



Official Community Plan

Bylaw No. 2025-XX



SCHEDULE A

Official Community Plan Text

BYLAW NO 2025-XX

LAND ACKNOWLEDGMENT

The City of Dawson (the City) acknowledges that the community known as Dawson City, or Dawson, (the city, the community) is situated on the traditional territory of the Tr'ondëk Hwëch'in (TH) as defined in the 1998 *Tr'ondëk Hwëch'in Final Agreement*. Tr'ondëk Hwëch'in has occupied this territory for millennia and the City acknowledges that they have a vested interest in shaping the community in ways that are in alignment with their values and knowledge systems.

The following is from *Dënezhu dătr'inch'e. We are Dënezhu. A Tr'ondëk Hwëch'in Declaration of Identity*, which is intended to illustrate and show respect for the connection to, and stewardship of, this territory by Tr'ondëk Hwëch'in.

"We are Dënezhu, the people of this land.

We are Tr'ondëk Hwëch'in, the people of this river following the ways Tsà Wëzhè traveled and remembering his journey and the living inheritance he left us – Tr'ëhudè, our way of life and our law. We are Dënezhu, the people of this land salmon people and caribou people weather-watchers and story people.

Ours is a constitution of stories and promises – a promise to listen to the land a promise to act humbly and show gratitude for the gifts that sustain us a promise to take care of each other. The promises Tsà' Wëzhè made in the long-ago times are the core of our identity as Dënezhu the source of our wealth, the reason we endure and the root of our kinship with the land and our animal relatives those with fur or fins or feathers leaves or needles or berries or flowers two legs or four legs, more legs or none who taught us how to survive, but also how to live. These promises are happy obligations because when we look after our relatives, they look after us.

Tsà' Wëzhè used his wits to make the world safe for us so we live Tr'ëhudè to protect the balance he made still telling the stories that bind us to this land and keeping our promises so the animals keep theirs – for all the generations yet to be born.

That is what we mean when we say we are Dënezhu, the people of this land. That is what it means to be Tr'ondëk Hwëch'in, the people of this river."

Thank you – Mähsi' cho

The City would like to thank the OCP Working Group, which included representatives from the Yukon government and Tr'ondëk Hwëch'in Government, who collaborated on the creation of this Plan and bylaw. While it is the legislated responsibility of the City to prepare an Official Community Plan (OCP) that guides the community's future growth, its creation was a shared effort intended to help achieve mutual goals held by all three governments.

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OFFICIAL COMMUNITY PLAN



1.0 INTRODUCTION

This *Official Community Plan Bylaw* (OCP) is the main bylaw for the City of Dawson (City). It outlines the goals and directions that are used to guide decision making on planning and land use management; it provides direction on how Dawson should grow and develop.

1.1 Purpose of the Official Community Plan

In compliance with section 279 of the *Yukon Municipal Act* (the Act), all future planning and land use decisions made by the City of Dawson Council (Council) shall be consistent with the goals and policies outlined in this OCP. In the event of changing circumstances including, but not limited to, population growth, housing demand, and public interest, Council shall revise the policies and/or land use designations established in this OCP by amending the bylaw in accordance with the Act.

It must be acknowledged that implementation of the community's vision, and achievement of the OCP's goals will be a collaborative effort realized through programs, projects and decision-making undertaken

both by the City as well as other levels of government, the business community, local industries, developers, and individual residents. Ideas and directions included in the OCP are intended to provide an overview of local priorities and give all parties and people who may read the OCP a deeper understanding of what people would like to see Dawson be in the future, allowing them the opportunity to make complementary decisions, collectively supporting Dawson's shared vision.

1.2 Content

Adopting an OCP is a requirement under the *Municipal Act*, and it must be adopted by bylaw. The Act sets out the type of content the OCP must include and the process to develop or amend an OCP. The required content of an OCP is outlined in Section 279 of the *Municipal Act* which states:

- (1) *An official community plan must address*
- (a) *the future development and use of land in the municipality;*
 - (b) *the provision of municipal services and facilities;*
 - (c) *environmental matters in the municipality;*
 - (d) *the development of utility and transportation systems; and*
 - (e) *provisions for the regular review of the official community plan and zoning bylaw with each review to be held within a reasonable period of time.*
- (2) *An official community plan may address any other matter the council considers necessary."*

1.2.1 Timeline and Scope

The vision and guidance of the City of Dawson 2025 OCP are intended to extend out for approximately 20 years; however, as described in Section 11.3 Review and Amendments, a comprehensive review is expected to occur after approximately 10 years or as otherwise directed by Council.

1.3 Relationship with Other Plans

The OCP is intended to illustrate the overall vision of the municipality and provide general direction for future growth. In addition to guiding Council's decisions, the OCP sets the stage for other municipal planning documents and development processes, such as bylaws relating to zoning, subdivision, or heritage management.

Whereas the OCP sets out broad land use guidelines for different areas in the municipality, the *Zoning Bylaw* is the main tool for implementing the OCP and prescribes specific land uses for each parcel and identifies policies to regulate development. Policies found in the *Zoning Bylaw* include those related to permitted uses, building height, densities, setbacks, fences, landscaping, parking requirements and others as noted in the *Municipal Act*.

1.4 OCP Creation Process

The creation of the OCP spanned from mid-2024 to mid-2025 and involved several rounds of engagement with community members, representatives from impacted and interested parties in the community, and other governments. To guide the project process, a Working Group was created with representatives from the Government of Yukon and Tr'ondëk Hwëch'in Government. In addition, an Advisory Committee, comprised of volunteers from the community, was used to gain insight into local needs and preferences at key times throughout the process.

PART A

Context



3.0 COMMUNITY PROFILE

The following is an overview of Dawson at the time of this OCP's completion. It is intended to inform decision making by providing background information about the economy and demographic makeup of the city.

3.1 Overview

Dawson is an eclectic, inclusive, and welcoming community that proudly showcases both Tr'ondëk Hwëch'in culture and the rich history of the Klondike Gold Rush. It is a vibrant place where diversity thrives, and residents are "in it together" –chipping in to help and support one another through what can be very harsh and long winters. With its picturesque landscapes, surrounding wilderness, and a bustling arts and culture scene, Dawson tends to attract those who lead artistic or outdoor lifestyles. Though typically known as a seasonal tourist destination, Dawson's year-round events contribute to the tight-knit and lively social lives of those that make the community their full-time home. The call of the wild has drawn adventurers to Dawson for decades resulting in a population that is a unique blend of old-timers, new-timers, miners, entrepreneurs, artists, and explorers, making it a dynamic and engaging place to live.

3.2 Development Influences

Prominent economic sectors in Dawson are reflective of the community being a hub for tourism, mining, and arts; and showcase Tr'ondëk Hwëch'in's role as the primary employer. Based on 2021 Statistics Canada employment numbers, the leading economic sectors in Dawson are:

- public administration
- accommodation and food service
- health care and social assistance
- construction
- education services
- mining
- retail trade
- arts, entertainment, and recreation

The prominence of jobs in accommodation and food services; mining; and arts, entertainment, and recreation are significantly higher in Dawson than typically seen across Canada and have a direct impact on Dawson's demographic profile as these industries tend to have younger workforces. These industries also influence the overall culture of the community in a variety of ways, one of which is by bringing in new employees annually from across the world, increasing Dawson's diversity.

Public Administration

Public administration is the top economic sector in Dawson, there is a strong presence from multiple different governments in Dawson including the City of Dawson, Tr'ondëk Hwëch'in Government, the Government of Yukon, and Government of Canada. The Tr'ondëk Hwëch'in Government is the largest single employer in Dawson, providing a wide range of services to its citizens and programming that is open to all members of the community. To coordinate governmental efforts and reflect a mutual commitment to collaboration, the City of Dawson has signed a Memorandum of Understanding with Tr'ondëk Hwëch'in Government. The Government of Yukon also employs a variety of professionals throughout the community via different departments including those associated with health and education. The Government of Canada is also present through the large role Parks Canada plays in tourism and land holdings. Yukon University is also present in Dawson, providing a variety of in-person and virtual education opportunities to students. As part of their approach to growing Dawson as a regional campus, Yukon University specifically works with Tr'ondëk Hwëch'in government to share resources and tailor its programming to reflect emerging local employment demands in fields such as welding, heavy duty mechanics, carpentry, and truck driver training.

Mining

Placer mining in Dawson is a defining component of the landscape, with active claims being worked throughout the goldfields. This type of mining separates eroded minerals like gold from old and current stream beds and has been practiced since the Klondike Gold Rush (1896-1899). Although all placer mining is now subject to a suite of regulations and uses modern technology and low-risk mining methods, such as chemical-free extraction, it retains many of its historic characteristics. Despite a long history of steady wealth generation, having sustained in Dawson for over 150 years, and more accurate methods of prospecting and exploration to mitigate risk, mining is still an uncertain endeavor that requires heavy investment in time and money without a guaranteed return. The work is hard, and the environment in which it takes place is harsh. Most miners do it for the lifestyle and the sense of pride, accomplishment, and community that comes from carrying on a long tradition in the region.

Tourism

Lastly, culture and tourism have become mainstays of the economy. Tourists come from all over the world to visit Dawson. The impact of the discovery of gold is exemplified in the goldfields, where history is evident in the local landforms, infrastructure, buildings, structures, sites, routes, venues, and events. Visitors seeking authentic cultural experiences are able to engage meaningfully with local Tr'ondëk Hwëch'in heritage and culture as well as broader community cultural practices. Residents choose to live in the region and contribute in various ways to carrying on the cultural and historic traditions that are emblematic of the region.

Arts

Dawson's arts scene is a vibrant, ever-evolving reflection of the people who call this place home – from long-time locals to new arrivals, and from Indigenous artists whose work celebrates deep cultural roots to fresh creative voices inspired by life in the North. The “cultural industries” sector flourishes with jobs for projectionists, sound and lighting techs, front-of-house staff, and instructors who work with local artists to fuel a thriving arts-based economy, selling their work at markets, festivals, and holiday craft fairs, teaching workshops, and exhibiting at galleries and pop-up events. Artists also support each other's projects through shared spaces, events, and informal mentorship. The Klondike Institute for Art & Culture (KIAC) and Dawson Arts Society (DCAS) play a huge role in supporting these opportunities, hosting everything from the Dawson International Short Film Festival to the Yukon Riverside Arts Festival, as well as offering workshops, gallery space, residencies, and performance opportunities for both local and national artists. The Yukon School for Visual Arts (SOVA) brings in young artists and teachers, many of whom fall in love with Dawson and stay, further enriching the creative community. Indigenous artists are central to this story, with many showcasing and selling their work at the Dänojà Zho Cultural Centre gift shop, sharing culture, history, and artistry with visitors and locals alike. Together, all these pieces form a dynamic, supportive arts ecosystem that's at the heart of Dawson's unique identity.

3.3 Population

Planning requires an understanding of Dawson's demographic profile: who are Dawson's residents, why do they choose to live in Dawson, and why do they choose to leave?

Dawson's population is tracked by two organizations, the Yukon Bureau of Statistics and Statistics Canada, each in a different way for different geographic areas. While the Yukon Bureau of Statistics data is more accurate, it is gathered for the “Dawson Region”, not for the City of Dawson, which is tracked solely by Statistics Canada. Using a combination of information including recent Statistics Canada population estimates for 2019 to 2023, it can be estimated that Dawson's population accounts for around 74% of that recorded for the Dawson Region, which would suggest the City of Dawson's 2024 was around 1,781. As shown in Figure 2-1, the Dawson Region has seen growth and regression over the last decade.



Yukon Bureau of Statistics' map of "Dawson Region" population area.

Unfortunately, seasonal population counts are not completed for Dawson and most temporary residents are missed, being counted only in their home communities. Although not available for this OCP, this

missing information would be a useful planning tool for the future as anecdotally it is suggested that seasonal employees roughly double the permanent population of Dawson every summer.

3.3.1 Age Profile

Dawson’s age profile shows its population is slightly older than that of the Yukon with an average age of 40.5 compared to Yukon’s 39.9; but both are less than the Canadian average of 41.9. Dawson also has slightly more men than woman when compared to both the Yukon and Canada.

Young Adults

As illustrated by Figure 2-2, a clear feature of Dawson’s demography is that it has a relatively high population of working age residents (aged 15-65), particularly those in their 30s. This is a trend for Dawson as the community has a consistent ability to attract young adults; anecdotally those migrating to Dawson seeking adventure and a unique experience. These individuals, particularly those in their late 20s and early 30s, have a high potential to settle in the community long-term and start families as is seen elsewhere across Canada, which would generally round-out the age profile. In Dawson however, young children associated with the large numbers of residents in child-rearing age brackets are under-represented which suggests that young adults are coming to Dawson and either not having children or are leaving after they have them –more than they are elsewhere in Canada.

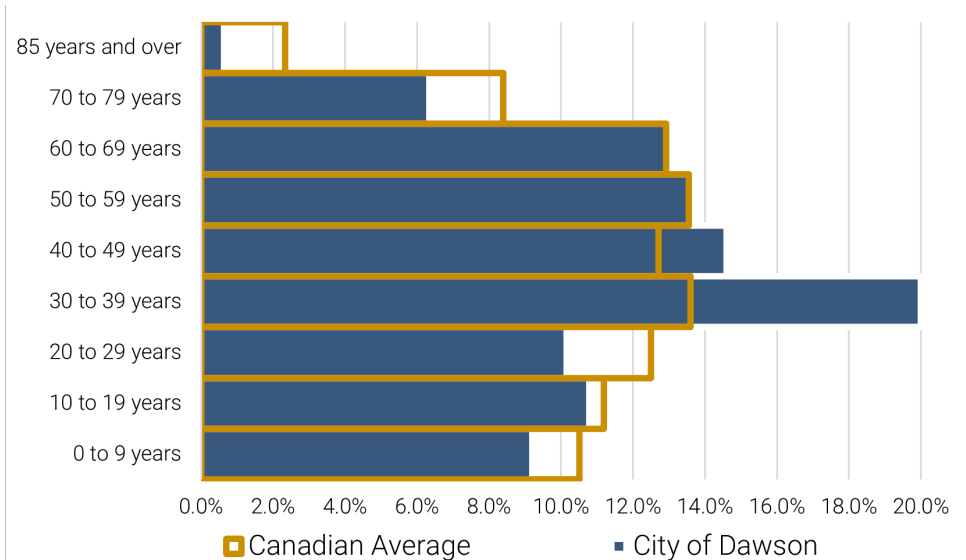


Figure 2-1 Age groupings as percentage of total population, City of Dawson and Canadian Average, 2021

Out-migration of is usually the primary cause of population decline in rural communities across Canada as young adults tend to settle in urban centres. Motivation associated with this out-migration in Dawson may vary; anecdotal causes may include seeking: different or more affordable housing options; career advancement opportunities; or family-based services such as daycares, youth sports and activities. The impact of losing this group of residents is the notably low number of young children in the community.

Seniors

The number of seniors in Dawson is also lower than average at 14.9% of the population, compared to Yukon’s average of 15% and Canada’s average of 19%. Out-migration of seniors is common for small, particularly remote communities. Although causes may vary, anecdotal reasons usually include a desire to be closer to children who have moved elsewhere, be closer to other family members, take advantage of different housing options, or have more convenient access to health care needs.

3.3.2 Growth Projections and Trends

Assuming the proportion of Dawson’s population within the larger Dawson Region will carry into the future, the Yukon Bureau of Statistics’ future population estimates suggest the city will grow from 1,755 current residents to 2,715 by 2045 or by 54.7% (2.0% annually), as shown below.

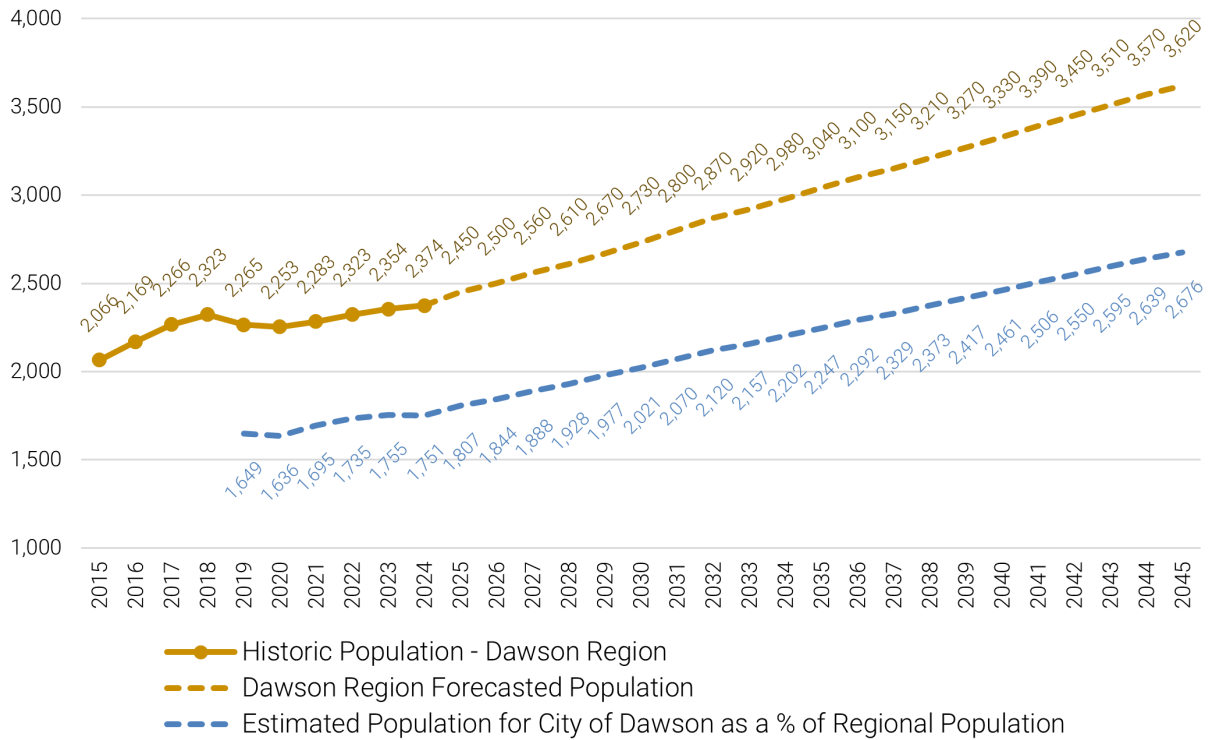


Figure 2-2 City of Dawson population projection based on regional growth projections, 2024 to 2045.

Based on the historic and projected population profile of Dawson, demography of the community tends to remain relatively unchanged meaning the community will continue to see an over-representation of young adults with lower proportions of seniors and young children.

3.4 Accommodating Growth

3.4.1 Land Development Context

Although the City of Dawson’s municipal boundary is quite large, there is a relatively limited amount of developable land available. During the last OCP update in 2018, undeveloped lands that had been previously identified as Parks and Natural Space were reviewed at a desktop-level to identify “Future Planning Areas”. These areas represented potential spaces where residential and other uses could be accommodated but would require additional work to determine their suitability. To follow through on that work, the Government of Yukon commissioned a feasibility study in 2024 to determine the development suitability of lands within and surrounding the municipal boundary. This study, titled *Physical Land Development Constraints Mapping, City of Dawson, Yukon*, prepared by SLR Consulting Ltd, reviewed lands within and surrounding the municipal boundary to categorize them based on their topography and soil conditions. As illustrated, only a few undeveloped areas were identified as suitable for future development. The results of that study have

been used to influence the land use concept shown in Schedule B Land Use Map (Valley, Confluence, and Bowl) and Schedule C Land Use Map (Historic Townsite).

To supplement the opportunities represented by future new development areas, consideration must also be given to redevelopment and densification of existing areas. When determining the suitability of existing areas to accommodate additional development, municipal servicing reviews will be required to ensure the existing water, sanitary, and stormwater networks are properly sized, and coordination with energy providers will also be required.

3.4.2 Residential Land

Residential land in Dawson is distributed throughout the community with concentration primarily located in the Historic Townsite and north of the Klondike Highway in the Valley, Confluence, and Bowl area. In total, there is approximately 422 hectares of residential land identified in Dawson, with a total of 770 dwelling units as recorded by Statistics Canada in 2021. Of these units, 545 of which were categorized as single-detached houses (71%). While the predominant housing form is single-detached dwellings, Dawson has more semi-detached (duplex) dwellings and apartments than the Yukon average, but less movable dwellings than Yukon average. There are also several residences located across the Yukon River in West Dawson, very few of which are within the municipal boundary.

As anecdotally described by community members and detailed in the *2024 HART Community Housing Report: Dawson City* and **Section 7.0 Housing**, the existing housing needs of Dawson residents are not currently being met for a variety of reasons including cost of housing, limited and aging housing stock, and low availability of developed lands to accommodate new housing builds.

Using the projected population growth described in Section 2.2.2 Growth Projections and Trends, it can be anticipated that an **additional 346 dwelling units will be required in Dawson by 2041**; to accommodate all of these dwelling units as single detached dwellings, at an average lot size of 465 m² which is currently seen in the Historic Townsite, an additional 40-50 acres of serviced, residential land would be needed. Alternatively, to accommodate all the anticipated dwelling units needed as unserviced acreage style lots, at an average lot size of 2.5 acres like those currently seen outside of the Historic Townsite, an additional 1,028 acres of unserviced residential land would be needed.

Using the feasibility work prepared by YG, and as shown in Section 8.0 Development Concept, additional residential land has been added to Dawson's land use concept as part of this OCP update. In addition to identifying new areas for future residential development, utilizing existing areas that are undeveloped or under-developed will also contribute to alleviating Dawson's residential land pressures.

3.4.3 Commercial and Industrial Lands

A thriving economy relies on the availability and suitable mixture of employment lands to support growth in key sectors. As a primarily administrative and service-based community, many of the employment lands in Dawson are in the Historic Townsite, particularly in the Downtown Core where they are centralized and easily accessible to visitors; however, a variety of other types of employment lands are also required for the community, such as those associated with non-customer-based commercial and industrial endeavors.

In total, there are approximately 590 hectares of commercial and industrial land identified in Dawson. Commercial lands in Dawson are generally located in the Historic Townsite, with retail and service-based

businesses focused in the Downtown. As outlined in the 2022 *Commercial and Industrial Lot Need Indicators* report, prepared by the Klondike Development Organization,

In 2018 Klondike Development Organization conducted a vacant land survey, counting a total of 43.25 vacant commercial lots in the Historic Townsite (not including parking lots). In 2022, we count 33. Not all of these lots are available or on the market, however. Approximately 9 are owned by Government of Yukon (the former Korbo Apartment lots earmarked for new Yukon Housing developments, and the former McDonald Lodge site awaiting use designation). 5.5 are owned by City of Dawson. There is room for various enterprises to occupy the remaining vacant properties in the future, aided by commercial zoning that is reasonably flexible in terms of use, however purchasing these sites can be difficult.

Noting that an in-depth land demand study has not been undertaken, the combination of available indicators and survey responses suggest that additions to Dawson's commercial and industrial land supply may be required in order to support the growth of a full range of private sector enterprises in the years ahead. Flexible integration of residential uses into commercial and industrial zoned areas may aid businesses and individuals in meeting their needs, but consideration should be given to avoid creating conflicts between user/zone types.

Industrial lands in Dawson are generally located outside of the Historic Townsite, along and branching off the Klondike Highway. Historically, industrial lands were associated with mining –where miners lived and worked in the same area--and this connection is still seen today. Although most of the industrial lands in the municipal boundary are not actively being mined, many of the industrial businesses in the community are related to the mining industry. Given the relatively high price of land in Dawson, and limited availability of housing options, many owners of industrial land have chosen to live on the same property as their business, creating an interesting mix of industrial and residential uses.

3.4.4 Mining

Yukon's mining laws and the *Municipal Act* both apply within municipal boundaries; one does not take precedence over the other. Authorized under the *Municipal Act*, municipal governments have the authority to make land use decisions to guide what kind of development is allowed within their boundaries, including mineral exploration and development; this is done through the Official Community Plans, Zoning Bylaw, and Development Agreements; and under the *Placer Mining Act*, new placer claims are not allowed within municipal boundaries. Despite new claims not being permitted, there are still many legacy claims in Dawson.

Given the value and relevance of mining in Dawson, thoughtful accommodation of existing claims has long since been a priority. Through the OCP, areas of the community are identified for specific types of land use, as shown in Section 9.0 Land Use Areas. These land use designations can be used to prevent land uses such as mining from disturbing ecologically sensitive areas or can be used to accommodate such a use. Through the Zoning Bylaw, all land uses, including mining, are reviewed to determine the suitability within the specific geographic context they are proposed, and can apply development requirements to mitigate their potentially negative impacts to surrounding properties such as setbacks, buffers, hours of operation time limitations, or screening.

PART B

Vision, Principles, and Key Directions



5.0 COMMUNITY VISION

Dawson is an inclusive and supportive community that celebrates Tr'ondëk Hwëch'in culture and Klondike Gold Rush heritage in genuine, balanced, and authentic ways. It is a quaint, vibrant town that is rich in culture with an eclectic built environment, strong connections to remote wilderness and nature, and bustling arts and culture scene. Residents have high-quality, local opportunities to live, learn, play, and work year-round, through all stages of their lives.



6.0 GUIDING PRINCIPLES AND KEY DIRECTIONS

The following guiding principles shall provide the framework for the realization of the OCP’s vision, goals, and policies. Below each principle, key directions have been provided.



“In it Together”

- Collaborate with Tr’ondëk Hwëch’in to create a caring, inclusive, and balanced community.
- Create and maintain supportive partnerships.
- Engage residents and create situations that support shared community experiences.
- Use open, transparent, and respectful decision-making processes.



Sense of Home

- Create a complete, year-round community.
- Encourage the development of housing that meets the needs of all residents.
- Recognize the unique needs of seasonal residents.
- Encourage healthy and active lifestyles, physically, mentally, and socially.
- Promote inclusion for residents and visitors of all ages and abilities.
- Remove barriers to support aging in place.



Figure 4-1 Guiding principles



Authentically Dawson

- Celebrate Dawson’s multi-faceted heritage, history, and culture.
- Maintain an eclectic aesthetic that showcases the community’s shared story.
- Respect and welcome diversity.
- Promote opportunities and solutions that are authentic to our local situation.
- Promote artistic, remote, and outdoor lifestyles.



Responsible Growth

- Continuing working with the Government of Yukon to identify areas that may be suitable for future development.
- Use climate science and risk assessment processes to map hazards, vulnerabilities and risks.
- Use comprehensive development practices to identify the highest and best use of land and direct growth to the most suitable areas of the community.
- Prioritize housing as a key need in the community.
- Identify opportunities for redevelopment of vacant or underutilized lots.
- Invest in efficient municipal infrastructure.
- Enhance emergency preparedness and mitigate environmental hazards.



Care for the Land

- Acknowledge the interconnected nature of humans with the land.
- Promote ecological integrity to protect and respect the natural environment
- Explore how a changing climate will impact flora, fauna, and human health.
- Protect major waterways and habitat for fish and wildlife.
- Support a healthy ecosystem and biodiversity as the source of health and well-being for all residents.
- Protect and maintain cultural connectivity to the land.



Economic Resilience

- Work with local economic partners to collaborate and achieve mutually beneficial goals.
- Support a strong and diverse economy.
- Support opportunities that may help extend the tourist season, and timeframe of other seasonal businesses.
- Identify, protect, and encourage the development supportive services that key economic sectors need to succeed.
- Encourage opportunities for local employment.
- Support the development of local skills and knowledge for residents of all ages.

PART C

Future Development and Use of Land



8.0 DEVELOPMENT CONCEPT

Development in Dawson is limited based on the availability and suitability of land, existing placer mining claims, and servicing limitations. Most of the land located in the Historic Townsite is fully serviced through municipal infrastructure, with lot layouts reflecting historic surveys completed in the late 1800s. Outside of the Historic Townsite is the Valley, Confluence, and Bowl area, as shown on Schedule B Land Use Map (Valley, Confluence, and Bowl), which has limited municipal servicing. In this area, south of the Klondike Highway, there are a variety of industrial uses, supplemented with residences that are primarily occupied by the owners or operators of the businesses on-site. North of the Klondike Highway, the placer mining technique known as gold dredging has left a visual mark on the landscape which is further evidence of the Gold Rush. Due to the significant extent of remaining dredge ponds in this area, development is limited, and residences sit atop the tailings. Moving north, up Dome Road outside of the valley, there are a variety of acreage style residences.

Within the Historic Townsite, there are many historic buildings from the Gold Rush era which are being used for a variety of purposes. The appearance of these buildings, many of which have undergone renovation and demand continued on-going maintenance to upkeep, greatly contributes to the overall character of the community and eclectic heritage of Dawson. Although many of the old buildings have been well-kept, many have fallen into a state of increasing disrepair. In addition, permafrost melt continues to threaten the structural integrity of all buildings in the community, which makes the feasibility of new construction difficult and expensive. These challenges are seen throughout Dawson with many properties having derelict or abandoned buildings, and there being several empty, privately held lots despite the high demand for developable land.

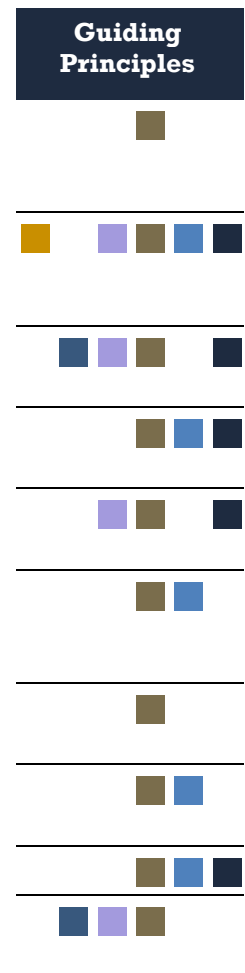
As further described in Section 6.10 Tr'ondëk Hwëch'in Settlement Land, development on Settlement Lands throughout the community has been increasing over the past several years and is beginning to change the visual landscape of the community, specifically as buildings on Settlement Lands are being built to reflect TH culture and heritage rather than Gold Rush architecture.






8.1 Long-Term Goals

- .1 All development within the municipal boundary is compatible and supports safe enjoyable use by property owners and tenants.
- .2 Lands are used efficiently, for their highest and best use.
- .3 Development is undertaken in a logical manner with consideration for servicing requirements limitations and infrastructure extension requirements.
- .4 Environmentally Sensitive Areas, ecological corridors, and lands with high cultural or heritage significance are protected and used for land-based education opportunities.
- .5 Community safety is prioritized through the identification and avoidance of development in hazard areas.
- .6 All lands within the Historic Townsite are connected to municipal servicing.
- .7 The impacts of a changing climate are explored/understood and considered in determining development opportunities.
- .8 Conflicts between land uses are avoided or minimized.
- .9 Connections to West Dawson are maintained.

8.2 Implementation Approaches

- .1 Direct future developments to the areas conceptually shown on Schedule B Land Use Map (Valley, Confluence, and Bowl) and Schedule C Land Use Map (Historic Townsite).
- .2 Consider using Direct Control Districts to accommodate mining operations while requiring mitigation tools that lessen or avoid potentially negative impacts to surrounding users.
- .3 Locate essential services and customer-focused commercial businesses in the Downtown to maintain a strong sense of community and promote walkability.
- .4 Avoid development in areas that may be subject to natural hazards such as those prone to flooding and geohazards.
- .5 Consider the impacts of climate change on permafrost and landscape when constructing new structures.
- .6 Require new developments to address storm water management that utilize climate change projections, to reduce the potential for erosion and watercourse pollution.
- .7 Require a professional geotechnical assessment for any construction on steep slopes.
- .8 Identify lands that are deemed unsuitable for future development as Parks and Natural Space areas.
- .9 Promote compact development.
- .10 Foster a vibrant and livable neighborhood character by embracing a mixture of uses, building forms, and development approaches.



- .11 Develop and apply strategies to promote future development and adaptive reuse of under-used properties and derelict buildings in the Historic Townsite, such as development incentives and disincentives. 
- .12 Work to prevent and reduce encroachment issues, especially in residential areas and surrounding Settlement Lands. 
- .13 With the exemption of lands held by Tr'ondëk Hwëch'in government, require all development within the Historic Townsite to be undertaken be in accordance with the *City of Dawson Design Requirements and Guidelines*. 
- .14 Encourage infill and redevelopment of vacant lots with a focus on increasing residential uses. 
- .15 Promote the development of additional dwelling units throughout the entire municipality, in a variety of different ways such as introduction of secondary suites and garden suites, redevelopment of non-residential spaces, winterization of seasonal residences, creation of co-living spaces, etc. 

8.3 Development Requirements

- .1 The policies of the OCP are intended to be further refined and implemented through the regulations of the Zoning Bylaw and preparation of concept plans, master plans, or other means of describing proposals such as the submission of development permit applications.
- .2 The City may require additional information be completed prior to development permit approval to determine the suitability of the area, ensure proposals are in alignment with the overall community vision, and allow for an opportunity to gather feedback from Tr'ondëk Hwëch'in and Dawson residents as applicable.
- .3 At the end of any activity that may have caused land contamination, remediation efforts, ranging from examination to restoration, will be required as guided by the authority having jurisdiction for remediation.

8.4 Mining

Mining regulation in Dawson is complicated, in part due to overlapping territorial laws. The Quartz Mining Act, Placer Mining Act, and the Municipal Act are all Yukon laws; one does not supersede the other. Municipalities do not have the ability to restrict where mineral staking occurs, but they can influence where and how mineral exploration and development occur through planning and bylaws. An OCP can regulate where and under which conditions mineral exploration and development is allowed by designating areas to allow for specific types of land uses, preventing land uses such as mining where they feel appropriate – such as in locations where it may disturb ecologically sensitive areas.

It is the preference of the City of Dawson to accommodate placer mining where possible; while minimizing the negative impacts such a use may have on surrounding users. To do this, Direct Control Districts in the Zoning Bylaw may be used to set out site-specific regulations that can be applied to mitigate impacts from potential nuisances such as requiring buffers or visual barriers, restricting hours of operation, and restricting activities that may generate noise, dust, or increased traffic volumes.



9.0 LAND USE AREAS

The OCP is implemented through a set of generalized land use districts. Schedule B Land Use Map (Valley, Confluence, and Bowl) and Schedule C Land Use Map (Historic Townsite) show the long-term land use concept for the lands within the municipal boundary. The land uses identified are based on the predominant type of land use found in an area. Boundaries shown are intended to be general in nature; more specific boundaries and information on the precise land uses will be provided through future master plans, and the *Zoning Bylaw*.

The major land use categories shown on the map are Country Residential, Urban Residential, Downtown, Mixed Use, Institutional, Agricultural, and Parks and Natural Spaces. The overall vision for each district is described below with further implementation through the *Zoning Bylaw*.

9.1 Overview of Area Characteristics

The following chart is intended to provide direction for zoning of parcels within the land use designation areas identified in the OCP. As shown, each area is anticipated to accommodate a range of zones to allow for flexibility while meeting its general intent.

		Suitable Zones (Zoning Bylaw)											
Name	Intent	R1 Small-Scale Multi-Unit Housing	R2 Multi-Unit Residential	R3 Country Residential	R4 Valley, Confluence, and Bowl Residential	C1 Core Commercial	C2 Commercial Mixed-Use	M1 Industrial	P1 Parks and Natural Space	P2 Institutional	A1 Agriculture	DCD Direct Control Districts	H Holding Zone
Agriculture	Support local food production.										•	•	•
Downtown	Create a vibrant and pedestrian-oriented environment for residents and visitors to enjoy through a range of live, work, learn, and play uses.	•	•			•			•	•		•	•
Institutional	Accommodate facilities and institutions that are publicly owned.					•	•	•	•	•	•	•	•
Mixed Use	Accommodate primarily industrial and commercial uses in a flexible area that allows for the incorporation of residences.	•	•	•	•		•	•	•	•		•	•
Parks & Natural Space	Protect and maintain the integrity of environmentally sensitive areas and support a range of outdoor activities.								•	•	•	•	•
Tr'ondëk Hwëch'in Settlement Lands	Identify Settlement Lands where development may occur consistent with the Self Government Agreements and land planning policies and documents.	•	•	•	•	•	•	•	•	•	•	•	•

		Suitable Zones (Zoning Bylaw)											
Residential - Urban	Residential areas comprised primarily of lots connected to municipal water and sewer servicing. These areas are mixed with other uses such as parks, public spaces, and commercial uses, to create a balanced neighbourhood environment.	•	•		•		•		•	•		•	•
Residential - Country	Residential areas comprised primarily of lots not connected to municipal water and sewer servicing. These areas are mixed with other uses such as parks, public spaces, and commercial uses, to create a balanced neighbourhood environment.			•	•		•		•	•		•	•

9.2 Agricultural Area

Although Dawson does not have climatic conditions to be completely reliant on locally produced food, urban agriculture can bring many benefits to the community including strengthening the local economy; advancing education about food systems; encouraging entrepreneurship; enhancing connectivity to the land, nature, and culture; and increasing sustainability.

Direction

- .1 Agricultural areas are shown generally on Schedule B Land Use Map (Valley, Confluence, and Bowl) and Schedule C Land Use Map (Historic Townsite).
- .2 Agricultural areas should represent areas that are primarily agricultural in nature and used for agricultural purposes such as large-scale crop production or greenhouses.
- .3 While other uses may be permitted in this area, they should be limited to those necessary to supplement the agricultural uses of the area.

9.3 Downtown Area

The Downtown area is the area that best depicts the commercial core of Dawson during the Klondike Goldrush; it is recognized as the heart of Dawson since it accommodates a broad range of uses focusing on the commercial, cultural, and community needs of residents and visitors. As described in the *2014 Downtown Revitalization Plan*,

Downtown Dawson is a special place. In the summer its boardwalks and buildings bustle with visitors, stores are busy, there is boat traffic on the river, and kids on bikes zip past at all hours. The days are long, hot and dusty, and there is a festival, parade or party nearly every weekend. In the winter, the pace slows, snow crunches underfoot, and residents learn to recognize each other by their parkas. Movies, dances, plays, art shows, and dog sled races keep people entertained.

Both visitors and residents love Dawson’s historic look and feel, boardwalks, and both the buildings that have been carefully restored and the buildings that are derelict and sitting vacant. Many residents feel that preserving the heritage resources is vital to drawing tourists to the town.

People recognize Downtown Dawson as the centre for business and tourism and enjoy the resulting hustle and bustle. At the same time, people like the area can feel quiet, peaceful, and close to nature. Many residents value the locally owned and operated businesses. Visitors and locals love the newly developed riverfront park. People also love the gritty side of Dawson; the back alleys, the dirt roads, the greenery growing up in vacant lots and along the edges of boardwalks, and that lived-in feeling you get in a real town.

Direction

- .1 The Downtown is shown generally on Schedule B Land Use Map (Valley, Confluence, and Bowl) and Schedule C Land Use Map (Historic Townsite).
- .2 Development undertaken in the Downtown area should consider with the goals and directions of the *Downtown Revitalization Plan*, including but not limited to:
 - .a Develop a vibrant, welcoming, and historic Downtown for all seasons.
 - .b Animate the Downtown by encouraging the use of vacant lots for temporary uses such as public art, community gardens, vendors, or greenspace.
 - .c Preserve Gold Rush era buildings and aesthetics wherever possible.
 - .d Explore reduced parking requirements to facilitate new development.
- .3 While the area will predominantly consist of commercial and institutional uses, high- and low-density residential uses are also acceptable. This diverse mixture of uses is essential to the Downtown’s vibrant, mixed-use character.
- .4 The Downtown should be recognized for its role as the primary location experienced by visitors to the community; as such, all uses intended for visitors should be in this area unless there is a suitable reason for them to be located elsewhere.
- .5 The Downtown should also be recognized as the most walkable location in the community; as such, all uses seeking frequent patronage such as community facilities, restaurants, or retail shops should be encouraged to locate in this area.
- .6 Commercial or community services that are oriented toward the public should be located on the main floor, with windows providing visual connectivity to potential patronages, and uses less frequented by the public should be encouraged to locate above those with potential patrons.
- .7 To increase the number of people in the Downtown year-round, thereby boosting patronage for local businesses and decreasing residents’ reliance on personal vehicles, higher density housing is encouraged in this area.
- .8 Proposals from businesses in the Downtown that seek to develop staff or rental housing in conjunction with their business should be supported wherever reasonable.
- .9 In the Downtown, the historic character of building facades defines the streetscape; as such, buildings should be permitted to locate with no or minimal setbacks from the public roadway.

- .10 Development along the riverbank, within the Historic Townsite, should give particular consideration to the area's heritage value by Tr'ondëk Hwëch'in citizens, historic use by settlers, and role in connecting both residents and visitors to the Yukon River.
- .11 The Downtown should provide strong connections to the escarpment trail with acts as a primary pedestrian route for residents and visitors to access areas outside of the Historic Townsite.

9.4 Institutional Area

Institutional areas primarily represent lands held and operated by governments or public agencies such as the City of Dawson, Government of Canada/ Parks Canada, Government of Yukon through the Department of Health and Social Services or Department of Education, Yukon University, etc. that provide public services to the community and are hubs of activity. While Institutional areas are used to capture major facilities or groupings of facilities, similar uses also may exist on a smaller scale such as historic sites, cemeteries, places of worship, or childcare centres which are located in other land use designation areas.

Direction

- .1 Institutional areas are shown generally on Schedule B Land Use Map (Valley, Confluence, and Bowl) and Schedule C Land Use Map (Historic Townsite).
- .2 Institutional areas should be recognized as hubs of activity, providing important community amenities and services to residents.
- .3 Facilities that are open to the public and run by a governmental agency (e.g., health care facilities, recreation facilities, schools, cultural centres, governmental offices, etc.) should be encouraged to co-locate in Institutional areas to allow convenient access to multiple facilities by their users.
- .4 As community hubs, a mixture of other uses should also be permitted to co-locate in these areas to enhance their functionality, such as small-scale commercial or residential uses.

9.5 Mixed Use Area

Mixed Use areas are generally found outside of the Historic Townsite, along and south of the Klondike Highway. This area has traditionally been associated with a mixture of live/ work uses, dating back to the Gold Rush era when placer miners lived and worked on their claims. Since those days, a variety of other commercial and industrial uses have emerged in this area, with accessory residential uses located throughout.

Although the Mixed Use area is intended to accommodate a range of uses, both on the same parcel and distributed throughout, it should be considered primarily commercial and industrial. The risk in designating an area as Mixed Use, with a residential component, is that as residents move in, they may start to complain about the undesirable impacts or characteristics of the area, which poses a threat to industrial and commercial users. Accommodating residences in this area is intended to provide support for business owners that may not be able to, or wish to, own separate properties for their business and residence, and contribute to Dawson's limited housing stock by allowing more flexible and unique residential options. All residents who choose to live in the Mixed Use area should recognize that they may encounter some nuisances from the neighbouring commercial and industrial properties.

Direction

- .1 Mixed Use areas are shown generally on Schedule B Land Use Map (Valley, Confluence, and Bowl) and Schedule C Land Use Map (Historic Townsite).

- .2 The Mixed Use area should be considered an area that accommodated a mixture of uses to facilitate flexible housing styles that are more reflective of the affordability and other development constraints limiting residential development in Dawson. While residential uses are permitted, the Mixed Use area should remain primarily commercial and industrial to limit potential complaints of nuisance by residents and protect it for continued commercial or industrial use.
- .3 Each parcel may include one or multiple uses, allowing for a live/ work environment—a true reflection of Dawson’s unique nature wherein residents’ living and working spaces are often intertwined.
- .4 Where multiple uses are permitted per parcel, the primary use should be commercial or industrial.
- .5 The majority of lots in the Mixed Use area are located outside of the Historic Townsite; as such, they are not connected to municipal servicing and are intended to be larger in size to accommodate on-site servicing.
- .6 All elements/ processes associated with the uses undertaken in this area should be self-contained on-site including circulation, storage, parking, materials handling, and processing.
- .7 Uses anticipated to generate large traffic volumes, smells, noises, vibrations, or dust should be carefully sited within the Mixed Use area, and may require buffers, to minimize impacts to surrounding users.

9.6 Residential – Urban Area

Residential development in Dawson is primarily categorized in one of two ways: that which is connected to municipal servicing, and that which is not. Historically, the Residential-Urban area, primarily located in the Historic Townsite, has been comprised of residences which were connected to services and as such were relatively small in size.

Direction

- .1 Residential – Urban areas shown on Schedule B Land Use Map (Valley, Confluence, and Bowl) and Schedule C Land Use Map (Historic Townsite) illustrate the location of existing and future urban neighbourhoods with residential lots that either are connected to municipal water and sewer infrastructure or are intended to be connected to municipal water and sewer infrastructure in the future.
- .2 Residential lots in these areas are intended to be smaller in size than those found in the Residential - Country area.
- .3 Development in Residential – Urban areas predominantly consist of residential uses; small-scale parks or natural spaces, institutional uses such as places of childcare centres or religious assemblies, or commercial uses such as home-based businesses or personal service uses.
- .4 Non-residential uses in Residential – Urban areas should be designed to be compatible with the residential character of the surrounding area and not create any undue nuisance to surrounding residents.

9.7 Residential – Country Area

Historically, the Residential - Country area, primarily located outside of the Historic Townsite, has been comprised of residences which were not connected to municipal services and as such lots were relatively larger in size than those in the Historic Townsite.

Direction

- .1 Residential - Country areas shown on Schedule B Land Use Map (Valley, Confluence, and Bowl) illustrate the location of existing and future rural neighbourhoods, with residential lots that do not necessarily rely on being connected to municipal water and sewer infrastructure.
- .2 Lots in Residential – Country areas must be sized and designed to rely on on-site sewage disposal and private water sources (e.g., individual wells, trucked water delivery to tanks), which may require professionally-prepared studies by submitted to the City for review.
- .3 Where subdivision or additional dwelling units are proposed for existing lots in the Residential – Country areas, applicants will be required to demonstrate the site’s continued use of safe, on-site servicing.
- .4 Development in Residential – Country areas predominantly consist of residential uses; complemented by small-scale parks or natural spaces, institutional uses such as places of childcare centres or religious assemblies, or commercial uses such as home-based businesses or personal service uses.
- .5 Non-residential uses in Residential – Country areas should be designed to be compatible with the residential character of the surrounding area and not create any undue nuisance to surrounding residents.

9.8 Parks and Natural Space Area

Parks and Natural Spaces represent large parks, areas of wilderness surrounding Dawson, or environmentally sensitive corridors. These spaces are used in many ways to support the health and well-being of the community.

Direction

- .1 Parks and Natural Space areas shown on Schedule B Land Use Map (Valley, Confluence, and Bowl) and Schedule C Land Use Map (Historic Townsite) illustrate the location of major park spaces or natural areas.
- .2 The Parks and Natural Space area is intended to represent areas that are not deemed suitable for future development.
- .3 Areas identified as Parks and Natural Space are intended to be primarily kept in their natural state, with minimal disturbance or development. The only exception will be for wildfire mitigation activities.
- .4 Activities and uses that may be suitable for inclusion in areas designated as Parks and Nature Spaces include, but are not limited to, trails, parks, playgrounds, recreation areas, and associated facilities such as roadways, interpretive signage, washrooms, parking lots, etc.
- .5 The City is committed to pursuing efforts that preserve the integrity and connectivity of environmentally sensitive areas to keep habitat intact and prevent fragmentation.
- .6 Activities or development proposed in Parks and Natural Spaces which may impact environmentally sensitive areas may be subject to the directions of Section 14.0 Environmental Matters.
- .7 Where development corridors (e.g., trails, roadways) cross environmentally sensitive areas, mitigative measures will be taken to ensure impacts to wildlife and habitat are minimal, as outlined in Section 14.0 Environmental Matters.
- .8 Where mining is active in areas designated as Parks and Natural Space, remediation measures following closure should be done in coordination with the City to identify opportunities for the areas’ future use as a community park or recreation area.

9.9 Tr'ondëk Hwëch'in Settlement Land

Tr'ondëk Hwëch'in Settlement Lands, shown on Schedule B Land Use Map (Valley, Confluence, and Bowl) and Schedule C Land Use Map (Historic Townsite), identify areas where the Tr'ondëk Hwëch'in may manage and/ or develop Settlement Lands consistent with their Self Government Agreement and City's OCP using land planning policies and documents completed by Tr'ondëk Hwëch'in to guide development.

Under the *Tr'ondëk Hwëch'in Final Agreement*, TH retained direct control of 2,598.51 km² of Settlement Land. Section 13.3 of the *Tr'ondëk Hwëch'in Self-Government Agreement* grants TH broad land management and planning powers over Settlement Land, including the power to enact laws in relation to:

- use, management, administration, control, and protection of Settlement Land;
- allocation or disposition of rights and interests in and to Settlement Land, including expropriation by the Tr'ondëk Hwëch'in for Tr'ondëk Hwëch'in Purposes; and
- use, management, administration, and protection of natural resources under the ownership, control, or jurisdiction of the Tr'ondëk Hwëch'in.

All Settlement Land is categorized under the Final Agreement as either R, S, or C:

- Rural Settlement Land parcels ("R-Blocks") are located throughout TH Traditional Territory, generally outside of the City of Dawson municipal boundary. These parcels were broadly selected to provide large areas of Settlement Land to enable traditional pursuits, and to accommodate Citizens who did not indicate specific areas of interest.
- Site Specific Settlement Land parcels ("S-Sites") are located throughout TH Traditional Territory. These parcels were broadly selected to recognize specific important sites, or areas where individual Citizens were interested in establishing camps.
- Community Settlement Land parcels ("C-Lands") are located in and around the City of Dawson. These parcels were broadly selected to provide land for TH community and economic development.

Subject to the TH Final Agreement, TH as owner of Settlement Land may exercise powers of management in relation to its Settlement Land including enacting bylaws for its use of and occupation. TH Settlement Land is presently managed under the *Tr'ondëk Hwëch'in Land and Resources Act* which grants Tr'ondëk Hwëch'in Council broad planning and land management powers, including to:

- designate any part of the land or resources to be available for a particular use;
- withhold from availability for access, occupation, or use any land or resource for any purpose; and
- establish any term, condition, restriction, or stipulation to apply to any particular land or resource or class of land or resource use.

TH Natural Resources is currently developing a system of Settlement Land Designations for TH Settlement Land. Eventually, this system will be further developed and enacted as a regulation under the *Land and Resources Act*. At this point, the system of Settlement Land Designations are not binding, and formal procedures for implementation have yet to be developed. In the absence of these Settlement Land bylaws, the City of Dawson's bylaws apply.

To support an eventual transition to Settlement Lands bylaws, TH Settlement Lands have been identified as special areas within the City's OCP and ZBL.

Direction

- .1 TH Settlement Lands will be used to support the TH community and its economic development through one or more of the following ways, as may be subject to change:
 - Mixed-use development (e.g., residential, commercial, and institutional development, or traditional use)
 - Traditional use (e.g., traditional use, recreational/ hunting cabin development)
 - Heritage and community use (e.g., traditional use, recreational/ hunting cabin development, traditional economic activities)
 - Sustainable development (e.g., resource development, traditional use, traditional economic activities)
- .2 Acknowledge Tr'ondëk Hwëch'in's right to the peaceful enjoyment of Settlement Land, as outlined in Chapter 5 of the *Tr'ondëk Hwëch'in Self-Government Agreement*, which includes having built forms that reflect TH culture and values.
- .3 In accordance with the provisions of Chapter 25 of the *Tr'ondëk Hwëch'in Self-Government Agreement*, work collaboratively with Tr'ondëk Hwëch'in to review developments surrounding and on Settlement Land for the compatibility of adjacent uses, comprehensive planning principles, and efficiency of community infrastructure.
- .4 Strive to build an ongoing and collaborative working relationship with the Tr'ondëk Hwëch'in to address broad community land use and development issues.
- .5 Streamline and clarify a mutually beneficial consultation process on planning-related matters by seeking to enter into a relationship agreement that can outline expectations, processes, and timelines for anticipated consultation matters.
- .6 Until such a time that Settlement Land bylaws are enacted by TH:
 - .a All applicable land use policies and regulations as outlined by the City shall apply to Settlement Lands.
 - .b Settlement Land parcels will need to be zoned appropriately using the City of Dawson Zoning Bylaw before development can occur.
- .7 Support the eventual transition of TH to Settlement Land bylaws by working with Tr'ondëk Hwëch'in to identify future land uses for Settlement Lands and seeking to incorporate flexibility into existing development regulations and processes where possible.

9.10 Direct Control Districts

A Direct Control District may be considered at Council's discretion in an area where, in the opinion of Council, development may require a more specific, sensitive, and flexible means of land use and development control, including, but not limited to, time limited uses.

Direction

- .1 Direct Control Districts shall be designated and implemented under the Zoning Bylaw and regulated as per section 291 of the *Municipal Act*.
- .2 For greater certainty, if Council designates time limited Direct Control Districts in the Zoning Bylaw, upon expiry of the time limited Direct Control District, no legal non-conforming uses are thereby created as per section 301 of the *Municipal Act*.
- .3 Council is at any time able to remove a Direct Control District designation, including where a temporary use has been provided for under the Zoning Bylaw and that temporary use has not expired.

- .4 Direct Control Districts may be considered to accommodate mining operations, so that specific measures can be requested that reduce impacts to surrounding users. These considerations may include but not be limited to nuisances such as the creation of noise, dust, light, vibrations, traffic, visual nuisance, etc.

PART D

Key Priorities



11.0 HOUSING

Housing is a critical issue in Dawson as there is an ongoing need for permanent long-term and short-term affordable and safe accommodation. As indicated in **Section 2.4.2 Residential Land**, it can be anticipated that 346 additional dwelling units will be required by 2041 to accommodate Dawson’s growing population and approximately 155 homes will be required for replacement around 2031 as they will be nearing their end of life. Combining these two sources of housing need, over 500 new dwelling units will be required in the next 10-20 years.

As communicated throughout engagement undertaken for the OCP, it is widely understood by community members that there is a small stock of existing housing in the community, low vacancy rates, many homes in need of renovation or repair, and a limited amount of developable residential land available –all of which contributed to affordability issues and housing needs not being met.

Types of Housing

As outlined in the *2024 HART Community Housing Report: Dawson City*, Dawson is predicted to add between 125-145 new households between 2021 and 2031, most of which are expected to be single-person households (64%) or two-person households (20%), and around 40% are expected to be earning under 50% of the median household income. This information should help inform the type of housing that is being constructed in the community to ensure housing forms meet the needs of residents; however, it is also understood that the style of housing residents find themselves in is largely a factor of what is available. In Dawson, it would be unlikely to see homes sit vacant, despite them not adequately meeting occupants’ needs.

In addition to considering population-growth based housing demands, replacement of existing housing also must be considered. As described in the *2024 HART Community Housing Report: Dawson City*, home construction in Dawson has been consistently increasing since the 1970’s, growing from around 40 units every 5 years during the 1970’s to over 60 units between 2011-2016. Construction grew significantly between 2016-2021 when over 90 new homes were built. Although this data captures new homes, it does

not consider the age of homes. To get a sense of how many homes will be reaching their end of useful life, the *2024 HART Community Housing Report: Dawson City* assumed that an average house can safely last 70 years without needing structural repairs which resulted in assuming that **26% of homes in Dawson (approximately 155) would be at their end of life by 2030.**

As a seasonal community, the summertime population influx increases pressures on all services in the community, particularly housing. Although it is not formally recorded, the intense struggle to find housing limits the ability of both full-time and seasonal employers to hire staff. As a temporary measure, organizations like the Kelowna Visitors Association have constructed lodging facilities in the past to help meet seasonal demands; however, more efforts are required. This dire need for all types of different housing options, both seasonally and year-round has no doubt limited the potential growth of Dawson.

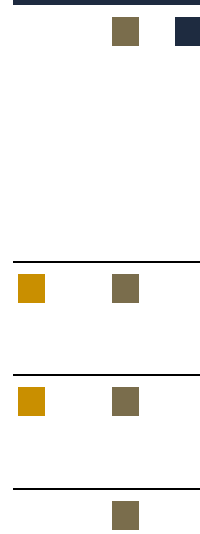
11.1 Long-term goals:

- .1 The full spectrum of housing needs in the community are met, for both seasonal and year-round residents, allowing residents to age in place.
- .2 The overall housing stock is large enough to reduce scarcity and stabilize housing costs.
- .3 Identify land available for residential development.
- .4 Housing units that are at the end of their lifespan are replaced at the same rate as their loss.
- .5 Housing density in the Historic Townsite is increased to improve the efficiency of existing services, increase use of community amenities, and improve walkability.
- .6 Flexible housing options provide residents and business owners with opportunities to reduce their housing costs through the development of dwelling units at their place of business, or rental units for supplemental income.
- .7 Barriers that present unnecessary challenges for those seeking to provide housing to the community are removed.
- .8 Vacant or underutilized residential land in the Historic Townsite is minimal.

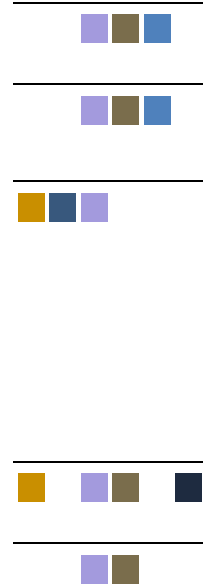
11.2 Implementation Approaches

- .1 Gather and maintain additional information to support more informed decision-making about housing, such as:
 - .a Seasonal population data through a detailed local census
 - .b A dwelling unit inventory, categorized by building form (i.e., single detached, secondary suites, apartment, etc.) and age of structure
 - .c A map that identifies vacant lots and corresponding property owners
- .2 Work with partners such as YG, TH, and Klondike Development Organization to identify and facilitate ways the City can assist with their housing efforts such as expediting the land development process.
- .3 Explore opportunities that would encourage holders of seasonal housing to offer these units during the winter to residents, such as those living in West Dawson whose access into the community becomes very limited.
- .4 Support YG and other partners to investigate the suitability of new residential areas.

Guiding Principles



- .5 Encourage the development or sale of vacant lots, particularly in the Historic Townsite, through incentive or disincentive programs.
- .6 Encourage retrofitting, renovating, and repurposing existing buildings for residential use.
- .7 Permit a diverse range of housing types throughout the community that allow residents to find suitable, flexible, and affordable options to meet their needs, which may include:
 - .a Small-scale housing options such as secondary suites and garden suites
 - .b Co-living options that offer shared amenities like kitchens, laundry, or living spaces
 - .c Encouraging the development of rental housing
- .8 Allow dwellings as secondary uses to non-residential uses (e.g., commercial, industrial, and institutional parcels).
- .9 Consider reducing parking requirements in the Historic Townsite to facilitate the construction of new dwelling units.





12.0 COMMUNITY CHARACTER

The story of Dawson, with its early beginnings in the heart of Tr'ondëk Hwëch'in territory, its stampeding development as the home of the Klondike gold rush, and its current operation as a living historical community has fascinated residents and visitors for ages. The mystery and adventure that once drew gold prospectors to Dawson is still present --the call of the north and rugged spirit of Dawson has attracted adventurers for decades.

Dawson is beloved for its eclectic, collaborative, inclusive, and welcoming community spirit. Residents cherish the generosity of community members to work together, help each other, and support one another. During engagement undertaken for the development of the OCP, respondents described an "in it together" type of mentality associated with Dawson's diverse population having the shared experience of living in a remote place "at the end of the road", with a harsh climate, that is often very isolated.

The small-town and authentic character of Dawson was also highlighted, with specific appreciation for its quaint, quiet, peaceful atmosphere and connection to nature, as well as how residents' cultures are celebrated through art, architecture, and programming and people are allowed to be their authentic selves. Collectively, these different elements of Dawson create a culture that is "uniquely Dawson".

Diversity

Differences in race, skin colour, place of origin, religious viewpoint, immigrant or newcomer status, ethnic origin, language, ability, mobility, sex, sexual orientation, gender identity, gender expression, age, or income level.

Inclusion

The practice of ensuring that all individuals are valued and respected for their contributions and are equally supported.

What is culture?









Culture is the expression of ideas, experiences, and customs by individuals or groups through the arts, heritage, and a wide range of events including festivals and tournaments and other community events.

12.1 Long-term Goals

- .1 The diversity of Dawson’s population is respected, acknowledged, and reflected in the City’s decision-making, communications, and service offerings.
- .2 Cultural diversity is recognized as a key socio-economic pillar in the community.
- .3 The community maintains a safe and inclusive environment for all people.
- .4 All residents and visitors are welcome to enjoy and participate in the community.
- .5 Dawson’s authentic heritage, which is a mixture of Tr’ondëk Hwëch’in, gold-rush, and subsequent settlers’ cultural influences is preserved and showcased.
- .6 The role of built forms such as architecture, public art, and streetscaping is recognized for its role in enhancing the community’s overall character.
- .7 Truth and Reconciliation is used as a method of advancing community health and healing.

12.2 Implementation Approaches

Guiding Principles

- .1 Continue promoting Dawson as the cultural capital of the Yukon. 
- .2 Support the ongoing status of Tr’ondëk Klondike’s inclusion as a cultural site on UNESCO’s World Heritage List, referring to the *Tr’ondëk Klondike World Heritage Site Management Plan* as a guide for heritage management. 
- .3 Showcase Dawson’s Gold Rush era history by preserving key historic resources where possible and continuing to host public activities and events that tell stories from that time. 
- .4 Follow the recommendations of the *City of Dawson Heritage Management Plan* which includes identification and preservation of different types of heritage throughout the entire community. 
- .5 Preserve Gold Rush era architecture in the Historic Townsite through the preservation of designated heritage sites and implementation of the *City of Dawson Design Requirements and Guidelines*. 
- .6 Collaborate with Tr’ondëk Hwëch’in to identify methods to showcase Tr’ondëk Hwëch’in culture and heritage throughout Dawson, including but not limited to:
 - .a public art,
 - .b cultural programming,
 - .c language and place names,
 - .d interpretive signage, and
 - .e public festivals.
- .7 Respect the right of Tr’ondëk Hwëch’in in defining their heritage, culture, history, and values as outlined in the *Tr’ondëk Hwëch’in Heritage Act*. 
- .8 Work collaboratively, where possible, with non-profit organizations to assist them with providing educational and cultural programming. 

- .9 Strategically support local festivals and events as a means to further diversify Dawson’s economy and enhance potential investment opportunities.
- .10 Concentrate cultural facilities, including art galleries and museums, in the Historic Townsite and, more specifically, the Downtown when possible.
- .11 Work collaboratively with Klondike Institute of Arts and Culture, Tr’ondëk Hwëch’in, and other interested partners to develop a public art policy that defines what public art is and how it should be developed, reviewed, and funded in a way that adequately reflects shared community values.
- .12 Encourage the installation of public art that:
 - .a showcases the heritage of Tr’ondëk Hwëch’in, the history of Dawson, or local culture; and
 - .b is completed or designed by local artists, those with ties to the community, or visiting artists.
- .13 Support the expansion of community activities and socialization opportunities outside of the standard tourist season.
- .14 Incorporate elements of “winter city” design into the built environment to liven up the community during the winter; including but not limited to:
 - .a Ornamental string lighting,
 - .b Vibrant colours,
 - .c Warming shelters, and
 - .d Outdoor festivals.





13.0 LOCAL ECONOMY

As described in Section 2.2 Development Influences, Dawson's economy is rooted in public administration, mining, tourism (e.g., accommodation, food service, entertainment, recreation), and arts. Economic development involves supporting new or existing economic sectors, attracting new businesses, and creating an environment where different economic interests are balanced. It is also important to recognize the various supporting elements required for each of Dawson's economic sectors; for example, the tourism sector requires seasonal accommodation for employees. Maintaining a liveable and vibrant community is vital to attracting and keeping the labour force required for local businesses to succeed.

13.1 Long-term goals:

- .1 Residents have the amenities, services, and opportunities needed to grow and evolve professionally while remaining in the community.
- .2 Students are aware of and trained for emerging local employment opportunities, allowing them to stay in the community.
- .3 All of Dawson's economic sectors are supported and valued for their contributions to the community.
- .4 Local businesses thrive as they are supported by residents and showcased to visitors.
- .5 The local economy encourages diversification, with new economic sectors given an opportunity to succeed.
- .6 There is an adequate supply of commercial and industrial land to meet the needs of a growing population.
- .7 Commercial development in Dawson provides residents, visitors, and the surrounding population with a range of goods and services to adequately meet their needs.
- .8 A range of industrial types are supported throughout the Valley, Bowl, and Confluence area.

13.2 Implementation Approaches

Guiding Principles

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|-------|--|---|
| .1 | Meet with representatives from local economic sectors on a recurring or ongoing basis to understand their goals and challenges and identify ways the City can support them in achieving mutually beneficial goals. |  |
| <hr/> | | |
| .2 | Identify supportive services that are necessary to support key economic sectors, such as staff housing, in an effort to determine how best to protect or expand them. |  |
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| .3 | Seek to increase the community's seasonal and year-round housing stock as a means of supporting the local economy and employers' potential to attract and retain staff; including but not limited to: <ul style="list-style-type: none"> .a Introducing housing as permitted secondary uses in non-residential areas. .b Supporting the transformation of seasonal accommodations into year-round accommodations. .c Permitting additional dwelling units in traditionally low-density residential areas. |  |
| <hr/> | | |
| .4 | Collaborate with Tr'ondëk Hwëch'in, the City of Dawson Chamber of Commerce, and external groups or agencies in the tourism, arts, or sport sectors to support Dawson's role in Yukon tourism. |  |
| <hr/> | | |
| .5 | Support Tr'ondëk Hwëch'in in the development and expansion of Indigenous-based tourism opportunities. |  |
| <hr/> | | |
| .6 | Work with local partners such as Tr'ondëk Hwëch'in and Yukon University to attract and maintain a local skilled labour force to meet the expanding needs of local industry and commerce. |  |
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| .7 | Maintain and seek opportunities to expand community amenities such as parks and natural spaces, recreation facilities, cultural programming, and public services. |  |
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| .8 | Work with local tourism representatives to identify additional recreational nodes throughout the community, as needed. |  |
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| .9 | Support the development of high-quality recreational opportunities for youth and childcare as a means of retaining families in the community long-term. |  |
| <hr/> | | |
| .10 | Encourage educational institutions to expand the delivery of local education and training. |  |
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| .11 | Support and partner with Yukon University where possible to expand the delivery of student activities, designed to enrich their university experience and increase connectivity to the local community. |  |
| <hr/> | | |
| .12 | Continue to build on the spirit of cooperation and collaboration to improve the local business climate. |  |



14.0 ENVIRONMENTAL MATTERS

Dawson is surrounded by a rich and vibrant natural, forested, environment that is beloved by the community. The natural environment is a key element of Tr’ondëk Hwëch’in culture, is the source for local food production, and plays an important role in the healthy lives of residents.

As expressed during public engagement for the OCP, residents enjoy the serenity of the landscape, beautiful views, and year-round recreational opportunities available to them by living in Dawson. Maintaining a high level of stewardship and connectivity to the land, as practiced by TH citizens and other community members, includes considering water quality, habitat areas, and ecological integrity as paramount in protecting health and well-being for all living things. Environmental protection also reduces the potential for erosion, reduces landslide risks, and absorbs carbon dioxide; all of which are important elements in reducing our environmental footprint and addresses climate action.

As outlined in the *Dawson Climate Change Adaptation Plan (2011)*, located in a narrow floodplain at the confluence of the Klondike and Yukon rivers, Dawson has been subject to several climate change impacts including: permafrost thaw destabilizing soils and threatening the integrity of buildings and infrastructure, drier summers increasing frequency and intensity of forest fires, earlier river thaw and extended transitional periods limiting access across to West Dawson, and frequent spring floods and more extreme precipitation events causing flooding. Although the negative impacts of climate change are cause for concern in Dawson, there are also opportunities emerging for adaptation, such as taking advantage of warmer temperature and an expanded growing season.

Due to Dawson’s location and short growing season, it is estimated that up to 90% of the community’s food is transported into the community rather than produced locally. High transportation costs for food, environmental changes impacting traditional food sources, and a variety of other factors threaten the current supply of food that residents of Dawson depend on. As discussed in Section 6.2 Agricultural, although Dawson does not have the climatic conditions to produce all of its food locally, supporting











increase food security is seen as a positive step towards enhancing local sustainability and community health.

14.1.1 Long-term goals

- .1 Dawsonites can secure nutritious, affordable and culturally appropriate food through healthy systems.
- .2 The health of the land is maintained, and it is able to support healthy fish and wildlife populations, and functional ecosystems.
- .3 The land is respected for its fundamental role in protecting and enhancing cultural identity, traditional values and lifestyles, and providing a foundation for Tr’ondëk Hwëch’in self-government.
- .4 Water is recognized as essential to human and animal health and well-being, playing a central role in Tr’ondëk Hwëch’in culture, and its critical role in protecting ecological sensitivity.
- .5 The impacts of a changing climate are explored and reflected in decision-making and conservation efforts.
- .6 Opportunities for climate change adaptation are identified and explored.

14.2 Implementation Approaches

Guiding Principles

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| .1 | Protect environmentally sensitive areas including waterways, fish and wildlife habitat, and major wildlife corridors. |  |
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| .2 | Do not permit watercourse alterations or crossings for trails without an environmental assessment and applicable regulatory approvals. |  |
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| .3 | Consider impacts on the land, water, fish, and wildlife during decision-making. |  |
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| .4 | Explore tools that can increase awareness and limit the potential for invasive species entering into the community. |  |
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| .5 | Review and work through the adaptation recommendations of the 2011 <i>Dawson Climate Change Adaptation Plan</i> , including but not limited to: <ol style="list-style-type: none"> .a Maintain or develop research and monitoring to observe changes (e.g., environmental, socio-economic, infrastructure, etc.) and evaluate possible climate-change impacts and responses. .b Promote construction that is resilient to impacts from natural disasters. |  |
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| .6 | Complete a detailed, publicly available, permafrost assessment. |  |
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| .7 | Ensure building codes are congruent with the expectations of a changing climate. |  |
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| .8 | Encourage the inclusion of climate change within engineering modelling. |  |
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| .9 | Encourage the planting of shade trees to increase cooling in the Downtown. |  |
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| .10 | Advocate for the addition of a secondary year-round evacuation route via the Top of the World Highway. |  |
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.11 Undertake a community-wide climate hazard, vulnerability and risk assessment on a regular (5-year) basis utilizing the most recent climate science to inform community and emergency planning processes.



.12 Undertake climate change impact and vulnerability assessments of critical ecosystems.



.13 Consider participating in a local steering committee to lead/enable agriculture development and food security initiatives.



.14 Encourage local food production by:



- .a Continuing to allocate vendor stalls for the Farmers Market,
- .b Considering different options for enhancing and expanding the Farmers Market,
- .c Supporting the development and expansion of community gardens,
- .d Supporting household food production by allowing greenhouses and gardens in residential areas,
- .e Supporting commercial agriculture by identifying areas suitable for those uses such as large commercial greenhouses.
- .f Permit the safe, ethical, and thoughtful keeping of food-producing animals such as hens and bees by residents.

.15 Work with Tr'ondëk Hwëch'in to enhance community awareness about natural food sources such as plants, moose, caribou, sheep, furbearers, and salmon.





15.0 PARKS AND RECREATION

Parks and recreation facilities are widely distributed throughout the community. These spaces, both indoors and outdoors, are widely used by the community. Of note, the student curriculum for children in Dawson requires them to spend approximately 50% of their school year outside of the classroom, learning about various topics in different areas around town; as such, these parks and recreational spaces are an extension of their learning environment. In order to sustain a year-round population and attract new residents to the community, new recreation facilities need to be constructed, and existing facilities need to be improved in terms of accessibility, amenities, condition, and staffing.

15.1 Long-term goal

- .1 Healthy and active lifestyles are encouraged through the provision of parks and recreational resources.
- .2 Public amenities are located within convenient walking distance of residential and/ or tourist accommodation areas, or with strong pedestrian connections, to enhance their use by the community and visitors.
- .3 Parks and recreation spaces reflect the diverse needs of Dawson’s population.
- .4 Learning, communication, and connection between all land users is promoted.
- .5 Continuous learning opportunities are incorporated into parks and recreation spaces through interpretive, hands-on, or other educational elements.
- .6 Dawsonite’s love for outdoor lifestyles is evident throughout the City’s range of programming and design of the open space network.
- .7 Opportunities that allow residents to build and enhance social connections are promoted.
- .8 Dawson’s interconnected trail network meets the recreational needs of residents while attracting visitors.

15.2 Implementation Approaches

Guiding Principles

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| .1 Maintain an inventory of recreational resources that meet the needs of Dawson’s diverse population, which includes residents of different ages and mobility levels and provides residents with opportunities to be active and social year-round. | |
| .2 Support users in accessing and spending time on the land. | |
| .3 Provide high-quality recreation infrastructure and facilities that are flexible and can be easily adapted to accommodating a range of users, thereby enhancing and encouraging their use. | |
| .4 Explore opportunities that create free, indoor gathering spaces for residents to use in the winter; with a specific focus on those that allow safe places for children to play, youth to hang out, and adults to interact in healthy ways. | |
| .5 Develop and maintain partnerships with Tr’ondëk Hwëch’in, Yukon Government, Parks Canada, industry, and other nongovernment organizations to enhance and maintain recreational facilities. | |
| .6 Complete an assessment of recreational facilities that are at the end of their life span to determine if the facility should be replaced, repurposed, renovated, and/or relocated. | |
| .7 Work with the local school district and representatives from outdoor community organizations to understand and consider how users would like to experience Dawson’s parks and open spaces to inform their design and ongoing development or maintenance. | |
| .8 Work with Tr’ondëk Hwëch’in to incorporate Traditional Knowledge into public spaces, encouraging the sharing and transfer of information through learning and practicing traditional skills on the land, Han language, ceremonies, and storytelling. | |
| .9 Encourage the expansion of the community’s trail network, including mountain bike trails, as an opportunity for economic and tourism growth. | |
| .10 Encourage the development of public park spaces by private industry during the reclamation process of mining sites. | |



16.0 MOBILITY AND TRANSPORTATION NETWORK

Transportation networks to and within Dawson are critical to the community’s success. Ensuring the efficient movement of people and goods is a key planning consideration; as such, it is important to recognize the implications land use patterns have on transportation needs and vice versa. Equally important is accommodating the various modes of transportation that residents and visitors use, as well as residents and visitors’ varying levels of mobility. Modes of transportation include using private or large recreational vehicles, cycling, and walking.

In addition to facilitating convenient movement throughout the community, the importance of long-term connectivity between east and west Dawson, and communities surrounding, must be considered.

16.1 Long-term goal

- .1 The community is accessible by all residents and visitors, through a variety of mobility options, year-round.
- .2 The Historic Townsite is well-connected to surrounding areas to facilitate convenient non-motorized access by residents.
- .3 Strong pedestrian connections draw visitors from Front Street into the rest of the Downtown.
- .4 Boardwalks are well maintained.
- .5 Public parking areas support visitor patronage at local businesses and cultural facilities.

16.2 Implementation Approaches

- .1 Develop trail linkages between neighbourhoods in the Valley, Confluence, and Bowl area to the Historic Townsite.

Guiding Principles



- .2 Develop a comprehensive and connected trail network by requiring future development to provide connections to surrounding trails. 

- .3 Facilitate universal accessibility in the Downtown by improving boardwalk connectivity and maintenance. 

- .4 Work with other governments or external providers to enhance transportation connections between Dawson and Whitehorse to promote tourism, industry connections, and support resident needs. 

- .5 Plan for the continued connection between east and west Dawson by protecting the area surrounding the existing ferry docking and parking areas for a potential future bridge crossing. 

- .6 Improve connectivity and flow through the Downtown to facilitate meandering and to draw people from Front Street. 

- .7 Identify an RV and EV parking area in the Downtown that encourages users to meander past local businesses and cultural facilities. 

- .8 Improve the delineation of parking spaces to increase overall function, capacity, and aesthetics of parking lots. 



17.0 SERVICING AND UTILITY SYSTEMS

Municipal utility infrastructure includes the municipal water system, sanitary sewer system, storm water drainage systems, solid waste systems, and roadways. In addition to municipal utilities, third-party utilities are also provided throughout the community for power, telecommunications, and internet. These services are essential for the day-to-day health, safety, and convenience of residents. Maintaining, operating, replacing, and expanding this infrastructure is costly and must be considered as a long-term investment.

17.1 Long-term goal

- .1 Provide, develop, and maintain infrastructure that is effective, safe, and efficient.
- .2 Dawson’s municipal servicing systems adequately support existing development and anticipated future demands.
- .3 Drinking water sources are protected and potable water is treated to a safe and high standard.
- .4 Stormwater is carefully managed to minimize risks associated with flooding and erosion.
- .5 Waste is minimized through waste diversion programming such as the promotion of reduction, reusing, recycling, and composting.
- .6 Utility corridors are protected from encroachment to remain clear and functional long-term.

17.2 Implementation Approaches

- .1 Support third-party utility providers in conducting a capacity review of existing power and telecommunications services to help identify when upgrades may be needed.
- .2 Conduct a capacity review of all municipal servicing systems including water, sanitary, and storm systems to help identify where deficiencies exist and when/ where upgrades may be needed.


Guiding Principles


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- .3 Review possible changes to fire flow demands when considering development applications that propose increased densities. 

- .4 Require all new development within the Historic Townsite to connect to municipal infrastructure. 



- .5 Promote the development of continuous and compact development in order to reduce the infrastructure required and its associated costs.  

- .6 Prioritize the development of vacant or underutilized lands in the Historic Townsite, overextending services into new areas, in order to utilize existing infrastructure in a more efficient manner.  


- .7 Where possible, consider extending piped water and sanitary services to areas of the community that are not connected to these services to facilitate more efficient land development through the requirement of smaller lots.  

- .8 Increase the capacity of the existing water and sanitary servicing systems to accommodate future community growth and system expansion.  


- .9 Use current-day best practices to inform the replacement of aging municipal infrastructure, which may include but is not limited to relying on modelling using climate change factors to informing sizing of stormwater management infrastructure.   

- .10 Support waste diversion as a waste management tool, promoting the principles of reduce, reuse, and recycle.    

- .11 Extend the lifespan of the landfill to accommodate future community growth. 

- .12 Support the development of energy utilities that improve community resiliency to outages.  

- .13 Identify new utility corridors where needed to ensure on-going access to utility lines for operation and maintenance by service providers. 

- .14 Acknowledge and protect the use of unencumbered rear laneways in the Historic Townsite as utility corridors through the registering of easements, limiting development within setback areas, and preventing encroachment. 



18.0 EMERGENCY MANAGEMENT

Local governments are the first line of defense and protection during emergencies; as such, they are encouraged to practice emergency management, which looks at four phases: mitigation, preparedness, response, and recovery. As part of emergency preparedness, the *Civil Emergency Measures Act* requires each municipality to establish a Municipal Civil Emergency Plan. Potential emergencies events in Dawson include those at both small and large scale: chemical spills, plane crashes, floods, earthquakes, power outages, or forest fires; all of which present severe risks and can severely deplete available resources and require additional personnel, equipment, and expertise. As outlined in Section 14.0 Environmental Matters, natural disasters as intensified by climate change pose a significant risk to the community and must be well understood to facilitate effective emergency management.

18.1 Long-term goal

- .1 The City of Dawson is well prepared to respond to an emergency.
- .2 Lives, property, the environment, and the economy are protected from potential emergencies.
- .3 Natural hazards with the potential to cause emergency disasters to have been identified and are well understood.
- .4 Negative impacts from flooding, geohazards, and wildfire are adequately mitigated.
- .5 Critical infrastructure is protected as best as possible from natural disasters.

18.2 Implementation Approaches

- .1 Work with other governmental representatives, including those from Tr’ondëk Hwëch’in government, to coordinate efforts associated with emergency management.
- .2 Practice all four phases of emergency management: mitigation, preparedness, response, and recovery.

Guiding Principles

.3 Identify and assess potential natural hazards (e.g., wildfire, flooding) to determine what if any mitigation measures could be introduced to lessen community safety risks.



.4 Increase emergency preparedness by:



- .a Establishing a Municipal Civil Emergency Plan in accordance with the *Civil Emergency Measures Act*.
- .b Establishing a list of critical infrastructure, and other priority sites that may require special protection.
- .c Enhancing public education about potential emergencies situations and what response to those emergencies may look like.
- .d Practicing emergency response through scenario demonstrations or drills.

.5 Provide clear communications and a central repository for all emergency planning and hazard preparedness information, including wildfire and flood evacuation plans.



.6 Recognize the potential risks associated with flooding and incorporate mitigation measures where possible, such as:



- .a Considering limiting new development in areas subject to high-risk flooding hazards and/ or require construction using risk mitigation measures such as dry or wet flood proofing.
- .b Supporting the continued protection of Dawson from a major flood event using dikes, development setbacks, or other means as determined appropriate by Council.
- .c Working with YG to support efforts associated with flood forecasting.
- .d Protecting the Klondike and Yukon Rivers from potential contamination during flood events by encouraging the safe and secure storage of hazardous materials and debris in areas subject to flooding.
- .e Recognize the potential risks associated with wildfire and incorporate mitigation measures where possible, such as:
- .f Encouraging the incorporation of FireSmart design principles for both public and private spaces.
- .g Requiring all subdivisions, buildings, and structures—including campgrounds—to have defensible spaces, as laid out in the FireSmart standards. Implementation of site-specific FireSmart measures shall be the responsibility of the landowner.
- .h Creating and maintaining natural fireguards for future development.
- .i Aiding residents, where feasible, in clearing areas that are susceptible to wildfire.



19.0 MUNICIPAL FINANCE

The municipality’s primary responsibilities to its residents and taxpayers are to provide services to properties and exercise good government. Understanding the cost of these services, implementing sound financial policies, and expanding the economic base will help the community achieve its vision.

19.1 Long-term goal

- .1 The financial sustainability of the municipality is enhanced over the long term.
- .2 Build and maintain services and infrastructure that are affordable and will not become an undue burden on future generations.

19.2 Implementation Approaches

- .1 Consider the full costs and financial, social, and environmental implications of all municipal projects and initiatives when making decisions.
- .2 Ensure the Yukon Government considers any operating, maintenance, and replacement costs when a project is proposed for the municipality.
- .3 Use asset management best practices to inform capital planning.
- .4 Use various methods to distribute the cost of new infrastructure and services in the community to those who benefit from them by:
 - .a requiring the municipal costs associated with new developments be shared between the City and developers, and
 - .b considering establishing a fee-for-service approach to municipal services that are used by peripheral residents, businesses, and industry.

Guiding Principles

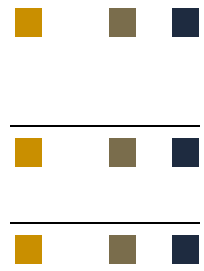
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- .5 Conduct annual reviews of municipal rates in order to pay for ongoing operations and maintenance and to ensure adequate reserves are available for future infrastructure rehabilitation and expansion.
- .6 Participate in the development and implementation of community and regional economic development strategies and initiatives as necessary.
- .7 Consider exploring or supporting partnerships that maximize funding opportunities for projects that achieve community goals.



PART E

Implementation



20.0 IMPLEMENTATION

This section provides policy guidance for the administration and implementation of the OCP. In accordance with subsection 283(4) of the *Municipal Act*, the adoption of this OCP does not commit Council or any other person, association, organization, department, agency, or other government to undertake any of the projects outlined in this document.

20.1 Interpretation

- .1 All information shown in the attached maps is to be interpreted for general information. Confirmation of exact boundaries may require additional studies or investigation. All boundaries are to be interpreted as generalized, not precise, with consideration given to the policies described in the OCP for their development intent.

20.2 Ensuring Consistency with the Plan

- .1 All municipal plans, policies, and bylaws that address the content areas of this plan shall be consistent with the OCP.

20.3 Review and Amendments

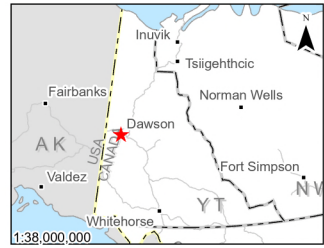
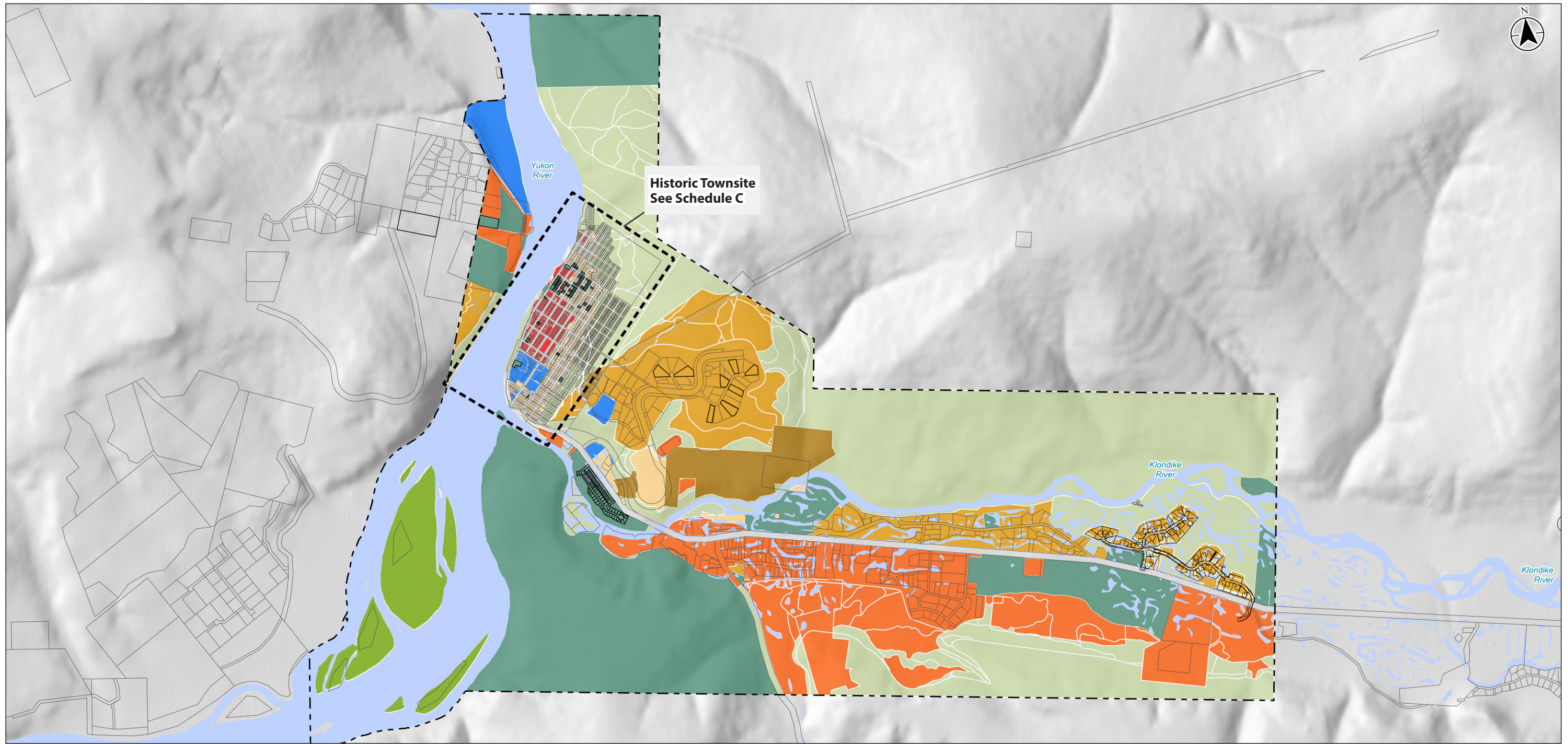
- .1 The City shall review the OCP and prepare comprehensive updates approximately every 10 years, or as otherwise directed by Council.
- .2 The OCP can also be amended on a case-by-case basis, to adapt to the changing needs of the community.
- .3 All proposed OCP amendments are subject to the review and Council approval process for OCP amendments, as set out in the *Municipal Act*, which includes a public hearing.
- .4 All proposed OCP amendments shall be circulated to the Tr'ondëk Hwëch'in for their review and comment.
- .5 When an OCP amendment is being reviewed by Council, the following should be considered in the decision:

- .6 How the amendment aligns to the vision, principles, goals, and policies of the OCP;
- .7 The rationale for undertaking an amendment in advance of a comprehensive OCP review process;
- .8 Input from impacted and interested parties; and
- .9 The potential benefits and/ or impacts to the community anticipated as a result of the amendment.

SCHEDULE B

Land Use Map (Valley, Confluence, and Bowl)

BYLAW NO. 2025-XX



Notes
 1. Coordinate System:
 2. Data Sources: City of Dawson, Government of Yukon, NRCAN, CanVec, Canada Open Data
 3. 1:40,000 (at original document size of 11x17)

OCP Land Use Designations

- Agriculture
- Downtown
- Direct Control District
- Institutional

- Mixed Use
- Residential - Country
- Residential - Urban
- Parks and Natural Space

- Tr'ondëk Hwëch'in Settlement Land
- Municipal Boundary



Project Location
 City of Dawson,
 Yukon, Canada

Client/Project/Report
 City of Dawson
 OCP and Zoning Update

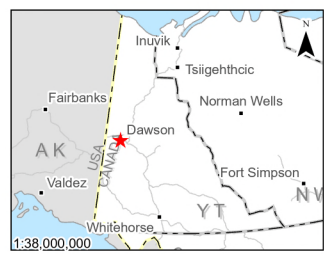
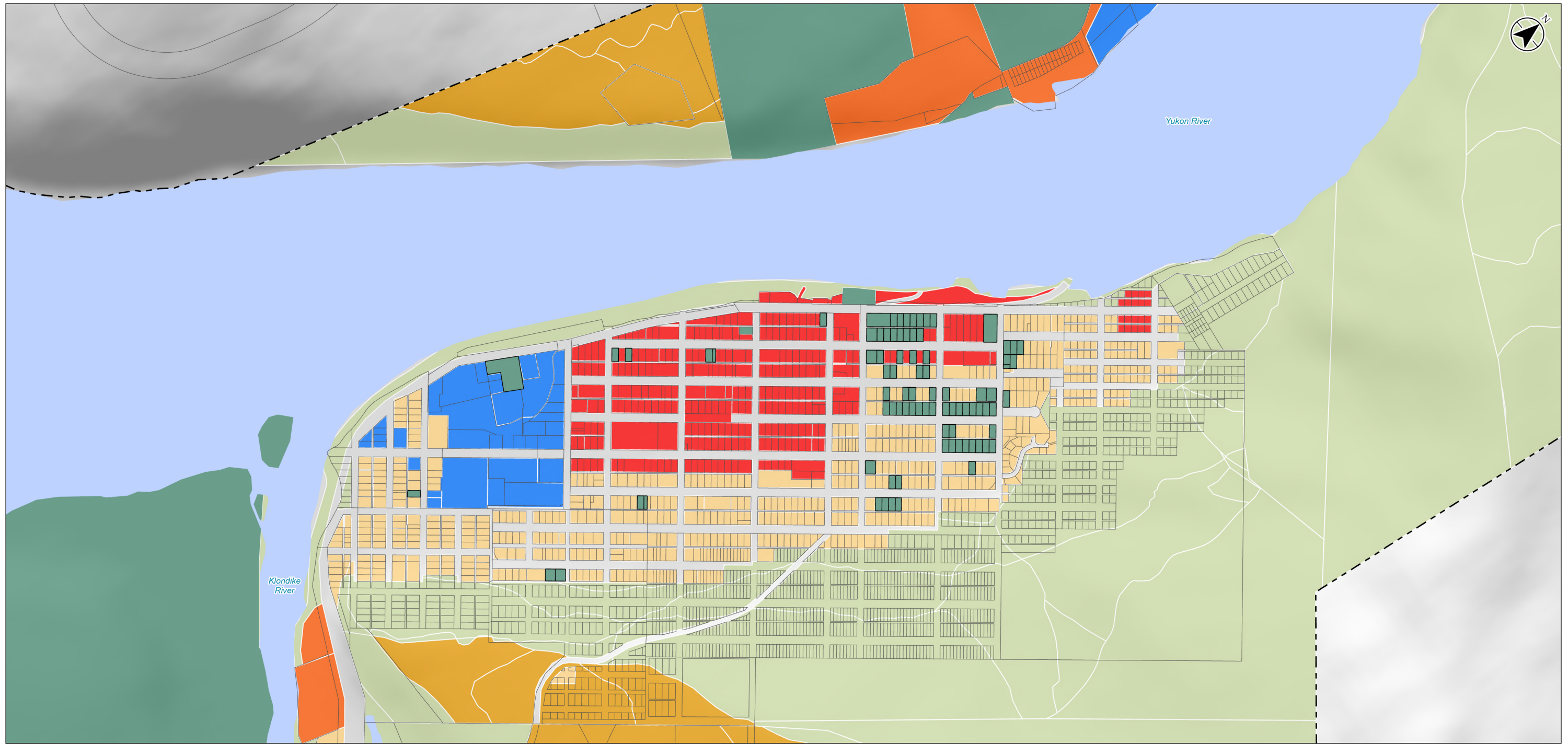
Title
 Schedule B Land Use Map
 (Valley, Confluence, and Bowl)

DRAFT

SCHEDULE C

Land Use Map (Historic Townsite)

BYLAW NO. 2025-XX



Notes
 1. Coordinate System:
 2. Data Sources: City of Dawson, Government of Yukon, NRCAN, CanVec, Canada Open Data
 3. 1:9,000 (at original document size of 11x17)

OCP Land Use Designations

- Agriculture
- Downtown
- Direct Control District
- Institutional

- Mixed Use
- Residential - Country
- Residential - Urban
- Parks and Natural Space

- Tr'ondëk Hwëch'in Settlement Land
- Municipal Boundary



Project Location
 City of Dawson,
 Yukon, Canada

Client/Project/Report
 City of Dawson
 OCP and Zoning Update

Title
 Schedule C Land Use Map
 (Historic Townsite)

DRAFT