Committee move into the Committee of the Whole.

Discussion: None

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Delegations

None

Discussion:

- None

Agenda Item: Revert to Heritage Advisory Committee

Presenter: J-P Tremblay

Resolution: 23-17-03

Second: Megan Gamble

THAT the Committee of the Whole revert to the Heritage Advisory Committee.

Discussion: None.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Business Arising from Delegations

Discussion: None.

Agenda Item: Adoption of Meeting Minutes

Presenter: Megan Gamble

Resolution: 23-17-04

Seconded: Sean Warnick

THAT the Heritage Advisory Committee APPROVE the minutes from meeting #23-15 as presented.

Discussion: None.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Business Arising from the Minutes

None.

Agenda Item: Applications

Resolution: 23-17-05

Presenter: Mike Ellis

Seconded: Megan Gamble

THAT the Heritage Advisory Committee APPROVE development permit #23-094.

Discussion:

- None

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Applications

Resolution: 23-17-06

Presenter: Sean Warnick

Seconded: J-P Tremblay

THAT the Heritage Advisory Committee APPROVE development permit #23-095.

Discussion: None.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: New Business

Resolution: 23-17-07

Presenter: J-P Tremblay

Seconded: Mike Ellis

THAT HAC meetings be moved to Wednesdays.

Discussion: None.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: New Business

Resolution: 23-17-08

Presenter: J-P Tremblay

Seconded: Mike Ellis

THAT applications pertaining to solar panels do not have to come to HAC unless it is mounted on a historic structure.

Discussion: None.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Unfinished Business

Resolution: n/a

Presenter: Sean Warnick

Seconded: Megan Gamble

Discussion: None.

Agenda Item: Adjournment

Resolution: 23-17-09

Presenter: Sean Warnick

Seconded: Megan Gamble

That Heritage Advisory Committee meeting HAC 23-17 be adjourned at 7:18 pm on October 3, 2023.

Votes For: 4

Votes Against: 0

Abstained: 0 CARRIED

Minutes accepted on: November 15, 2023

Committee Minutes

Wednesday November 15th, 2023
19:00

Meeting Type: Regular

Meeting: # HAC 23-20

Facilitators: Farzad Zarringhalam, PDM, Pahdee Poolkasem, PDA

Attendees: Mike Ellis (Chair), J-P Tremblay, Sean Warnick, Kayla Goodwin, Rebecca Jansen

Regrets: Megan Gamble

Meeting Called to order at 7:00

Minutes

Agenda Item: Agenda Adoption

Presenter: J-P Tremblay

Resolution: 23-20-01

Secunder: Sean Warnick

THAT the Agenda for Heritage Advisory Committee Meeting 23-20 has been adopted as presented.

Discussion: None.

Votes For: 3

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Conflict of Interest

Resolution: n/a

Discussion: None.

Agenda Item: Committee of the Whole

Presenter: Mike Ellis

Resolution: 23-20-02

Secunder: Sean Warnick

THAT the Heritage Advisory Committee move into the Committee of the Whole.

Discussion: None

Votes For: 3

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Delegations

Stella Chen (KZA) – DP #23-108 (34-Plex)

Discussion:

- HAC discussed how the updated design better conforms to the Heritage Design Guidelines
- HAC noted that the signage looks too commercial and is problematic.
- The applicant responded that their signage is only in its initial stage of the design and has not been thought out in more detail

Agenda Item: Revert to Heritage Advisory Committee

Presenter: J-P Tremblay

Resolution: 23-20-03

Secunder: Mike Ellis

THAT the Committee of the Whole revert to the Heritage Advisory Committee.

Discussion: None.

Votes For: 3

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: Business Arising from Delegations

Discussion:

- HAC discussed their concern over the large footprint of the building

Agenda Item: Adoption of Meeting Minutes

Resolution: 23-20-04

Presenter: J-P Tremblay

Second: Sean Warnick

THAT the Heritage Advisory Committee APPROVE the minutes from meeting #23-17 as presented.

Discussion: None.

Votes For: 3

Votes Against: 0

Abstained: 0

CARRIED

Agenda Item: Business Arising from the Minutes

None.

Agenda Item: Applications

Resolution: 23-20-05

Presenter: Mike Ellis

Second: Sean Warnick

THAT the Heritage Advisory Committee APPROVE development permit #23-087.

Discussion: None

Votes For: 3

Votes Against: 0

Abstained: 0

CARRIED

Agenda Item: Applications

Resolution: 23-20-06

Presenter: Sean Warnick

Second: J-P Tremblay

THAT the Heritage Advisory Committee APPROVE development permit #23-100.

Discussion: None.

Votes For: 3

Votes Against: 0

Abstained: 0

CARRIED

Agenda Item: Applications

Resolution: 23-20-07

Presenter: Mike Ellis

Second: J-P Tremblay

THAT the Heritage Advisory Committee APPROVE signage permit #23-104, provided that Option B in the application is implemented

Discussion:

- HAC discussed the non-conformity of the sign – that lettering is not capitalized, and that the font used and government logo are not recommended
- HAC noted that the sign will be placed on a secondary street on an addition and is set back from the street
- HAC remarked how signage for smaller businesses and COD were turned away so they are unable to approve this application
- HAC DENIES Option A, however they approve of Option B in advance

Votes For: 3

Votes Against:

Abstained: 0 CARRIED

Agenda Item: Applications

Presenter: Sean Warnick

Resolution: 23-20-08

Second: J-P Tremblay

THAT the Heritage Advisory Committee TABLE development permit #23-108.

Discussion:

- HAC discussed how the building diverges from the character area it is located in because of its large footprint
- HAC noted that the building design appears aesthetically commercial, due to its false fronts
- HAC raised concerns about the potential for the building to obstruct light from other residences within its vicinity
- HAC suggested that the balconies incorporate more elements from S. 4.4.6.2, 5.4.5, and 5.4.6 of the Heritage Design Guidelines, such as a false gable roof over the front balconies.
- HAC suggested that the applicant remove the sign from this application and submit a separate signage application
- HAC requested that the applicant submit a shadow analysis of the building

Votes For: 3

Votes Against: 0

Abstained: 0 CARRIED

Agenda Item: New Business

Resolution: N/a

Discussion: None.

Agenda Item: Unfinished Business

Resolution: n/a

Discussion: None.

Agenda Item: Adjournment

Presenter: Sean Warnick

Resolution: 23-20-09

Second: JP-Tremblay

That Heritage Advisory Committee meeting HAC 23-20 be adjourned at 8:09 on November 15th, 2023.

Votes For: 3

Votes Against: 0

Abstained: 0 CARRIED

Minutes accepted on: 6-Dec-23



Community Services
Community Development Division
PO Box 2703, Whitehorse, Yukon Y1A 2C6

December 18, 2023

David Henderson
Chief Administrative Officer
City of Dawson
1336 Front Street
Dawson City, YT Y0B 1G0
cao@cityofdawson.ca

VIA EMAIL

Dear CAO Henderson:

Re: City of Dawson Recreation Centre Funding

I am writing to provide additional clarity regarding the budget and development of Dawson's new recreation centre. We are at a pivotal phase in this project, and it is crucial we maintain a shared understanding as we progress to the next stage of development.

In August 2022, the Minister of Community Services confirmed in a letter to Council the Government of Yukon's decision to increase the project budget to \$60 million. Subsequently, the 2023-2024 capital-planning process acknowledged cost escalations in the construction sector, resulting in a revised capital budget of \$65.6 million for the facility.

The draft schematic design presented to the Tr'ondëk Hwëch'in and City of Dawson councils on November 14 was the culmination of work to incorporate the community's vision for the facility and services the city seeks to operate. This vision informed the draft schematic design, which included cost estimates, energy modelling results, updated building layouts, and 3D renderings. A detailed presentation of the draft schematic design and cost estimates occurred at the Dawson City Council meeting on December 5. Unfortunately, the estimates for the project proposed from that process indicate a \$95 million construction cost, surpassing the \$65.6 million capital budget.

The operations and maintenance costs have also been projected through this process at \$1.54 million per year. I understand the City of Dawson's current estimates for operating the new recreation centre are \$1.24 million per year, an increase of approximately \$300,000 per year.

The Dawson Recreation Centre must be designed within the project construction budget and within municipal operations and maintenance considerations. We must now focus on a process to refine both capital construction and operating and maintenance costs to fit the available budget. This requires a clear plan for reducing costs and the reconsideration of certain components or altered designs.

The project team will work with city administration to maximize the \$65.6 million budget and ensure the facility reflects the municipalities' priorities for recreation services to the community. The budget and approach were conveyed in a meeting between the Minister of Community Services and Mayor Kendrick on December 1, 2023, and again by the project team in the presentation to Dawson City council on December 5, 2023.

In January 2024, the Infrastructure Development branch is seeking Dawson City Council's acknowledgment of the following process, either with a council resolution or response to this letter. I would additionally like to provide the following timeline and steps that we can expect over the next few months:

From January to April 2024, the project team will move forward with the procurement and hiring of a design team who will be engaged to see the project through design phases and construction. Throughout this process, we will continue to work closely with municipal staff and keep Council informed on progress.

In the spring and summer of 2024, the contracted design team will lead us in the necessary revision of the schematic design to bring the project within budget while maximizing the components of the facility and the potential recreation services offered by the city. Input from the project team, stakeholders, and municipal council will occur throughout this process. With careful attention, we will create an outstanding and affordable facility that aligns with the community's vision. The revised design will be brought back to Council for consideration.

During the timelines above, the project team will continue to advance various regulatory approvals and environmental assessments. We will carefully manage these timelines to allow the project to move forward and ensure site preparation starts in 2024, with construction to follow in late 2024 or 2025.

I am confident that through a dynamic and collaborative approach we can ensure a facility that meets community needs, maximizes the services provided, and stays within the project budget. Additionally, we can ensure the ongoing costs align with the city's capital, operations, and maintenance budget. The continued support and leadership from the City of Dawson are crucial

as we navigate these next important phases. The commitment and collaboration between the project team and the Dawson City Council and staff have brought us this far, and I am confident that, together, we can navigate the challenges ahead. I appreciate your dedication to this project and await your indication of readiness to proceed.

Should you have any questions or require further information, please do not hesitate to reach out. I look forward to our continued partnership and bringing this project to fruition.

Sincerely,

A handwritten signature in black ink, appearing to read 'Damien Burns', with a horizontal line extending to the right.

Damien Burns
Assistant Deputy Minister, Community Development
Community Services, Government of Yukon
867-332-0642

cc. Paul Robitaille, A/CAO
recmanager@cityofdawson.ca