

# THE CITY OF DAWSON



## COMMITTEE OF THE WHOLE MEETING #CW18-17

**DATE:** TUESDAY, APRIL 17, 2018

**TIME:** 7:00 PM

**LOCATION:** Council Chambers, City Office

- 1. CALL TO ORDER**
- 2. ACCEPTANCE OF ADDENDUM & ADOPTION OF AGENDA**
  - a) Committee of Whole Agenda CW18-17
- 3. PUBLIC HEARING**
  - a) Moose Hide Slide Municipal Historic Site Designation
  - b) Subdivision Application RE: Lot 29 Dredge Pond Subdivision
- 4. DELEGATIONS AND GUESTS**
  - a) Groundswell Planning RE: North End Planning Options
- 5. ADOPTION OF THE MINUTES**
  - a) Special Committee of Whole Meeting Minutes CW18-13 of March 19, 2018
  - b) Special Committee of Whole Meeting Minutes CW18-14 of March 19, 2018
  - c) Special Committee of Whole Meeting Minutes CW18-15 of March 21, 2018
  - d) Committee of Whole Meeting Minutes CW18-16 of March 26, 2018
- 6. BUSINESS ARISING FROM THE MINUTES**
  - a) Special Committee of Whole Meeting Minutes CW18-13 of March 19, 2018
  - b) Special Committee of Whole Meeting Minutes CW18-14 of March 19, 2018
  - c) Special Committee of Whole Meeting Minutes CW18-15 of March 21, 2018
  - d) Committee of Whole Meeting Minutes CW18-16 of March 26, 2018
- 7. SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS**
  - a) Request for Decision RE: Sale and Consolidation, Lots 9 & 10, Block LA, Ladue Estate
  - b) Request for Decision RE: Development Incentive Application #18-014 RE: Lot 5 Block R Ladue
  - c) Committee Discussion RE: Yukon Environment, Site Assessment and Remediation Unit RE: Metals Study in Dawson area
  - d) Committee Discussion RE: Investigate Water Metering System for Water Billing Determinations
  - e) Committee Discussion RE: Review 2018 Council Priorities
- 8. CORRESPONDENCE**
- 9. PUBLIC QUESTIONS**
- 10. INCAMERA SESSION**
  - a) Land and Financial Related Matters
- 11. ADJOURNMENT**



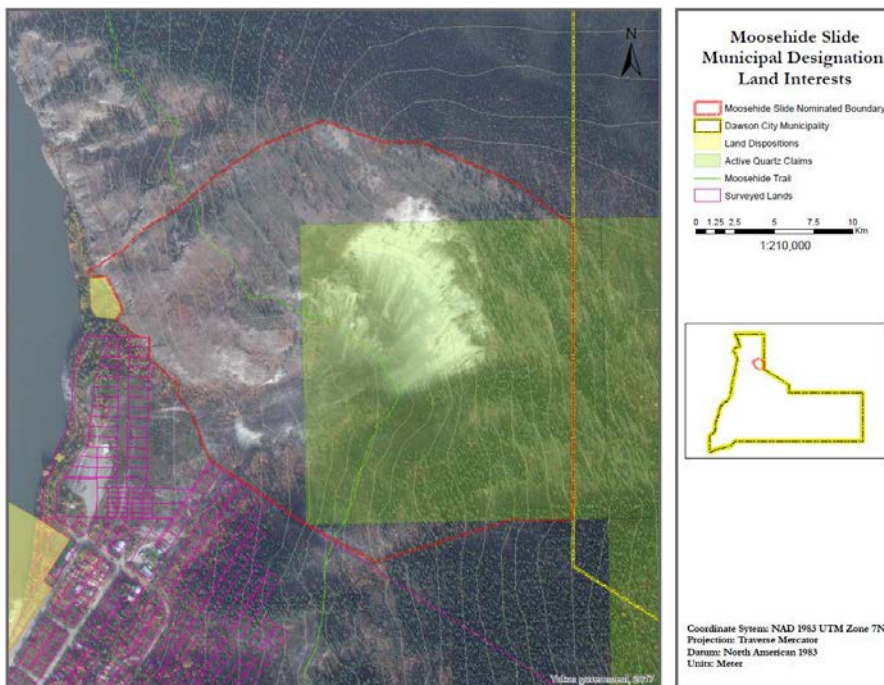
# THE CITY OF DAWSON

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

## NOTICE OF PUBLIC HEARING: MUNICIPAL HISTORIC SITE DESIGNATION

### *Moosehide Slide*

**Subject Property:** Moosehide Slide  
**Date:** April 17, 2018  
**Time:** 7:00pm  
**Location:** Council Chambers, Town Hall



As per the *Heritage By-Law #09-04*, upon receiving a petition to designate a Municipal Historic Site, council must give public notice of the application.

Therefore, the City of Dawson is now requesting input from the public regarding the designation of Moosehide Slide as a Municipal Heritage Site.

**For more information, to view the petition details, or to provide your input confidentially prior to the public meeting, please contact the Community Development Officer using the following contact information:**

**Clarissa Huffman**  
Community Development Officer  
Box 308, Dawson City YT Y0B1G0  
[cdo@cityofdawson.ca](mailto:cdo@cityofdawson.ca)  
867-993-7400 ext. 414



# THE CITY OF DAWSON

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

## NOTICE OF PUBLIC HEARING: SUBDIVISION APPLICATION

*Subdivision Application: #18-013*

**Subject Property: Lot 29 Dredge Pond Subdivision**

**Date: April 17, 2018**

**Time: 7:00pm**

**Location: Council Chambers, Town Hall**



As per the *Municipal Act*, S. 319.4, upon receiving an application for subdivision, council must give public notice of the application.

Therefore, the City of Dawson is now requesting input from the public regarding dividing Lot 29, Dredge Pond Subdivision into two lots.

**For more information, to view the application details, or to provide your input confidentially prior to the public meeting, please contact the Community Development Officer using the following contact information:**

**Clarissa Huffman**

Community Development Officer

Box 308, Dawson City YT Y0B1G0

[cdo@cityofdawson.ca](mailto:cdo@cityofdawson.ca)

867-993-7400 ext. 414

**DAWSON CITY — HEART OF THE KLONDIKE**

**MINUTES OF SPECIAL COMMITTEE OF WHOLE CW18-13** of the council of the City of Dawson called for 12:00 PM on Monday, March 19, 2018 in the City of Dawson Council Chambers.

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**PRESENT:** Mayor Wayne Potoroka  
Councillor Jay Farr  
Councillor Stephen Johnson  
Councillor Bill Kendrick  
Councillor Kyla MacArthur

**ALSO PRESENT:** CAO Cory Bellmore  
CDO Clarissa Huffman

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**Agenda Item:** Call to Order

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The Chair, Wayne Potoroka, called the meeting to order at 12:00 PM.

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**Agenda Item:** Agenda

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**CW18-13-01** Moved by Mayor Potoroka, seconded by Councillor Johnson that the agenda for special committee of the whole meeting #CW18-13 be accepted as amended. Carried 5-0

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**Agenda Item:** In Camera Session RE: Land Related Matter

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**CW18-13-02** Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole move into a closed session for the purposes of discussing a land related matter as authorized by section 213 (3) of the Municipal Act. Carried 5-0

**CW18-13-03** Moved by Mayor Potoroka, seconded by Councillor Johnson that the committee of the whole reverts to an open session of committee of the whole and proceeds with the agenda. Carried 5-0

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**Agenda Item:** Adjournment

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**CW18-13-04** Moved by Mayor Potoroka, seconded by Councillor Johnson that special committee of the whole meeting CW18-13 be adjourned at 12:59 PM. Carried 5-0

**THE MINUTES OF COMMITTEE OF WHOLE MEETING CW18-13 WERE APPROVED BY COMMITTEE OF WHOLE RESOLUTION #CW18-\_\_ - \_\_ AT COMMITTEE OF WHOLE MEETING CW18-\_\_ OF APRIL 17, 2018.**

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Wayne Potoroka, Chair

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Cory Bellmore, CAO

**MINUTES OF SPECIAL COMMITTEE OF WHOLE CW18-14** of the council of the City of Dawson called for 6:00 PM on Monday, March 19, 2018 in the City of Dawson Council Chambers.

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**PRESENT:** Mayor Wayne Potoroka  
Councillor Jay Farr  
Councillor Stephen Johnson  
Councillor Bill Kendrick  
Councillor Kyla MacArthur

**ALSO PRESENT:** CAO Cory Bellmore  
EA Heather Favron  
CDO Clarissa Huffman

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**Agenda Item:** Call to Order

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The Chair, Wayne Potoroka, called the meeting to order at 6:02 PM.

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**Agenda Item:** Agenda

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**CW18-14-01** Moved by Mayor Potoroka, seconded by Councillor Johnson that the agenda for special committee of the whole meeting #CW18-14 be accepted as presented. Carried 4-0

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**Agenda Item:** In Camera Session RE: Land Related Matter

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**CW18-14-02** Moved by Mayor Potoroka, seconded by Councillor MacArthur that committee of the whole move into a closed session of committee of the whole, as authorized by Section 213(3) of the Municipal Act, for the purposes of discussing. Carried 4-0

*Councillor Kendrick joined council at 6:03 PM*

**CW18-14-03** Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole reverts to an open session of council and proceeds with the agenda. Carried 5-0

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**Agenda Item:** Adjournment

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**CW18-14-04** Moved by Mayor Potoroka, seconded by Councillor Kendrick that special committee of the whole meeting CW18-14 be adjourned at 7:27 PM. Carried 5-0

**THE MINUTES OF COMMITTEE OF WHOLE MEETING CW18-14 WERE APPROVED BY COMMITTEE OF WHOLE RESOLUTION #CW18-\_\_ - \_\_ AT COMMITTEE OF WHOLE MEETING CW18-\_\_ OF APRIL 17, 2018.**

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Wayne Potoroka, Chair

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Cory Bellmore, CAO

**MINUTES OF SPECIAL COMMITTEE OF WHOLE CW18-15** of the council of the City of Dawson called for 12:00 PM on Wednesday, March 21, 2018 in the City of Dawson Council Chambers.

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**PRESENT:** Mayor Wayne Potoroka  
Councillor Jay Farr  
Councillor Bill Kendrick  
Councillor Kyla MacArthur

**ABSENT:** Councillor Stephen Johnson

**ALSO PRESENT:** CAO Cory Bellmore

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**Agenda Item:** Call to Order

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The Chair, Wayne Potoroka, called the meeting to order at 12:05 PM.

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**Agenda Item:** Agenda

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**CW18-15-01** Moved by Mayor Potoroka, seconded by Councillor MacArthur that the agenda for special committee of the whole meeting #CW18-15 be accepted as presented. Carried 3-0

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**Agenda Item:** In Camera Session RE: Land Related Matter

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**CW18-15-02** Moved by Mayor Potoroka, seconded by Councillor MacArthur that committee of the whole move into a closed session for the purposes of discussing a legal related matter as authorized by section 213 (3) of the Municipal Act. Carried 3-0

*Councillor Kendrick joined council at 12:32 PM*

**CW18-15-03** Moved by Mayor Potoroka, seconded by Councillor Kendrick that committee of the whole reverts to an open session of council and proceeds with the agenda. Carried 4-0

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**Agenda Item:** Adjournment

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**CW18-15-04** Moved by Mayor Potoroka, seconded by Councillor Kendrick that special committee of the whole meeting CW18-15 be adjourned at 1:13PM. Carried 4-0

**THE MINUTES OF COMMITTEE OF WHOLE MEETING CW18-13 WERE APPROVED BY COMMITTEE OF WHOLE RESOLUTION #CW18-\_\_ - \_\_ AT COMMITTEE OF WHOLE MEETING CW18-\_\_ OF APRIL 17, 2018.**

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Wayne Potoroka, Chair

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Cory Bellmore, CAO

**MINUTES OF COMMITTEE OF WHOLE MEETING CW18-16** of the council of the City of Dawson called for 7:00 PM on Monday, March 26, 2018 in the City of Dawson Council Chambers.

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**PRESENT:**

Mayor	Wayne Potoroka
Councillor	Jay Farr
Councillor	Stephen Johnson
Councillor	Bill Kendrick
Councillor	Kyla MacArthur

**ALSO PRESENT:**

CAO	Cory Bellmore
A/EA	Amanda King
A/PW Superintendent	Mark Dauphinee
CFO	Obrian Kydd
Project Manager	Trina Buhler
CDO	Clarissa Huffman

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**Agenda Item:** Call to Order

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

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**Agenda Item:** Agenda

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**CW18-16-01** Moved by Mayor Potoroka, seconded by Councillor MacArthur that the agenda for committee of the whole meeting #CW18-16 be accepted as presented. Carried 5-0

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**Agenda Item:** Delegations & Guests

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- a) Yukon Environment, Site Assessment and Remediation Unit (SARU) RE: work plan for background metals assessment in Dawson area

Chris Faloon from SARU and Eva Gerencher of SLR Consulting presented an overview of their work plan to provide Council with information regarding goals and objectives, study methodology, results to date and proposed areas of interest for field sampling in Dawson City.

- b) Greg Hakonson RE: Request for Letter of Support for the New Era North Fork Klondike Hydro Project

Greg Hakonson provided a brief summary of the hydro project and requested support from Council.

**CW18-16-02** Moved by Mayor Potoroka, seconded by Councillor Farr that committee recommends council issue letter of support. Carried 5-0

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**Agenda Item:** Adoption of Minutes

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- a) Special Committee of Whole Meeting Minutes CW18-09 of March 9, 2018

**CW18-16-03** Moved by Councillor Kendrick, seconded by Mayor Potoroka that the minutes of special committee of the whole meeting #CW18-09 of March 5, 2018, be accepted as presented. Carried 5-0

b) Committee of Whole Meeting Minutes CW18-10 of March 12, 2018

**CW18-16-04** Moved by Councillor MacArthur, seconded by Councillor Johnson that the minutes of committee of the whole meeting #CW18-10 of March 12, 2018, be accepted as presented. Carried 5-0

c) Committee of Whole Meeting Minutes CW18-11 of March 14, 2018

**CW18-16-05** Moved by Mayor Potoroka, seconded by Councillor MacArthur that the minutes of special committee of the whole meeting #CW18-11 of March 14, 2018, be accepted as presented. Carried 5-0

d) Special Committee of Whole Meeting Minutes CW18-12 of March 16, 2018

**CW18-16-06** Moved by Councillor MacArthur, seconded by Councillor Farr that the minutes of special committee of the whole meeting #CW18-12 of March 16, 2018, be accepted as presented. Carried 5-0

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**Agenda Item: Financial and Budget Reports**

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a) Variance Report for the Period Ending December 31, 2017

The CFO was present to answer any questions. Committee commented on the zero revenue received for Fire Alarm Response and Emergency Response.

**CW18-16-07** Moved by Mayor Potoroka, seconded by Councillor MacArthur that committee of the whole acknowledges receipt of the Variance Report for the period ending December 31, 2017; provided for informational purposes. Carried 5-0

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

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a) Request for Decision RE: Project Prioritization System / City of Dawson Infrastructure Priorities March 26, 2018 to be shared with YG

**CW18-16-08** Moved by Councillor MacArthur, seconded by Councillor Kendrick that committee of the whole forwards the request for decision RE: Project Prioritization System / Infrastructure Priorities to council with a recommendation to provide endorsement of Appendix A and B.

**CW18-16-09** Moved by Mayor Potoroka, seconded by Councillor Farr to amend to remove 'dike resurfacing'. Carried 5-0  
Main Motion Carried 5-0

b) Request for Decision RE: 99-15 Road Consolidation and Renaming

Committee suggested the CDO discuss the renaming of road with the Heritage Advisory Committee.

**CW18-16-10** Moved by Councillor Kendrick, seconded by Mayor Potoroka that committee of the whole forwards the request for decision RE: 99-15 Road Consolidation and Renaming, to council with a recommendation to approve. Carried 5-0

c) Request for Decision RE: City of Dawson Policing Priorities 2018/19

**CW18-16-11** Moved by Mayor Potoroka, seconded by Councillor MacArthur that committee of the whole forwards the request for decision RE: Policing Priorities 2018/19, to council with a recommendation to approve Option #1.  
Carried 5-0

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**Agenda Item: Bylaws & Policies**

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a) 2018 Tax Levy Bylaw #2018-04

**CW18-16-12** Moved by Mayor Potoroka, seconded by Councillor Kendrick that committee of the whole forwards bylaw #2018-04 being the 2018 Tax Levy Bylaw, as presented, to council with a recommendation to proceed with third and final reading. Carried 5-0

b) Fees and Charges 2018 Amendment to Bylaw #13-05 Bylaw #2018-05

PW Superintendent was present to field questions from Committee. Committee discussed water and sewer rates, the water bleeder education and water metering project.

**CW18-16-13** Moved by Mayor Potoroka, seconded by Councillor Farr that committee of the whole forwards bylaw #2018-05 being the Fees and Charges 2018 Amendment to Bylaw #13-05 Bylaw to council, as presented, with a recommendation to proceed with third and final reading.

**CW18-16-14** Moved by Mayor Potoroka, seconded by Councillor Farr to increase residential rates by 1%. Carried 3-2.  
Main Motion Carried 4-1

**CW18-16-15** Moved by Councillor Kendrick, seconded by Councillor Farr that committee of the whole forwards a recommendation to council to direct Administration to investigate a water metering system for water billing determinations and report back.

**CW18-16-16** Moved by Councillor Kendrick, seconded by Mayor Potoroka to table to next Committee of the Whole meeting. Carried 5-0

c) 2018 Annual Operating Budget and Capital Expenditure Program Bylaw #2018-03

**CW18-16-17** Moved by Mayor Potoroka, seconded by Councillor MacArthur that committee of the whole forwards bylaw #2018-03 being the 2018 Annual Operating Budget and Capital Expenditure Program Bylaw, as amended, to council with a recommendation to proceed with third and final reading. Carried 4-1

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**Agenda Item: In Camera Session**

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**CW18-16-18** Moved by Mayor Potoroka, seconded by Councillor Kendrick that committee of the whole move into a closed session for the purposes of discussing financial and land related matters as authorized by section 213 (3) of the Municipal Act. Carried 5-0

**CW18-16-19** Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole reverts to an open session of committee of the whole and proceeds with the agenda.  
Carried 5-0

**CW18-16-20** Moved by Mayor Potoroka, seconded by Councillor MacArthur that committee of the whole extends meeting CW18-16 30 minutes.  
Carried 5-0

**CW18-16-21** Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole forwards the in camera items 7 e) and 7 f) to council for a decision.  
Carried 5-0

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**Agenda Item:** Adjournment

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**CW18-16-22** Moved by Mayor Potoroka, seconded by Councillor MacArthur that committee of the whole meeting CW18-16 be adjourned at 10:20 PM.  
Carried 5-0

**THE MINUTES OF COMMITTEE OF WHOLE MEETING CW18-16 WERE APPROVED BY COMMITTEE OF WHOLE RESOLUTION #CW18-\_\_ - \_\_ AT COMMITTEE OF WHOLE MEETING CW18-\_\_ OF APRIL 17, 2018.**

Wayne Potoroka, Chair

Cory Bellmore, CAO



# THE CITY OF DAWSON

## Request for Decision

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**TO:** Mayor and Council  
**FROM:** Clarissa Huffman, Community Development & Planning Officer (CDO)  
**DATE:** 29 March, 2018  
**SUBJECT:** Sale and Consolidation, Lots 9&10, Block LA, Ladue Estate

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### RECOMMENDATION

It is respectfully recommended that Council:

1. Forward to Council a by-law approving the disposition of Part of Lot 9, Block LA, Ladue Estate to Barry Hunter, subject to the following conditions:
  - 1.1. Purchase price to be \$1.00, as per the original by-law, 2000 Land Sales Bylaw No. 3 (By-Law #00-14).
  - 1.2. Purchaser to pay all costs associated with the sale and consolidation.
  - 1.3. Consolidation to be completed within one year of notice of approval, as per the *Municipal Act* S. 333(3).
2. Approve the consolidation of Part of Lot 9, Remainder of Lot 9, and Lot 10, Block LA, Ladue Estate, subject to the following conditions:
  - 1.1. The disposition by-law for Part of Lot 9, Block LA, Ladue Estate must pass through third and final reading prior to subdivision approval being issued.
  - 1.2. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
  - 1.3. The applicant shall, on approval of the subdivision plan by the City of Dawson, take all necessary steps to enable the registrar under the Land Titles Act to register the plan of subdivision.

### PURPOSE

To resolve an outstanding discrepancy regarding By-Law #00-14, and Subdivision Application #SD-01-09, both considered to be lapsed due to failure to complete the required conditions within the allocated timeframe.

**BACKGROUND**

A By-Law was passed in August 2000, cited as "2000 Land Sales By-Law No. 3" (#00-14). This by-law authorized the sale of Part of Lot 9, Block LA, Ladue Estate, to Barry and Christine Hunter, subject to the following conditions:

- a) Purchase price to be \$1.00
- b) Part of Lot 9 to be consolidated with remainder of Lot 9
- c) Purchaser to pay all costs associated with sale and consolidation
- d) Consolidation to be completed by December 31, 2000 unless otherwise agreed to by the City of Dawson.

The full by-law is attached to this report as Appendix A.

Subdivision Application SD-01-09 was approved by Council on December 10, 2001, in resolution C01-35-08. This resolution granted Mr. Hunter the authorization to survey Lots 9 and 10 to fulfill the conditions of sale as per By-Law #00-14.

Unfortunately, the survey was not completed in the allocated time, and therefore the by-law and subdivision approval is considered lapsed.

**CURRENT STATUS**

Mr. Hunter has approached City of Dawson administration and has requested to re-initiate the approval process so that he can execute the survey as planned and consolidate Lots 9 and 10 prior to the sale of the home.

The current request is identical to the original by-law, with the exception that Lot 9 will be consolidated with Lot 10 in order to be compliant with the current *Land Titles Act*.

**CONSIDERATIONS / DISCUSSION****Subdivision By-Law**

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

**Municipal Act**

The Municipal Act S. 314 details the requirements for any proposed plan of subdivision to have direct access to the highway to the satisfaction of the approving authority. Lot 9 is currently a vacant lot, and Lot 10 already has access to Duke St. The proposed consolidation would mean that the two lots would be legally consolidated as one lot with access on Duke St. This meets the requirements of S. 314.

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

### **Official Community Plan**

The property is currently designated as UR – Urban Residential. Uses associated with this designation include single detached dwellings on municipally serviced lots. Therefore, the new proposed consolidated lot would retain the same designation. Any new use or development on the proposed lots would be required to conform to the OCP designation, or else apply for an OCP Amendment.

### **Zoning By-Law**

The property is currently zoned R1 – Single Detached and Duplex Residential. The Zoning By-Law is intended to implement the goals of the OCP. Therefore, the purpose of the R1 zone as per the Zoning By-Law is to permit a range of single detached and duplex homes on smaller urban lots with varying setbacks and accessory uses. A full range of permitted uses and associated provisions are contained in the Zoning By-Law, and any future development of the proposed lots must also conform with the Zoning By-Law. This proposal would create one residential lot of 10,000 square feet, which is well above the minimum lot size requirement listed in the Zoning By-Law.

### **Land Titles Act**

Lot 9 is currently described on title as two parts described in metes and bounds. To consolidate both parts of Lot 9 and Lot 10 together satisfies the new *Land Titles Act* (2015), which eliminates remainders with S. 83:

*"If a certificate of title has been issued for land that is less than a whole parcel created by a registered plan of survey, the registrar may require the owner of the land, if submitting an instrument for registration, to submit for registration*

*(a) a plan of survey for the land;*

*(b) subject to the regulations, an explanatory plan for the land."*

Additionally, S. 84 eliminates metes and bounds descriptions:

*"If a certificate of title has been issued for land described by metes and bounds, the registrar may require the owner of the land, if submitting an instrument for registration, to submit for registration*

*(a) a plan of survey for the land; or*

*(b) subject to the regulations, an explanatory plan for the land."*

To decline the disposition request would require Mr. Hunter to survey his existing property in order to remove the metes and bounds description on title, prior to being able to legally sell the lot. Additionally, this route would also leave the City of Dawson with a 'remainder' parcel, and given that remainders have been eliminated under the new Act, the City would be required to have a new legal survey of the lot prior to being able to develop or dispose of the lot at a later date. This will result in an additional cost to the City's operating budget.

Therefore, it is in the best interest of both the municipality and the adjacent property owner to resolve this matter, as it contains both a remainder and a metes and bounds description, neither of which are permitted under the new *Land Titles Act*. The Land Titles Office (LTO) is working diligently to resolve all outstanding remainders and metes and bound descriptions as they are identified, so it would be advantageous to resolve the matter prior to being required to do so by LTO under S. 83 or S. 84.

## IMPLICATIONS

**General:** Approving this request will allow for an underutilized and vacant piece of property titled to the City of Dawson to be consolidated with the adjacent residential property. This will also facilitate the property owner's anticipated sale of the lot.

**Financial:** The City of Dawson, as an incorporated municipality, receives a Comprehensive Municipal Grant each year. The grant formula is variable and an input based on the number of titled properties owned by the City of Dawson may cause reductions in the annual amount. Therefore, it is in the best interest of the City of Dawson to dispose of land holdings that are not earmarked for a specific purpose (vacant). Additionally, electing not to forward this disposition request will result in the City owning a non-compliant property that will have a negative financial impact on the City, should it wish to sell or develop the property in the future.

**Communication:** Administration will follow up with Mr. Hunter to ensure the conditions are fulfilled in an expedient manner, and appropriate notice will be given of all decisions.

**OPTIONS**

Council may consider one of the following options regarding the consolidation request:

1. Forward to Council a by-law approving the disposition of Part of Lot 9, Block LA, Ladue Estate to Barry Hunter, and approve the consolidation of Part of Lot 9, Remainder of Lot 9, and Lot 10, Block LA, Ladue Estate, as recommended.
2. Decline to forward a by-law for the disposition of Part of Lot 9, Block LA, Ladue Estate, and approve the consolidation of Part of Lot 9 and Lot 10, Block LA, Ladue Estate (portions currently titled to Barry Hunter) to facilitate the sale of the property in its current configuration.
3. Decline both the by-law for the disposition and the consolidation request.

**APPENDICES / SCHEDULES**

- Appendix A. By-Law #00-14
- Appendix B. Subdivision Application SD01-09
- Appendix C. Minutes of Council Meeting C01-35
- Appendix D. SD01-09 Approval Letter
- Appendix E. Certificate of Title
- Appendix F. Lot Configuration Drawing

**APPROVAL & CAO COMMENTS**

Respectfully Submitted,

\_\_\_\_\_  
Clarissa Huffman, CDO

\_\_\_\_\_  
Date

I have reviewed and have no further comments regarding this report.



\_\_\_\_\_  
Cory Bellmore, CAO

April 4<sup>th</sup>, 2018  
Date

THE TOWN OF THE CITY OF DAWSON

BYLAW #00-14

*Archive*

**A Bylaw to Authorize the Town of the City of Dawson to Sell a Parcel of Land.**

WHEREAS the Municipal Act, Chapter 19, Part 6, Division 2, Acts of the Yukon Territory and amendments thereto provides that the Council of a Municipality may by bylaw dispose of its interest in real property not required for municipal purposes and which is not reserved; and

WHEREAS the City of Dawson is the owner of property described as Lot PT 9, Block LA, Ladue Estate, Plan 8338, in the City of Dawson, which property is not needed by the City of Dawson and is not reserved; and

WHEREAS the City of Dawson is desirous of reaching an agreement with Barry and Christine Hunter to sell this parcel to them;

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

**1.00 SHORT TITLE**

1.01 This Bylaw may be cited as the "**2000 Land Sales Bylaw No 3.**".

**2.00 TRANSFER**

2.01 The Chief Administrative Officer is hereby authorized on behalf of the Town of the City of Dawson to enter into an Agreement with Barry and Christine Hunter to sell the said land under the following conditions:

- a) Purchase Price to be one dollar (\$1.00) including GST.
- b) Lot PT 9, Block LA , Ladue Estate to be consolidated with remainder of Lot 9, Block LA, Ladue Estate.
- c) Purchaser to pay all costs associated with the sale and consolidation.
- d) Consolidation being completed by December 31, 2000 unless otherwise agreed to by the City of Dawson.

and to execute the documentation required for the completion of the transfer of ownership of the said land in an expeditious manner.

**3.00 ENACTMENT**

3.01 This bylaw shall come into full force and effect on the final passing thereof.

READ A FIRST TIME THIS 22<sup>ND</sup> DAY OF AUGUST , 2000 .

READ A SECOND TIME THIS 22<sup>ND</sup> DAY OF AUGUST, 2000.

READ A THIRD TIME AND FINALLY PASSED THIS 25TH DAY OF SEPTEMBER 2000.

  
\_\_\_\_\_

Mayor

  
\_\_\_\_\_

Clerk

50-01-09

FORM 1A - BYLAW #95-08

APPLICATION FOR SUBDIVISION/CONSOLIDATION APPROVAL

- By plan of subdivision
- By plan of consolidation
- By other instrument

FOR OFFICE USE ONLY

Date of Receipt	File #
	50-01-09
Fees Submitted:	Received by:

THIS FORM IS TO BE COMPLETED IN FULL WHEREVER APPLICABLE BY THE REGISTERED OWNER OF THE LAND WHICH IS THE SUBJECT OF THE APPLICATION OR BY AN AUTHORIZED PERSON ACTING ON HIS BEHALF.

1. a. Name (printed) of registered owner of land: Barry & Christine Hunter

b. Address & telephone number of registered owner: Box 753  
Dawson City, Yukon  
Y0B 1G0 993-5075

2. a. Name (printed) of Authorized person acting on behalf of owner: Barry Hunter

b. Address & telephone number of authorized person: 1-867-993-5075

3. FULL LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED/CONSOLIDATED: Lots 9 & 10 Block 6A Gardar Estate

4. LOCATION OF LAND TO BE SUBDIVIDED/CONSOLIDATED

a. Is the land situated within 0.5 miles of a river, stream, watercourse, lake or other permanent body of water, or a canal or drainage ditch?  Yes  No

b. If yes, state its name: Klondike River

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED/CONSOLIDATED

a. Describe existing use of the land: Residential

b. Describe proposed use of the land: Residential

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED/CONSOLIDATED

a. Describe the nature of the topography of the land (flat, rolling, steep, mixed): gradual

b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc. & sloughs, creeks, etc.): trees, shrubs

c. Describe the kind of soil on the land (sandy, loam, clay, etc.): gravel some soil

7. EXISTING BUILDINGS ON THE LAND PROPOSED TO BE SUBDIVIDED/CONSOLIDATED

Describe any buildings, historical or otherwise, and any structures on the land and whether they are to be demolished or moved: Amalgamate lots 9 & 10 together. one residence on property

8. REGISTERED OWNER

I, Barry Hunter hereby certify that I am the registered owner and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision/consolidation approval.

[Signature]  
SIGNATURE OF REGISTERED OWNER

November 5, 2001  
DATE

**MINUTES OF COUNCIL MEETING #C01-35** of the Council of the City of Dawson called for 7:00 p.m. on Monday, December 10, 2001 in the Town of the City of Dawson Council Chambers.

---

**PRESENT:** Mayor Glen Everitt  
Councillor Joanne Van Nostrand  
Councillor Nagano  
Councillor Byrun Shandler

CAO Scott Coulson  
Secretary Heather Favron

**ABSENT:** Councillor Wayne Potoroka– Away on approved leave

**CALL TO ORDER:** Mayor Everitt called the meeting to order at 7:02 p.m.

**AGENDA**

**C01-35-01** Moved by Councillor Nagano, Seconded by Councillor Van Nostrand that the Agenda for Council Meeting #C01-35 be adopted as presented.

**CARRIED 3-0**

**DELEGATIONS**

*There were no delegations.*

**BUSINESS ARISING FROM DELEGATION**

**COUNCIL MINUTES**

**COUNCIL MINUTES #C01-33**

**C01-35-02** Moved by Councillor Nagano, Seconded by Councillor Van Nostrand that the Minutes of Council Meeting #C01-33 be approved as presented.

**CARRIED 3-0**

**SPECIAL COUNCIL MINUTES #C01-34**

**C01-35-03** Moved by Councillor Van Nostrand, Seconded by Councillor Nagano that the Minutes of Special Council Meeting #C01-34 be approved as presented.

**CARRIED 3-0**

*Councillor Shandler joined the meeting.*

**BUSINESS ARISING FROM THE MINUTES:**

**COUNCIL MINUTES #C01-33**

**PAGE 2:** Councillor Van Nostrand asked if a legal opinion had been obtained regarding the legalities of not allowing owners to own pets if they have past history of abuse or neglect and was informed by Mayor Everitt that the City was waiting for information from AYC before obtaining this legal opinion.

Councillor Van Nostrand asked if the City has received the written understanding from the Insurance company with regards to the Recreation Vehicle use policy. The City Manager advised that he would check into this matter.

PAGE 4: Council questioned if the revised assessment roll had been received and was informed by the Mayor that to his knowledge it has not been received.

## FINANCIAL REPORTS

## REPORTS

### *Mayor – Verbal Report*

**FCM UPDATE:** Mayor Everitt informed Council that the FCM conference was a huge success, and was very productive. Mayor Everitt gave a big thank you to the people who helped make this conference happen and to all the sponsors. He explained that Dan Davidson had attended all the meetings and the public can expect to read about it in the Klondike Sun.

Mayor Everitt announced the fantastic job the Robert Service Choir did with their performance at the FCM Banquet. Mayor Everitt also thanked the City of Whitehorse for hosting the FCM delegates in Whitehorse. Mayor Everitt will ensure a letter goes out thanking the City of Whitehorse.

### *City Manager – Verbal Report*

- The City Manager answered Council's questions with regard to the internet. Currently there are approximately 110 subscribers. The router problem the City has been experiencing is being dealt with. Council requested a mail drop go out to emphasize the reduced Commercial rate.

**C01-35-04** Moved by Councillor Van Nostrand, Seconded by Councillor Nagano that the reports of the Mayor and City Manager be accepted as communicated.

**CARRIED 4-0**

## BYLAWS

1) ***Bylaw #01-30 being the Cable System Amendment No. 1 Bylaw – Third and Final Reading***

**C01-35-05** Moved by Councillor Nagano, Seconded by Councillor Shandler that Bylaw #01-30 being the Cable System Amendment No. 1 Bylaw be given third and final reading.

**CARRIED 4-0**

2) ***Bylaw #01-32 being the Repeal #4 Bylaw – First Reading***

**C01-35-06** Moved by Councillor Shandler, Seconded by Councillor Nagao that Bylaw #01-32 being the Repeal #4 Bylaw be given first reading.

**CARRIED 4-0**

3) **Bylaw #01-32 being the Repeal #4 Bylaw – Second Reading**

**C01-35-07** Moved by Councillor Nagano, Seconded by Councillor Van Nostrand that Bylaw #01-32 being the Repeal #4 Bylaw be given second reading.  
**CARRIED 4-0**

**OLD BUSINESS**

**NEW BUSINESS**

1. GOVERNMENT
2. PROTECTIVE SERVICES
3. TRANSPORTATION
4. ENVIRONMENTAL HEALTH

a) Water and Sewer PMT recommendations

**C01-35-09** Moved by Councillor Van Nostrand, Seconded by Councillor Shandler that Council approves water and sewer PMT recommendations for EPCOR:

Meter Bleeder Contract	\$ 19,107.08
Meter Bleeder Installation	\$110,867.11
Meter Bleeder Equipment	\$ 91,781.10
Secondary Consulting Services	\$ 31,053.86
Consulting	\$ 5,457.00
Monthly Consulting fees	<u>\$ 25,596.86</u>
<b>TOTAL</b>	<b><u>\$283,863.01</u></b>

**CARRIED 4-0**

5. PUBLIC HEALTH
6. COMMUNITY DEVELOPMENT

*A & b. Art Osborn – Subdivision Application (SD-01-19) & Gerry Mc Cully – Consolidation Application (SD-01-08)*

Council was opposed to the above applications due to the following reasons:

- o Sets a precedent
- o Not a planned subdivision
- o No policy in place
- o General Industrial lot not meant to be sectioned up

Council instructed a letter be sent to the applicants advising of Council's decision.

- c. *Consolidation Application -Barry and Christine Hunter*
- d. *Subdivision Application (Condominium) – Lot 24 Blk A, Ladue Estate*

**C01-35-08** Moved by Councillor Van Nostrand, Seconded by Councillor Shandler that Council accepts and implements Planning Board recommendations for Applications:  
Consolidation Application SD-01-09 (Resolution P#01-12-07)  
Subdivision (Condominium) Application SD-00-04 (Resolution #P01-01-03)  
**CARRIED 4-0**

7. RECREATION

- a) Recreation PMT recommendations:

The City Manager informed Council that the recommendation is for Council not to waive mitigation. The City will still have the option of mitigation if they chose to go with arbitration.

8. OTHER

- a) Commercial Internet rates:

**C01-35-10** Moved by Councillor Van Nostrand, Seconded by Councillor Shandler that Council amends section B of appendix "A" of Bylaw 01-30 being the Cable System Bylaw as follows: Change Commercial Internet rates:

- with modem rental \$55.95
- with out modem rental \$49.95

**CARRIED 4-0**

**INFORMATION**

**ADJOURNMENT**

The meeting adjourned at 7.44 p.m.

**THE MINUTES OF COUNCIL MEETING #C01-35 WERE APPROVED BY COUNCIL RESOLUTION #C02-02-03 AT COUNCIL MEETING #C02-02.**

\_\_\_\_\_  
MAYOR GLEN EVERITT

\_\_\_\_\_  
SCOTT COULSON, CLERK



# THE CITY OF DAWSON

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



December 20, 2001

Barry & Christine Hunter  
P.O. Box 753  
Dawson City, Yukon  
Y0B 1G0

Dear Barry and Christine:

**Re: Application for Subdivision/Consolidation SD - 01 - 09 , lots 9 & 10, Block LA, Ladue Estate**

The above mentioned application has received both City Planning Board and City council approval. You may now proceed with the survey and registration of this consolidation of lots 9 & 10. You have a time period of one year to have this completed. Should you have any questions relating to this application, please contact me. Thank-you.

Yours truly,

Henry Procyk  
Development Control Officer

**dawson city - heart of the klondike**



CANADA  
YUKON TERRITORY  
TERRITOIRE DU YUKON

# CERTIFICATE OF TITLE CERTIFICAT DE TITRE

YUKON LAND REGISTRATION DISTRICT  
LAND TITLES OFFICE  
CIRCONSCRIPTION D'ENREGISTREMENT DES  
BIENS-FONDS DU YUKON

Title: 92Y408  
Titre

Consideration: \$130,000.00  
Considération

Patent: 3716  
Transfer: 104513

**TO WIT: This is to certify that**  
**La présente certifie que**

**JOINT TENANTS**

BARRY HUNTER  
CHRISTINE HUNTER

**Post Office Address:**  
**Adresse postale**

BARRY HUNTER  
CHRISTINE HUNTER

BOX 753 DAWSON CITY YUKON TERRITORY Y0B 1G0  
BOX 753 DAWSON CITY YUKON TERRITORY Y0B 1G0

**NOW OWNS AN ESTATE IN FEE SIMPLE OF AND IN:**

**est le/la propriétaire actuel(le) du domaine en FIEF SIMPLE dans le territoire du Yukon suivant:**

Lot	Portion	Block/Bloc	Quad	Group	Plan No/# de Plan	
9)	1	LA			8338A	
Ladue Estate					Dawson City	Yukon Territory
<b>Description:</b>						
SOUTHERLY ONE-HALF OF LOT NINE (S 1/2 OF LOT 9);						
9)	2	LA			8338A	
Ladue Estate					Dawson City	Yukon Territory
<b>Description:</b>						
WESTERLY SEVENTY-FIVE FEET OF THE NORTHERLY ONE-HALF OF LOT NINE (W 75' OF THE N 1/2 OF LOT 9);						
10		LA			8338A	
Ladue Estate					Dawson City	Yukon Territory

subject to the encumbrances, liens and interests notified by memorandum underwritten or endorsed hereon, or which may hereafter be made in the Register.  
sous réserve des charges, privilèges et droits énoncés dans la note ou le memorandum inscrit à la suite du présent certificat, ou qui peut être à l'avenir inscrit dans le registre.

**Charges, Liens and Interests/Charges, Privileges et Droits:**

In witness whereof, I have hereunto subscribed my name and affixed my official seal,  
En foi de quoi, j'ai apposé aux présentes ma signature et mon sceau officiel.

Date: 29 Apr 1992 15:21:00

D/ Registrar Signature  
Signature du Registrateur/Registratrice



SECTION 67

Land Titles Act, Section 67. The title granted to the land mentioned in any certificate of title granted under this ACT is, by implication, and without any special mention in the certificate, unless the contrary is expressly declared, subject to:

- a) any subsisting reservations or exceptions contained in the original grant of land from the Crown;
- b) all unpaid taxes;
- c) any public highway or right of way or other public easement, however created, on, over or in respect of the land;
- d) any subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of the land under the lease or agreement;
- e) any decrees, orders, or executions, against or affecting the interest of the owner in the land, that have been registered and maintained in force against the owner;
- f) any right of expropriation that may, by statute, be vested in the Crown or in any person or body corporate;
- g) any right of way or other easement granted or acquired under the Irrigation Act, chapter 04 of the revised statutes of Canada, 1927.

Article 67 de la Loi sur les titres de biens-fonds: Le titre de biens-fonds mentionné dans un certificat de titre accordé sous le régime de la présente loi est, implicitement et sans mention spéciale dans ce certificat, à moins de déclaration contraire en termes formels, assujéti à:

- a) toutes réserves ou exceptions existantes contenues dans la concession primitive du bien-fonds faite par la Couronne;
- b) toutes taxes non payées;
- c) tout chemin public, droit de passage ou servitude publique, existant sur le bien-fonds ou le concernant, quelle qu'en soit l'origine;
- d) tout bail ou toute convention de bail en existence pour une période maximale de trois ans, lorsqu'il y a occupation réelle du bien-fonds en vertu de ce bail ou de cette convention;
- e) tous décrets, ordonnances ou saisies-exécutions contre ou concernant l'intérêt du propriétaire dans le bien-fonds qui ont été enregistrés et maintenus en vigueur contre ce propriétaire;
- f) tout droit d'expropriation qui peut être attribué, par une loi à la Couronne ou à une personne, physique ou morale;
- g) tout droit de passage ou autre servitude concédé ou acquis, en vertu de la Loi de l'Irrigation, chapitre 104 des statuts révisés du Canada de 1927.

CALCULATIONS and SKETCHES

DATE JUNE 1988

CONT. NO.

BY Z. C.

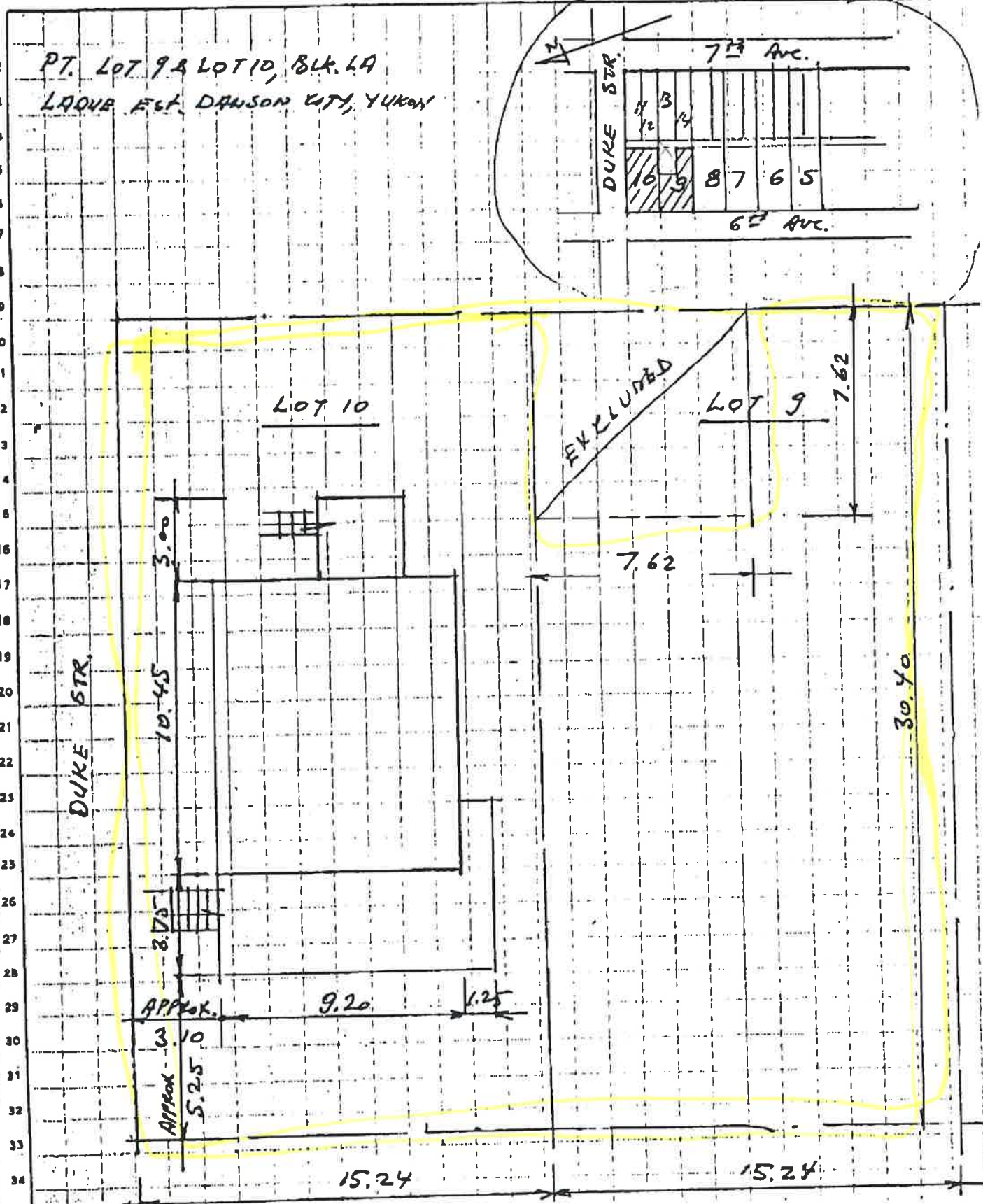
CHK'D

SHEET NO.

PROPERTY LOCATION PLAN

PT. LOT 9 & LOT 10, BLK. LA, LAQUE EST.  
DANSON CITY, YUKON

0.0	0.00
0.1	0.01
0.2	0.04
0.3	0.09
0.4	0.16
0.5	0.25
0.6	0.36
0.7	0.49
0.8	0.64
0.9	0.81
1.0	1.00
1.1	1.21
1.2	1.44
1.3	1.69
1.4	1.96
1.5	2.25
1.6	2.56
1.7	2.89
1.8	3.24
1.9	3.61
2.0	4.00





# THE CITY OF DAWSON

## Request for Decision

---

**TO:** Mayor and Council  
**FROM:** Clarissa Huffman, Community Development & Planning Officer (CDO)  
**DATE:** 29 March, 2018  
**SUBJECT:** Development Incentive Application #18-014

---

### RECOMMENDATION

It is respectfully recommended that Council:

1. Approve a Major Development Incentive as per the Development Incentive Policy and direct administration to facilitate the signing of a Development Incentive Agreement.
  - 1.1. The Development Incentive Agreement shall include the following incentives, as per the Development Incentives Policy:
    - 1.1.1. Economic Development Incentive for a term of 10 years and to a maximum of \$500,000.

### PURPOSE

To facilitate the development of a new private multi-residential housing complex in the R2 (multi-residential) Zone.

### BACKGROUND

The applicant has received an approved Development Permit (#18-014) for an 8-unit multi-residential complex at Lot 5, Block R, Ladue Estate. In association with this permit, the applicant has also applied for a Major Development Incentive, as detailed in the letter attached to this report as Appendix C.

### CURRENT STATUS

As per the Development Incentive Policy clause (8), the applicant applied for a Development Incentive prior to applying for a building permit, which satisfies the requirement of the policy.

## CONSIDERATIONS / DISCUSSION

### Development Incentive Policy

As per the Development Incentive Policy (DIP) eligibility criteria number (3) this project qualifies for a major development incentive by providing a "*multiple-unit residential building Downtown with a minimum of eight rental housing units for a minimum term of 10 years*". Therefore, this project is eligible to receive an Economic Development Incentive, defined in the Policy as:

*"a yearly monetary grant intended as a development incentive. The grant will be in the amount that the developer would have paid in annual municipal taxes as a result of improvements to the property. The base amount is determined at the time of issuance of a Building Permit. Improvements can mean new construction or renovations (minimum construction value of \$500,000)".*

Additionally, Development Incentive Criteria number (5) states that "*the annual value of each Development Incentive will be calculated by subtracting the Base Rate from annual tax levy paid on July 2nd for the duration of the Development Incentive Agreement*", and number (7) states that "*the Development Incentive will be implemented through a grant to the property owner. Incentives will be processed after July 2nd annually*".

Based on these clauses, the applicant would be required to pay their property taxes in full each year, in order to be eligible to receive the grant. After the property tax deadline on July 2<sup>nd</sup> annually, a grant will be released to the applicant in the amount of the difference of what was paid that year and the base rate that was established at the time of the issuance of the Building Permit. The grant term extends for a full ten years, to a maximum of \$500,000. By entering into a Development Incentive Agreement, the City of Dawson would commit to providing this grant annually for ten years, so long as the applicant remains eligible by paying their property taxes in full.

The Development Incentive procedure point (3) states that applications for a Development Incentive will not be considered unless they are in compliance with the Official Community Plan and Zoning By-Law. The applicant has already applied for and received a Development Permit for this application, which satisfies this requirement.

## IMPLICATIONS

**General:** Accepting the Development Incentive and entering into a Development Incentive Agreement with this applicant facilitates the construction of a new privately-

operated housing complex. This is anticipated to have a positive impact on the City of Dawson, with respect to alleviating some stress the housing shortage in Dawson, as well as redevelopment of a currently vacant lot, and revitalization of a high-traffic area of the Downtown Core Commercial area.

**Financial:** Supporting this project has a negative financial impact on the City of Dawson, namely the lost revenue of property tax increases that would typically occur when a property's assessed value increases. However, the Development Incentive Policy infers that the City of Dawson accepts these losses for eligible developments in order to address the need for rental units.

**Communication:** The applicant will be informed of the decision made by Council. Administration will facilitate the completion of all relevant paperwork.

### OPTIONS

Council may consider one of the following options regarding this request:

1. Approve the Development Incentive Application, as recommended.
2. Approve the Development Incentive Application with additional conditions.
3. Decline the Development Incentive Application, with information on why the project does not qualify.

### APPENDICES / SCHEDULES

Appendix A. Development Permit Application #18-014 & Drawings

Appendix B. Notice of Approved Development Permit

Appendix C. Development Incentive Application Letter

### APPROVAL & CAO COMMENTS

Respectfully Submitted,

\_\_\_\_\_  
Clarissa Huffman, CDO

\_\_\_\_\_  
Date

I have reviewed and have no further comments regarding this report.



\_\_\_\_\_  
Cory Bellmore, CAO

\_\_\_\_\_  
April 4, 2018

\_\_\_\_\_  
Date



# THE CITY OF DAWSON

Box 308 Dawson City, YT Y0B 1G0  
PH: 867-993-7400 FAX: 867-993-7434  
[www.cityofdawson.ca](http://www.cityofdawson.ca)

OFFICE USE ONLY	
APPLICATION FEE:	
DATE PAID:	
PERMIT #:	

## DEVELOPMENT APPLICATION & PERMIT

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

### PROPOSED DEVELOPMENT

CIVIC ADDRESS: 1131 5<sup>th</sup> AVE VALUE OF DEVELOPMENT: 2.0 M  
 LEGAL DESCRIPTION: LOT(S) 5 BLOCK R ESTATE LADUE ESTATE PLAN# 4338A  
 EXISTING USE OF LAND / BUILDINGS: EMPTY LOTS - R2 ZONE

PROPOSED DEVELOPMENT: Please provide a brief description of the proposed development.

A 2-STORY, 6-PLEX BUILDING. APPROX 4,900 SF  
INCLUDES 4 2-BEDROOM SUITES, AND 4 1-BEDROOM SUITES

### APPLICANT INFORMATION

APPLICANT NAME(S): MARY ELLEN READ  
 COMPANY NAME: NORTHERN FRONT STUDIO  
 MAILING ADDRESS: 110-2237 2ND AVE, WHITEHORSE POSTAL CODE: Y1A 0K7  
 EMAIL: maryellen@northernfront.ca FAX #: 393-3049  
 PHONE #: 867-393-3048 ALTERNATE PHONE #: 335-6095

### OWNER INFORMATION

OWNER NAME(S): 536137 YUKON INC. - WADE BAUCK  
 MAILING ADDRESS: 505 LAMBERT ST, WHITEHORSE POSTAL CODE: Y1A 1Z8  
 EMAIL: wadebauck@yahoo.ca FAX #: \_\_\_\_\_  
 PHONE #: 604-649-3463 ALTERNATE PHONE #: \_\_\_\_\_

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

### DECLARATION

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

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

FEB 28, 2018  
DATE SIGNED

[Signature]  
SIGNATURE OF APPLICANT(S)

FEB 1 2018  
DATE SIGNED

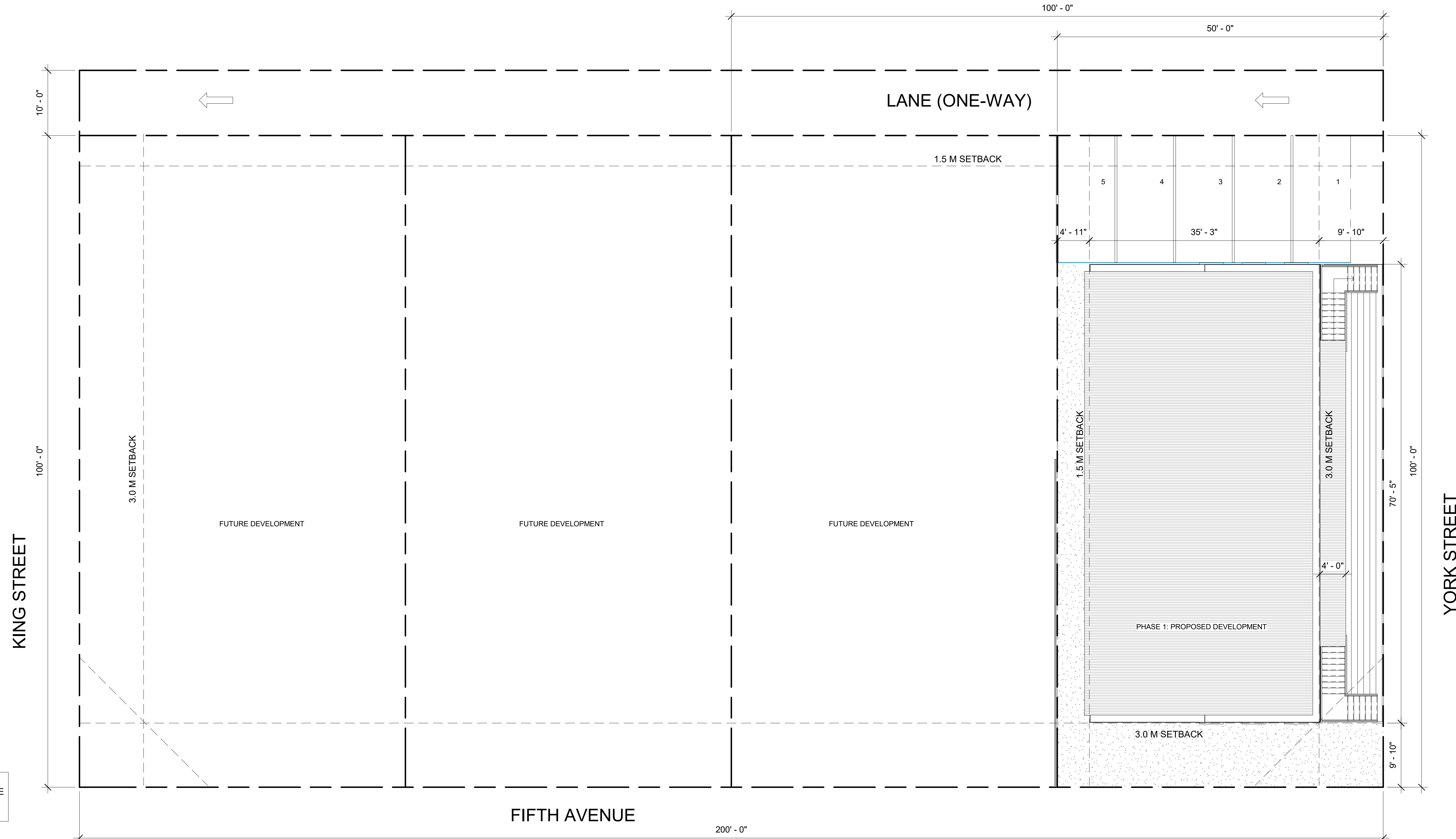
[Signature]  
SIGNATURE OF OWNER(S)





VIEWS ALONG KING STREET

VIEWS ALONG 5TH AVENUE



LOTS 5,6,7 & 8  
BLOCK R LADUE ESTATE  
PLAN 8338A CLSR YT  
DAWSON CITY YT

1 SITE  
1/8" = 1'-0"

#	Date	Description
3	08.03.18	REISSUED FOR DP
2	26.02.18	REISSUED FOR DP
1	31.01.18	ISSUED FOR DP

REVISIONS  
This drawing is the property of Northern Front Studio. Copyright and ownership of the design and drawing belongs to the Architect. Contractors must verify dimensions on site and immediately inform the Architect of any errors and/or omissions.

# 5th AVE HOUSING: 8-PLEX

5th Ave, Dawson YT

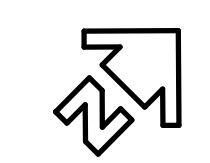
Wade Bruck & Tammy Bruni

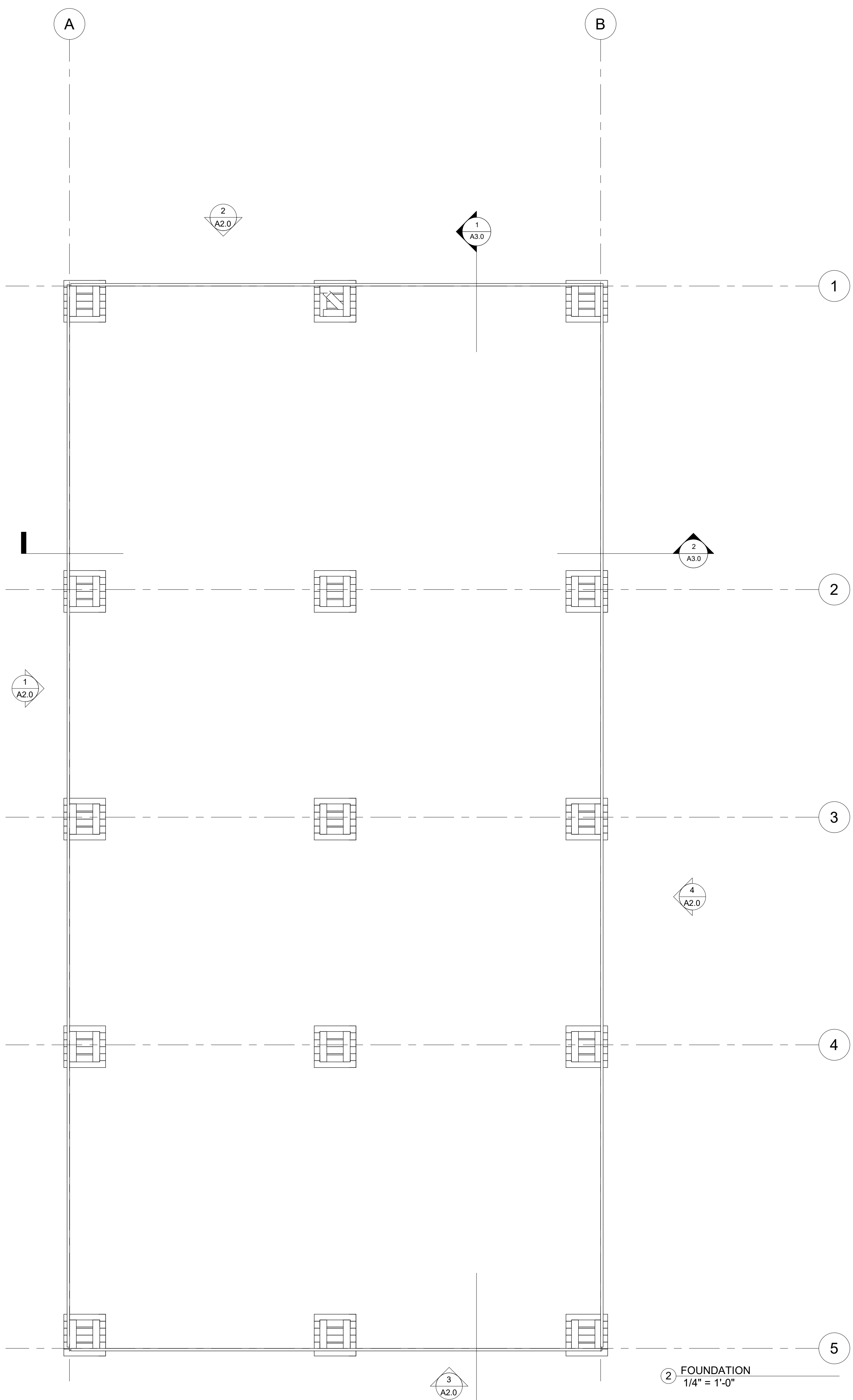
**NORTHERN FRONTSTUDIO**  
ARCHITECTURE :: INTERIORS :: DESIGN  
110-2237 2nd Avenue, Whitehorse Yukon Y1A 0K7  
T:867-393-3048 www.northernfront.ca

SEAL:

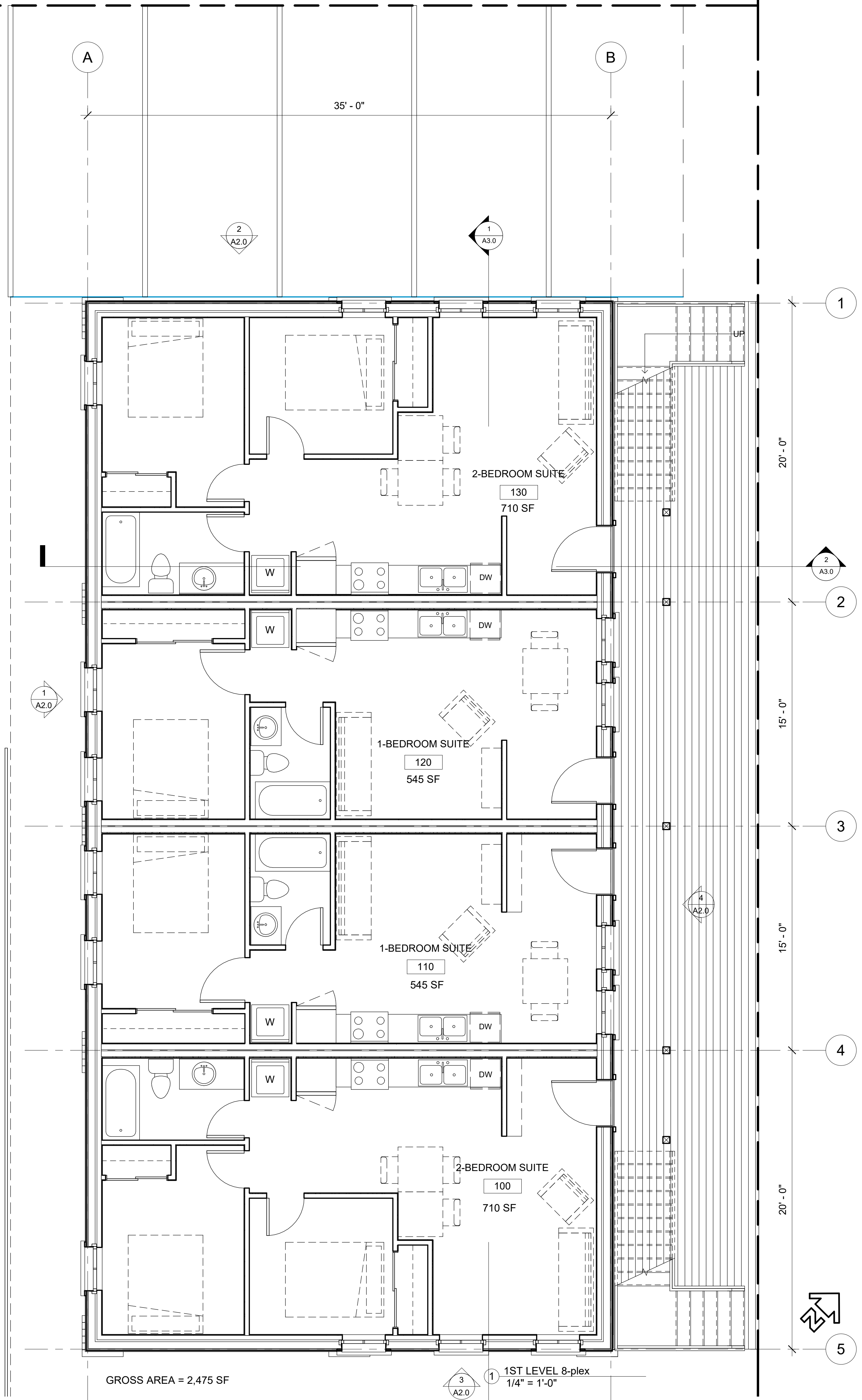
PHASE: DESIGN  
DRAWING TITLE: SITE PLAN

DATE	SHEET NO.
MAR 8 2018	A0.1
PROJECT NO. 2018.21	
DRAWN	
CHECKED MER	





② FOUNDATION  
1/4" = 1'-0"



GROSS AREA = 2,475 SF

③ 1ST LEVEL 8-plex  
1/4" = 1'-0"

#	Date	Description
3	08.03.18	REISSUED FOR DP
2	26.02.18	REISSUED FOR DP
REVISIONS		

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**5th AVE HOUSING: 8-PLEX**

Wade Bruck & Tammy Bruni

5th Ave, Dawson YT

**NORTHERN FRONTSTUDIO**  
ARCHITECTURE :: INTERIORS :: DESIGN

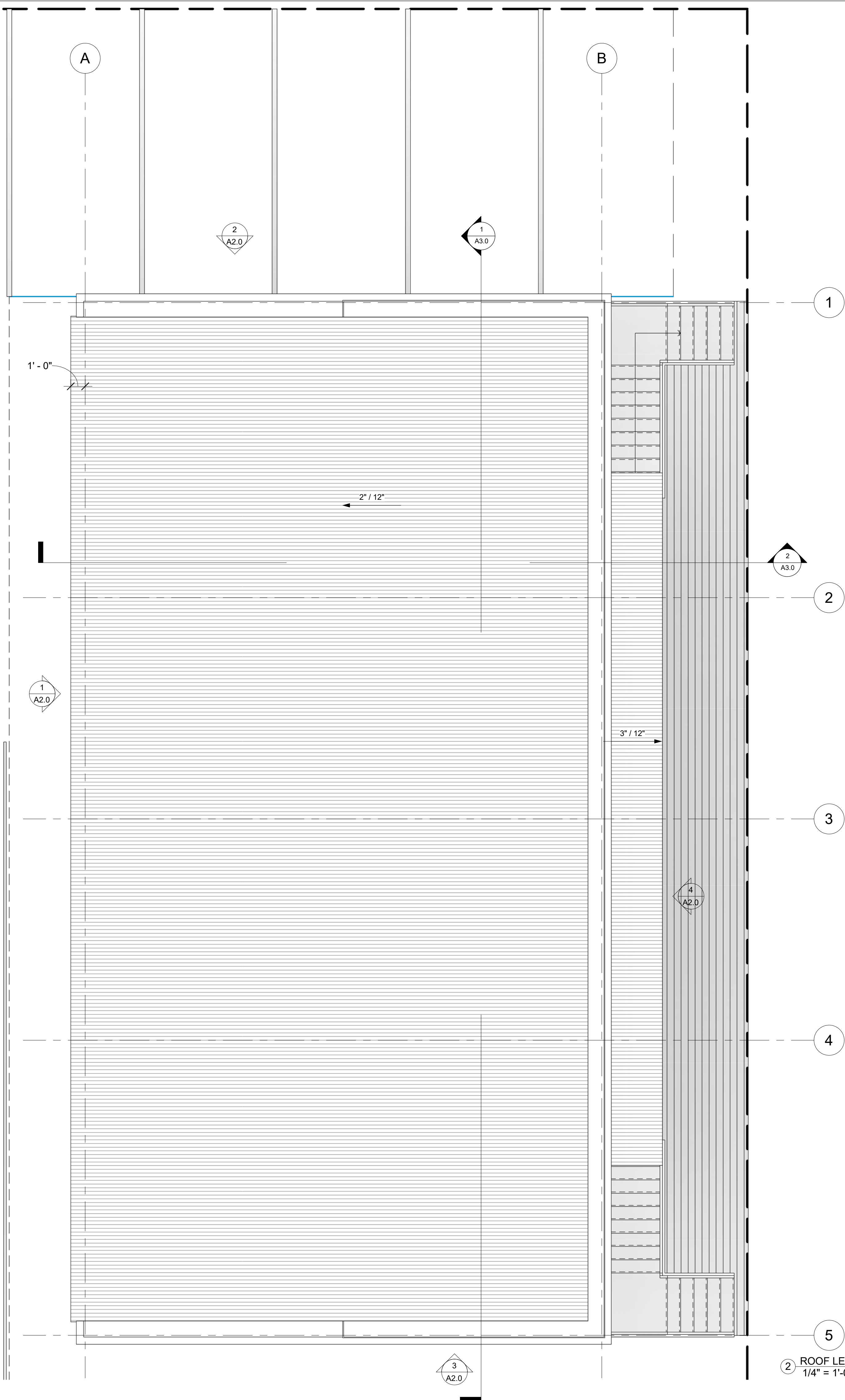
110-2237 2nd Avenue, Whitehorse Yukon Y1A 0K7  
T.867-393-3048 www.northernfront.ca

SEAL:

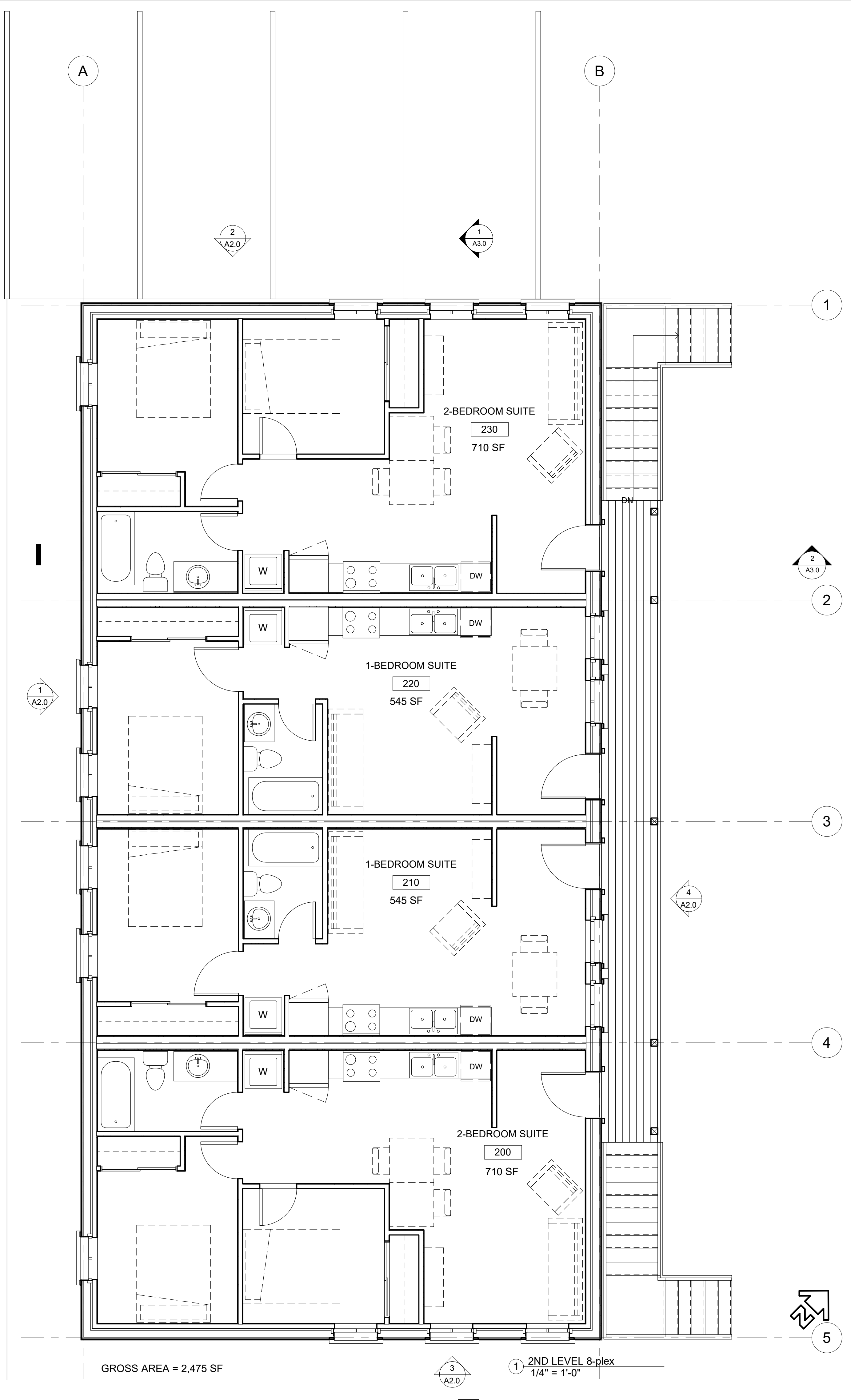
PHASE: DESIGN

DRAWING TITLE: FLOOR PLANS

DATE MAR 8 2018	SHEET NO. A1.0
PROJECT NO. 2018.21	
DRAWN MER	
CHECKED MER	



② ROOF LEVEL  
1/4" = 1'-0"



GROSS AREA = 2,475 SF

① 2ND LEVEL 8-plex  
1/4" = 1'-0"

#	Date	Description
3	08.03.18	REISSUED FOR DP
2	26.02.18	REISSUED FOR DP
1		

This drawing is the property of Northern Front Studio. Copyright and ownership of the design and drawing belongs to the Architect. Contractors must verify dimensions on site and immediately inform the Architect of any errors and/or omissions.

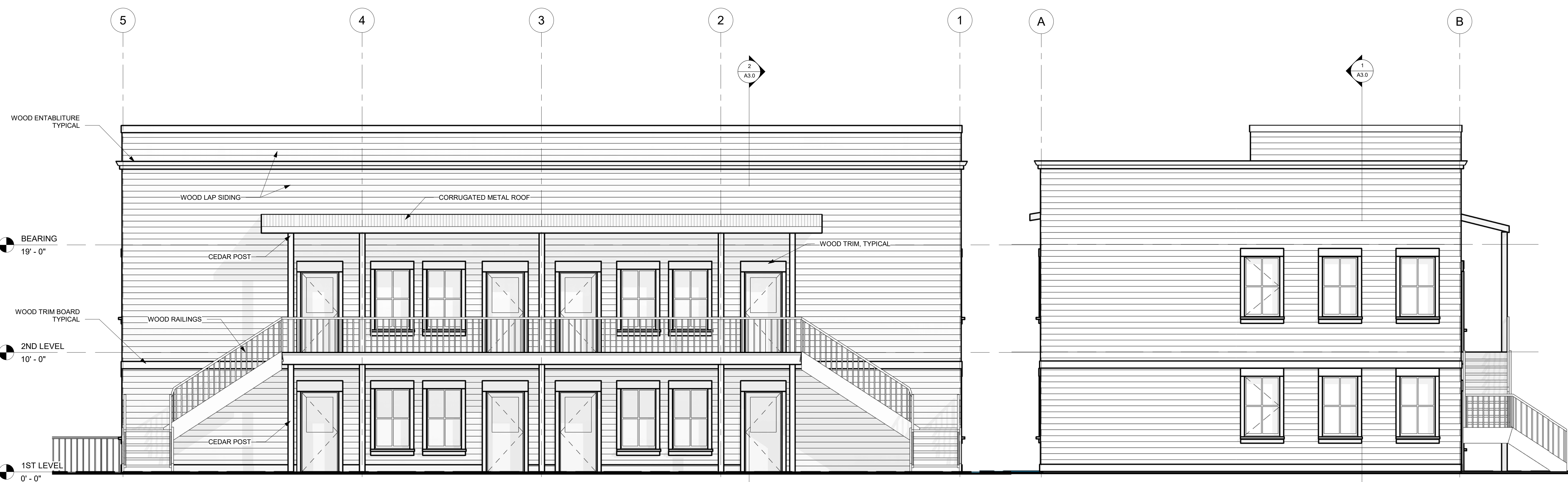
**5th AVE HOUSING: 8-PLEX**  
Wade Bruck & Tammy Bruni  
5th Ave, Dawson YT

**NORTHERN FRONTSTUDIO**  
ARCHITECTURE :: INTERIORS :: DESIGN  
110-2237 2nd Avenue, Whitehorse Yukon Y1A 0K7  
T:867-393-3048 www.northernfront.ca

SEAL:

PHASE: DESIGN  
DRAWING TITLE: FLOOR PLANS

DATE MAR 8 2018	SHEET NO. A1.1
PROJECT NO. 2018.21	
DRAWN MER	
CHECKED MER	



④ WEST ELEVATION  
1/4" = 1'-0"

③ SOUTH ELEVATION  
1/4" = 1'-0"

② NORTH ELEVATION  
1/4" = 1'-0"

① EAST ELEVATION  
1/4" = 1'-0"

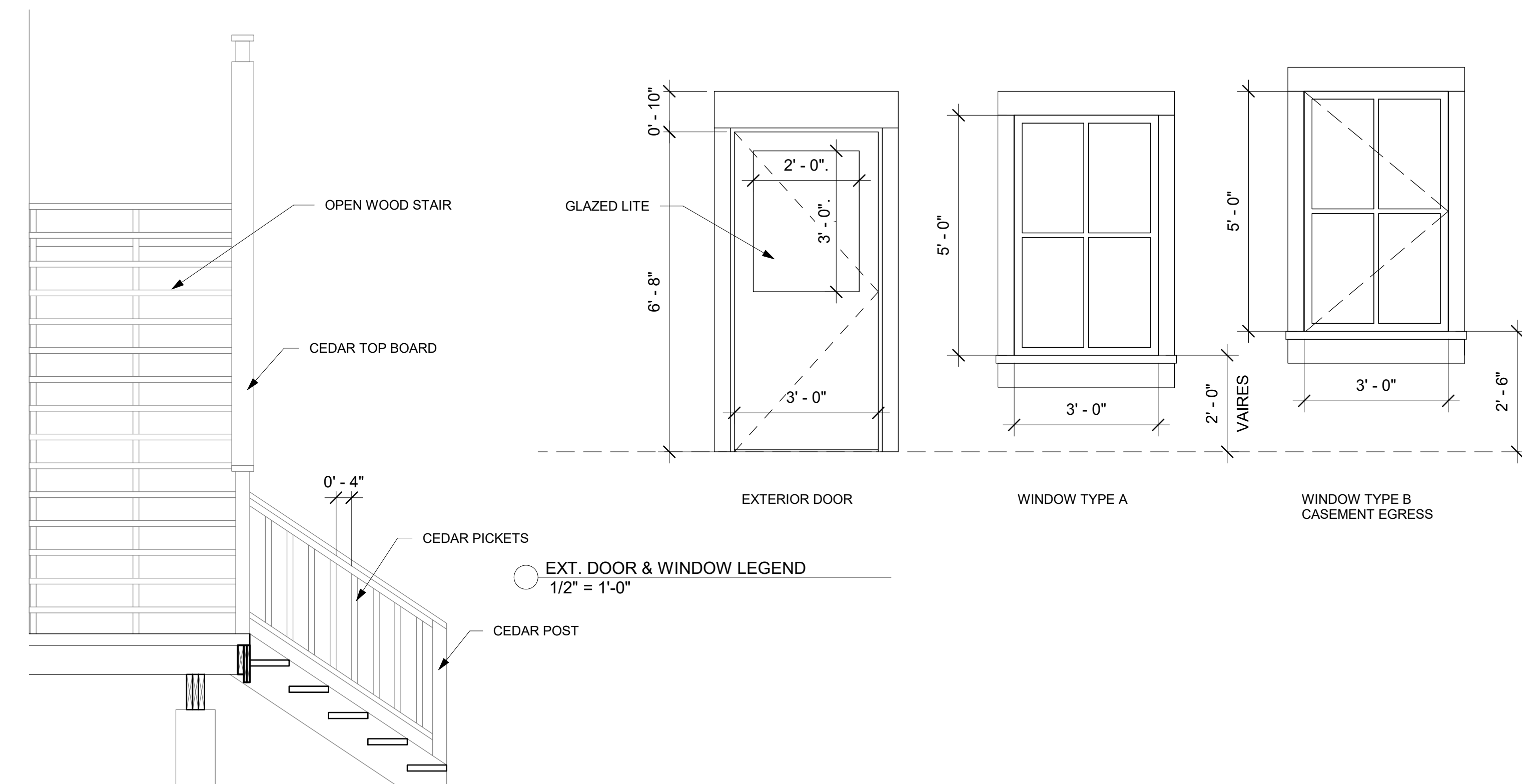
#	Date	Description
3	08.03.18	REISSUED FOR DP
2	26.02.18	REISSUED FOR DP

REVISIONS  
This drawing is the property of Northern Front Studio. Copyright and ownership of the design and drawing belongs to the Architect. Contractors must verify dimensions on site and immediately inform the Architect of any errors and/or omissions.

**5th AVE HOUSING: 8-PLEX**  
Wade Bruck & Tammy Bruni  
5th Ave, Dawson YT

**NORTHERN FRONTSTUDIO**  
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110-2237 2nd Avenue, Whitehorse Yukon Y1A 0K7  
T:867-393-3048 www.northernfront.ca

SEAL:	
PHASE:	DESIGN
DRAWING TITLE:	ELEVATIONS
DATE	MAR 8 2018
PROJECT NO	2018.21
DRAWN	
CHECKED	MER
SHEET NO.	A2.0



3 RAILING DETAIL  
1/2" = 1'-0"

EXT. DOOR & WINDOW LEGEND  
○ 1/2" = 1'-0"

#	Date	Description
3	08.03.18	REISSUED FOR DP
REVISIONS		

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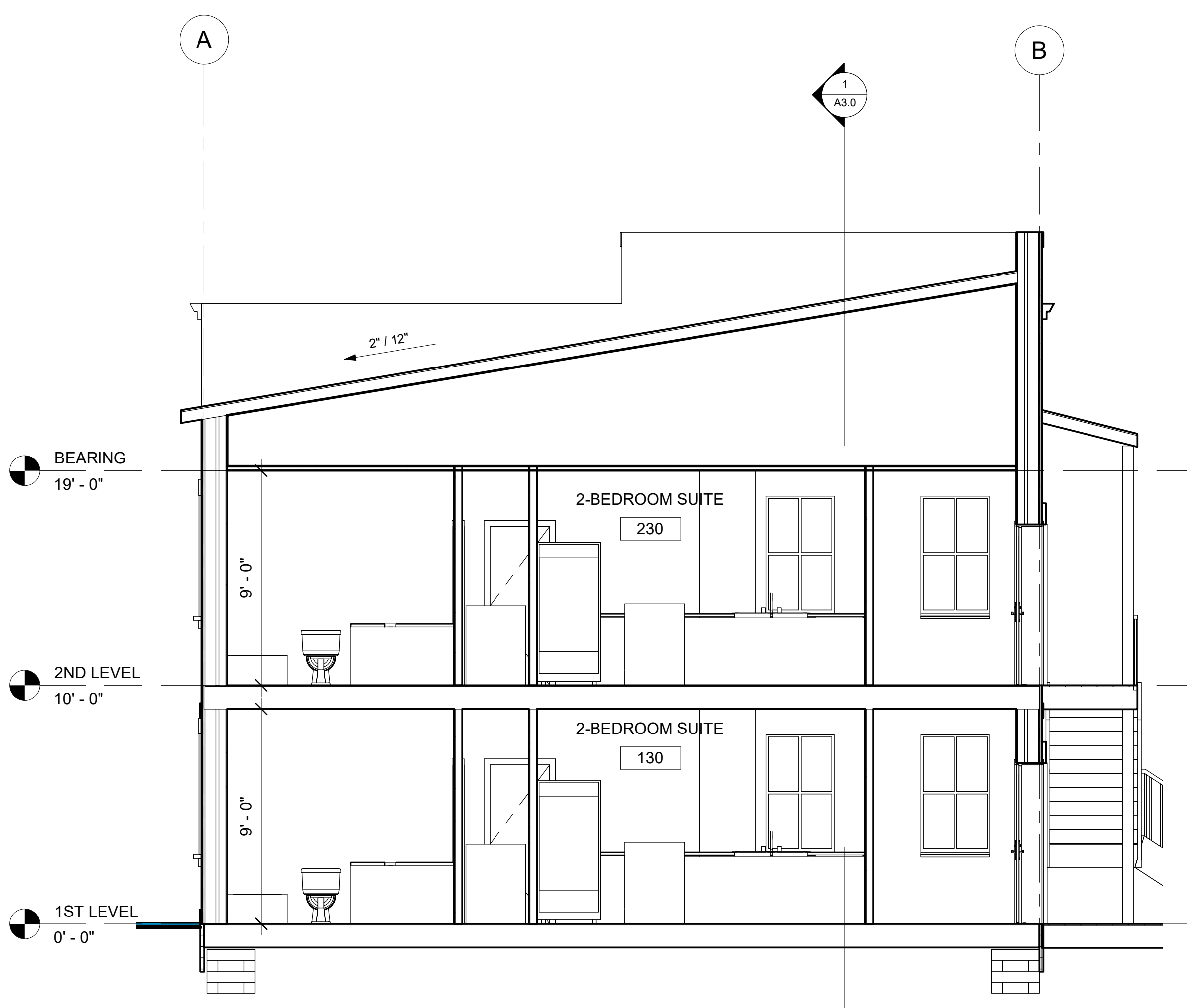
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SEAL:

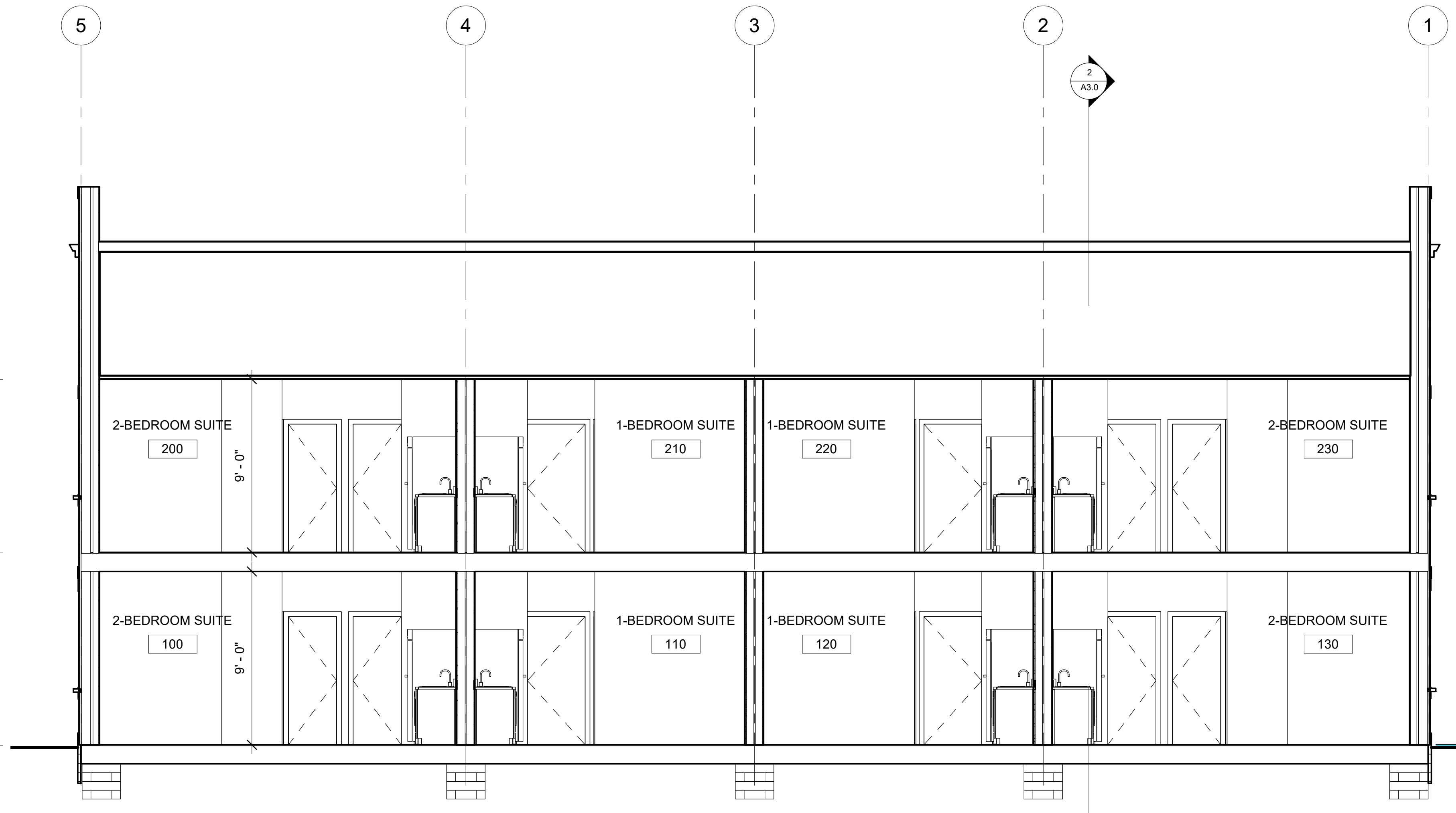
PHASE: DESIGN

DRAWING TITLE: SECTIONS

DATE MAR 8 2018	SHEET NO. A3.0
PROJECT NO. 2018.21	
DRAWN Author	
CHECKED Checker	



2 SECTION 4  
1/4" = 1'-0"



1 SECTION 3  
1/4" = 1'-0"



# THE CITY OF DAWSON

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



March 23, 2018

Mary Ellen Read  
110-2237 2<sup>nd</sup> Ave  
Whitehorse, YT  
Y1A 0K7

## Re: NOTICE OF APPROVED DEVELOPMENT PERMIT

---

Dear Ms. Read,

I am pleased to inform you that your Development Permit Application #18-014 was approved on March 23, 2018.

This permit gives you authorization to construct a 2 story multi-residential building on you client's property located at Lot 5 Block R Ladue Estate, to the specifications detailed in the plans you submitted, subject to the following conditions:

1. Window and door trim to be 1/6 in size.
2. Corner boards to be 1/8 in size.
3. Exterior doors to be paneled metal.
4. 4 dwelling units on the main floor of the structure are intended for senior's housing only as per the Zoning By-Law Schedule F s. 4.0.

***This permit is not a building permit.*** Please contact the Government of Yukon Building and Safety Standards to determine if a building permit is required for this application. For any proposed future development of the site past what is included in this letter, a new development application will be required and will be subject to the zoning in place at that time. This letter does not imply consent for a future development.

Please be advised that as per your signed declaration, the Community Development Officer may periodically make site visits to confirm the work being done is accurately representative of the site plan submitted.



# THE CITY OF DAWSON

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As per the Zoning By-Law Appendix B Section 7 (5) a), this permit is valid for a period of 12 months.

This development must be commenced and carried out with reasonable diligence within this time period, else it be considered void. Should you have any questions about your permit or responsibilities, please contact me using the information located below.

Sincerely,

**Clarissa Huffman**  
Community Development Officer  
Box 308, Dawson City YT Y0B1G0  
[cdo@cityofdawson.ca](mailto:cdo@cityofdawson.ca)  
867-993-7400 ext. 414



March 1, 2018

To: Clarissa Huffman, Community Development Officer, City of Dawson  
Box 308 Dawson City, YT Y0B 1G0

Cc: Wade Bauck and Tammi Bruni  
3851 Cedar Crescent, Vancouver, BC V6J 2R7

**Re: Lot 5 – 5<sup>th</sup> Avenue, Dawson City – 8-Plex Development Incentive**

We would like to submit this letter for your consideration for the 8-Plex Multi-Family Residential project on 5<sup>th</sup> Avenue and York Street, in Downtown Dawson City.

Last year we went thru the rezoning process to allow for denser housing on this block, to help fulfill a need for more affordable market and rental housing. We currently have submitted for Development Permit an 8-plex stand-alone project on Lot 5, in the R2 zone.

We are applying for the Major Development Incentive for a multiple-unit residential building with a minimum of eight rental housing units, for a minimum of 10 years. The four ground level units are designated as priority for seniors, and will be accessible, for independent living.

We are currently developing the business plan to be able to qualify for the YHC affordable Housing Construction Program, and are committed to rental rates that at or below average prices for comparable housing, for a min of 10 years:

- 1-bedroom units at \$900/month (exclusive of utilities) rising by 3% yearly
- 2-bedroom units at \$1,275/month (exclusive of utilities) rising by 3% yearly

Our model is based on the project that was developed by the Klondike Development Organization and was completed in 2017.

Please contact me if you have any additional questions. I will do my best to answer them on behalf of the Developers.

Regards,

Mary Ellen Read, Architect AAA, AIBC, AIA, LEED AP

Hello Cory,

Please see the information below with more background information regarding the Metals Study the Site Assessment and Remediation Unit (SARU) of Yukon Environment would like to conduct.

How did this start:

During the investigation and remediation of the Former Korbo Apartments, SARU was addressing petroleum hydrocarbons contamination from a spill of home heating fuel. With remediating the soil with the petroleum hydrocarbons, the soil from project site was sampled for metals, to ensure the intended receiving location could indeed, accept this non-hydrocarbon impacted remediated soil. Some metals were identified during this process, which were in excess of the Contaminated Sites Regulations limits.

Why is this important?:

These elevated levels of metals in the soil, create a problem for finding a receiving/disposal location for this material (where this soil ends up, once the hydrocarbons have been cleaned up). Some soil will need to be shipped out of the territory to a landfill in BC, but hopefully not all, as this would be very expensive and potentially preventable.

Secondly, this study has the potential to help to provide a cost effective and realistic solutions for other remediation projects in the City of Dawson. This will provide SARU with the ability to evaluate the potential risk for the environment and human health. This has the potential to provide benefit to the City of Dawson and its citizens.

Moving forward:

If the City of Dawson grants SARU access to the borrow pits (as mentioned in the presentation and the ones for which they have authority to do so), SARU will collect samples to determine what the metal concentration, stratigraphy and soil characteristics are in these borrow pits. Once this has been completed, the next steps of the study will be clearer, as we do not know what the results will be. His work would likely happen in the spring/summer of 2018.

Determining Background metal levels in the Dawson City and area, will allow for potential cost savings for future project and all stakeholders involved. The Contaminated Site Regulations, will be easier applied to sites, which require clean up in the City of Dawson.

Thank you again for the opportunity to provide more information in this matter. I will make myself available to speak in person or over the phone, should the opportunity present itself and be requested by the City of Dawson.

Cheers,



**Chris Faloon, B.Sc.**

Assessment and Remediation Project Manager

Environment | Site Assessment & Remediation Unit, Environmental Programs  
ranch

T 867-456-6124 | Yukon.ca

## 2018 COUNCIL PRESSURES & PRIORITIES

Ratings	Item	Votes	Colour				
1	<b>Rec complex</b>	<b>16</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>4</b>	<b>5</b>
	<i>Planning for new rec facility (depends on YG)</i>	10	3	1	1	4	1
	<i>Youth Centre</i>	6	1	1	0	0	4
2	<b>OCP</b>	<b>13</b>	<b>5</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>3</b>
	<i>Population planning</i>	2	2	0	0	0	0
	<i>Expansion (can't afford to)</i>	3	1	1	0	0	1
	<i>Sustainability planning OCP/ZBL review</i>	7	2	2	1	0	2
3	Development and release of new affordable lots	8	3	1	1	2	1
4	Arts policy	7	1	1	2	2	1
5	Downtown revitalization plan implementation and beautification	7	0	1	3	2	1
6	Waste management and diversion centre	6	1	1	2	1	1
7 or 8	By Sept 30, 2018 set in motion land plan for North End	5	1	1	0	2	1
7 or 8	Develop incentive policy + DCC + LCC	5	1	0	1	2	1
9	Cable	4	1	0	1	1	1
10	Water delivery bylaw	4	0	0	1	3	0
11	Promote election and council	3	0	1	1	0	1
12 or 13	Land development—Slinky Mine	3	2	1	0	0	0
12 or 13	Service standards	3	0	2	1	0	0
14 or 15	Records management	2	0	0	1	0	1
14 or 15	Trail plan implementation	2	0	1	0	0	1
16 or 17	HHW policies of YG	2	0	2	0	0	0
16 or 17	Water and sewer rates—every year, consistent increase based on a full, quality, rational presentation of facts	2	0	2	0	0	0
18, 19, or 20	Admin/HR policies and procedures	1	0	0	1	0	0
18, 19, or 20	Parking bylaw/parking inventory	1	0	0	1	0	0
18, 19, or 20	Network upgrade and IT support solutions	1	0	0	1	0	0