



THE CITY OF DAWSON

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NOTICE OF SPECIAL MEETING COMMITTEE OF WHOLE #CW18-21

This is to inform you that a special meeting of Committee of the Whole has been requested.

DATE OF MEETING: MONDAY, JUNE 25, 2018
PLACE OF MEETING: COUNCIL CHAMBERS, CITY OFFICE
TIME OF MEETING: 12:00 PM

PURPOSE OF MEETING:

1. **SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS**
 - a) Information Report RE: OCP ZBL What We Heard
2. **INCAMERA SESSION**
 - a) Legal and Land Related Matters

DATE MEETING REQUESTED:
MEETING REQUESTED BY:

Wayne Potoroka, Mayor

Original signed by: _____
Cory Bellmore, CAO

June 20, 2018
Date



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Official Community Plan and Zoning Bylaw Update ENGAGEMENT SUMMARY – April 2018

The following is a detailed summary of consultation events used to support the City of Dawson Official Community Plan and Zoning Bylaw Update projects, undertaken on April 18 - April 19, 2018.

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Official Community Plan and Zoning Bylaw Update ENGAGEMENT SUMMARY – April 2018

A Tr'ondëk Hwëch'in First Nation Meeting

A.1 Overall Summary

Date: Wednesday April 18, 2018

Time: 9:30am

Location: Tr'ondëk Hwëch'in First Nation Office, Dawson, Yukon

Stantec met with representatives from Tr'ondëk Hwëch'in First Nation to discuss the Dawson City OCP and ZBL projects and possible integration options for THFN lands within the municipal boundary.

A.2 Meeting Notes

A.2.1 General Comments

Mining

- Yukon Government doesn't respect the plans and allows mining regardless of the designation
 - YG is prioritizing mining agreements but not the aboriginal agreements which precede any mining claims

Servicing Capacity

- Would like to have all new TH housing connected to Dawson servicing systems
- TH has constructed the infrastructure to support their new housing being connected to Dawson's water and sanitary systems, but the existing infrastructure in Dawson does not necessarily have the capacity to take them on

Housing

- TH strives to provide housing and services for members
- New TH housing areas may be open to all people, not just TH; however, even if it's only for TH members, it will alleviate stresses on the existing housing supply in Dawson

Existing City housing issues

- Extremely high cost for accommodation in Dawson
- Need more higher density housing options
- The opportunity for seasonal residential rentals is so high that many people's rental agreements are for winter only with rates increasing substantially in the summertime – many move out and camp for the summer

Misc.

- Dawson bylaw enforcement needs to be applied to all settlement lands and isn't currently being enforced

A.2.2 Official Community Plan

- Would like to see TH lands identified in the OCP
 - TH is working on their own planning for their lands and would like to have that incorporated into the Dawson plans once completed
- Existing agreements ensure that there is compatible land uses between TH and Dawson development



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Official Community Plan and Zoning Bylaw Update

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- Want to provide services to residents; however, other would want to be more



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B Dawson Council Workshop

Date: Wednesday April 18, 2018
Time: 9:30am
Location: Trondek First Nation Office, Dawson, Yukon

B.1 Meeting Notes

B.1.1 General Comments

- Not sure the demographic information presented in the PowerPoint is accurate
- Population retention ideas:
 - daycare
 - swimming pool
 - sports opportunities
 - enhanced schooling for children
- Future development
 - Want Yukon Government to do constraints mapping to determine the suitable of development for undeveloped areas

B.1.2 Official Community Plan

- Would like to see the municipal boundary expanded to create new areas for development

County Residential Designation

- Would like to see the Slinky Mine area used for residential purposes

Agricultural Designation

- Agricultural designation seems appropriate for the Yukon River islands – could be used for a boat-in boat-out camp or something

Service Commercial Designation

- Do not see the Service Commercial use identified as accurate, should be redone entirely

Industrial Designation

- Industrial areas are mixed with residential uses and need to be more reflective of that mixture of use

Parks and Natural Space Designation

- Don't think that Parks and Natural Space is an appropriate designation for developable areas – it gives the impression that it will never be developed

B.1.3 Zoning Bylaw

R1 Single Detached / Duplex Residential

- Don't want manufactured homes in the Historic Townsite

R3 County Residential

- Would like to see more flexibility in the size of lots available in the Country Residential areas
- Don't want to have Country Residential lots smaller than 1 ac
 - What reassurance do existing Country Residential owners have that their neighbours' lots will be the same or similar size to theirs?

C2 Service Commercial

- Isn't being used for solely commercial uses



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- Would like to see a custom use that suits the needs of people

M1 Industrial

- Industrial areas are mixed with residential uses and need to be more reflective of that mixture of use

Cannabis

- Must be addressed
- Would like to see large greenhouses permitted in industrial areas (marijuana growing operations)
- Core commercial area would be suitable for cannabis sales

Other

- Seasonal accommodation
 - Seasonal worker housing is important
 - Camping happens everywhere and is important to the community, it is not a problem
 - Would like to see seasonal tiny homes accommodated



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C Public Information Sessions

Date: Thursday April 19, 2018
Time: 1-3pm, 6-8pm with formal presentations at 2pm and 7pm
Location: Council Chambers, Dawson City Office

Stantec designed a public engagement process with the City of Dawson to engage the general public on the CDP and ZBL projects, intended to present an overview of the planning projects being undertaken in the community with opportunities to answer questions and gather feedback from attendees.

Over the course of one day, two engagement sessions were held to engage different segments of the Dawson population and be sensitive to various time constraints. Each session was the same and include a comprehensive formal presentation, question and answer period, and one-on-one discussions.

Total attendance was estimated at around 40 persons between the two sessions with the group comprised of: residents of various ages, industrial business owners, home owners in the Historic Townsite and outside of the Historic Townsite, and commercial business owners.

Attendees seemed genuinely encouraged to see these projects being undertaken and provided positive feedback to Stantec staff.

A total of 19 completed feedback forms were received, with 2 additional formal letter-based submissions via email, and one phone call. Unclear comments received were also followed up by phone.

C.1 Purpose

The Dawson City April Public Engagement was intended to:

- Introduce the projects and their purpose to the public
- Gather insight from residents and business owners of their vision of the community, opportunities, and challenges
- Get residents involved in long-term community planning, thinking for the future, creating a sense of ownership and strengthening community pride

C.2 Key Messages

The following key messages were used to guide conversations during the consultation events:

- Residents have a say in how their community will grow and function
- Land should be utilized in a manner that is efficient and reflective of how Dawson functions
- Improve resident health and safety



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C.3 Presentation

A Powerpoint presentation was used to guide the group through the following projects and discuss each in fairly general terms. A copy of this presentation has been included in **Appendix A**.

Before and after the presentation, attendees were invited to engage one-on-one with project representatives by discussion specific or general opportunities and constraints through the use of CDP and BWL maps.

C.4 Meeting Notes

C.4.1 General Comments

- Housing Issues
 - Residents of all ages are having a hard time affording housing in Dawson
 - Heritage bylaw regulations are increasing renovation costs and making purchasing housing in Dawson unattainable for young residents
 - Many young people have moved here and fallen in love with Dawson but are finding it hard to afford housing with the requiring heritage-based renovations
 - Many young people who attended the meeting expressed concern with housing prices – not that they couldn't afford it but that the homes were in such a state of disrepair that they didn't feel the price was warranted and their money would be better spent in a different community
 - The community needs to have a range of housing types including affordable housing, Townsite housing, and Country Residential housing
 - People in Dawson have businesses on their properties – commercial, industrial, or other types of businesses on their residential properties. They are equally important and need to be accommodated
- The Yukon Gov't allows mining claims over all other plans – regardless of location or what Dawson approves, mining is always permitted

C.4.2 Official Community Plan

- Want to see servicing extensions up Dome Rd and Bonanza Creek Rd
- Want to see serviceable lands prioritized for residential development
- Don't want the OCP to be changing things
- Would like to have the downtown RV park used for residential use

C.4.3 Zoning Bylaw

- Workers housing
 - Definition is unclear
 - Would like to construct seasonal workers' cabins or something similar on a residential "Service Commercial" property
- Industrial ZBL Regulations
 - Think the industrial front setback (7.6m) is too large, that does not allow enough space for large vehicles to turn-around on-site. What's the purpose of the front setback?
 - Concerns about the accessory buildings requirements for MI
 - Concerns about the parcel coverage in the MI
 - Uses without a building (such as storage yards) are being missed in the ZBL



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- Storage yard needs a principle building before you can get a power pole
 - Power pole should be a public utility and not require a principle building
- Definitions
 - What is the definition of “development”
 - Worker accommodation / temporary accommodation / etc
- Minimum lot frontage for CR lots (not allow panhandles) flag lots
- Would like to see bylaw changed to allow family daycares in residential zones

C.5 Engagement Summary

The public engagement experience was overall positive with a lot of feedback received from a variety of resident groups. Participants were willing to share information with Stantec/Dawson City representatives both during and after the events, and were generally happy to see the projects being undertaken.



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Official Community Plan and Zoning Bylaw Update

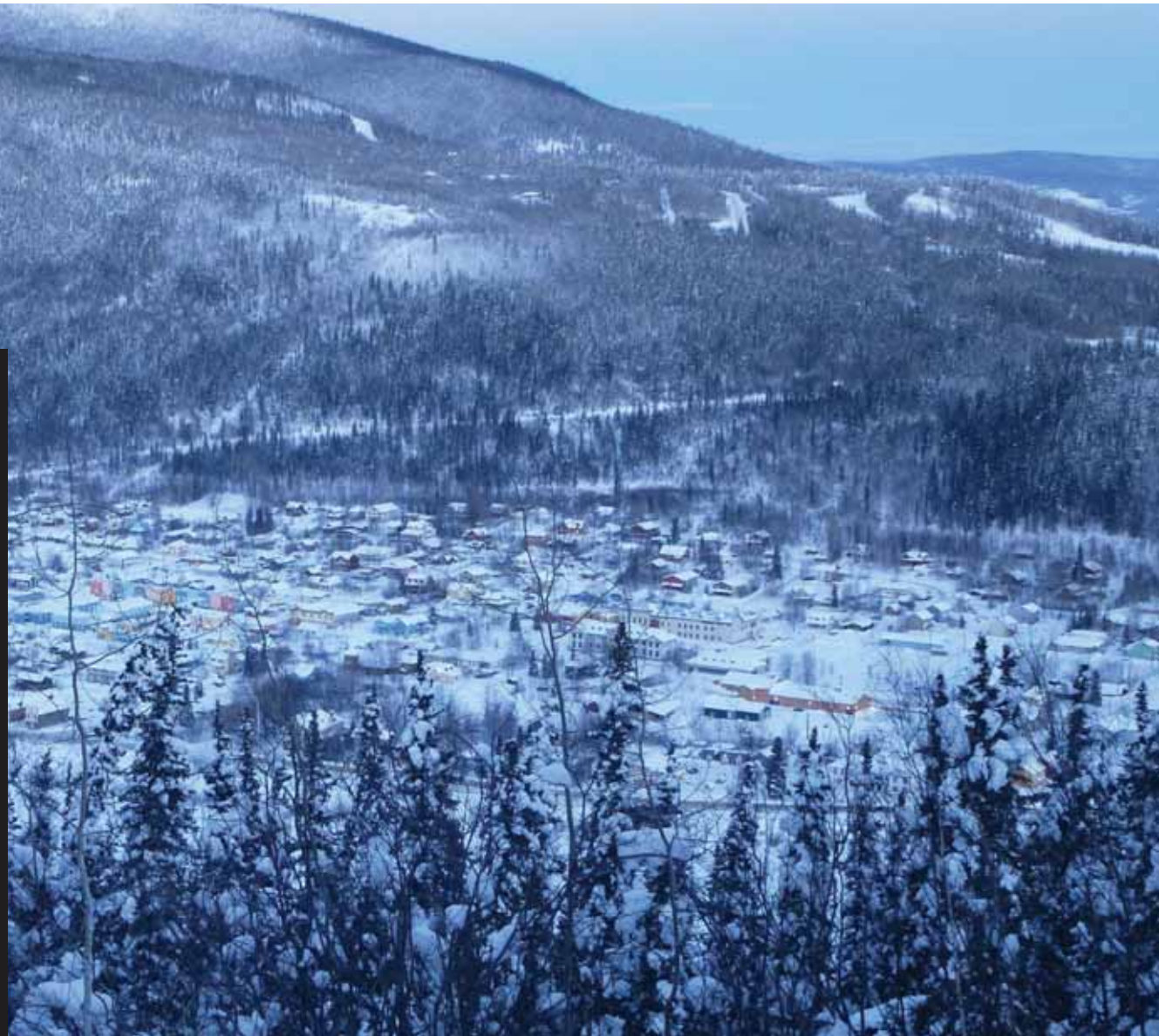
ENGAGEMENT SUMMARY – April 2018

Appendix A Public Information Session Powerpoint Presentation



City of Dawson
Official Community Plan
Zoning Bylaw

Public Information
Session





Agenda

1. Planning Background
2. Stage 4:
Consideration of Future Land
Uses/Mapping
3. Stage 5:
Public Consultation Kick-Off

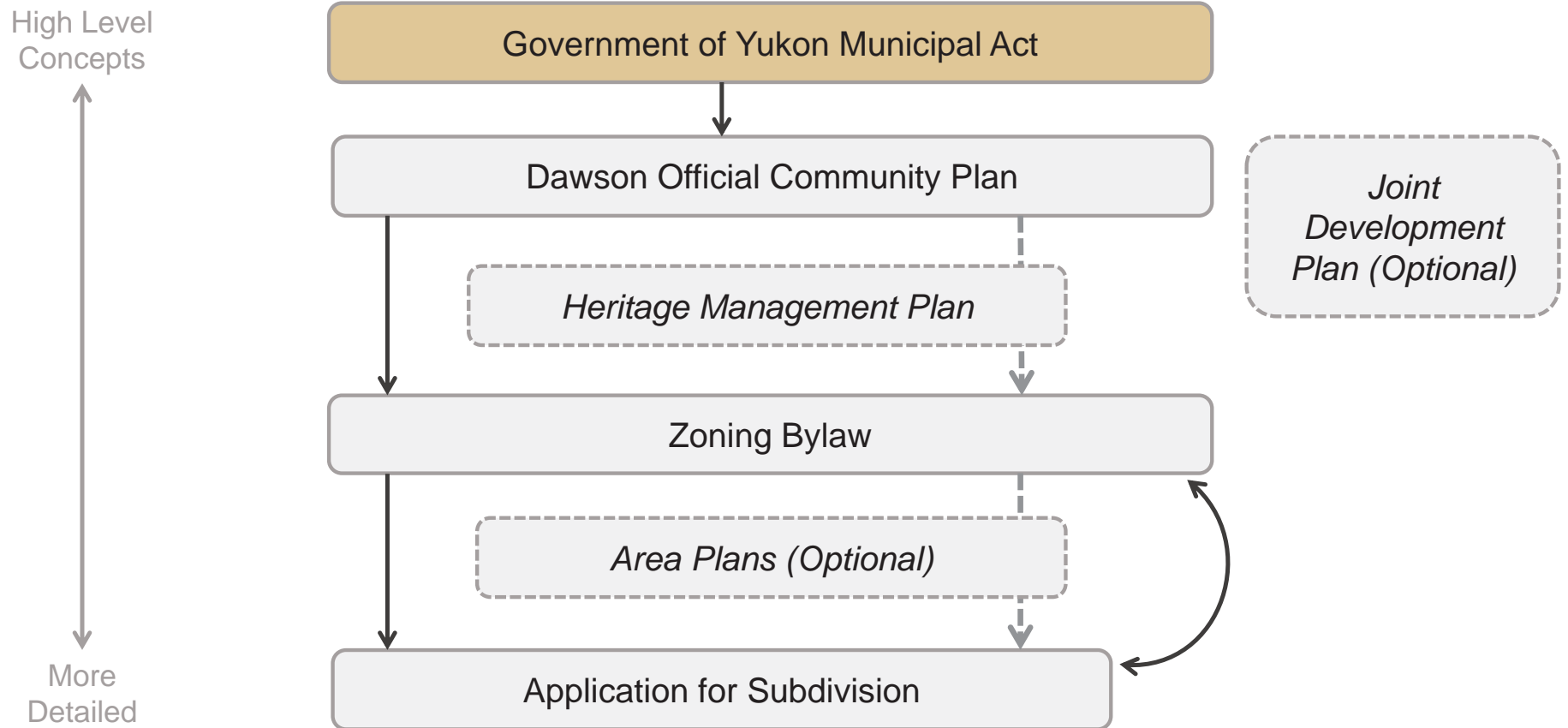
Schedule Update

- ✓ Step 1 Project Start-Up
- ✓ Step 2 Critical Evaluation of Existing OCP and ZBL
- ✓ Step 3 Preparation of Demographic Projections
- **Step 4 Consideration of Future Land Uses/Mapping**
- **Step 5 Public Engagement Kick-Off**
- Step 6 Draft Recommendations
- Step 7 Presentation to Community
- Step 8 Final Recommendations



Planning Background

Planning Hierarchy



Municipal Act

Legislative framework under which all municipalities in Yukon operate.

Identifies, among other things:

- What a municipality is
- What powers and function it has
- How development can occur





Official Community Plan

Are intended to guide development within a municipality towards a collective vision.

Must address:

- Future development and use of land in the municipality
- Provisions of municipal services and facilities
- Environmental matters in the municipality
- Development of utility and transportation systems
- Provisions for regular review of the OCP
- Other matters Council deems necessary



Local Area Plan

Are intended to guide development within a specific area of a municipality. (North End, Dome Expansion, etc)

May address:

- Existing conditions of the site including environmentally sensitive areas
- Vision of the development
- Proposed land uses
- Access and circulation
- Servicing
- Stormwater management
- Phasing of development



Zoning Bylaw

Used to prohibit, regulate, and control the use and development of land and buildings in a municipality.

Includes a map of all existing land use districts which is updated each time a new development is approved.



Stage 4:
Consideration of Future
Uses and Mapping

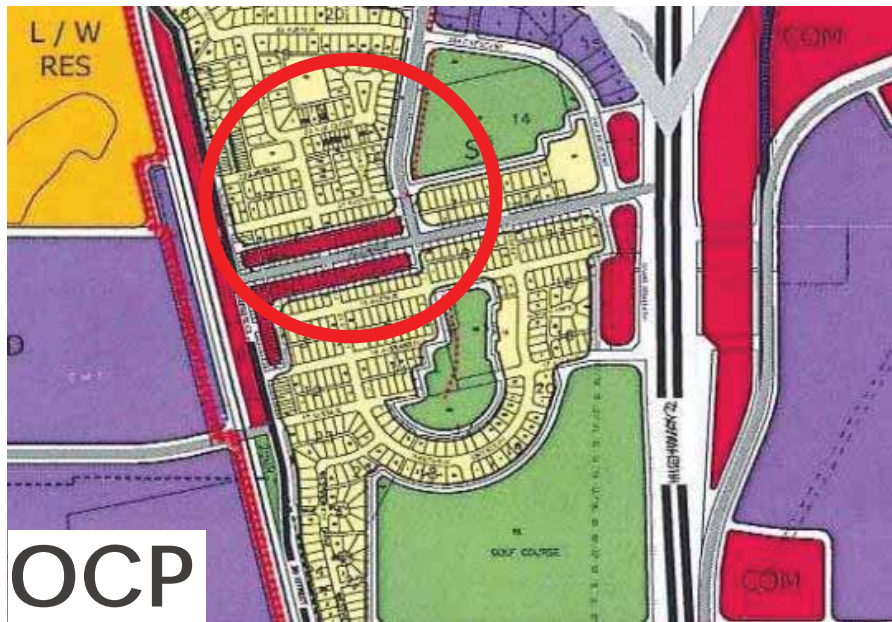
OCP

- Should be **general**
- Be a **guide for future development**
- Land uses identified are **refined through the Zoning Bylaw**
- Not intended to be totally reflective of existing development

ZBL

- Should be **specific** for every legal land parcel
- Should identify **only what is currently approved** for development on that parcel
- Guide for **existing** development

Example from a 1,200 person town



OCP

- Residential
- Commercial
- Open Space



ZBL

- R1 Single Family
- R2 Single or Semi-Detached
- R3 Manufactured
- C1 Downtown Commercial
- PFR Public Facility or Recreation

Existing OCP Land Use Descriptions

Country Residential

- low-density single-detached housing
- may be accompanied by secondary uses
- larger in size
- do not rely on being connected to the municipal water and sewer

Urban Residential

- predominantly low and medium density residential uses
- connected to the municipal water and sewer

Institutional

- used for activities such as: cemeteries, community recreation facilities, hospitals, museums, places of worship, schools and utility infrastructure

Parks and Natural Space

- are to be used exclusively for developed parks, playgrounds, trails and undeveloped green spaces.

Existing OCP Land Use Descriptions

Downtown Core

- broad range of mixed uses
- intended uses include cultural and community services, financial, multi-family residential, offices, retail, restaurants and tourist accommodations
- compact, high density, mixed-use buildings
- respect the existing character of the neighbourhood

Q: What is your vision of the Downtown Core?

Service Commercial

- commercial activities that provide service to local industry and/or highway tourism

Q: What is your vision for commercial areas outside of the Historic Townsite?

Existing OCP Land Use Descriptions

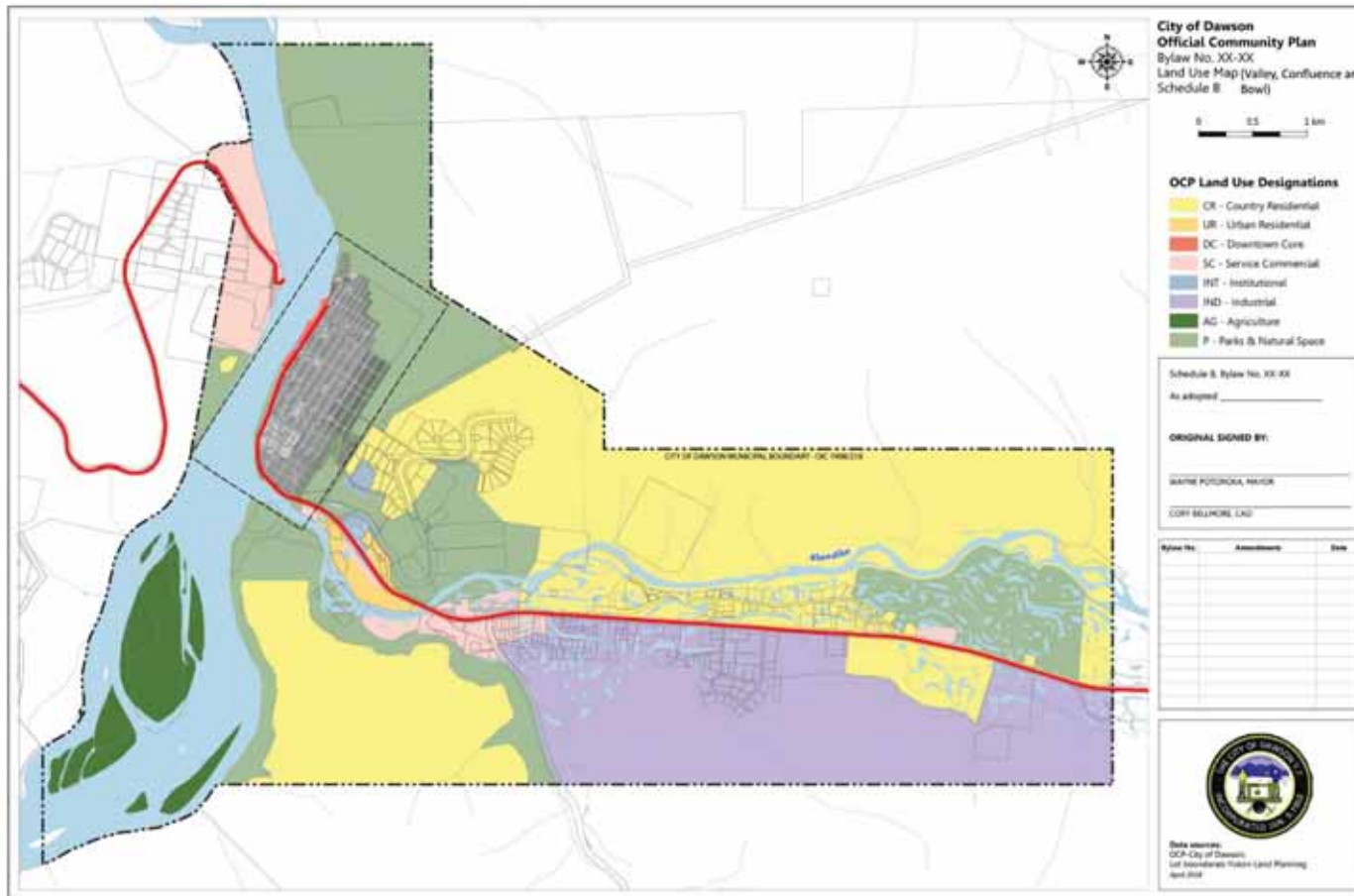
Industrial

- used for industrial activities including: intensive resource extraction, manufacturing, storage, warehousing and industrial support services

Agriculture

- are to be used – first and foremost – for the production of crops and/or livestock

Updated OCP Land Use Map - Overall



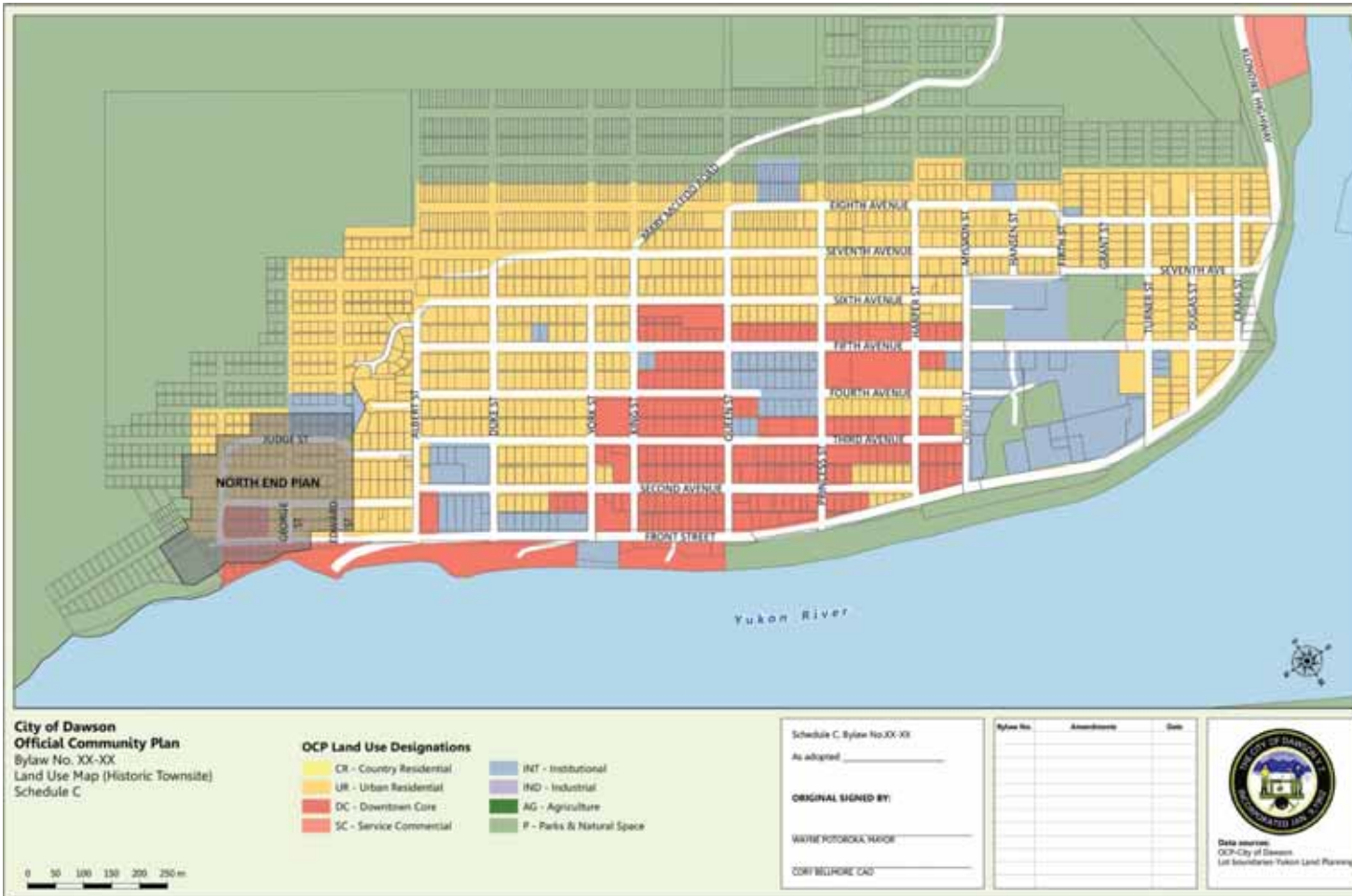
✓ Includes recent amendments

Q: Does this map reflect the community's existing vision?

Q: Are more areas of Urban Residential needed? Could Urban and Country Residential be combined?

Q: How does this map reflect undevelopable areas in the community – near water bodies and slopes?

Updated OCP Land Use Map - Townsite



✓ Includes recent amendments

Q: Does this map reflect the community's existing vision?

Q: Are all the areas identified for development appropriate? (UR currently forested with trails. DC along Yukon River.)

Q: Could the Downtown Core be more condensed?

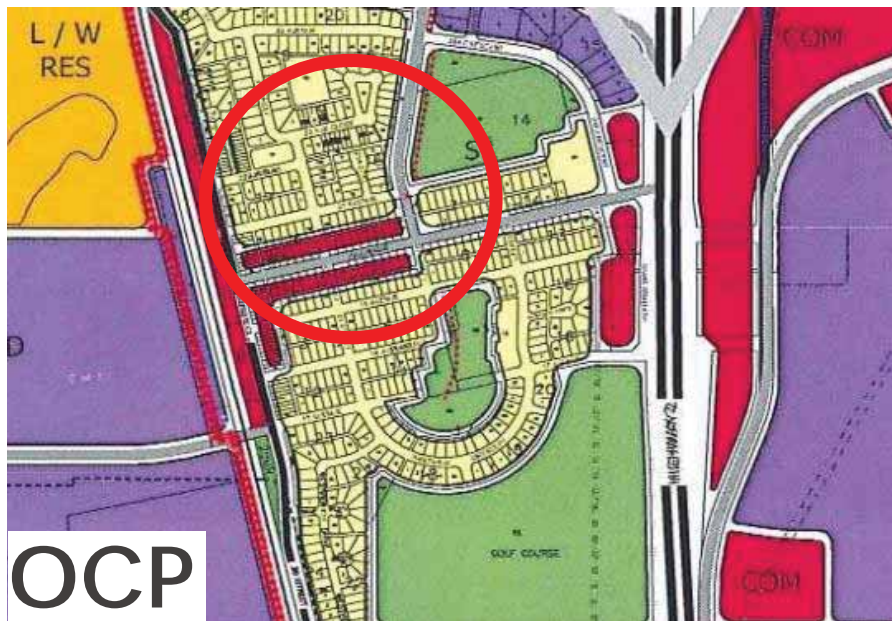
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ZBL

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Example from a 1,200 person town



- Residential
- Commercial
- Open Space

- R1 Single Family
- R2 Single or Semi-Detached
- R3 Manufactured
- C1 Downtown Commercial
- PFR Public Facility or Recreation

Existing ZBL Land Use Descriptions

R1 Single-Detached and Duplex Residential

- single-detached and duplex dwellings
- Minimum size: 232.3 m² (0.06ac)

R2 Multi-Unit Residential

- multi-unit residential

R3 Country Residential

- low-density single-detached housing in a rural setting
- Minimum size: 1 ac
- Maximum size: 4 ac

Existing ZBL Land Use Descriptions

C1 Core Commercial

- Vibrant commercial core
- Mixture of commercial and residential uses

C2 Service Commercial

- Wide range of commercial uses
- Provide service to local industrial and/or highway tourism and service needs

M1 Industrial

- Industrial services, light manufacturing, warehousing, and storage

A1 Agriculture

- Agriculture

Existing ZBL Land Use Descriptions

P1 Parks and Natural Space

- Parks and natural areas for outdoor enjoyment

P2 Institutional

- Community facilities for use by the public

Updated ZBL Land Use Map – Townsite Coloured



- ✓ Updates legal boundaries
- ✓ Includes recent amendments
- ✗ Limits flexibility by zoning large undeveloped areas for specific uses
- Has several properties as non-conforming

Q: Does this map reflect the community's preferred development methods?



Stage 5:
Public Engagement
Kick-Off

What we are looking for input on?

1. Do the existing OCP land use maps reflect your vision for the community?
 2. Where would you like to see future residential development?
 3. Opportunities or challenges you'd like to see the OCP or ZBL address
Are there things you've wanted to do or want to see that aren't currently permitted?
- Document questions:
 - Does the existing vision reflect your vision for Dawson?
 - Do the existing guiding principles provide clear guidance?

Fun exercise:

Share one word you would use to describe Dawson

Vision

“ Honouring the Past, Sharing the Present, Embracing the Future. ”

The Tr'ondëk Hwëch'in and City of Dawson Integrated Community Sustainability Plan

Q: Is this vision still accurate?

Guiding Principles

Partnerships and Collaboration

Innovative Local Solutions

Responsible Governance

Triple Bottom Line

Public Engagement

Simple and Implementable

Q: Do these principles provide clear direction to guide the community towards its vision?

Existing Guiding Principles

- Partnerships and Collaboration
- Responsible Governance
- Public Engagement
- Innovative Local Solutions
- Triple Bottom Line
- Simple and Implementable

Q: Do these principles provide clear direction to guide the community towards its vision?



Questions?



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Official Community Plan and Zoning Bylaw Update

ENGAGEMENT SUMMARY – April 2018

Appendix B Public Information Session Feedback Form Summary

The following is a summary of the Feedback Form circulated as part of the Public Information Session. Redacted copies of the actual forms have been included in Appendix C.

1. Please check the response(s) that best describes your relationship to the City of Dawson.
 - 6 I live in the Historic Townsite area
 - 3 I live outside of the Historic Townsite area, within the City boundary
 - 2 I own a business within the Historic Townsite area
 - 0 I own a business outside of the Historic Townsite area, within the City boundary
 - 1 Other: _____
 - I live in Henderson Corner
 - Own a business and several claims adjacent to City boundary

Section 1. City of Dawson Official Community Plan (OCP)

The City of Dawson **Official Community Plan** is intended to **describe the vision of Dawson** and create policies that will **guide future development** toward that vision. It is intended to be **general in nature** and further described through lower level planning, with regulation through the Zoning Bylaw.

VISION

The existing vision of Dawson, as published in the Tr'ondëk Hwëch'in and City of Dawson Integrated Community Sustainability Plan, is as follows:

“Honouring the Past, Sharing the Present, Embracing the Future”

1. Do you think that the existing vision of Dawson reflects your vision for Dawson?
 - 6 Yes
 - 4 No; and if so why not:
 - [Yes] But need to balance all three
 - [Yes] Yes, it is fine!
 - [Yes] I support the current community vision – although honouring past does not necessarily mean promoting all aspects of it. We need to be aware of the enormous negative social, cultural and environmental impacts of colonialism for example. We can recognize how it shaped this community, but the focus should be on how our resilient community is moving on.



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- [No] Mostly it is good but I think the C2 area around NAPA & Bonanza Hotel should be changed to Mixed Use to allow for the possibility of adding 50'x100' lots for residences near the current terminus for the water and sewer and allow for housing along Bonanza Road is played out claims could be made into lots.
- [No] This vision statement is a blend of three ideas. It is great if mayor and council treat all three ideas with the same amount of respect and interest. In my opinion, we have been honoring the past to the point that embracing the future is out of touch.
- [No] Sometimes there is too much focus on the past and what feel like a fear of the future
- [No] What does this even mean? Really vague and hard to think of any implementation strategies for this vision. Seems more like a superficial tagline

GUIDING PRINCIPLES

The **OCP Guiding Principles** are intended to provide over-arching direction for the City's administration and elected officials during times of decision-making as the City grows into the future. The existing Guiding Principles are as follows:

- Partnerships and Collaboration
 - Responsible Governance
 - Public Engagement
 - Innovative Local Solutions
 - Triple Bottom Line
 - Simple and Implementable
2. Do you think that the existing Guiding Principles give clear guidance for how development and decision-making should be completed?
- 3 Yes
- 7 No; and if so why not:
- [No] Similar to the vision, I am not clear on how these principles are intended to function. Needs to be more specific. Surprising that there is nothing on environment within the guiding principles, given how important the natural environment is to Dawsonites.
 - [No] Triple Bottom Line is not of balance, and Responsible Governance is questionable because of our unique situation in Dawson City. The definition of clear can have different meaning to different people.
 - [No] Doesn't seem to address issues with either upkeep/refurbishing historic property
 - [No] Better communication between owners and City
 - [No] There should be references to sustainability (in its broadest sense) and a specific focus on accountability so that decisions genuinely reflect residents' wishes
 - [No] All good except "simple" is not always practical or the way to go... things can still be "complex and implementable" too! Perhaps more to the point is "understandable and implementable"



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LAND USE CONCEPT

The **OCP land use maps** are intended to illustrate the vision for where Dawson's various land uses should be located.

As shown,

- smaller lot "Urban Residential" development is primarily limited to within the Historic Townsite area
- Institutional areas are primarily limited to within the Historic Townsite area
- Industrial development is located south of the Klondike Highway
- large lot "Country Residential" areas are shown both north and south of the Klondike Highway, primarily on the surrounding hills
- areas west of the Yukon River are primarily intended for Service Commercial uses

3. Do you think the existing Official Community Plan land use map reflects your vision for Dawson?

4 Yes

6 No; and if so why not:

- [Yes] For the most part yes
- [Yes] The maps themselves are generally acceptable, but there may be a need to indicate priorities. For example, downtown infill/regeneration should be shown to have a priority over the more outlying subdivision proposals. Perhaps a simple colour designation could provide that information on a spatial scale.
- [No] I would like to see putting smaller City lots where to water and sewer ends at the junction of Klondike Highway and Bonanza Road
- [No] I think Urban Residential new areas should be looked at for the Carey mine site within water and sewer service.
- [No] The Country Residential designation on Dredge pond that recently was changed to Parks and Natural Space has to be changed back to County Residential.
- [No] Tailing on north side of Hwy that are a park could be County Residential with large lots towards river still maintain dredge look at Hwy
- [No] Some areas that have a vision of being residential are either not developable or not fiscally viable options
- [No] How is this different from zoning? What is service commercial? Much of the land is undeveloped with no indication from City Council that this will change any time soon?
- [No] "Urban Residential" is the same in Downtown Core as in the surrounding 'clearly' residential areas. Downtown Core should be just that it is OCTP the Downtown Core.



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4. While looking at the OCP maps – please review each of the following land uses and provide your feedback?

- Not sure of the intent of this question. Is it asking if the information is accurate, or asking for residents' views in terms of preferences? As far as I'm aware the maps are generally accurate.
- Wording of this portion of the form is very confusing – are actual LOT SIZES being contemplated?

a. Larger lot "Country Residential" areas shown are:

4 good as shown

0 too large

1 too small

2 wrong location: _____

- [good as shown] Providing it is the maps of 4 years ago [Stantec followed up with this respondent to provide clarity]
- [good as shown] However, the large CR north of the Klondike River might be best suited as Future Development as it may prove to have other more accepted uses once topography, accessibility, suitable has been taken into account
- [wrong location] Issues with landscape in some areas
- [wrong location] Should be removed from inaccessible areas (eg cliff face, rivers' edge, etc)
- [no response] Use the park north of Hwy
- [no response] Some residents like large lots so we can't take that away. The 1-4 acre range is a good way to have low density development that meets a variety of needs
- [no response] will all of the areas be developed eventually?

b. Smaller lot "Urban Residential" areas shown are:

4 good as shown

0 too large

2 too small

2 wrong location: _____

- [good as shown] Except add to water and sewer terminus at Bonanza Road
- [good as shown] Will all of the areas be developed eventually?
- [good as shown] Need more variety in lot sizes
- [wrong location] Issues with landscape features
- [wrong location] "Urban Residential" in Downtown Core is reflection of the current status but shouldn't be envisioned for Urban Residential areas, makes sense peripheral to the Downtown Core



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c. "Townsite Core" areas shown are:

- 5 good as shown
- 1 too large
- 1 too small
- 0 wrong location: _____
 - [good as shown] other than issues identified in presentation with Downtown Core
 - [Too small] Too small I think? Maybe, maybe not; but it is weird that the "Core" is not continuous
 - [No response] Do you mean Dawson Proper as the "Townsite" core? If so, good as shown. If you mean "Downtown Core" than I would state that the Riverfront and northern end of Front Street isn't / shouldn't be Downtown Core. The Downtown Core has historically been for square slow L from king to process to the waterfront back to Fourth. Current patterns expanded the core to 5th and Harper, progression along Waterfront to Judge Street as Downtown Core isn't in my view a vision

d. "Service Commercial" areas shown are:

- 3 good as shown
- 0 too large
- 1 too small
- 3 wrong location: _____
 - [wrong location] it's hard to say where this should go if it is unclear what it is meant to do
 - [wrong location] there are a few issues and I understand they are being addressed.
 - [wrong location] more in Townsite
 - [wrong location] plus more spots for future campgrounds
 - [no response] short-sighted: make multi-use to allow for housing expansion

e. "Institutional" areas shown are:

- 6 good as shown
- 0 too large
- 0 too small
- 2 wrong location: _____
 - [good as shown] another example of OCP reflecting "zoning" not vision
 - [wrong location] The Commissioner's Residence should be institutional not Urban Residential
 - [wrong location] Parks should not be institutional? (eg: community garden)



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f. “Industrial” areas shown are:

- 4 good as shown
- 1 too large
- 1 too small
- 1 wrong location: _____
 - [good as shown] possible livestock?
 - [good as shown] this is the only area I can picture this use to go
 - [too large] the swatch of Industrial south of Highway to including hillside is way too big. In fact land in the once might be better suited for multi-use. Maybe should be for development and hillside.
 - [wrong location] some of the western portion – consider residential

g. “Agriculture” areas shown are:

- 5 good as shown
- 0 too large
- 1 too small
- 1 wrong location: _____
 - [wrong location] The islands can’t be the only areas envisioned for agricultural use! There are other areas more easily accessible and in less changes of flooding. Access to local food supply within municipal limits should be encourage not discouraged by lack of accessibility!

h. “Parks and Natural Space” areas shown are:

- 4 good as shown
- 2 too large
- 1 too small
- 1 wrong location: _____
 - [too large, too small, wrong location] Dome subdivision should be used [to] save money on infrastructure
 - [no response] Maybe residential along Bonanza (ask TH)



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5. Additional housing has been identified as a critical concern to accommodate the existing and future population of Dawson. Where would you like to see additional housing located?
- 8 Historic Townsite area - redevelopment of existing properties
 - So important!!!
 - 9 Historic Townsite area - new development of properties
 - All additional housing must be concentrated within the current 'townsite' bounded by Eighth Avenue, Front Street and Judge Street. Infill (in all its forms) is simply the most effective way to retain a viable downtown and reduce recourse use.
 - 6 Dome Subdivision - expansion
 - 8 North of the Klondike Highway, South of the Klondike River (Dredge Pond Subdivision expansion)
 - Don't know enough
 - Klondike Valley – services need to be expanded and with north end [?]Indy to former [?]dng's location
 - 6 North of the Klondike Highway, North of the Klondike River
 - Big \$
 - Seems impractical
 - 6 South of the Klondike Highway
 - 1 West of the Yukon River
 - Until year-round access assured, not really practical
 - No bridge, waste of money
 - We would need to expand the municipal boundary for this to work
 - 3 Other:
 - Any
 - Opposed to urban sprawl, pro densification!
 - More houseboats too, lol!!



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6. Are there any other opportunities or concerns you would like to see specifically addressed in the OCP? (Below are some existing examples, please add more)

2 Accessibility

5 Location of mining

- Mining within municipalities
- No mining in municipal limits!

6 Residential uses in commercial areas

7 Other, please specify:

- Take landscape into account
- Less parks and natural space
- Honoring mining rights or compensation to extinguish
- More firm plan for future growth areas
- Environmental and sustainability
- Strengthening local economy
- Downtown Regeneration
- Heritage conservation
- Waste diversion / pay for garbage tags
- Elimination of single-use plastic
- Water conservation / Water meters
- Healthy commercial core – buy local not China business all in concentrated location
- Commercial uses in residential areas (allow if low impact)

7. Please provide any additional comments you have regarding the **Dawson City Official Community Plan**. All comments will be reviewed by the project team and incorporated where possible:

- Keep it plain and simple
- I think there is good opportunity for housing expansion at the water sewer terminus at junction of Bonanza Road and Klondike Highway and this needs to be looked at
- Paying attention to the demographic as well as the somewhat transient nature of the town in terms of possible areas for seasonal structures
- Combining Industrial and Residential together
- There is an urgent need for the community to discuss and determine how Dawson City is to be shaped for the future. We need to decide what size and type of population we'd like to have, and plan accordingly before we can make the more detailed decisions. The OCP should be the vehicle for these types of discussions. It's hard to plan ahead when there's no formal direction on what we want to be.
- There needs to be contingencies in place to plan in advance for a large scale mine or other large infrastructure opening in our vicinity. Are we adequately planning for climate change, and the issues and opportunities it may bring? How does the OCP support sustainability and reducing our use of resources?
- This is not necessarily an OCP issue, but there should be greater clarity on the costs of providing services and the resources needed to deal with Council services. I believe residents would be more amenable to paying taxes if they were aware of the actual



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cost of provision and the taxes needed to cover those costs. Some specific examples like water and sewer, solid waste management and recreation would be good places to start.

- Please remove lot boundaries from maps, OCP should identify areas not specific lots.
- Deal with cannabis production and future retail
- OCP should provide the guiding vision for Dawson not regulate it in a law-based fashion
- Flooding hazard in the Klondike Valley should be considered



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Section 2: Zoning Bylaw (ZBL)

The Dawson City **Zoning Bylaw** is a legal tool used to **regulate development**. It includes specific regulations regarding what types of uses are permitted where, what size they can be, how much parking is required, etc. The Zoning Bylaw **is specific** and has policies which apply to every individual parcel in the community.

1. Do you think the existing ZBL **meets the needs of residents**?

3 No

3 Neutral

2 Yes

Comments:

- [Yes] Generally, it does and recent developments to promote additional housing have been beneficial. It does lack direction/powers to encourage use of current vacant/undeveloped, abandoned lots and premises. There is likely enough vacant space downtown to fulfill our current housing needs.
- [No] Doesn't have many possibilities for multi-unit properties which may help with the housing issue
- [No] Secondary suite policies are confusing
- [No] On small lots, 10 feet in between the house and shed is hard and limiting
- [No] WW heritage policies should not be in the zoning bylaw, this is confusing
- [No] Not sure where exactly to put this comment – zoning and development should dictate that a certain % of lot development should contain greenspace. That residential development should incorporate trees, grass, gardens, into the approved design. I'd like to prohibit to clear [itang?] pave it with white channel gravel!

2. Are there specific issues you have had with the ZBL as a resident? If so, please identify what they were.

Comments:

- There seem to be ambiguities with some of the definitions of different zones
- Not clear if I need a permit for windows in the Historic Townsite; does not trigger a development permit. Heritage Bylaw speaks to a Heritage Permit for making changes, but I don't think this exists
- Two high profile cases on the Dome (Slinky and the East bench) have highlighted discrepancies in legislation which have supported activities that do not comply with current zoning or residents' wishes. These, and similar cases, need to be addressed urgently.
- Home occupations: Modern times and a changing demographic should be reflected in zoning. Zoning limits traffic for home businesses to 1/day (365/yr). Types of home businesses have evolved, and zoning should not dictate the economic growth [of your] home occupation.



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8. Are there any other opportunities or concerns you would like to see specifically addressed in the ZBL? (Below are some existing examples, please add more)

5 *Secondary suites*

4 *Temporary accommodations*

- Rooming houses
- Staff houses
- There are so many and they are like university dorms. So loud. Where do they belong?

3 *Farmers market vendors*

3 *Demolition permit regulations*

- !!!!

2 *Fences*

2 *Signs*

3 *Other, please specify:*

- Multi-unit dwellings
- Mixed use areas / live-work
- Encouragement/penalties to deal with vacant/abandoned lots and structures.
- Densification promoted
- All those listed need more clarity and/or enforcement
- Passive and active solar design efficiencies should be encouraged (building orientation, roof, windows, etc)
- Encourage and/or prohibit views to and from heritage building and features (eg height restrictions or new building where warranted)
- Is “buildable area” too large for small residential lots?
- Is CR building size a problem (too large)?

9. Please provide any additional comments you have regarding the **Dawson City Zoning Bylaw**. All comments will be reviewed by the project team and incorporated where possible:

- What is the point of all the bylaws if we are not going to enforce them?
- Enforcement is an issue, particularly when dealing with cases when the City does not have the physical capacity or expertise to adequately deal with issues. The Slinky Mine is a perfect example of this. There needs to be greater certainty that bylaws are legally workable and will be enforced. I'd much rather see enforcement prioritized to ensure situations like divisive mining are dealt with.
- Less rules and regulations, more common sense
- Clearing up some of the definitions seems like it would make it more clear as to what exactly is allowed in each zone
- Why are we wasting residential land on non-residential uses like campgrounds and mines? Let's put those things on land that is not suitable for development
- Fences, like windows, you apparently don't need a Development Permit [for] but it need to pass Heritage. How is this supposed to work?
- The Dredge tailings heritage site is a joke... why are we celebrating to such a strong degree such a catastrophic environmental practice? This part of Dawson's history is well preserved in other places (eg Dredge No 4, free claim), why add insult to injury by forever designating its scar on the land as something to be proud of?
- Allow/disallow cannabis production and retail



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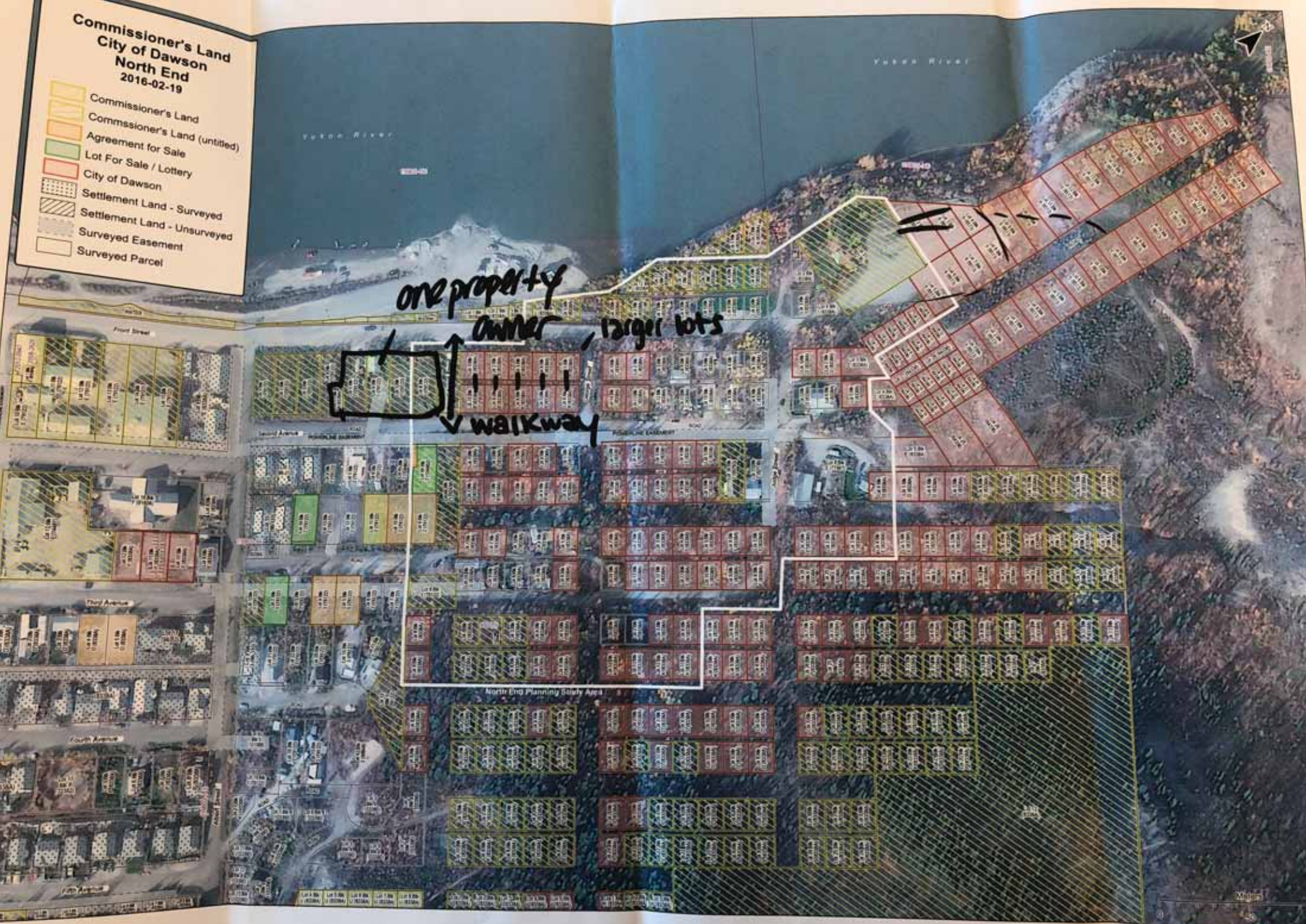
Official Community Plan and Zoning Bylaw Update

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Appendix D Marked-Up Maps

Commissioner's Land
City of Dawson
North End
2016-02-19

- Commissioner's Land
- Commissioner's Land (untitled)
- Agreement for Sale
- Lot For Sale / Lottery
- City of Dawson
- Settlement Land - Surveyed
- Settlement Land - Unsurveyed
- Surveyed Easement
- Surveyed Parcel

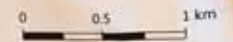


one property owner, larger lots

walkway

North End Planning Study Area

**City of Dawson
Official Community Plan**
Bylaw No. XX-XX
Land Use Map (Valley, Confluence and
Schedule B Bowl)



OCP Land Use Designations

- CR - Country Residential
- UR - Urban Residential
- DC - Downtown Core
- SC - Service Commercial
- INT - Institutional
- IND - Industrial
- AG - Agriculture
- P - Parks & Natural Space

Schedule B, Bylaw No. XX-XX

As adopted _____

ORIGINAL SIGNED BY:

WAYNE POTOROKA, MAYOR

CORY BELLMORE, CAO

Bylaw No.	Amendment	Date



Historic designation for Hwy visible on map

* Concerns about ability to get residential mortgage on C21 M1

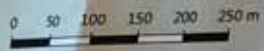


Data sources:
OCP - City of Dawson;
Lot boundaries - Yukon Land Planning
April 2018



City of Dawson
 Official Community Plan
 Bylaw No. XX-XX
 Land Use Map (Historic Townsite)
 Schedule C

- OCP Land Use Designations**
- CR - Country Residential
 - UR - Urban Residential
 - DC - Downtown Core
 - SC - Service Commercial
 - INT - Institutional
 - IND - Industrial
 - AG - Agriculture
 - P - Parks & Natural Space



Schedule C, Bylaw No. XX-XX
 As adopted _____
ORIGINAL SIGNED BY:
 WAYNE POTOROKA, MAYOR
 CORY BELLMORE, CAO

Bylaw No.	Amendments	Date



Data sources:
 OCP - City of Dawson
 Lot boundaries - Yukon Land Planning

also
meader (P)
(VASTON) (P)
the
Dreyfous)



R1 x spot zone
~~restricted~~

X not need to head to water
shown

Commercial ~~Res~~ ~~RS~~ (Hotel) (P)
zone

3 little house lot
C

R1
 nearby
 duplex
 houses
 urban
 C
 90 smaller
 F

~~VA~~
 for
 Douglas



R1 x spot zone
 X restricted

X not need to head to water
 zone

Commerce
 Hotel
 zone

3 little house lot

Q



use

plan @ museum

Hot! Bol.

Am NB,

- support

- support

Yukon River

Schedule C, Bylaw No. XX-XX

As adopted _____

ed/duplex residential **C2: Service commercial**

Best use
of heritage.

Concern
with large
heritage
designation

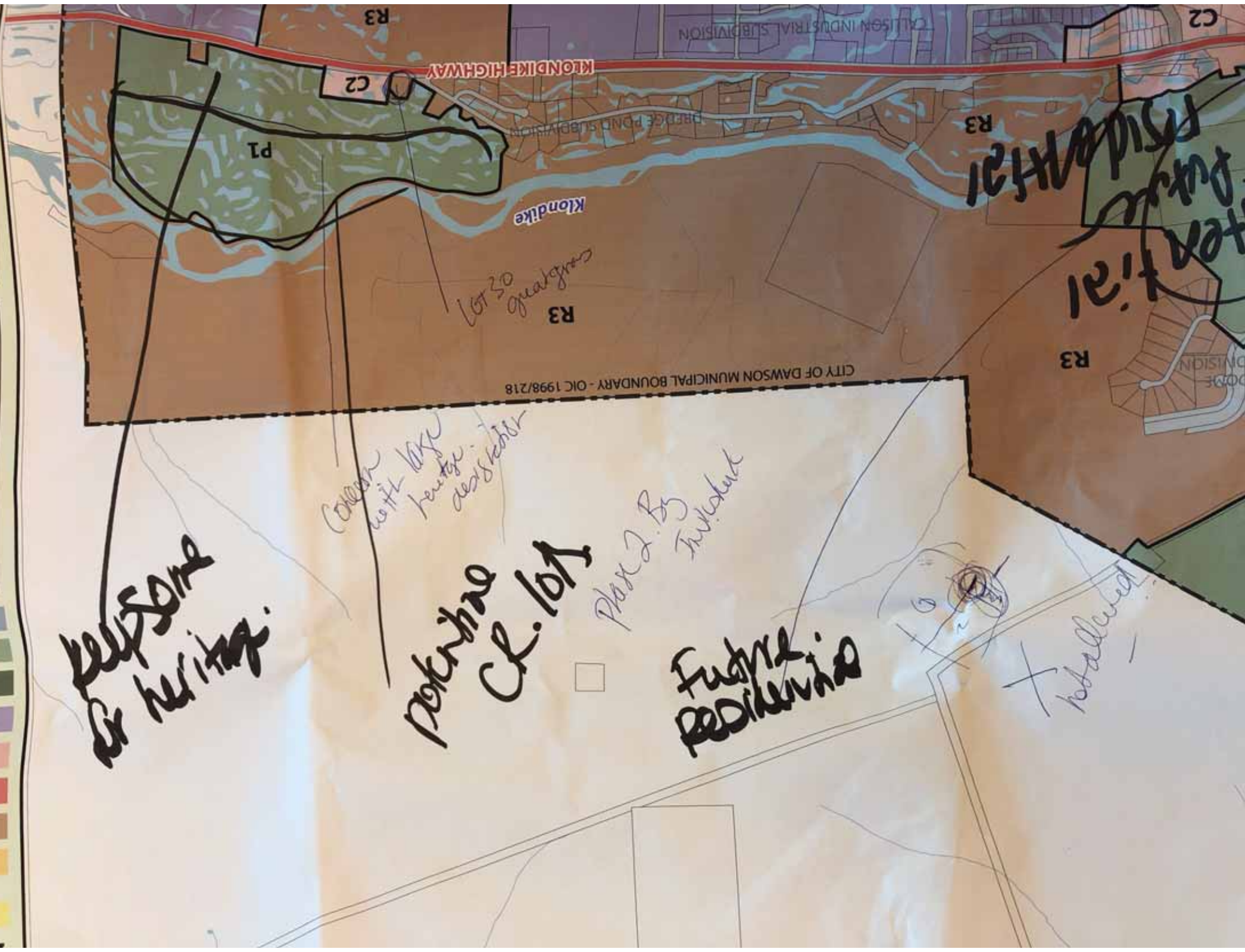
Portuguese
C.R. lot

Phase 2. By
Interlock

Future
Residential

Redeveloped

potential
future
residential





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Appendix E Redacted Formal Submitted Comments

From: [REDACTED]
To: Haeusler, Amanda
Subject: Public Engagement for zoning by law
Date: Thursday, April 19, 2018 7:21:04 PM

Hi Amanda,

I am writing you regarding the review and update of the Zoning by law for Dawson City. As the [REDACTED] of the Canada Prenatal Nutrition Program in Dawson City, I work with most of the local families from prenatal until their children and two years of age. Through my work the issue of lack of daycare space has become abundantly clear as many moms are ready and needing to go back to their jobs in the community but unable to do so because our daycares do not have sufficient space. This is a relatively new issue to experience on this scale, but perhaps reflective of the growing community and increase in births in the last couple of years.

It has come to my attention that some of the families in response to the need for more daycare space have looked into starting a day home and were unable to proceed because of conflicts in the Zoning By-Law. I am sure that you can understand the gravity of this situation and that in order for the community to sustain the growth in families we are experiencing, we are in desperate need of more child care options. This not only impacts the families struggling financially but the community in a whole.

In light of these circumstances, I would urge you to review the matter of Zoning in the residential area with this challenge in mind. I am more than happy to provide you with more information or to connect you with families in question should you require that in order to move forward.

Thank you very much for your time and consideration in this matter.

[REDACTED]
Healthy Families, Healthy Babies
Canada Prenatal Nutrition Program
[REDACTED]



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Date: May 14, 2018

Hi Amanda,

I was looking through some old material and came across a draft OCP related submission. It's all still very relevant, and may be of interest - even if it does overlap with some of the comments I submitted last week.

Cheers, ■■■

CITY OF DAWSON OCP

Planning and land use

There are a number of recent plans that are intended to shape the community's direction and assist the municipality with decision making. Specifically:

- The ICSP provides a community vision and direction with specific sustainability criteria on which to determine if proposals and/or decisions fulfill the requirements of the plan. The plan has been adopted by Mayor and Council but is rarely referenced in decision making. YG guidance confirmed ICSP should form the basis of any new OCP. The updated OCP must contain bylaws specifically requiring resolutions/decisions to be assessed as required by the ICSP.
- In addition, the ICSP provides land use planning guidance outlining downtown regeneration and intensification, reducing travel needs, etc that should guide land use planning decisions.
- The Community Climate Change Adaptation Plan is another community plan that provides specific guidance and advice on dealing with the issues of climate change in our community. The new OCP should reflect the intent and direction, and specifics (particularly in zones of high permafrost degradation potential), of this community plan.
- The Community Emergency Preparedness Plan recommendations must be reflected in OCP zoning, in particular relation to flooding and climate change induced permafrost degradation.

The City and Council are often not aware of, or make decisions contrary to, the current OCP – the City has been shown examples of this in the past. A new bylaw should be in place to ensure every decision/proposal is cross-referenced against any adopted guiding documents to avoid these types of situations.



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Land use and zoning bylaws should fulfill the needs/direction of community plans. This is not always easy to quantify but a mechanism must be incorporated within the new OCP.

Land use conflicts

The situation regarding the Slinky Mine and the adjacent residential neighbourhood are well documented. The City must ensure these situations never occur again through appropriate zoning. This should include a moratorium on all staking/mining within the municipal boundary until the matter is definitively resolved, and the creation of an appropriate buffer around residences.

Community size

The community/municipality must make a determination on the optimum population size for the city – and plan accordingly. Population growth is often seen as desirable by municipalities to increase its tax base. However, boundary expansion and development is not supported by residents, nor is it realistically feasible. It is essential that a vibrant, compact community is a goal for the OCP. Dawson City need not become bigger – simply just a better place to live.

Energy

The supply of energy is perhaps the key to our future. The city needs to become self-reliant in energy supply to ensure a stable and viable future for the community. Renewable resources such as geothermal, local hydro, solar and wind have proven potential not only for a central/municipal power source, but for individual residences and businesses. Bylaws should allow, and indeed encourage, the development of alternative power sources at all levels in the community.

Solid waste Management

The community has issues with landfill longevity, waste disposal and diversion. A City-initiated Solid Waste Management Committee identified issues and provided the City and Council with comprehensive measures to deal with solid waste. The guidance and specific recommendations must be incorporated within any OCP and relevant bylaws to ensure waste management is adequately dealt with.

Housing

The current housing shortage can be met without the need for further subdivision development and boundary expansion. Development of the large number of suitable downtown and peripheral lots is preferable to further subdivision creation on many acknowledged levels. Bylaws can be incorporated to either encourage vacant lot/building development or penalize those landowners through taxation regimes. Expropriation should be seriously investigated as a method of providing sufficient housing in the community. Incentives can be introduced to allow subdivision of lots for housing purposes – assuming the proposals fulfill design criteria and do not place an unacceptable burden on infrastructure.

Housing design standards could be incorporated to ensure new homes meet the highest energy efficiency standards and are built to minimize (and withstand) permafrost degradation



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Economy

Before decisions can be made on the local economy – a comprehensive (and independent) study should be undertaken to accurately define the nature and extent, and potential, of economic sectors. What exactly are the economic benefits of mining, tourism, retail, arts etc to the community? How much money is actually distributed and remains within the community? These need be quantified to determine economic benefits/drivers and potential, identify if activities conflict with or hinder growth in other sectors, and incorporate contingency plans to deal with external issues (such as the collapse of gold prices, increases in oil prices that hinder tourism, effects of climate change etc). Economic diversification is key within small communities.

Agriculture/food production

Food security has become an important community issue. The community has the potential to become self-reliant in local produce production (see the recent CKS report on food production and security). Zoning should identify and encourage the development of both large and small scale/individual food production and support initiatives for farms, community gardens, greenhouses etc.