

MINUTES OF COMMITTEE OF WHOLE MEETING CW19-17 of the council of the City of Dawson called for 7:00 PM on Monday, June 17, 2019 in the City of Dawson Council Chambers.

PRESENT:	Mayor	Wayne Potoroka
	Councillor	Natasha Ayoub
	Councillor	Stephen Johnson
	Councillor	Bill Kendrick
	Councillor	Molly Shore

ALSO PRESENT:	CAO	Cory Bellmore
	EA	Heather Favron
	Public Works Manager	Mark Dauphinee
	Recreation Manager	Marta Selassie
	CDO	Clarissa Huffman

Agenda Item: Call to Order

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

Agenda Item: Agenda

CW19-17-01 Moved by Mayor Potoroka, seconded by Councillor Shore that the agenda for committee of the whole meeting #CW19-17 be accepted as presented. Carried 5-0

Agenda Item: Delegations and Guests

- a) Jeremy Lancaster and Kathy Webster RE: Redevelopment Plan and Security Deposit for Moving Structures

Kathy Webster was in attendance as a property owner to share with council how the new *Zoning Bylaw* has affected her. In 2005 she purchased a second lot knowing she would be building a smaller one level home for her future. The house has remained empty since September 2018 as she is no longer interested in being a landlord and not interested in investing the money required to do the necessary improvements. She was concerned with the home sitting empty as it would be a target for vandalism etc. The new bylaw required that she give the city a deposit of \$7,500 before she could have the building moved off and restored by a contractor. As she did not have the funds available, she had to cash in RRSP's and borrow the rest with interest. Her plan was to put in a new foundation for the future home and clean up the lot. The new home is planned to be built within 5 years depending on her health and finances. Taking \$7,500 from her does not help her build any sooner. Her plan of a clean lot would be better looking than the existing derelict building that would most likely be vandalized if left alone. She does not feel she should be financially punished because she planned ahead for her future in Dawson. If there is anyway the city could refund the deposit sooner rather than later, it would be greatly appreciated.

Jeremy Lancaster explained he has been assisting Kathy and another person in town have their homes sold, moved and restored. These property owners checked out their houses and found that they require a tremendous amount of work and no longer have much value. The new bylaw was recently tested when he came in to obtain the required permits. He has moved and restored many houses in Dawson and this was the first time a fee to the land owner, for a substantial amount, had to be paid upfront before the building could be moved. Due to this, one house is going to be left to sit and rot.

He wonders why owners are not being given more time from finding out their homes are worthless to finding someone who will take them and then to rebuild without having to pay a huge fee. There is no incentive for owners to clean up their lots when such a large amount is required upfront. YG gives 5 years to build, whereas this bylaw does not give any time.

- b) Mark Roberts, Director, Infrastructure Development Branch, Community Services RE: Infrastructure Update

Mark Roberts explained to council his role is to help roll out the various infrastructure funding programs that YG administers and to move ahead with infrastructure projects that are important to communities. He was in attendance to provide council with a high-level overview of the work that has been going on in the community and to answer any questions council may have. He introduced his team; Rick Kent, Operations Manager; Elise Bingeman, Senior Project Manager Engineer; and Kirsti Devries, Community Advisor. Mark Roberts also acknowledged the important work of two other individuals and their teams Cory Bellmore, CAO and Mark Dauphinee, PW Superintendent.

In addition to providing council with a verbal overview of the infrastructure projects, Mark Roberts provided council with a written handout which included a listing of the projects, description of each project, and a status overview of each project. Mark Roberts explained they do recognize that priorities change and he encouraged ongoing communications and collaboration so that they can capture these changing priorities and feed them into the scoping, planning and review stage. From their perspective they would rather look at things early on to assess and help provide the community with options, and a sense of what costs and timelines are before forcing bigger decisions.

In response to council's request for additional information regarding the Recycling Centre Project, Mark Robert's team confirmed to report back with the requested information.

Council suggested the project "Recycling Depot" be referred to as "Diversion Centre".

Agenda Item: Business Arising from Delegations

- a) Jeremy Lancaster and Kathy Webster RE: Redevelopment Plan and Security Deposit for Moving Structures

Council asked administration if it would be possible to get a better sense of the issue.

The CAO explained the new *Zoning Bylaw* requires applicants wishing to move structures off their property to provide a redevelopment plan and security. Discussions have been taking place regarding some of the negative impacts of this requirement and the need to look longer term. For this particular applicant it was agreed that at the very minimum they would be returned their redevelopment fee with an appropriate landscaping plan in place.

Agenda Item: Adoption of the Minutes

- a) Committee of Whole Meeting Minutes CW19-15 of May 27, 2019

CW19-17-02 Moved by Mayor Potoroka, seconded by Councillor Shore that the minutes of committee of the whole meeting #CW19-15 of May 27, 2019 be accepted as presented. Carried 5-0

Agenda Item: Special Meeting, Committee and Departmental Reports

a) Detailed Priority Review

Committee recommended the following:

Land Planning and Lot Development: Lot across from C-4 be added

New Recreation Centre: Geotech of potential sites be added

Waste & Diversion: A separate meeting on this topic be scheduled for discussions on what's next and how we can do a better job at operational efficiencies and the collection system.

Bylaws & Policies: Arts & culture be considered in policy review and recognize the value other organizations provide to the community. Public art and First Nation representation was discussed.

Committee requested a future update on where things are at with the Cable System.

CW19-17-03 Moved by Mayor Potoroka, seconded by Councillor Kendrick that committee of the whole acknowledges receipt of report from CAO RE: Detailed Priority Review. Carried 5-0

b) Request for Decision RE: Official Community Plan Bylaw Amendment, Zoning Bylaw Amendment and Subdivision Application #19-027 – Lot 1047-2, Klondike Highway

CW19-17-04 Moved by Councillor Shore, seconded by Mayor Potoroka that committee of the whole forwards the request for decision RE: Official Community Plan Amendment #19-010, Zoning Bylaw Amendment #19-011, and Subdivision Application #19-027: Lot 1047-2 Klondike Highway to council with a recommendation to approve. Carried 5-0

c) Request for Decision RE: Dawson Daily News Alley Encroachment

Mayor Potoroka declared conflict, passed the Chair to Deputy Mayor Johnson and stepped down from council at 9:08 p.m.

CW19-17-05 Moved by Councillor Shore, seconded by Mayor Potoroka that committee of the whole forwards the request for decision RE: Dawson Daily News Alley Encroachment to council with a recommendation to approve. Carried 4-0

Mayor Potoroka rejoined council at 9:10 p.m. Deputy Mayor Johnson passed the chair to Mayor Potoroka.

Agenda Item: Bylaws and Policies

a) Request for Direction RE: Draft Development Incentive Policy and Development Cost Charge Program Design

Committee reviewed the draft policy and provided feedback to administration.

- CW19-17-06** Moved by Mayor Potoroka, seconded by Councillor Shore that committee of the whole acknowledges receipt of the Request for Direction RE: Draft Development Incentives Policy and Development Cost Charge Program Design.
- CW19-17-07** Moved by Mayor Potoroka, seconded by Councillor Kendrick that committee of the whole extend meeting CW19-17 no longer than 1 hour. Carried 5-0
- CW19-17-08** Moved by Mayor Potoroka, seconded by Councillor Johnson to postpone matter. Carried 5-0

Agenda Item: Adjournment

- CW19-17-09** Moved by Mayor Potoroka, seconded by Councillor Kendrick that committee of the whole meeting CW19-17 be adjourned at 10:59 p.m. with the next regular meeting of committee of the whole being July 8, 2019. Carried 5-0

THE MINUTES OF COMMITTEE OF WHOLE MEETING CW19-17 WERE APPROVED BY COMMITTEE OF WHOLE RESOLUTION #CW19-21-02 AT COMMITTEE OF WHOLE MEETING CW19-21 OF AUGUST 5, 2019.

Original signed by:
Wayne Potoroka, Chair

Cory Bellmore, CAO